
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: March 30, 2007

SUBJECT: Petition 400-06-20 – Vectra Management Group, Cooper, Roberts, Simonsen Associates representatives- Zoning map amendment placing the Walker Bank Building at 175 S. Main St. on the Salt Lake City Register of Cultural Resources

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the historic site designation would affect Council District 4

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Janice Lew, Principal Planner

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

WORK SESSION SUMMARY/NEW INFORMATION:

On March 6, 2007, the Council discussed the proposed Walker Bank building landmark site designation with the Administration. Issues and questions related to restoration of the tower signage in its historic configuration and the Historic Preservation Overlay District regulations.

POTENTIAL MOTIONS:

1. ["I move that the Council"] **Adopt an ordinance** amending the zoning map and designating the Walker Bank Building, located at 175 South Main Street, as a landmark site in the Salt Lake City Register of Cultural Resources.
 2. ["I move that the Council"] **Not adopt an ordinance** amend the zoning map and designating the Walker Bank Building, located at 175 South Main Street, as a landmark site in the Salt Lake City Register of Cultural Resources.
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The following information was provided for the Council Work Session on March 6, 2007. It is provided again for your reference.

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration that would amend the zoning map and designate the Walker Bank Building, located at 175 South Main Street, as a landmark site in the Salt Lake City Register of Cultural Resources. The property is zoned Central Business District D-1.

- B. This action would facilitate installation of a 64 ft. frame tower to replace signage in its historic configuration. Individual neon letters spelling “Walker Center” will replace the existing signage on all four sides of the recessed tower. The proposed signage would continue the tradition of changing colors to indicate the weather forecast – blue for clear skies; flashing blue for cloudy skies; red for rain; and flashing red for snow.
- C. The Administration’s transmittal notes the following key points relating to this petition.
1. Currently, the Zoning Ordinance sign regulations limit the height of a roof sign to 20% of the height of the building or 10 ft., whichever is less (Sec. 21A.46.070.J.8)
 2. Landmark site designation provides the means to exceed the general sign standards through review and approval as a Special Exception by the Board of Adjustment with a positive recommendation from the Historic Landmark Commission.
 3. On October 16, 2006, the Board of Adjustment approved a special exception to rebuild the Walker Bank Building roof sign subject to City Council approval of the historic landmark designation and zoning map amendment request.
- D. The building was listed on the National Register of Historic Places in October 2006 and is currently undergoing rehabilitation for federal tax credits. The majority of the proposed work is to interior areas of the building. Exterior work includes removal of the wrap-around canopy from the 1956 remodel and construction of a small canopy over the main entry. In addition, cleaning will be done on the exterior granite and terra cotta on the first three stories.
- E. The Zoning Ordinance defines a landmark site as any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in the Historic Preservation Overlay District Chapter. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site. (Sec. 21A.34.020.B.4)
- F. The intent of the Overlay zoning district is to provide supplemental regulations or standards pertaining to specific geographic features or land uses in addition to ‘base’ or underlying zoning district regulations that are applicable within a designated area. The overlay district regulations take precedence whenever there is a conflict between the regulations of a base zoning district and those of an overlay district.
- The purpose of the H Historic Preservation Overlay District is to:
 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
 3. Abate the destruction and demolition of historic structures;
 4. Implement adopted plans of the city related to historic preservation;
 5. Foster civic pride in the history of Salt Lake City;
 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; and
 7. Foster economic development consistent with historic preservation.
- G. The Downtown zoning districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the City and adjacent areas in order to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area; and to help implement adopted plans.

- The purpose of the Central Business District D-1 zoning classification is to foster an environment consistent with the area’s function as the business, retail and cultural center of the community and the region. (Sec. 21A.30.020.A)
- H. A brief summary of the building’s history is provided below. (Please refer to the “Designation Application” in the transmittal packet for additional details.)
1. Upon its completion in 1912, the Walker Bank Building was the tallest building in Salt Lake City and is historically significant for its association with the growth and progress of downtown Salt Lake City in the early twentieth century.
 2. The building is physical evidence of the important contributions made by the Walker brothers to the banking and mercantile history of Utah.
 3. The Walker Bank Building is significant as an example of a Chicago School skyscraper. The steel frame building is organized using the basic tripartite formula, with a stack of office floors above a ground-floor level with large windows and elaborate terminating cornice, and retains much of its original detailing and character. The building was constructed to provide all the offices with natural light and operable windows.
 4. The exterior is covered in a combination of granite, terra cotta and tan brick with a granite foundation.
 5. The three-story recessed tower of the Walker Bank Building has historically been used for the purpose of signage, going through three configurations prior to the current one.
 - a. A ninety foot (90’) radio tower was erected on top of the recessed tower in 1947 for use by the KDYL radio and television station, the first television station in Utah.
 - b. After a few years the station moved the television transmitters, but the tower remained and letters to spell out “Walker” were hung on each of the four sides and “Bank” was attached to the perimeter of the building’s three-story tower.
 - c. It was this configuration that was identified as a weather beacon because it changed color to reflect weather conditions.
 - d. When the building was sold in 1983 and its use as a bank ended, the radio tower and sign were removed.
- I. The public process included a Planning Division sponsored Open House and written notification of the Board of Adjustment, Historic Landmark Commission and Planning Commission hearings. The Planning staff report notes no public comment was received at the Open House.
- J. The Planning staff report provides findings for the Zoning Ordinance (Sec. 21A.50.050) - Standards for General Amendments and (Sec. 21A.34.020.C.2) – Criteria for the Selection of an H Historic Preservation Overlay District of Landmark Site. The standards were evaluated in the Planning staff report and considered by the Historic Landmark and Planning Commissions. (Discussion and findings for the standards are found in the Planning staff reports.) Landmark site designation criteria include historical, cultural or architectural significance, physical integrity and the age of the site.
- K. On October 4, 2006, the Historic Landmark Commission voted to forward favorable recommendations to:
1. The Board of Adjustment to allow a special exception to rebuild the Walker Bank Building roof sign.
 2. The Planning Commission to designate the Walker Building on the Salt Lake City Register of Cultural Resources and amend the zoning map.
- L. On November 8, 2006, the Planning Commission voted, based on the comments, analysis, findings and positive recommendation from the Historic Landmark Commission, to forward a positive recommendation to the City Council to designate the Walker Building on the Salt Lake City Register of Cultural Resources and amend the zoning map accordingly. Issues discussed at the Landmark and Planning Commission hearings included the historical significance of the building, proposed renovations and signage.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's transmittal and Planning staff reports note:
1. The Downtown Master Plan (February 1995) is the adopted land-use policy document that guides new development in this area of the City.
 2. The Plan recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character.
- B. The 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. The document notes that signs contribute to the character of different areas of the City and are often a major identifying feature. Policy concepts include the following statements:
1. Provide ample opportunities for businesses to advertise products and services without having a detrimental effect on the community.
 2. Consider sign design and location as an integral part of all development, not as an afterthought.
- C. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The City's Vision and Strategic Plan specifically notes "Salt Lake City is recognized for its success in preserving and adaptively using its significant historic resources."

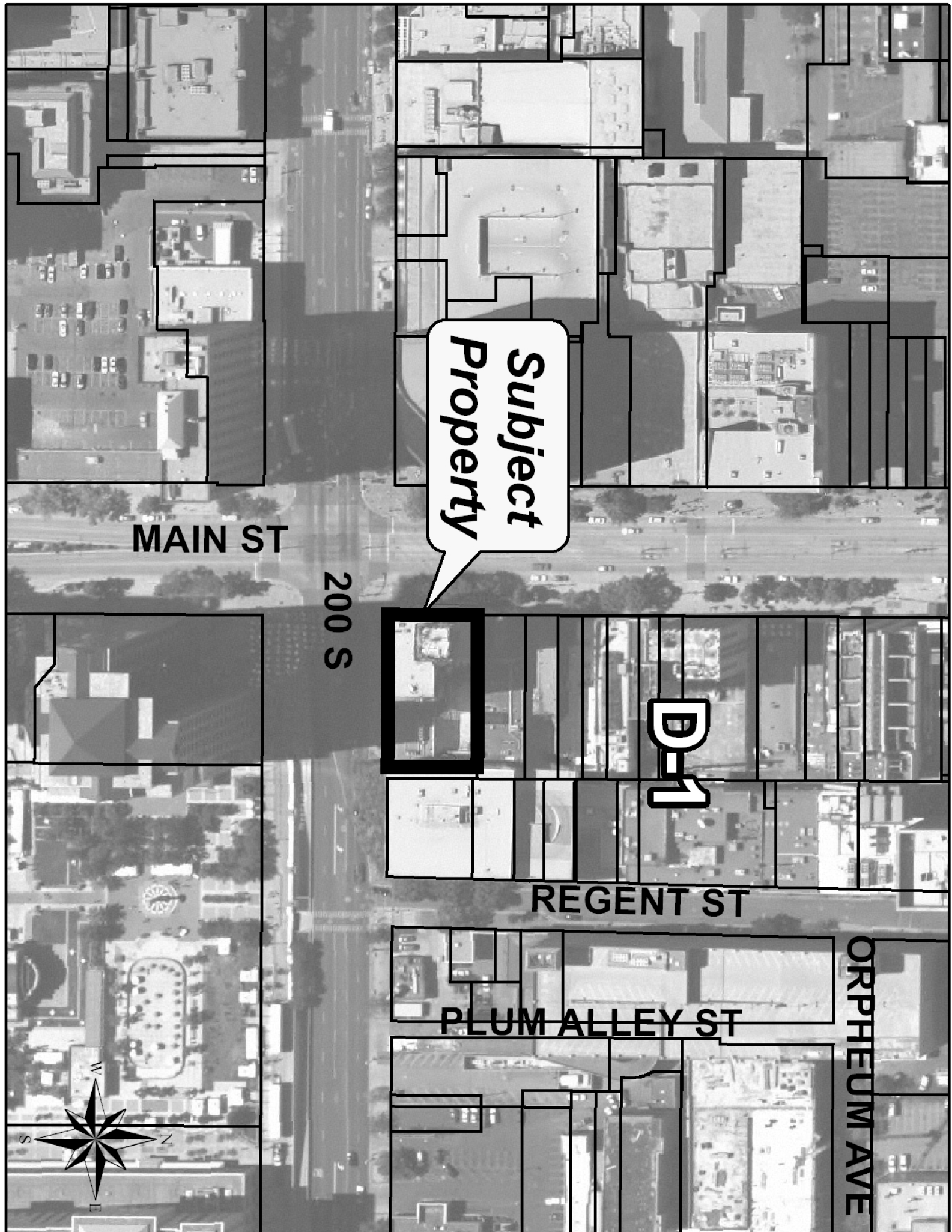
CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning and master plan amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

- June 29, 2006 Petition submitted to Planning Division
- Aug. 7, 2006 Planning Division sponsored Open House
- Oct. 4, 2006 Historic Landmark Commission hearing
- Nov. 8, 2006 Planning Commission hearing
- Oct. 9, 2006 Ordinance requested from City Attorney's office

cc: Sam Guevara, Lyn Creswell, DJ Baxter, Alison McFarlane, Ed Butterfield, Ed Rutan, Lynn Pace, Melanie Reif, Louis Zunguze, Chris Shoop, George Shaw, Doug Wheelwright, Cheri Coffey, Joel Paterson, Janice Lew, Russell Weeks, Jennifer Bruno, Jan Aramaki, Marge Harvey, Sylvia Richards, Janne Nielson, Cindy Rockwood, Lehua Weaver, Barry Esham, Gwen Springmeyer, Michael Stott

File Location: Community Development Dept., Planning Division, Historic Landmark Designation and Zoning Map Amendment, Vectra management Group/Cooper Roberts Simonsen Associates, Walker Building, 175 S. Main Street



**Subject
Property**

MAIN ST

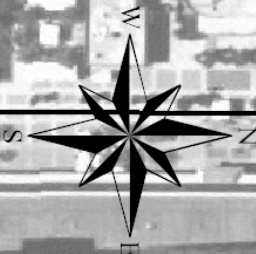
200 S

D-1

REGENT ST

PLUM ALLEY ST

ORPHEUM AVE



A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION

DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

TRANSMITTED

JAN 22 2007

CITY COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** December 21, 2006
FROM: Louis Zunguze, Community Development Director
RE: Petition 400-06-20: Zoning Map Amendment request by Vectra Management Group to place the Walker Bank Building, located at 175 South Main Street, on the Salt Lake City Register of Cultural Resources as a Landmark Site

STAFF CONTACTS: Janice Lew, Principal Planner, at 535-7625 or janice.lew@slc.gov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Petition 400-06-20 is a request to place the Walker Bank Building located at 175 South Main Street on the Salt Lake City Register of Cultural Resources as a Landmark Site. The applicant's purpose in proposing the zoning map amendment is a request for additional signage. The applicant proposes to rebuild the Walker Bank Building signage in its historic configuration, and install a new sixty-four foot (64') frame tower on which to attach individual neon letters spelling out "Walker" on each of the four sides. Similar letters spelling out "Center" would then replace the existing signage on all four sides of the existing recessed tower. The proposed sign would continue the tradition of changing colors to indicate the weather forecast – blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow.

As outlined in Section 21A.46.070(J)(8) of the Zoning Ordinance, the height of the sign of a roof sign cannot exceed twenty percent (20%) of the height of the building or ten feet (10'), whichever is less. Landmark Site designation provides the means to exceed the general sign standards of the ordinance through review and approval by the Board of Adjustment with a positive recommendation from the Historic Landmark Commission. A special exception request was approved by the Board of Adjustment to rebuild the Walker Bank Building roof top sign on October 16, 2006, subject to City Council approval of the zoning map amendment request.

Analysis: Historic preservation is an integral element of creating livable, vibrant, and unique neighborhoods within the City. The proposed zoning map amendment will benefit the

Downtown community and the City as a whole by preserving and protecting an individual site having historic, architectural, and cultural significance.

Master Plan Considerations: The adopted land use policy document that guides development in this area is the *Downtown Plan* (1995). The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake's unique urban character.

PUBLIC PROCESS:

On August 21, 2006, Planning Staff held an Open House for the Downtown Community Council and any interested parties. Planning Staff did not receive any public input regarding the request.

On October 4, 2006, a Public Hearing was held by the Historic Landmark Commission to consider the request to include the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site and solicit public comment. The Historic Landmark Commission voted to forward a positive recommendation to the Planning Commission to designate the subject property as requested.

On November 8, 2006, a Public Hearing was held by the Planning Commission. The Planning Commission unanimously passed a motion to forward a favorable recommendation to the City Council to designate the subject property as a Landmark Site on the Salt Lake City Register of Cultural Resources and amend the Zoning Map accordingly.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 5 of the Planning Commission Staff Report dated November 8, 2006 (see Exhibit 6b entitled "Planning Commission Staff Report").

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Exhibit 1
CHRONOLOGY

PROJECT CHRONOLOGY

- June 29, 2006 Petition submitted to the Planning Division.
- August 7, 2006 Notice of the Open House.
- August 21, 2006 Open House.
- September 25, 2006 Notice of Historic Landmark Commission public hearing.
- October 4, 2006 Historic Landmark Commission public hearing.
- October 24, 2006 Notice of Planning Commission public hearing.
- November 8, 2006 Planning Commission public hearing.
- November 9, 2006 Requested that the City Attorney's Office prepare an ordinance.
- November 29, 2006 Planning Commission ratified the minutes of the November 9, 2006 Planning Commission meeting.

Exhibit 2
ORDINANCE

Petition 400-06-20: Landmark Site Designation of the Walker Bank Building

Exhibit 2a
ORDINANCE
Original

Affects Sidwell No.
16-06-105-023

SALT LAKE CITY ORDINANCE
No. _____ of 2007
(Establishing Walker Bank Building at 175 South Main Street
as a Landmark Site)

AN ORDINANCE ESTABLISHING THE PROPERTY LOCATED AT 175 SOUTH MAIN STREET AS A LANDMARK SITE, PURSUANT TO PETITION NO. 400-06-20 AND SECTION 21A.34.020.C OF THE SALT LAKE CITY CODE.

WHEREAS, Chapter 21A.34.020.C grants the Salt Lake City Council authority to establish landmark sites; and

WHEREAS, pursuant to 21A.34.020.C and petition no. 400-06-20, the Salt Lake City Council deems it appropriate to designate the Walker Bank Building, located at 175 South Main Street, as a landmark site to be included in the Salt Lake City Register of Cultural Resources; and

WHEREAS, hearings on the petition to designate the establishment of the property located at 175 South Main Street as a landmark site have been held before the Historic Landmark Commission, the Planning Commission, and the City Council.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That the property located at 175 South Main Street, more particularly described on Exhibit "A" attached, is hereby established as a landmark site.

SECTION 2 Zoning Map Amendment. The Salt Lake City Zoning Map, as adopted by the Salt Lake City Code, relating to the

fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the establishment of the landmark site identified above and, as such, the property identified herein shall be designated with an "H" to signify that it is in the Historic Preservation Overlay District.

SECTION 3 Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2007.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved _____ Vetoed.

MAYOR

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

(SEAL)

Ordinance No. _____ of 2007.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date March 6, 2007
By Melani Peij

I:\Ordinance 07\Establishing Walker Bank Building as landmark site.doc

Exhibit A
Legal Description
Petition 400-06-20

ZONING MAP AMENDMENT:

Beginning at the Southwest Corner of Lot 4, Block 70, Plat "A", Salt Lake City Survey and running thence North 84.00 feet; thence East 153.71 feet; thence South 89.9 feet; thence Westerly 153.71 feet to a point which is South 5.9 feet from the point of beginning; thence North 5.9 feet to the point of beginning.

DAW
12-20-06

Affected Sidwell Number:

175 South Main Street – 16-06-105-023

RXPN PARCEL# 16-06-105-023-0000 429 W 33RD ST #540 10001 NEW YORK NY
 OWNER: WALKER CENTER LOC ADDR: 173-79 S MAIN ST
 GEOG NAME: BLK 070 PLAT A VTRU/NH 3886944
 DESCRIPTION: BEG AT SW COR LOT 4 BLK 70 PLAT A SLC SUR N 84 FT E 153.71
 FT S 89.9 FT W'LY 153.71 FT N 5.9 FT TO BEG 5518-3014
 5649-2445 6944-1252 7185-1092 9286-6392

PARTIES	ENTRY	REC DATE	BOOK	PAGE	CONS	BLOCK	LOT
WALCEN RESTORATION PARTNERS	4906437	04/19/1990	6213	2537			
SECURITY PACIFIC BK	FIN ST	BLK 070	PLAT A				4
SEE ABOVE DOC FOR ADDTL DESC							

SALT LAKE CITY RECORDER	4907203	04/20/1990	6214	1142			
WHOM MAY CONCERN	ORDIN	BLK 070	PLAT A				4

WTC HOLDINGS PTR	4931278	06/20/1990	6230	707 00			
SECURITY PACIFIC BK	TRD	BLK 070	PLAT A				4

PF: 4=VTNH 5=RXLP 6=VTOP 9=MENU 11=VTRU OR VTDI 12=BWD POS CURSOR ENTER=RXEN

Exhibit 3
CITY COUNCIL HEARING NOTICE

Petition 400-06-20: Landmark Site Designation of the Walker Bank Building

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing Petition No. 400-06-20 initiated by Vectra Management Group. The petitioner has requested that Salt Lake City designate the Walker Bank Building located at 175 South Main Street as a Landmark Site on the Salt Lake City Register of Cultural Resources and amend the Zoning Map accordingly.

During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

**PLACE: ROOM # 315
City & County Building
451 South State Street
Salt Lake City, Utah**

If you have any questions relating to this proposal, or would like to review the file, please call Janice Lew at 535-7625.

Salt Lake City complies with all ADA guidelines. Assistive listening devices and interpretive services will be provided upon request 24 hours advance. People with disabilities may make request for reasonable accommodation no later than 48 hours in advance in order to attend this public hearing. Accommodation may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information please contact TDD 535-6220.

Exhibit 4
MAILING LABELS

16061510030000
KEARNS-TRIBUNE LLC &
90 S 400 W # 700
SALT LAKE CITY UT 84101

16061510180000
KEARNS-TRIBUNE LLC &
90 S 400 W # 700
SALT LAKE CITY UT 84101

16061520720000
REDEVELOPMENT AGENCY OF
90 S 400 W # 200
SALT LAKE CITY UT 84101

16061510040000
KEARNS-TRIBUNE LLC &
90 S 400 W # 700
SALT LAKE CITY UT 84101

16061510210000
PROPERTY RESERVE, INC
PO BOX 511196
SALT LAKE CITY UT 84151

16061520772000
REDEVELOPMENT AGENCY OF
90 S 400 W # 200
SALT LAKE CITY UT 84101

16061510060000
HSIA, ALICE; TR
PO BOX 80804
SAN MARINO CA 91118

16061510220000
DEE'S INC
777 E 2100 S
SALT LAKE CITY UT 84106

16061520780000
SALT BLOCK 57, LLC
1000 MARKET ST # 300
PORTSMOUTH NH 03801

16061510090000
PROPERTY RESERVE, INC
PO BOX 511196
SALT LAKE CITY UT 84151

16061510230000
PROPERTY RESERVE, INC
PO BOX 511196
SALT LAKE CITY UT 84151

15012290170000
ZIONS FIRST NATIONAL BANK
PO BOX 30709
SALT LAKE CITY UT 84130

16061510100000
ZIMMERMAN, ELEANOR S &
4370 S COMMERCE DR
MURRAY UT 84107

16061510230000
PROPERTY RESERVE, INC
PO BOX 511196
SALT LAKE CITY UT 84151

15012290330000
ZIONS FIRST NATIONAL BANK
PO BOX 30709
SALT LAKE CITY UT 84130

16061510110000
KLC, GENEVA W; LIFE, ET AL
156 S STATE ST
SALT LAKE CITY UT 84111

16061510250000
PROPERTY RESERVE INC
PO BOX 511196
SALT LAKE CITY UT 84151

15012290340000
ZIONS FIRST NATIONAL BANK
PO BOX 30709
SALT LAKE CITY UT 84130

16061510120000
M N V HOLDINGS
158 S STATE ST
SALT LAKE CITY UT 84111

16061510280000
MM&G INVESTMENTS LLC
165 S REGENT ST
SALT LAKE CITY UT 84111

15012290350000
ZIONS FIRST NATIONAL BANK
PO BOX 30880
SALT LAKE CITY UT 84130

16061510150000
DEE'S INC
777 E 2100 S
SALT LAKE CITY UT 84106

16061510290000
PROPERTY RESERVE INC
PO BOX 511196
SALT LAKE CITY UT 84151

15012290360000
ZIONS FIRST NATIONAL BANK
PO BOX 30709
SALT LAKE CITY UT 84130

16061510160000
DEE'S INC
777 E 2100 S
SALT LAKE CITY UT 84106

16061520660000
BOYER BLOCK 57 ASSOCIATES
90 S 400 W # 200
SALT LAKE CITY UT 84101

15012290510000
YOUNG, GLEN E; ET AL
PO BOX 2043
SALT LAKE CITY UT 84110

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15012290550000 KEARNS BUILDING JOINT VENTURE 134 S MAIN ST # M100 SALT LAKE CITY UT 84101	15012800610000 PRISA HOTEL, LLC 180 NORTH STETSON #3275 CHICAGO IL 60601	16061050200000 WILLIAMS, STEVE; ET AL 51 E 400 S # 210 SALT LAKE CITY UT 84111
15012290580000 YOUNG, GLEN E & PO BOX 2043 SALT LAKE CITY UT 84110	15012800620000 HP SALT LAKE CITY LLC 300 PARK BLVD #500 ITASCA IL 60143	16061050210000 BAMBERGER CO 163 S MAIN ST SALT LAKE CITY UT 84111
15012290600000 200 SOUTH MAIN STREET PO BOX 130156 CARLSBAD CA 92013	15012800630000 HP SALT LAKE CITY LLC 300 PARK BLVD #500 ITASCA IL 60143	16061050220000 SPEROS ENTERPRISES PO BOX 58137 SALT LAKE CITY UT 84158
15012290610000 200 SOUTH MAIN STREET PO BOX 130156 CARLSBAD CA 92013	16061050020000 SALT LAKE COMMUNITY COLLEGE 115 S MAIN ST SALT LAKE CITY UT 84111	16061050230000 WALKER CENTER 429 W 33RD ST #540 NEW YORK NY 10001
15012290620000 200 SOUTH MAIN STREET PO BOX 130156 CARLSBAD CA 92013	16061050030000 REDEVELOPMENT AGENCY OF 451 S STATE ST # 418 SALT LAKE CITY UT 84111	16061050270000 KEARNS-TRIBUNE LLC & 90 S 400 W # 700 SALT LAKE CITY UT 84101
15012290630000 200 SOUTH MAIN STREET PO BOX 130156 CARLSBAD CA 92013	16061050040000 REDEVELOPMENT AGENCY OF 451 S STATE ST # 418 SALT LAKE CITY UT 84111	16061050280000 KEARNS-TRIBUNE LLC & 90 S 400 W # 700 SALT LAKE CITY UT 84101
15012290670000 SALT LAKE COUNTY 2001 S STATE ST # N4500 SALT LAKE CITY UT 84190	16061050090000 KEARNS-TRIBUNE LLC 90 S 400 W # 700 SALT LAKE CITY UT 84101	16061050290000 UTAH POWER & LIGHT CO 700 NE MULTNOMAH STE #700 PORTLAND OR 97232
15012290680000 DOWNTOWN PROPERTIES, LLC 663 W 100 S SALT LAKE CITY UT 84104	16061050100000 WEBER, STEVEN & 149 S MAIN ST SALT LAKE CITY UT 84111	16061050301001 DESERET NEWS PUBLISHING CO. PO BOX 2220 SALT LAKE CITY UT 84110
15012290700000 HOWA PROPERTIES INC 663 W 100 S SALT LAKE CITY UT 84104	16061050110000 TACHIKI ENTERPRISES, LLC 151 S MAIN ST SALT LAKE CITY UT 84111	16061050321001 DESERET NEWS PUBLISHING CO. PO BOX 2220 SALT LAKE CITY UT 84110

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16061050341001
DESERET NEWS PUBLISHING CO.
PO BOX 2220
SALT LAKE CITY UT 84110

16061060040000
PROPERTY RESERVE, INC
PO BOX 511196
SALT LAKE CITY UT 84151

16061050360000
DESERET NEWS PUBLISHING CO. &
PO BOX 2220
SALT LAKE CITY UT 84110

16061050381001
DESERET NEWS PUBLISHING CO.
PO BOX 2220
SALT LAKE CITY UT 84110

SUSIE PETHERAM
COOPER ROBERTS SIMONSEN ARCH
700 N 200 W
SALT LAKE CITY, UT 84103

16061050390000
DE BOUZEK, JEAN M
2801 ALASKAN WAY #200
SEATTLE WA 98121

*Janice Lewl
Planning Division
451 S. State St. Rm 406
Salt Lake City, UT 84111*

16061050400000
HAYS, LARRY J, LAWRENCE J, III
2801 ALASKAN WAY #200
SEATTLE WA 98121

*Chris Viavant
Downtown, Chair
404 South 400 West
Salt Lake City, UT 84111*

16061050412000
WALKER CENTER
429 W 33RD ST #540
NEW YORK NY 10001

16061050430000
KEARNS-TRIBUNE LLC
90 S 400 W # 700
SALT LAKE CITY UT 84101

16061050460000
DESERET NEWS PUBLISHING
143 S MAIN ST
SALT LAKE CITY UT 84111

16061050480000
GOFF, BRIAN
10765 S 3350 E
SANDY UT 84092

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16061510030000 KEARNS-TRIBUNE LLC & 90 S 400 W # 700 SALT LAKE CITY UT 84101	16061510180000 KEARNS-TRIBUNE LLC & 90 S 400 W # 700 SALT LAKE CITY UT 84101	16061520720000 REDEVELOPMENT AGENCY OF 90 S 400 W # 200 SALT LAKE CITY UT 84101
16061510040000 KEARNS-TRIBUNE LLC & 90 S 400 W # 700 SALT LAKE CITY UT 84101	16061510210000 PROPERTY RESERVE, INC PO BOX 511196 SALT LAKE CITY UT 84151	16061520772000 REDEVELOPMENT AGENCY OF 90 S 400 W # 200 SALT LAKE CITY UT 84101
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15012290550000
KEARNS BUILDING JOINT VENTURE
134 S MAIN ST # M100
SALT LAKE CITY UT 84101

15012800610000
PRISA HOTEL, LLC
180 NORTH STETSON #3275
CHICAGO IL 60601

16061050200000
WILLIAMS, STEVE; ET AL
51 E 400 S # 210
SALT LAKE CITY UT 84111

15012290580000
YOUNG, GLEN E &
PO BOX 2043
SALT LAKE CITY UT 84110

15012800620000
HP SALT LAKE CITY LLC
300 PARK BLVD #500
ITASCA IL 60143

16061050210000
BAMBERGER CO
163 S MAIN ST
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15012290600000
200 SOUTH MAIN STREET
PO BOX 130156
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15012800630000
HP SALT LAKE CITY LLC
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ITASCA IL 60143

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SALT LAKE COMMUNITY COLLEGE
115 S MAIN ST
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16061050230000
WALKER CENTER
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16061050030000
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Downtown, Chair
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16061050460000
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Exhibit 5a
HISTORIC LANDMARK COMMISSION
Hearing Notice and Postmark
October 4, 2006

Salt Lake City, UT
84111

AGENDA FOR THE
SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
Room 315 of the City and County Building at 451 South State Street
October 4, 2006
4:30 P.M.

1. FIELD TRIP

The field trip will leave promptly at 3:00 P.M. Refreshments will be served in Room 406 in the Green Room at 4:00 P.M.

2. COMMENTS TO THE COMMISSION

Comments will be taken on any item not scheduled, as well as on any other issues affecting the historic districts and historic preservation in Salt Lake City. (Comments will be limited to two minutes).

3. REPORT OF THE PLANNING DIRECTOR

4. MINUTES

Approval of the minutes from the September 6, 2006 Historic Landmark Commission meeting.

5. PUBLIC HEARINGS

A. Case No. 470-06-34 at approximately 715 North West Capitol Street by Wayne Harrier to construct a single-family house in the Capitol Hill Historic District in the Central City Historic District. (Staff - Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)

B. Case No. 470-06-42 at approximately 464 South 600 East by Craig Ames, Architect to design a multi-tenant retail building in the Central City Historic District. (Staff - Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)

→ C. A request by Vectra Management Group, represented by Cooper Roberts Simmon Associates to designate the Walker Bank Building on the Salt Lake City Register of Cultural Resources in order to place a roof sign on top of the building.

1. Case No. 470-06-37 (Petition No. 400-06-20), requesting the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. (Staff - Janice Lew 535-7625 or Janice.lew@slcgov.com)

2. Case No. 470-06-36 requesting the Historic Landmark Commission transmit a favorable recommendation to the Board of Adjustment to allow the placement of a roof-top sign in the previous radio tower configuration which would include the attachment of neon letters on three sides. (Staff - Janice Lew at 535-7625 or Janice.lew@slcgov.com)

D. Case 470-06-48 at approximately 136 East Third Avenue, by Michael Ryon to construct a 22 feet four inch high garage with approximately 816 square feet of space in the Avenues Historic District (Staff - Nick Britton, 535-7932 or nick.britton@slcgov.com)

6. OTHER BUSINESS

The next HLC meeting is scheduled for Wednesday, November 1, 2006 in Room 126 at 4:00 P.M. Notification will be provided if there are any changes.

Visit the Historic Landmark Commission's website at www.slcgov.com/ced/hlc for information on the Commission's agendas, meetings, forms and processes, as well as other helpful information about historic preservation in Salt Lake City.

Janice Lew
Planning Division
451 S. State St. Rm. 406

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Salt Lake City Corporation
Planning Division
451 South State, Suite 406
Salt Lake City, UT 84111

INFORMATION TO APPLICANTS

1. Attendance: Applicant or representative must be present during meeting or case will not be reviewed.
2. Decision making Process: The Historic Landmark Commission will review one case at a time and receive information from the applicant, professional staff, adjoining neighbors, and citizens. After reviewing the case, the Historic Landmark Commission will deliberate on the case in executive session. No additional testimony will be accepted during the executive session, unless requested by the Commission, for clarification purposes. The Historic Landmark Commission will make their decision by making a motion, second, discussion and majority vote by the Commission.
3. Appeals process: Any person aggrieved by any decision of the Historic Landmark Commission may appeal that decision to the Salt Lake City Land Use Appeals Board within thirty (30) days after the Historic Landmark Commission's final decision.
4. Meeting notices: Meeting notices are made available 14 days in advance. If persons wish to submit written comments they should be directed to the Historic Landmark Commission at least 7 days in advance to enable the Commissioners to consider those written comments. Comments should be sent to:

Salt Lake City Historic Landmark Commission
451 South State Street, Room 406
Salt Lake City, UT 84111

In order to be considerate of everyone attending the meeting, the chair may limit the time each person has to address the Commission per item. A spokesperson who has already been asked by a group to summarize their concerns maybe given additional time to speak

NOTE. All cellular phones will be asked to be turned off during the meeting. We comply with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, request, or additional information, please contact the Historic Landmark Secretary at 535-6189 regarding this agenda or ADA accommodations. TDD 535-6220

Exhibit 5b
HISTORIC LANDMARK COMMISSION
October 4, 2006 Staff Report

SALT LAKE CITY
HISTORIC LANDMARK COMMISSION

REQUEST BY VECTRA MANAGEMENT GROUP TO PLACE THE WALKER
BANK BUILDING LOCATED AT 175 SOUTH MAIN STREET ON THE SALT
LAKE CITY REGISTER OF CULTURAL RESOURCES AND ALLOW THE
PLACEMENT OF A ROOF-TOP SIGN
CASE NOS. 470-06-36 AND 470-06-37
(PETITION 400-06-20)
WEDNESDAY, OCTOBER 4, 2006

OVERVIEW

Vectra Management Group, represented by Cooper Roberts Simonsen Architects, is requesting approval to rebuild the Walker Bank signage in the historic configuration and, install a new sixty-four foot (64') frame tower on which to attach individual neon letters spelling out "Walker" on each of the four sides. As outlined in Section 21A.46.070(J)(8) of the Zoning Ordinance, the height of the sign face of a roof sign cannot exceed twenty percent (20%) of the height of the building or ten feet (10'), whichever is less. A request to exceed the general sign standards of the ordinance involving a **Landmark Site**, however, can be considered as a special exception requiring review and approval by the Board of Adjustment with a positive recommendation of the Historic Landmark Commission.

Thus, the applicant is also requesting consideration by the Historic Landmark Commission to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. Adding a site to the Salt Lake City Register of Cultural Resources is a Zoning Map amendment under the purview of the City Council. The Zoning Ordinance requires a recommendation by the Historic Landmark Commission that is then submitted to the Planning Commission for consideration with recommendation to the City Council.

The property is zoned D-1, Central Business District, the purpose of which is "to foster an environment consistent with the area's function as the business, retail and cultural center of the community and the region.

BACKGROUND

Nomination to the National Register of Historic Places

The applicant is currently pursuing listing on the National Register of Historic Places. As part of their review, the Utah State Historic Preservation Office (SHPO) requires comments from the local government of the municipality in which the property is located. The nomination is presented to the Board of State History for review. With the Boards recommendation and approval by the SHPO officer, the nomination is then reviewed by the National Park Service. On August 2, 2006, the Historic Landmark Commission reviewed the nomination, and forwarded a positive recommendation to nominate the

Walker Bank Building to the National Register of Historic Places. The nomination is attached to this staff report as Exhibit 2.

The building is currently undergoing rehabilitation for federal tax credits. The majority of the proposed work is to interior areas of the building. Exterior work includes removal of the wrap-around canopy from the 1956 remodel and construction of a small canopy over the main entry. In addition, cleaning will be done on the exterior granite and terra cotta on the first three stories.

The three-story recessed tower of the Walker Bank has historically been used for the purpose of signage, going through three configurations prior to the current one. The most well known of the sign configurations came in the early 1950's. A ninety foot (90') radio tower was erected on top of the recessed tower in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and letters to spell out "Walker" were hung on each of the four sides. "Bank" was attached to the perimeter of the building's three-story tower. It was this configuration that was identified as a weather beacon because it changed color to reflect weather conditions. When the building was sold in 1983 and its use as a bank ended, the radio tower and sign were removed.

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

1. Zoning Map Amendment for Landmark Site Designation

The City Council has final decision authority with respect to Zoning Ordinance and Zoning Map amendments. Chapter 21A.50 of the Salt Lake City Code, entitled "Amendments and Special Approvals" addresses changes to the text of the zoning code and associated maps. Section 21A.50.050 outlines standards the City Council should consider when making a decision regarding a Zoning Map amendment. These standards will be evaluated by the Planning Commission during their deliberations and ultimate recommendation to the City Council. The standards for general amendments are as follows:

- A. *Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.*
- B. *Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.*
- C. *The extent to which the proposed amendment will adversely affect adjacent properties.*
- D. *Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.*
- E. *The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.*

Historic Landmark Commission Review

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which Landmark Sites shall be evaluated. The ordinance cites three criteria for selection of a Landmark Site: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a Landmark Site in Section 21A.34.020(B)(4):

A landmark site is any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

DISCUSSION: As discussed below and in the attached nomination form, upon its completion in 1912, the Walker Bank Building was the tallest building in Salt Lake City and is historically significant for its association with the growth and progress of downtown Salt Lake City in the early twentieth century. The building is physical evidence of the important contributions made by the Walker brothers to the banking and mercantile history of Utah. The Walker Bank Building is also significant as an example of a Chicago School skyscraper. The steel frame building is organized using the basic tripartite formula, with a stack of office floors above a ground-floor level with large windows and elaborate terminating cornice, and retains much of its original detailing and character.

FINDING: The Walker Bank Building meets the definition of a Landmark Site.

The specific language for the selection of a Landmark Site outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. *Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;*
 - i. *Events that have made significant contributions to the broad patterns of history, or*
 - ii. *Lives of persons significant in the history of the city, region, state of Utah, or nation or*
 - iii. *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
 - iv. *Information important in the understanding of the prehistory or history of Salt Lake City.*

DISCUSSION:

Historical Significance of the Site – Located on Main Street, in the core of downtown Salt Lake City, the building occupies the northeast corner of Main Street and 200 South Street. Constructed for the Walker Brothers Bank in 1911-1912, the building is significant because of its association with the early twentieth century development of Salt Lake City's downtown business district. As Salt Lake City became a transportation hub, commerce became important and business grew along the Main Street corridor. The building is associated with the Walker brothers, prominent businessmen whose merchandising and banking activities contributed to Salt Lake City's transformation from an agrarian landscape to an urbanized American city.

Architectural Significance of the Site - Designed by the firm of Eames and Young, the Chicago School building illustrates the basic tripartite formula for a commercial high-rise of its era. The steel-frame skyscraper is divided into three parts: a base with large display windows, a shaft housing floors of offices and an elaborate cornice. The base of the building is rectangular in shape with the portion of the building above the fifth-story forming an L-shape. At the top is a three-story tower recessed from the main block that houses the elevator shaft, an observation platform and the neon Walker Center sign. Faced with granite, terra cotta and tan brick, the façade incorporates classical motifs borrowing elements of Second Renaissance Revival ornament.

FINDING: The Walker Bank Building is significant for inclusion on the Salt Lake City Register of Cultural Resources under criteria (i), (ii), (iii) and (iv) outlined in Section 21A.34.020(2) of the Zoning Ordinance.

- b. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;*

DISCUSSION: The Zoning Ordinance references the definition of "physical integrity" as described by the National Park Service for the National Register of Historic Places. An explanation of physical integrity is addressed extensively in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. As stated in the Bulletin, "integrity is the ability of a property to convey its significance."

The Zoning Ordinance also references seven qualities described in Bulletin 15 that, in various combinations, define integrity. These seven aspects are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most of the aspects. Properties must not only retain their essential physical features, but the features must be visible enough to convey their significance. The physical integrity of the Walker Bank Building is addressed below:

Location: The location of the subject property is a key element in defining its integrity because it is associated with the development of the commercial character of Main Street and the downtown business core. The building is in its original location.

Design: Design is the combination of elements that create the form, plan, space, structure and style of a property. The Walker Bank Building is a sixteen-story steel frame commercial high-rise characteristic of a Chicago School skyscraper, with classical motifs. The property continues to reflect the massing, pattern of fenestration, texture of surface materials, and type and style of ornamental detailing as originally designed.

Setting: The architectural character of the area has changed since the construction of the building, but it continues to serve as the “business center” of the community.

Materials: The key exterior materials, dating from the period of significance have been retained.

Workmanship: The physical evidence of workmanship needed to convey the typical methods of construction and finishes of the period, such as key historic materials and form, continue to contribute to the overall integrity of the building. The most prominent example of workmanship is evident in the steel frame construction, which is intact and will be preserved.

Feeling: The fact that the architectural details, including massing, materials and fenestration pattern are still evident contribute to the structure’s portrayal as an example of early twentieth century commercial high-rise design in a downtown area.

Association: The building reflects the historic and aesthetic sense of its period of significance. Its character-defining features are sufficiently intact to convey its association with the transition in economic structure that occurred in Salt Lake City at the time, as well as the commercial architecture built during this era.

Commercial architecture in downtown Salt Lake City represents a continuation of broader American patterns.

FINDING: The building maintains its physical integrity as established in Section 21A.34.020(C)(2)(b) of the Zoning Ordinance. It conveys physical integrity in terms of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service for the National Register of Historic Places.

- c. *The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.*

DISCUSSION: Constructed in 1911-12, the building is over fifty years old, and thus meets this standard.

FINDING: The building is consistent with this standard, as it is over fifty years old.

RECOMMENDATION OF DESIGNATION REQUEST

Based upon the comments, analysis and findings of fact noted above, Planning Staff concludes that the Walker Bank Building exhibits sufficient historic and architectural significance, and physical integrity to merit listing on the Salt Lake City Register of Cultural Resources. Furthermore, the site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site. As such the site is of exceptional importance to the city, state, region and nation and imparts high artistic, historic or cultural values. Therefore, Planning Staff recommends that the Historic Landmark Commission forward a positive recommendation to the Planning Commission to list the property located at 175 South Main Street as a Landmark Site on the Salt Lake City Register of Cultural Resources.

2. Signage Proposal

Section 21A.46.070(V) addresses historic district signs and reads, "The Board of Adjustment may authorize, as a special exception, the modification of the size or placement of a new sign on a landmark site if the applicant can demonstrate that the location, size and/or design of the proposed sign is compatible with the design period or theme of the historic structure or district, and/or will cause less physical damage to the historically significant structure." In order to make its decision, the Board of Adjustment must use the following standards:

Standard A: Compliance with Ordinance and District Purposes

Standard B: No Substantial Impairment of Property Value

Standard C: No Undue Adverse Impact

Standard D: Compatible with Surrounding Development

Standard E: No Destruction of Significant Features

Standard F: No Material Pollution of the Environment

Standard G: Compliance with Standards

Historic Landmark Commission Review

The applicant proposes to install a sixty-four foot tall, four sided angled iron support structure that would be attached to the roof of the building using the steel plates that remain from the original structure. Eight foot tall box channel letters spelling out "Walker" with neon illumination would be mounted on the metal framework. Similar letters spelling out "Center" would then replace the existing signage on all four sides of the existing recessed tower. The proposed sign would continue the tradition of changing colors to indicate the weather forecast – blue for clear skies; flashing blue for cloudy skies; red for rain; and flashing red for snow.

In 1984, the Historic Landmark Commission adopted a signage policy that provides three (3) criteria for determining whether a sign is consistent with the historic character of a building or strict. The standards are addressed below with a discussion and finding for each standard.

1. A sign is an integral part of the building façade in both design and function and should complement the building in terms of location, size, illumination, style and color. The Historic Landmark Commission considers the entire principal façade as the “sign” (i.e. in context). Signs should relate to the architecture of the building and not have a negative impact on neighboring properties and the streetscape.

DISCUSSION: The design of the proposed signage follows historic design antecedents for the building and uses materials similar to those that were used historically. The proposed neon illumination also follows historic antecedents, and has been approved by the Commission on other commercial projects (Trolley Square and Union Pacific Depot).

FINDING: The proposed signage complements the building in terms of location, illumination, materials style and color. The sign relates to the architecture of the historic building and should not have a negative impact on neighboring properties nor the streetscape.

2. In commercial areas of historic districts (such as South Temple), the Historic Landmark Commission encourages the use of low-key, sophisticated signage such as brass lettering, painted signs in an historical character etc. The Historic Landmark Commission encourages the spot-lighting of buildings rather than plastic and animated signs are discouraged. Indirect lighting is preferred.

DISCUSSION: The nomination to the National Register of Historic Places includes documentation that shows that historically, there was roof-mounted signage on the building. Since following a course of historic accuracy and matching original materials is preferred, staff finds the proposed signage compatible with the character of the building. The applicant is proposing a design for the signage that creates a degree of ornamentation that documentation indicates existed historically.

FINDING: There is historic precedent for the amount of signage and the design of the signage is substantiated by pictorial evidence.

3. The Historic Landmark Commission considers the request for a sign in the context of the owner’s comprehensive (total) signage plan for the building. For office/commercial uses, only one building identification sign will be approved by the Historic Landmark Commission. Tenants should be identified in an interior building directory.

DISCUSSION: Current signage on the Walker Center Building includes:

1. “Walker Center” in small black lettering on the gold trim of the main level canopy; located over the Main Street entrance.
2. A sign consisting of eight-foot neon letters on the perimeter of the three-story recessed tower located on top of the building. “Walker” and “Center” are spelled out on alternating sides of the tower. The neon lights of the letters change to

indicate the weather conditions: blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow.

Information has not been provided at this time regarding potential signage needs for future tenants of the building. A signage master plan for the building is desirable in order to provide for consistent review of any future signage proposals, and to assist potential tenants in determining restrictions and expectations of the Historic Landmark Commission.

FINDING: The property owner should provide a comprehensive signage plan before approval of any further applications for signage on the building.

RECOMMENDATION FOR SIGNAGE PROPOSAL

Based on the discussion and finding of fact as noted in this staff report, Planning Staff recommends that the Historic Landmark Commission forward a positive recommendation to the Board of Adjustment to approve a special exception for the proposed sign, subject to the following condition:

1. The property owner shall provide a comprehensive signage plan before approval of any further applications for signage on the building.

Janice Lew
Principal Planner
September 27, 2006

Attachments: Exhibit 1: Signage Submittal
Exhibit 2: Designation Form

Exhibit 1 Signage Submittal

Description of proposed construction:

The proposed construction is to restore a historic rooftop sign to the Walker Center building in downtown Salt Lake City.

The Walker Center Building is a 16-story steel frame skyscraper with a recessed three-story tower above the 16th story. Construction on the building began in November of 1911 and was completed in 1912. The recessed three-story tower has historically been used for the purpose of signage for the Walker Bank, the original owners of the building. The sign has had three configurations prior to the current one; each of the signs was illuminated. The first sign had Walker Bank in a single row of letters, affixed to each of the four sides of the recessed tower. The next sign for the bank, installed in the mid 1930's, had larger letters in two rows on each side with Walker spelled out on top of Bank. Probably the most well known of the sign configurations came in the early 1950's. A 90-foot radio tower was erected on top of the recessed tower in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and on each of the four sides were hung letters to spell out Walker, while Bank was around the perimeter of the building's three-story tower. It was this configuration that began the use of the Walker sign as a weather beacon. The sign was blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow. Visible from most parts of the valley, the flashing sign was seen by travelers as they drove into town. When the building was sold in 1983, the radio tower and the sign were torn down. Soon after this, the current sign was erected to indicate the change in name of the building to the Walker Center. The sign was configured to continue the weather beacon tradition. With taller office buildings built around the Walker building, the sign is less visible and only from certain angles.

The current owners are planning to rebuild the sign in the historic radio tower configuration, erecting a new tower frame on which to affix individual neon letters spelling out "Walker" on the four sides. Individual letters spelling out "Center" will then be on all four sides of the building's tower. The letters will be 8' in height. The height of the tower is planned for 64 feet, to recreate the original scale of the sign tower. This height was based on calculations using historic photos of the building with the original tower (see photos/measurements). The tower for the sign will be affixed to the roof of the building using the steel plates that remain from the original radio sign tower. The proposed sign will continue the tradition of changing colors to indicate the weather forecast.

Meeting Standards for Approval:

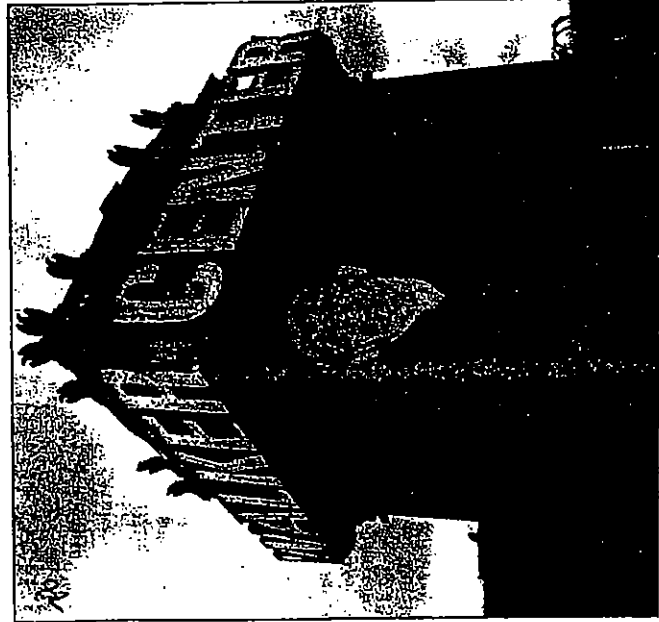
The proposed sign tower is recreating a historic feature of this building that had a significant importance in the history of downtown Salt Lake City. It will be in harmony with the character of downtown and other buildings with historic rooftop signs. The height of the sign on top of this building will be compatible with the height of other buildings in the downtown area. There will be no adverse effect upon the public health, safety, and general welfare and no pollution of any type will be caused by this sign.



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Paul Fraughton/The Salt Lake Tribune
Ken Pullan, Walker Center operations manager, is in charge of ensuring the sign is the correct color, depending on forecast.

Walker Center Sign Keeper Keeps Eyes on the Sk

BY REBECCA WALSH
THE SALT LAKE TRIBUNE

Even on vacation, Ken Pullan worries about the neon sign atop the Walker Center building.

He does not worry that the light has shorted out or has been broken by vandals but that it is accurate: blue for fair weather, flashing blue for cloudy skies, red for rain showers and flashing red for snow.

Every morning, Pullan, Walker Center operations manager, calls the National Weather Service for Salt Lake City's forecast, and, depending on the way things look outside, flips the sign's color switch. He checks again throughout the day.

And when Pullan is at home during holidays, he calls in to check the signal his assistant has set for the sign. He has been checking and double-checking the informal weather-forecasting sign for 22 years.

"It's got to be right," Pullan says. "Sometimes, we're more accurate than the weather bureau."

Besides maintaining the building, Pullan, 66, is the keeper of a longtime, almost forgotten tradition that started before Doppler radar, 3-D weather or the internet. That was decades ago, when Salt Lake City residents looked to the Walker sign to know whether to pack an umbrella.

Back then, the Walker Center, located at the northeast corner of 200 South and Main Street, was home to Walker Bank & Trust Co., Utah's first television station, KDYL (now KTVX-Channel 4),

started broadcasting from a 90-foot tower on the roof of the 20-story building 50 years ago. After just a few years, the television transmitters were moved, but the tower remained. Bank officials took advantage of it, wiring three sides of the tower with a neon "Walker Bank."

Visible from most parts of the valley, the blue- or red-flashing neon obelisk was the first thing travelers saw as they drove into town from the east or the west. "It was a tradition to watch that sign," says William Alder, Na-

ional Weather Service director. "It was just accepted that that's how you figured out what was happening with the weather," says accountant Lynn Carlsson, a five-year tenant of the Walker Center. "People would say, 'Let's see what the sign says.'"

Now, many Walker Center tenants and city residents know the ritual but are unimpressed.

"It was a big deal when I was a kid. But that was a different life then. Times have changed," Carlsson says.

For 20 years, Trolley Square mimicked the Walker Center tradition, changing the red and blue neon sign on the 700 East water tower with the weather. But the sign's timer broke in 1993 and has not been fixed.

In the mid-1980s, First Interstate Bank bought Walker Bank and moved the institution across Main Street. The old building was sold, converted into office space and the weather tower was torn down. The new owners agreed to build another neon sign.

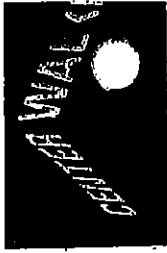
Today, the Walker Center, built

The Walker Center changes color with the weather. Blue means fair skies

in 1911, is hemmed in by towering office buildings the grown up around it. The barely visible, and only from certain angles.

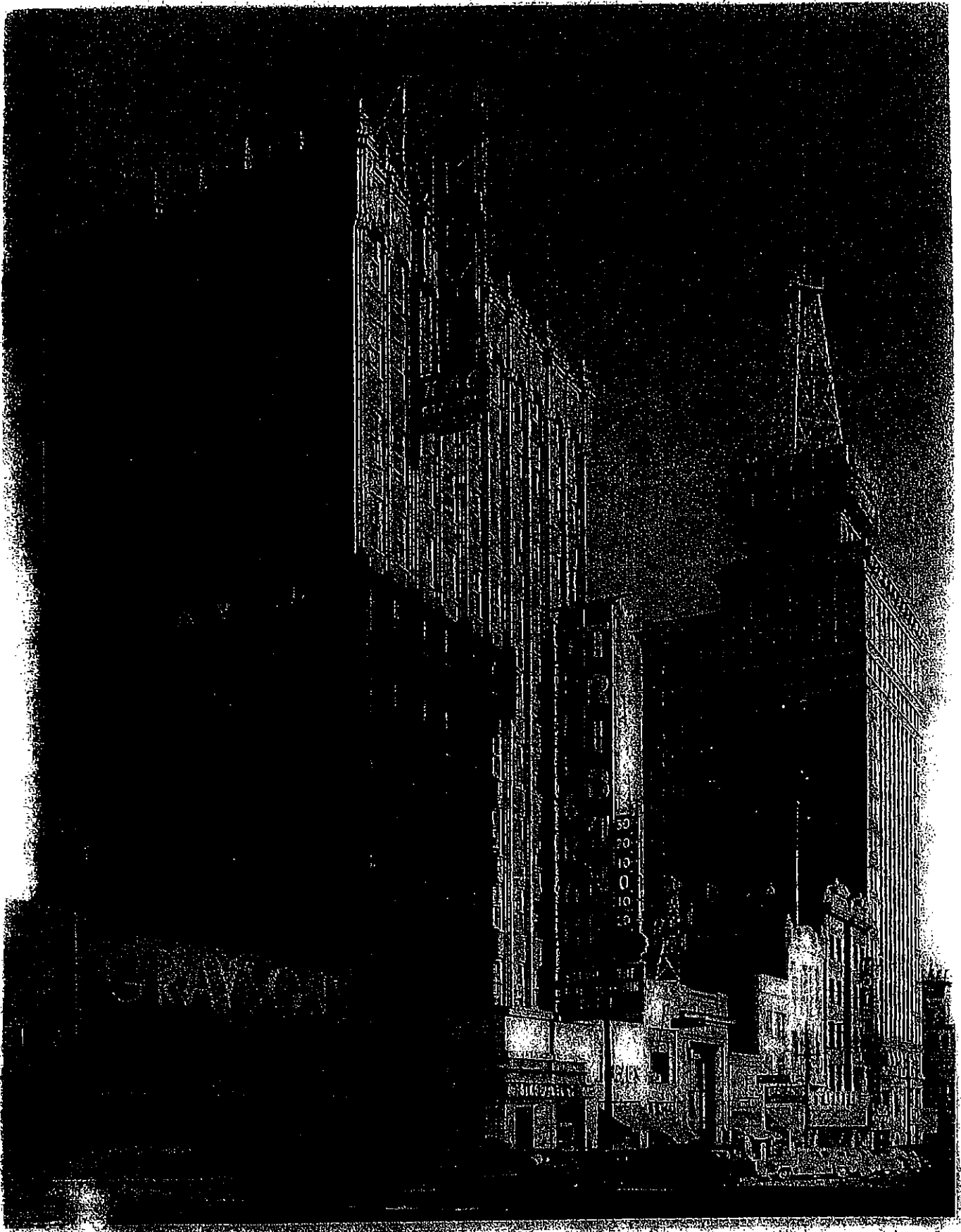
Pullan can find it. "I where to look," he says. E ders if anyone remember the colors mean. Pullan like to post a key to the passers-by can figure o weather code.

If nothing else, his sign keep him from retiring. change, and there isn't m can do about it, Pullan say: is one tradition n dc thing about."



KDYL - 1948
changed to KTUT in 1953

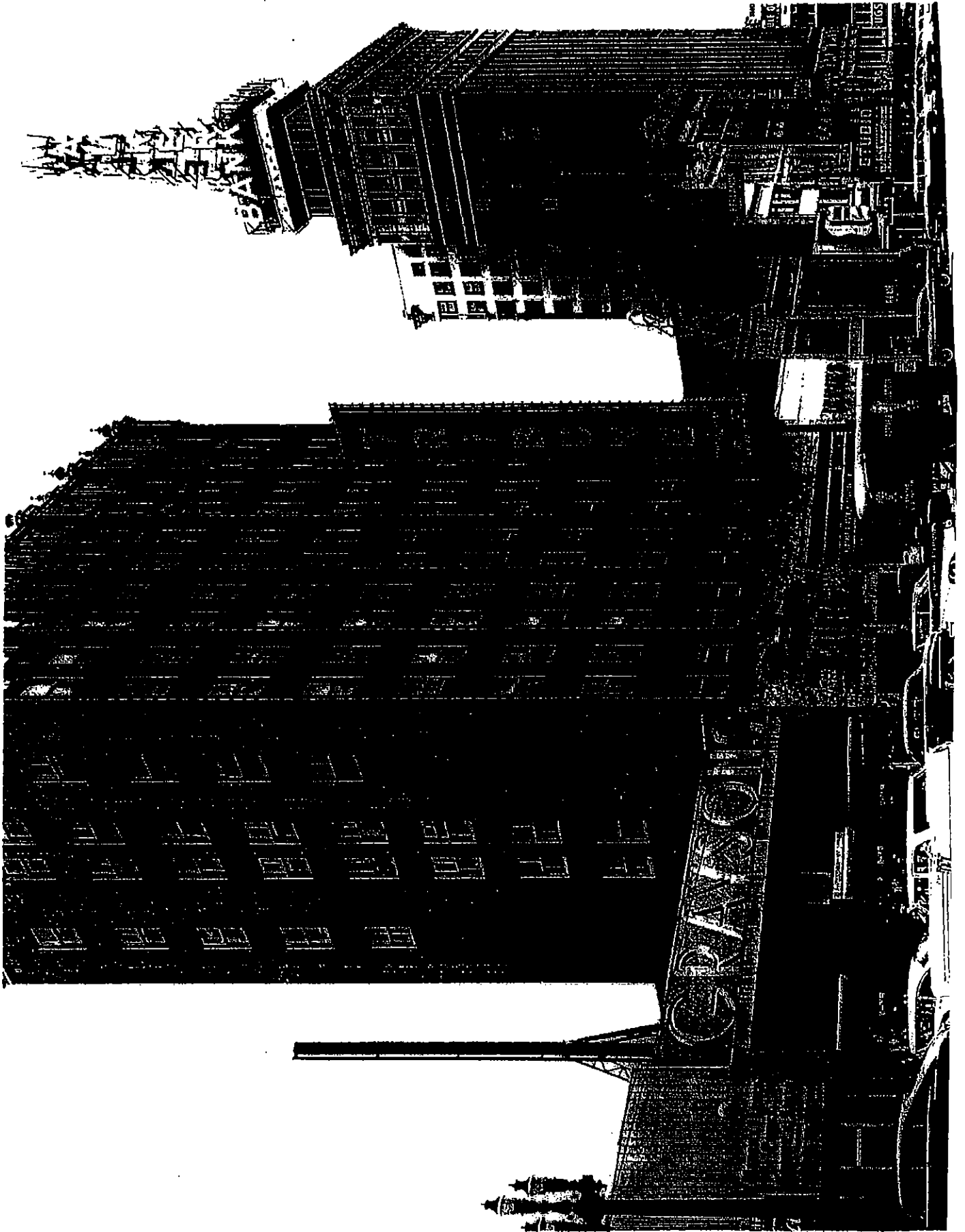
19.21



S.L.C.--MAIN STREET - III
P.18

1000 Valley Street, KODK,
Eastman, Walker Bank,
Imm. PhotoG. #61501

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106
616 763 0900

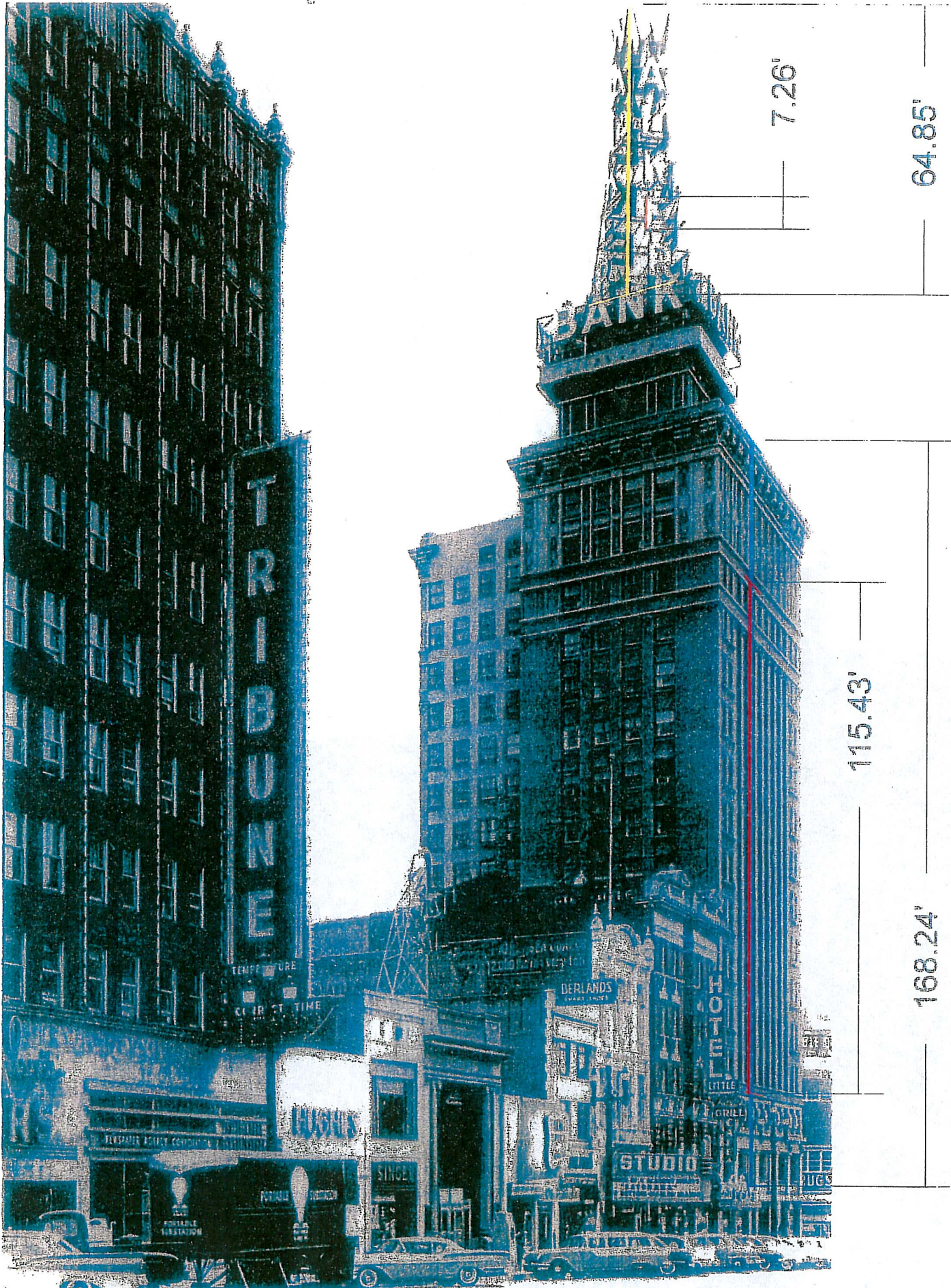


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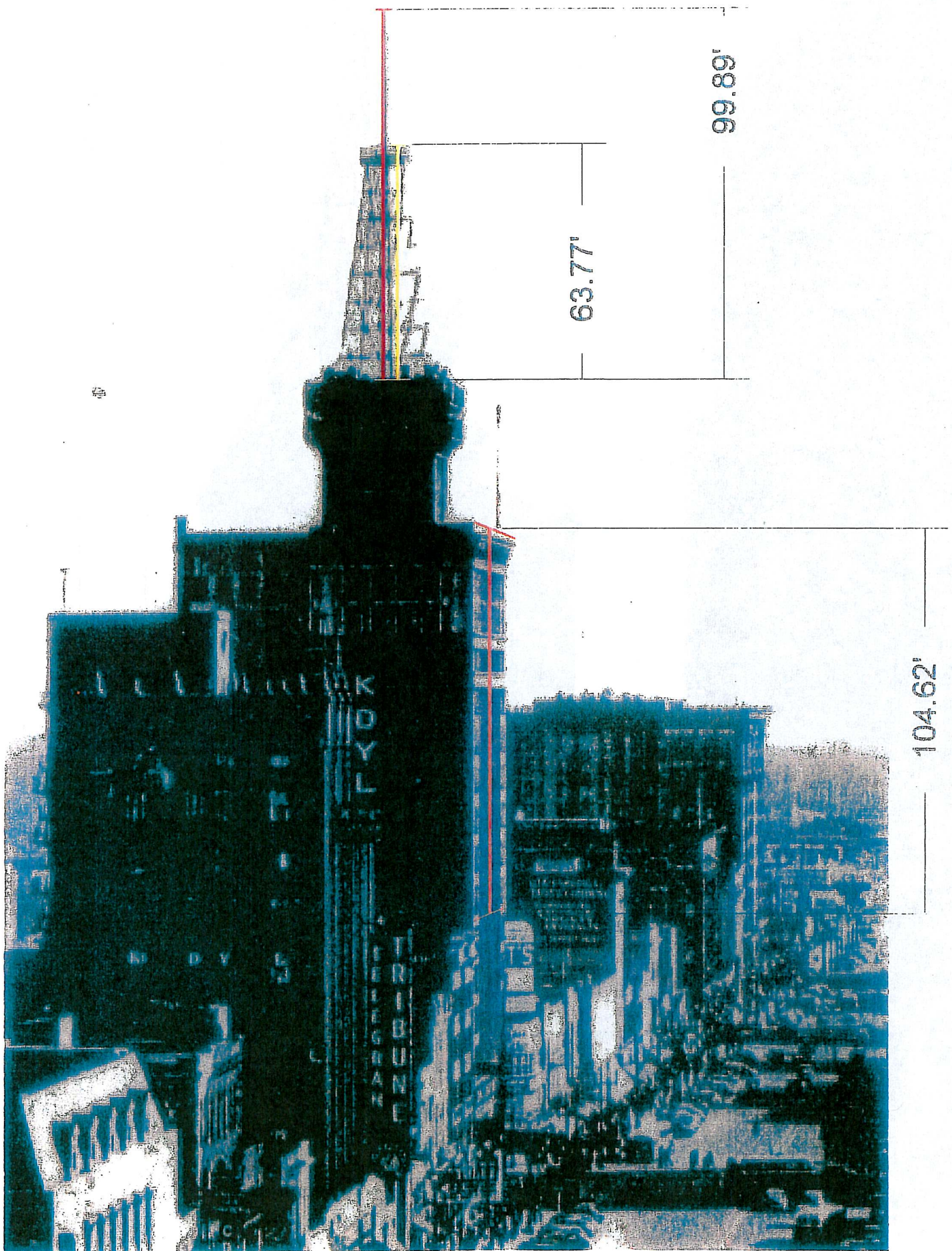
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Measurements for Walker Center Sign Tower Height



Measurements for Walker Center Sign Lower Height







12/11/11 10:42:00 AM 10/11/11 10:42:00 AM

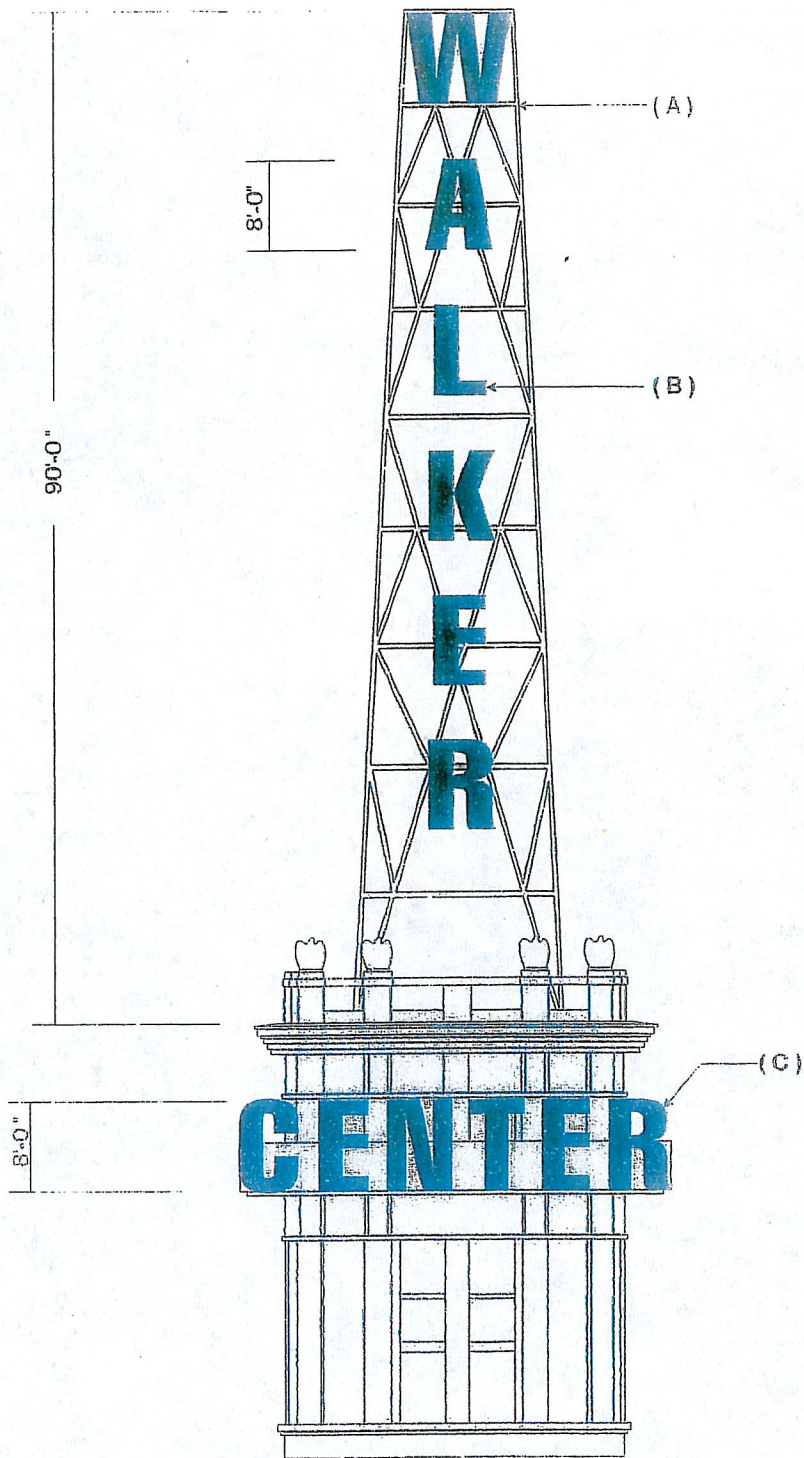
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YOUNG ELECTRIC SIGN COMPANY
 YESC, 1148 So. 300 W., S.L.C. Utah 84101 (801) 487-6481

PROJ. APPROVAL	DATE	BY	DRAWING	DESIGN NO.	SHEET NO.	SCALE	DATE	BY
CLIENT			CHG. USE	25817	2 OF 5			CHRIS
SALES			REVISION					
DESIGN								
ESTIMATING								
ENGINEERING								
CONTRACT								

FIRM NAME, LOCATION ADDRESS
WALKER CENTER
SALES ENGINEER: JEFF

25817
FILE NO.
FILE NAME
FILE DATE
FILE TIME
FILE USER
FILE PATH
FILE SIZE
FILE TYPE
FILE EXTENSION


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(A): NEW 4 SIDED ANGLE IRON SUPPORT STRUCTURE PAINTED. (PER ENGINEERING)

(B): WALKER LETTERS
 REMOVE (2) TWO SETS OF LETTERS FROM BOTTOM SECTION OF BUILDING TOWER AND REINSTALL ON NEW ANGLE SUPPORT TOWER.
 MANUFACTURE AND INSTALL (2) TWO NEW SETS OF SELF CONTAINED NEON ILLUM. BOX CHANNEL LETTERS. NEON TO BE USED IN LETTERS TO MATCH EXISTING LETTERS.
 INSTALL LETTERS ON NEW ANGLE IRON TOWER.

(C): CENTER LETTERS.
 MANUFACTURE AND INSTALL (2) TWO NEW SETS OF SELF CONTAINED NEON ILLUM. BOX CHANNEL LETTERS. NEON TO MATCH EXISTING (CENTER) LETTERS.
 INSTALL LETTERS IN IN LOCATION OF REINSTALLED WALKER LETTERS.

 SALT LAKE DIVISION YOUNG ELECTRIC SIGN COMPANY YESCO, 1148 So. 300 W., S.L.C., Utah 84101 (801) 487-8481		PROD. APPROVAL CHECK SALES ESTIMATOR ENGINEER SUPERVISOR	DATE 	BY 	DRAWINGS ORD DES REVISED	DESIGN NO. 25817	SHEET NO. 1 OF 5	SCALE 	DATE 	BY CHHS	FIRM NAME/LOCATION/ADDRESS WALKER CENTER	25817 PLS MARKER <small>PLEASE COPY AND FURNISH TO ALL PROJECTS INVOLVED IN THIS PROJECTS WORKING</small>
SALES/GEN. LEFF												

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1/11/11 CONTRACT NO. 1111111111

SALT LAKE DIVISION
YOUNG ELECTRIC SIGN COMPANY
 YESCO, 1146 So. 300 W., S.L.C., Utah 84101 (801) 487-8481

PROD. APPROVAL	DATE	BY	DRAWING	DESIGN NO.	SHEET NO.	SCALE	DATE	BY
CLIENT			ONE-DRAW	25617	3 OF 5			CHRIS
SALES			REVISION					
DESIGN								
ESTIMATE								
ENGINEERING								


FIRM NAME	LOCATION	ADDRESS
		WALKER CENTER

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CENTER

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SALT LAKE DIVISION
YOUNG ELECTRIC SIGN COMPANY
 965co, 1148 So. 300 W., S.L.C., Utah 84111 (801) 467-8461

PROD. APPROVAL	DATE	BY	DRAWN/ISS	REVISION	SHEET/NO	SCALE	DATE	BY
CHIEF				38817	6 OF 6			CHRIS
SALES								
DESIGN								
ESTIMATING								
CONSTRUCTION								
EXPEDITING								

FRAMING	LOCATION	ADDRESS
		WALKER CENTER

25817
 614 608 504 608 504
 W.D. HANSEN
 YOUNG ELECTRIC SIGN COMPANY
 1148 SOUTH 300 WEST
 SALT LAKE CITY, UTAH 84111
 (801) 467-8461

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Exhibit 2 Designation Form

DESIGNATION FORM
SALT LAKE CITY REGISTER OF CULTURAL RESOURCES
SALT LAKE CITY PLANNING DIVISION

1 IDENTIFICATION

Name of Property: Walker Bank Building (Walker Center)

Address: 175 S. Main Street

City, County: Salt Lake City, Salt Lake

Current Owner Name: Vectra Management

Current Owner Address: 424 W. 33rd Street, Suite 540
 New York City, NY 10001

Tax Number: 16061050230000

Legal Description (include acreage): 0.32 acres

Beginning at SW corner Lot 4 Block 70 Plat A Salt Lake City
 Sur N 84 Ft. E 153.71 Ft. S 89.9 Ft. W'LY 153.71 Ft. N 5.9 Ft.
 to Beginning 5518-3014 5649-2445 6944-1252 7185-1092 9286-6392

2 STATUS/USE

Property Category

- building(s)
- structure
- site
- object

Evaluation

- eligible/contributing
- ineligible/non-contributing
- out-of-period

Use

- Original Use: Bank/Retail
 Office
- Current Use:
 Office

3 DOCUMENTATION

Photos: Dates

- slides:
- prints: 2006
- historic: c. 1912-14

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans available at:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card & photo
- building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- USHS library
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- local library:
- University library(s): U of U
- LDS Church Archives

Bibliographical References (books, articles, interviews, etc.)

See attached

Researcher/Organization: Susie Petheram
 Cooper Roberts Simonsen Associates

Date: 6/20/06

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Sullivan-esque/Skyscraper No. Stories: 16 (+3)
Foundation Material: Granite Wall Material(s): Granite, Brick, Terra Cotta
Additions: none minor major and/or Alterations: none minor major (describe below)
Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary:

See attached

5 HISTORY

Architect/Builder Eames & Young, Architects Date of Construction: 1911-12
James Stewart & Co.
Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Maritime History	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Military	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events.

Explain and justify any significant themes marked above. Use continuation sheets as necessary.

See attached

Narrative Description

The Walker Center Building is a 16-story steel frame skyscraper of the three-part vertical block type. The exterior is clad in granite, terra cotta, and tan brick, and the foundation is granite. Above the 16th story is a three-story tower inset from the main tower, containing the elevator shaft, an observation platform that is 225 feet above sidewalk level, and the neon Walker Center sign. Construction on the building began in November of 1911 and was completed in 1912. Upon its completion, the building was the tallest in Salt Lake City. Located on Main Street, in the heart of downtown Salt Lake City, the building occupies the northeast corner lot of the Main Street and 200 South Street intersection. The principal façade fronts west onto Main Street, with the secondary façade facing south on 200 South Street. The base part of the building is rectangular in shape with the upper parts above the fifth story forming an "L" shape. Constructed for the Walker Brothers Bank, the building was known as the Walker Bank Building until 1981. The property is in good condition and retains much of its original detailing; the overall integrity of the building is strong. Situated in the urban core of Salt Lake City, it is surrounded by buildings that are both smaller and larger than it. While many surrounding buildings are from a more recent time period, there are also several structures that remain from the same time period or earlier.

A steel skeleton and concrete floors comprise the frame of the building. The exterior of the lower part of the building is clad in granite for the first two stories and terra cotta for the third story. The middle part of the building is eleven stories encased with a tan brick. The upper part of the building consists of two stories of terra cotta and the three-story tower covered in terra cotta and brick.¹

The principal façade of the building faces Main Street and is symmetrical in design. The windows on the ground story are storefront size. A metal canopy above the ground story wraps around the building, covering both of the street-facing facades. A c. 1956 remodel simplified the entrances giving the façade its current symmetry. The metal canopy was another addition from this remodel, which included work on both the interior and exterior of the building. A secondary entrance for the bank from the south was also removed at this time.² Originally the first level of the principal façade was somewhat asymmetrical in detailing. The centrally located main entrance to the building was grand in design and detailing. The entrance to the bank was located one bay to the north and was accented with single-story fluted Doric columns. An entrance to the drug store located in the south corner of the building was simpler in design and located in the bay furthest to the south. The name of the building and the name of the bank were carved into the granite over their respective entrances.³ Prior changes to the storefront of the bank's Main Street entrance were made c. 1931, when the name of the bank was officially changed to Walker Bank and Trust Company. Historic photos show what appears to be a two-story metal storefront with fluted columns separating the two bays containing the bank's portion of the Main Street facade. This storefront was removed in the 1956 remodel. Bas-relief lion heads sit above the capitals of the columns for the corner bays, and the farthest east bay on the south façade. There were originally lions on the north bay of the west façade as well. It is assumed these were removed when the 1931 remodel added a storefront to this section of the façade. Simple detailing of round accent lights decorates the third floor of terra cotta. The 1931 remodel placed individual neon letters over the detailing on the third story to spell out Walker Bank on the west façade.⁴ Apparently the detailing underneath was not removed, as it is present on the third story today.

¹ "Walker Structure Will Attain Lofty Heights." *Salt Lake Tribune*, October 15, 1911 and "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912.

² "A New Welcome From an Old Friend." *Walker Bank and Trust Company*. Brochure, 1958.

³ "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912 and *American Architect* 105, no. 1992, February 25, 1914.

⁴ Photographic documentation, Shipler Commercial Photograph Collection, #39845 and #39846, Utah State Historical Society

On the east end of the building is a five-story section, visible from the south. The base part of the building was originally three stories; two additional stories were added to the east section c. 1939. The window placement on the third story and the upper parts of the building is symmetrical in design, with the center windows recessed, serving to accentuate the height of the building. The middle part of the building is very limited in decorative details. Terra cotta trims the outside sets of windows. The glass in the windows of the middle and upper parts of the building, most of which are double-hung, is slightly reflective, likely replaced with the last major exterior remodel c. 1956. Narrow belt courses of terra cotta, two beneath and two above the 14th story, serve to distinguish the middle part from the decorative upper part. Decorative corbels beneath the lower belt course and egg and dart molding beneath the upper belt course add a touch of detail to the middle section of the building.

The upper part, comprised of the top two stories and the recessed three-story tower, has the greatest quantity and variety of decorative enhancements. The decorative detailing of terra cotta is primarily vertically oriented, drawing the eye of the observer upward and further enhancing the height of the building. Two-story decorative panels separate each of the window bays, using a combination of flowers, leaves, and cherubs in the detailing. Slight differences in detail and width distinguish the outer panels from those in the middle. The upper cornice of the building projects out with a modest overhang, and is supported with wide heavily ornamented double scroll brackets. The detail on the brackets includes a vertical strip of fish scale and a center petal medallion. Between the brackets is a row of rounded segmented arches with cherub faces and floral detailing. Egg and dart detailing is repeated above the brackets and arches, running underneath the cornice and around the upper edges of the brackets. The outer edge of the cornice is further enhanced with a lion head medallion above each bracket. The cornice and the decorative panels wrap around the corners of the rear east and north elevations; however, apart from this these rear elevations are not ornamented with granite or terra cotta and are faced only with brick.

The three-story recessed tower is decorated in a manner similar to the top two stories. The decorative vertical panels are repeated on the bottom two stories, using the same design pattern as the center panels from the main building. Above each of these panels are two narrow brackets that support the observation platform. These brackets are similar in style to the brackets below the main cornice, but are decorated with a lion head and floral designs. Two rounded segmented arches are located between the middle two brackets, but do not have the decorative detail as those on the main building, containing only a raised rectangle. Additional detail below the observation platform includes egg and dart molding between the brackets but not out around their edges. Neon signs flank the outside of the observation platform, with 8-foot individual neon letters spelling "Walker" and "Center" on alternating sides. The top story above the observation platform is decorated with wide decorative brackets, egg and dart, and a projecting cornice with lion heads above the brackets, in the same manner as the main cornice of the building. Above this cornice is a decorative balustrade around the perimeter of the three-story tower, with four stone eagles perched on the top of each side. A flagpole currently stands in the center of the roof atop the three-story tower.

The three-story tower has historically been used for the purpose of signage for the Walker Bank, going through three configurations prior to the current one. Each of the signs was illuminated.⁵ The first sign had Walker Bank in a single row of letters, affixed to each of the sides

⁵ Photographic documentation, Utah State Historical Society Collection.

of the tower. The next sign for the bank, installed in the mid 1930's, had larger letters in two rows, with Walker being on top of Bank. Probably the most well known of the sign configurations came in the early 1950's. A 90-foot radio tower was erected in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and on each of the three sides were hung letters to spell out Walker, while Bank was around the perimeter of the top of the building's three-story tower. It was this configuration that began the use of the sign as a weather beacon. The sign was blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow. Visible from most parts of the valley, the flashing sign was seen by travelers as they drove into town. When the building was sold in 1983, the radio tower and the sign were torn down. Soon after this, the current sign was erected to indicate the change in name of the building to the Walker Center. The sign was configured to continue the weather beacon tradition. With taller office buildings built around the Walker building, the sign is less visible, and only from certain angles.⁶ The current owners are planning to rebuild the sign in the historic radio tower configuration, erecting a new 90-foot tower frame on which to affix individual neon letters spelling out "Walker" on the three sides. Individual letters spelling out "Center" will then be on all four sides of the building's tower. The proposed sign will continue the tradition of changing colors to indicate the weather forecast.

The interior of the building retains traces of its original character, although much of it has been renovated, the most extensive of which was the c. 1956 remodel of the entire ground floor and parts of other floors. A special pamphlet prepared by the bank in 1958 featured the changes. Other changes have been made to the upper office areas in the years since then, including removal of the center hallway on some floors to convert the area into a suite of offices. Original features that remain are a section of decorative plaster ceiling in the elevator lobby, a functional mail chute, some door hardware and marble treads on the stairs.

A parking garage with lower level retail space was constructed adjacent to the east side of the building in 1960. Although the architecture of the parking garage is of a different style, it does orient to the street; the nature of downtown massing is of buildings side by side, so the parking garage does not diminish the historic integrity of the building.

The building is currently undergoing rehabilitation for federal tax credits. The majority of the proposed changes are to interior areas of the building – updating restrooms to bring them into compliance with ADA standards; upgrading the building systems; and remodeling the main entrance lobby to return it to a two-story entryway as it was historically. Other interior work includes remodeling the finishes on the first and sixth floors and in the elevators. The exterior work will include removal of the wrap-around canopy from the c. 1956 remodel and installation of a small canopy over the main entry only. Minimally invasive cleaning will be done on the exterior granite and terra cotta on the first three stories. In addition to the new sign mentioned previously, a new walkway will be constructed on the south side to connect the adjacent parking garage to the sixth floor of the building.

⁶ Walsh, Rebecca. "Walker Center Sign Keeper Keeps Eyes on the Sky." Salt Lake Tribune. January 4, 1998.

Narrative Statement of Significance

Constructed in 1911-12 the Walker Bank Building is significant under criteria A and C for its influence on the Salt Lake City banking community in the early 20th Century as well as being an excellent example of a three-part vertical block skyscraper done in a Sullivanesque style in downtown Salt Lake City. The building was designed with the most modern of amenities and innovations in building equipment and design. These included outside light for each office room, ice water taps on each floor, and four gearless traction elevators. The construction of such a large building in downtown Salt Lake City was a monument to the growth, progress, and modernization of the city following Utah's acceptance as a state. Investing in the building signified the faith the Walker Brothers Bank had in the future of the city. One of the tallest buildings in the West for its time, it stands as an example of the success and growth of the financial sector of Utah during the 1900-1910's. It was also one of the last building projects completed prior to the start of World War I, which put an effective halt on major construction projects in downtown Salt Lake City.

Eames and Young, an architectural firm based in St. Louis, Missouri, designed the building for the bank. Both William S. Eames and Thomas Crane Young served as presidents of the St. Louis Chapter of the American Institute of Architects, in 1890 and 1909-10 respectively. Eames was also elected as National President of the Institute in 1904, the first from St. Louis to hold that office. They formed their partnership in 1885, which lasted until Eames' death in 1915. The firm achieved a national reputation, receiving good publicity for the duration of its existence and having their work featured and praised by professional journals such as *Architectural Record*.⁷

The building was designed with characteristics of Chicago School skyscrapers, containing the three parts of a classical column – the bottom floors functioning as the base, the middle stories as the shaft with little ornamental detail, and the top floors serving as the capital with a greater degree of ornamentation capped with a cornice. Stylistically, the building has hints of the Second Renaissance Revival, with its symmetry, accentuated belt courses, and modillions. It received national attention with a feature in the February 1914 issue of *American Architect*, as well as mention in the *New York Times*. The high-rise office building included several retail shop areas on the basement and ground floors, in addition to the bank's primary ground floor space. Retaining much of its original detailing and character, the building is in excellent condition.

History of the Walker Brothers

The Walker brothers' influence on Salt Lake City began soon after their arrival in September 1852. There were four brothers, all born in Yeadon, Yorkshire, England, – Samuel Sharp born September 22, 1835; Joseph Robinson born August 29, 1836; David Fredrick born April 19, 1838; and Matthew H born January 16, 1845. They, along with two sisters, emigrated to St. Louis, Missouri, with their parents, Matthew and Mercy Long Walker, in 1850. The father and two sisters died there from cholera in 1851. In April 1852, the four brothers and their mother decided to move on west to Salt Lake City.⁸

The Walker brothers engaged in various pursuits prior to organizing their dry goods store in 1859. The store, first located at Camp Floyd about fifty miles southwest of Salt Lake City, profited well from the troops, and after their departure, the stock was relocated to Salt Lake City and the Walker Brothers Dry Goods Company became well-established there.⁹ In conjunction with their dry goods store, the brothers engaged in banking, which was commonly connected to the general merchandising business in those days.

⁷ *St. Louis Architects: Famous and Not So Famous, Part 3 & 10*, Carolyn Hewes Toft

⁸ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 344-7.

⁹ *Utah A Centennial History*, Wain Sutton, pg. 326

The eldest brother, Samuel S., married Fannie Bascom, January 5, 1857, and together they had ten children. He was active as a businessman until his death on September 10, 1887.¹⁰

Joseph R., married to Mary Ann Carson in 1859, had seven children. In addition to his involvement with the Walker Brothers Dry Goods Company and the Walker Brothers, Bankers, Joseph was also president of the Alice Gold & Silver Mining Company in Montana. After his death on January 6, 1901, his heirs sold their interest in the bank and acquired control of the Walker Brothers Dry Goods Company.¹¹

David Fredrick, a prime starter of the dry goods store, married his first wife Emeline Homes in 1859, and together they had seven children. Emeline died in 1876; in 1883, David married his second wife, Althea Hunt, with whom he had three children. In 1888, having sold his interest in the brothers' business, he moved to San Francisco and started business there. His death was September 12, 1910.¹²

The youngest brother, Matthew H., was married to Elizabeth Carson in 1865. They had two children. After Elizabeth's death in 1896, he was married a second time in 1897 to Angelina Andrews Hague, with whom he had a daughter. In addition to his banking and merchandising involvements, Matthew served on the Board of Education from 1898 to 1902. He died on July 29, 1916.¹³

History of Walker Bank

The development of banking in Utah was united closely with the retail and merchandise business. The history of the Walker Brothers Bank, the first established in Utah Territory, is a good example of this union. At the time the brothers established their dry goods business in 1859, it was common for such stores to perform banking functions such as writing scrip, a local currency, in payment.¹⁴ The Walker brothers started a small store at Camp Floyd in 1859, serving the troops located there. They also bought and sold gold dust and had a safe in which customers could deposit money. A substantial profit was made there, allowing for a large purchase of surplus goods auctioned off when the camp closed in 1861, and the stock was moved to the store in Salt Lake City. Soon after this, a department of the store was opened specifically for banking purposes.

With its start in 1859, it was one of the first banks established in the west, although official bank status was not granted until 1871, according to tax records.¹⁵ In 1866, the northwest corner of 200 South and Main Street was purchased and the store and bank were moved there. In 1885, a national charter was obtained to operate as the Union National Bank of Salt Lake City. In 1886, David Fredrick sold out his interest in the firm to the other three brothers. After the death of Samuel S. in 1887, Joseph R. and Matthew H. surrendered the bank's national charter and began to operate as a partnership, Walker Brothers Bankers. In 1903, two years after the death of Joseph R., his heirs sold their interest in the bank to Matthew H. and he sold his share of the Walker Dry Goods Company to them. This marked the separation of the bank from the store, and Matthew H. incorporated the bank under the original name, Walker Brothers Bankers on January 21, 1903.

In April 1905, the bank purchased the Salt Lake branch of the Wells Fargo and Company Bank. In 1911, the bank established a savings department and expanded their bank-by-mail

¹⁰ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada.* Pg. 347.

¹¹ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada.* pg. 344-5.

¹² *Ibid.*, pg. 103.

¹³ *Ibid.*, pg. 87.

¹⁴ *Utah A Centennial History*, Wain Sutton, pg. 954

¹⁵ *Ibid.*, pg. 957-8.

service through an advertising campaign. It was also in this year that the important decision was made to build a permanent and suitable building for the bank. The M.H. Walker Realty Company was formed to handle the financing of the building and keep it separate from the bank.¹⁶ After the death of Matthew H., the last of the four Walker brothers, in 1916, the bank changed personality as new people directed it toward the future.¹⁷

In March 1931, the name of the bank was changed to the Walker Bank & Trust Company to feature the importance of the Trust Department.¹⁸ In 1956, the bank was sold to Transamerica (later to become Western Bancorporation) for \$20 million.¹⁹ It continued under the Walker name until June 1, 1981, when the bank, and all others in the Western Bancorporation system, changed its name to coincide with the change of the corporation's name: First Interstate Bank. A new building for First Interstate Bank was constructed in 1983 – across the street from the Walker Bank building on the northwest corner of Main Street and 200 South, and the Walker Bank building was sold.²⁰ The current name of the building, the Walker Center, retains the connection to its beginnings with the Walker brothers and their bank, and the building itself is a physical representation signifying the important contributions of the Walker brothers to the banking and mercantile history of Utah.

History of the Building

After inquiries were made concerning a number of architects, the firm of Eames and Young was chosen to be the designer of the Walker Bank Building. James Stewart and Co., a contracting company used previously by the architecture firm, constructed the building. Demolition of the existing one-story buildings located on the corner began on November 1, 1911, although the official building permit was not issued until November 25, 1911, according to records.²¹ The site was located across Main Street from the Walker Dry Goods building, which was on the northwest corner of the 200 South and Main Street intersection. Matthew H. and his wife Angelina owned the property chosen for the building, selling it to the M.H. Walker Realty Company when the decision to construct a new bank building was made. The Smith Drug Company, previously located on the corner lot where the new bank was being built, reopened in the corner space of the completed new building. The president of Smith Drug Company, Frank A. Druehl, was also a member of the Walker Bank board of directors.²² The building opened for business on December 9, 1912, as the tallest building in Salt Lake City and one of the tallest in the west.²³ Although it has been called the tallest building in the west for its time, some sources refer to it more accurately as the tallest building between the Missouri river and the Pacific Coast, as there were buildings in San Francisco and Seattle that were taller than the Walker Bank building.

The building is an excellent example of an early steel frame office skyscraper of the three-part vertical block typology of base, shaft, and capital. This type is typical of other high-rise buildings from the time period in the United States, and also similar to other buildings designed by Eames and Young.²⁴ Stylistically, the architects followed characteristics of Chicago School skyscrapers, approaching the building as a classical column in regards to placement of ornamentation and detail. The building is a great example of a skyscraper in Salt Lake City that

¹⁶ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 274-5.

¹⁷ *Ibid.*, pg. 289.

¹⁸ "The Story of the Walker Bank and Trust Company" *Walker Bank and Trust Company*. Brochure, 1936, pg. 23

¹⁹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 386-8.

²⁰ *Ibid.*, pg. 402, illustration prior to pg. 375.

²¹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275-7 and Inspector of Building's Register of Permits and Bills (Salt Lake City, November 1911)

²² *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275

²³ *Ibid.*, pg. 279.

²⁴ "The Wright Building, St. Louis, MO.," *Architects' and Builders' Magazine*, n.s., 9, no. 3 (December 1907): 113-116.

uses the approach of the Chicago School and incorporates hints of the Second Renaissance Revival style. The Second Renaissance Revival style is apparent especially on the upper part where the greatest degree of ornamentation is placed. The top two stories and recessed three-story tower are designed with symmetry, accentuated belt courses, arches, and modillions that support a wide cornice. Flowers, leaves, cherubs, and lions are used in the details, many of which are vertically oriented to accentuate the height of the building. When it opened for business, it was equipped with a bank of four gearless traction elevators, ice water on every floor, marble wainscoting on every corridor and outdoor light for each office.²⁵ The use of granite, light colored masonry and details such as the lion sculptures were common for the time of the building.

The lower, storefront part of the building has gone through two major changes in its history. The first was c. 1931, when a new metal storefront was added over the exterior granite of the bank's entrance in the north bays of the Main Street façade. The bank underwent a name change in 1931 to become the Walker Bank & Trust Company, and the façade was added showcasing the new name of the institution. This metal storefront was removed when the building underwent its last façade change in c. 1956. This remodel altered the main entrance to the building, removing the two-story classical details surrounding the entry doors and adding a metal canopy above the ground floor that wrapped around both the Main Street and 200 South facades. This metal canopy currently remains in place, and has had minor alterations done to reflect the change in the building's name to the Walker Center, c. 1983.

The middle and upper parts of the building remain the same stylistically, except for replacement of the windows with a slightly reflective glass. The recessed three-story tower, historically used for signage purposes, has undergone only changes in the configuration of the sign. Currently, 8 foot individual neon letters spell out "Walker" and "Center" on alternating sides. Originally, letters spelling out "Walker Bank" in a single row were placed on each of the four sides. Around c. 1935, this was switched to a large sign, with the "Walker" being above the "Bank", again on each of the four sides. The next sign change came when a local television station, which had used the roof for a transmitter tower, moved their transmitters but not the radio tower. The bank took advantage of the tower for use as a sign holder, wiring individual letters spelling out "Walker" on the three sides of the radio tower; letters spelling out "Bank" were placed around the sides of the three-story tower. This sign was well known in the community as a weather beacon, as it changed the color of its lights to reflect weather forecasts – blue for fair skies; flashing blue for clouds; red for rain; and flashing red for snow. This radio sign tower, the longest running configuration, remained in place for nearly 30 years, until the building was sold in 1983, its use as a bank ended, and its name was changed to the Walker Center.

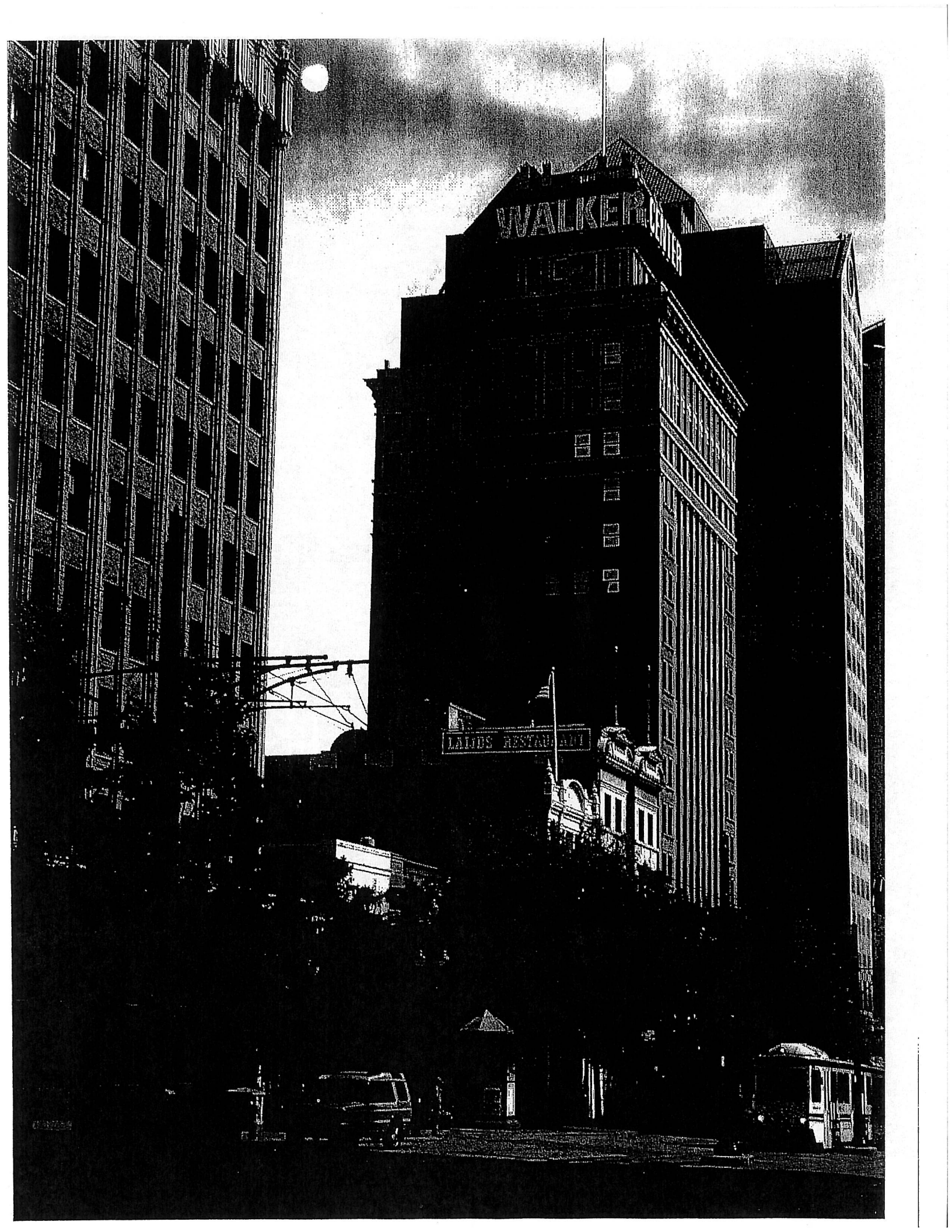
The Walker Bank building, easily identified by its recessed three-story tower atop the building, is one of the few remaining early 20th century skyscraper buildings left in downtown Salt Lake City. Along with the original First Security Bank building at 67 South Main, the Continental Bank building (now Hotel Monaco) located diagonally across from the Walker building, and the Boston and Newhouse buildings located in the Exchange Place Historic District, the Walker Bank building is an important representation of the growth and progress of downtown Salt Lake City in the early part of the 20th century, when many improvements were made to downtown such as paving of the streets and the population of the city was growing dramatically.

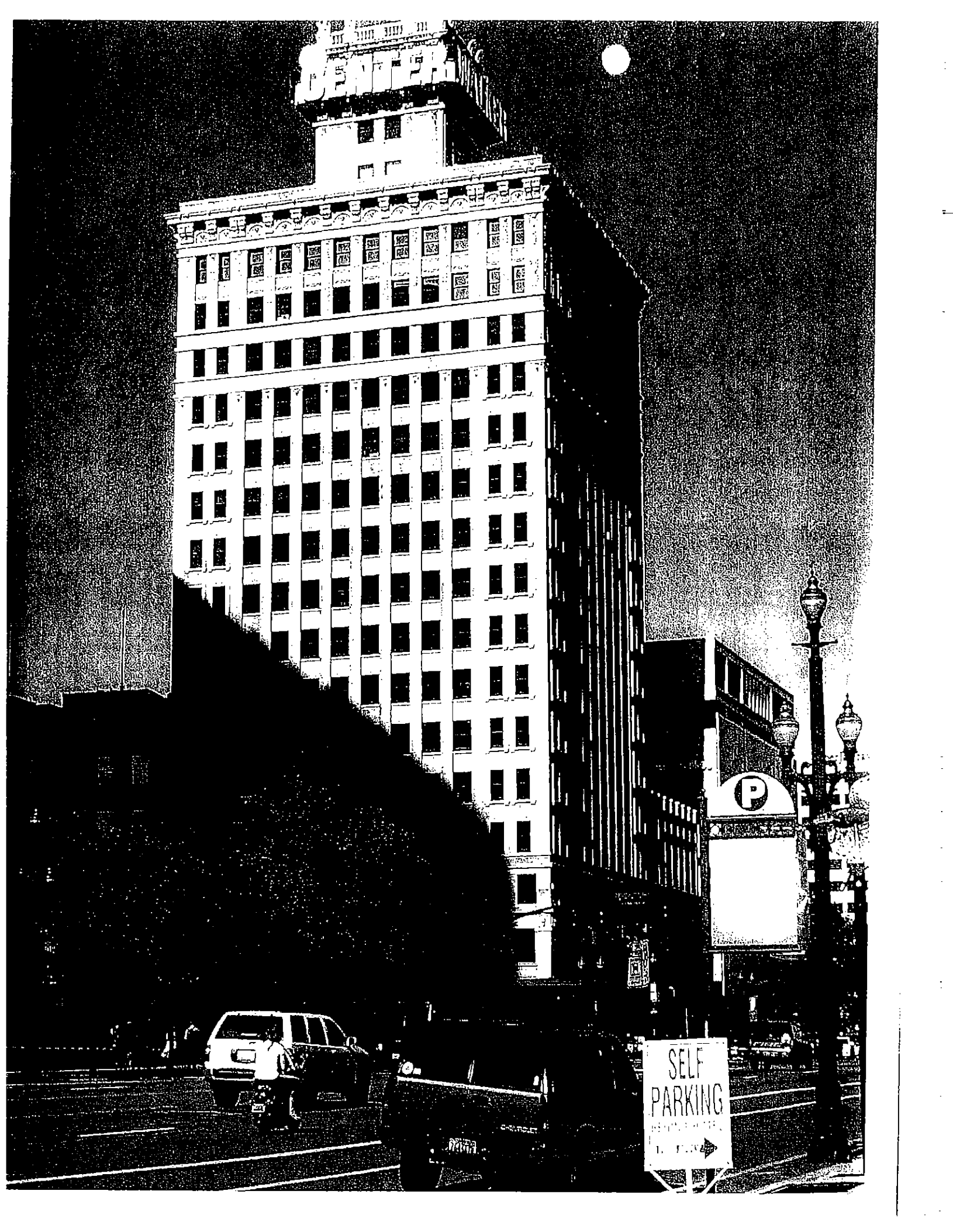
²⁵ Walker Brothers Bankers, Advertisements, *Salt Lake Tribune* January 21, 1912 and February 18, 1912.

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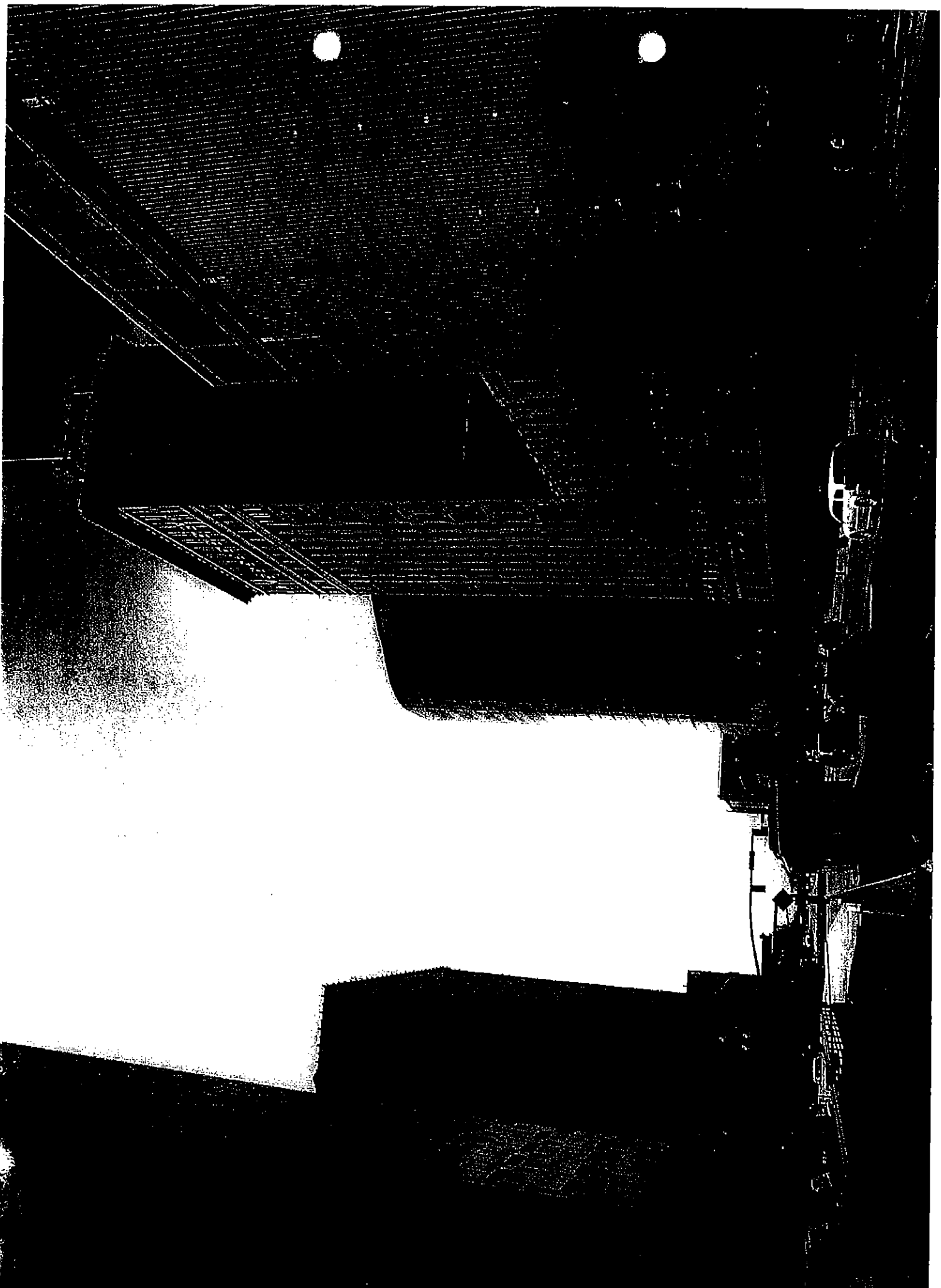




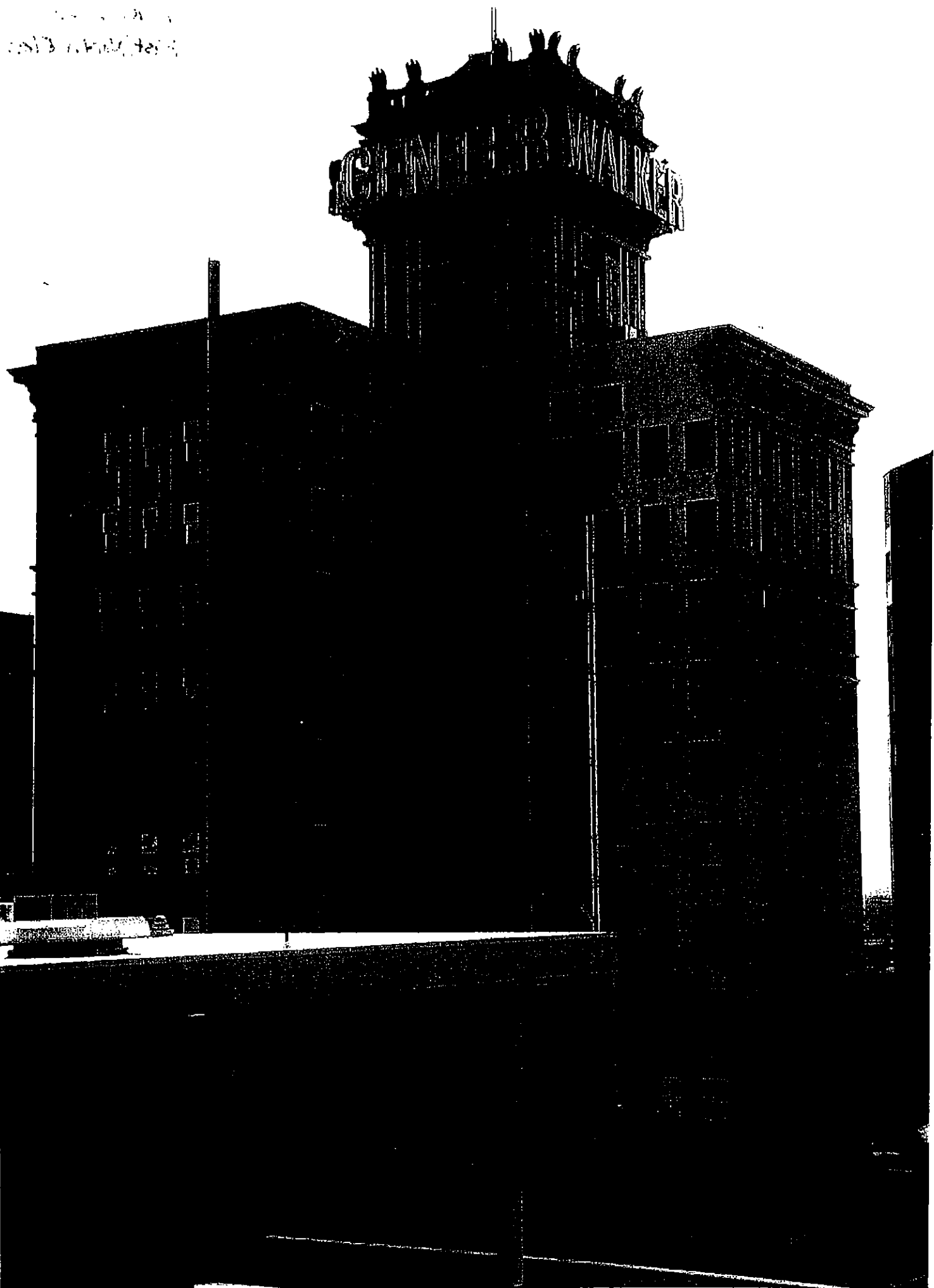


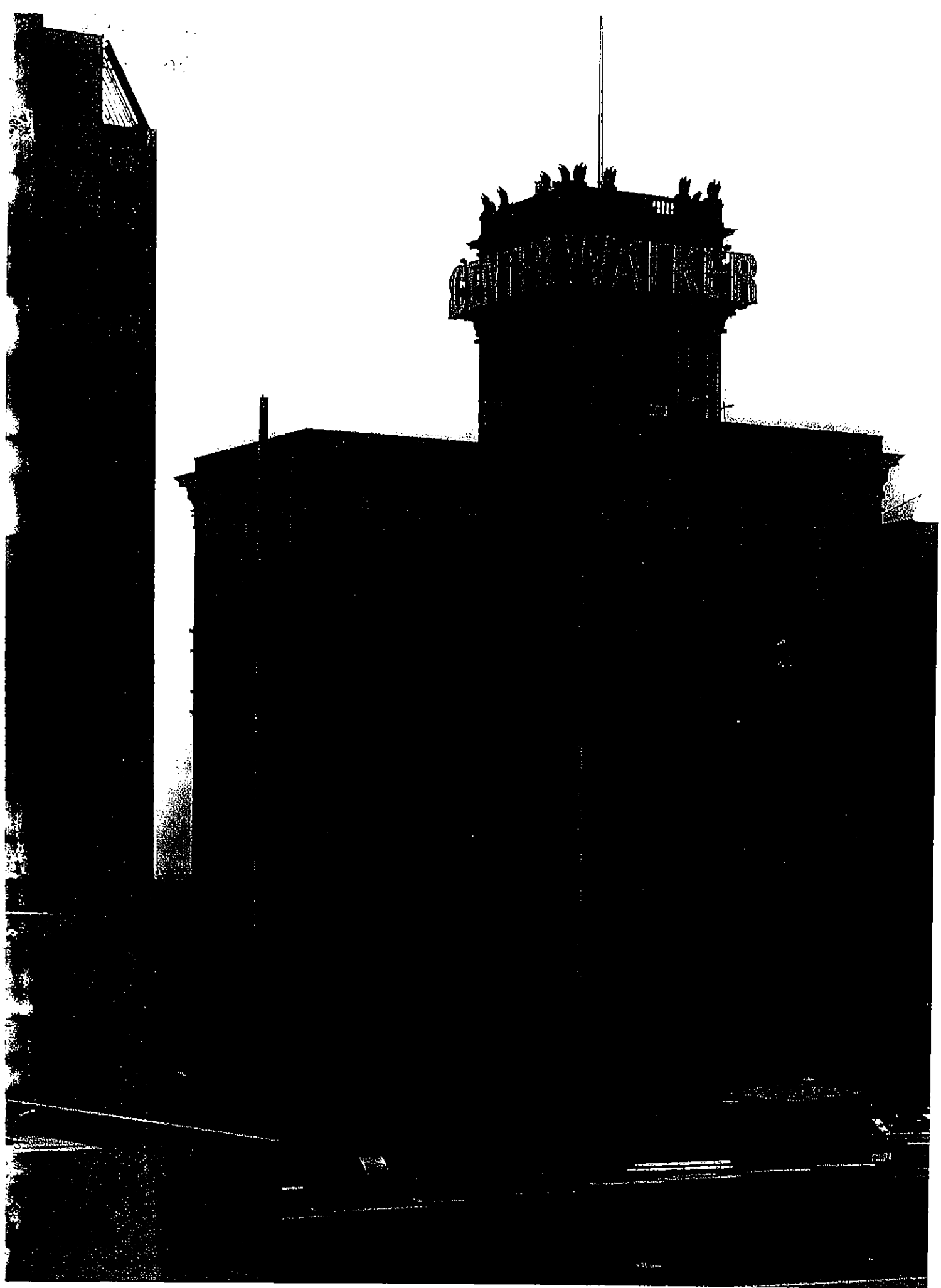
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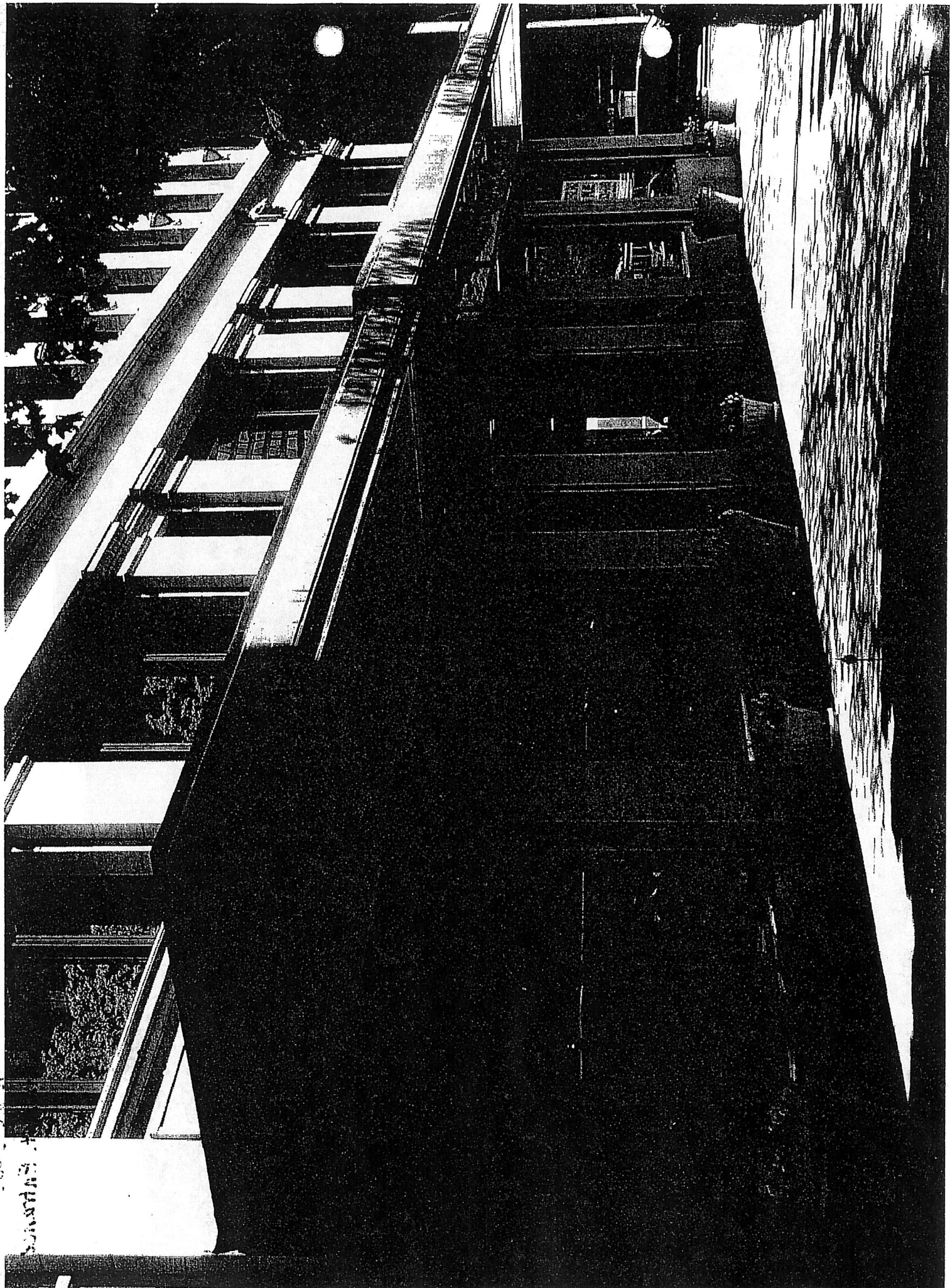


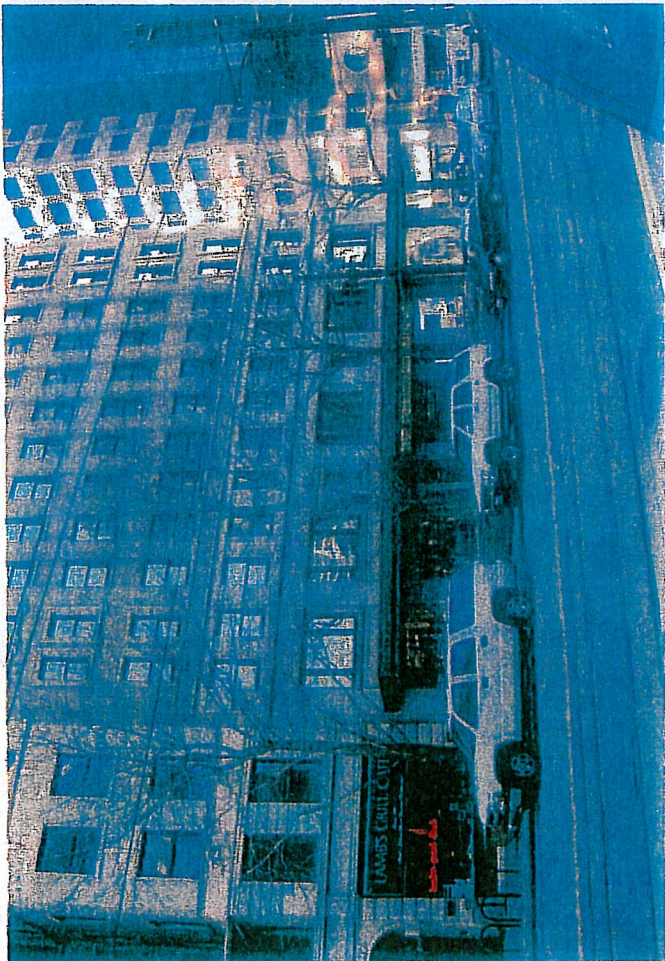
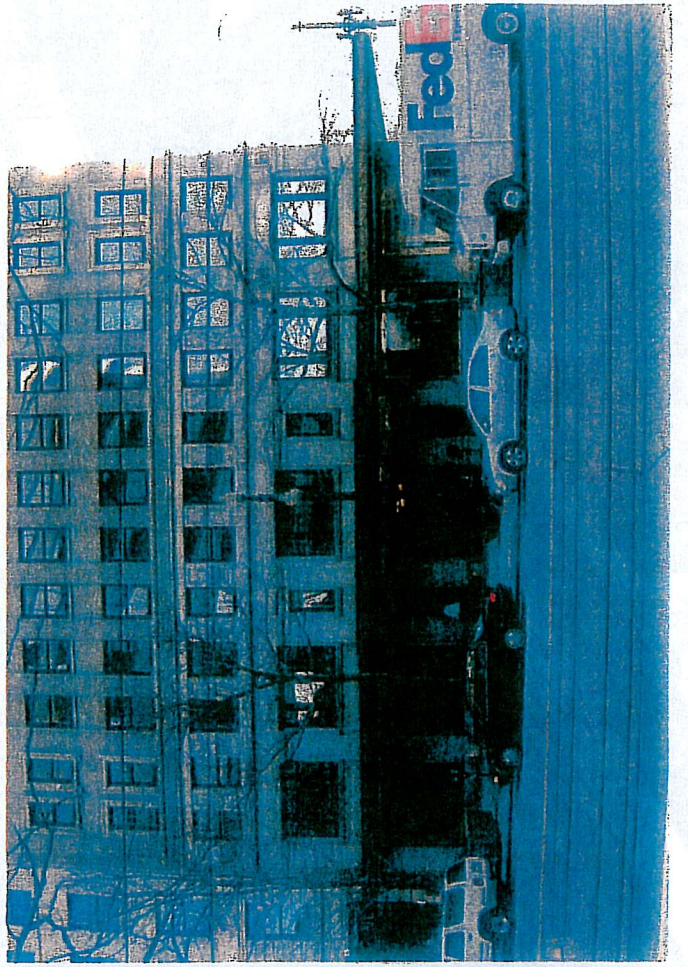


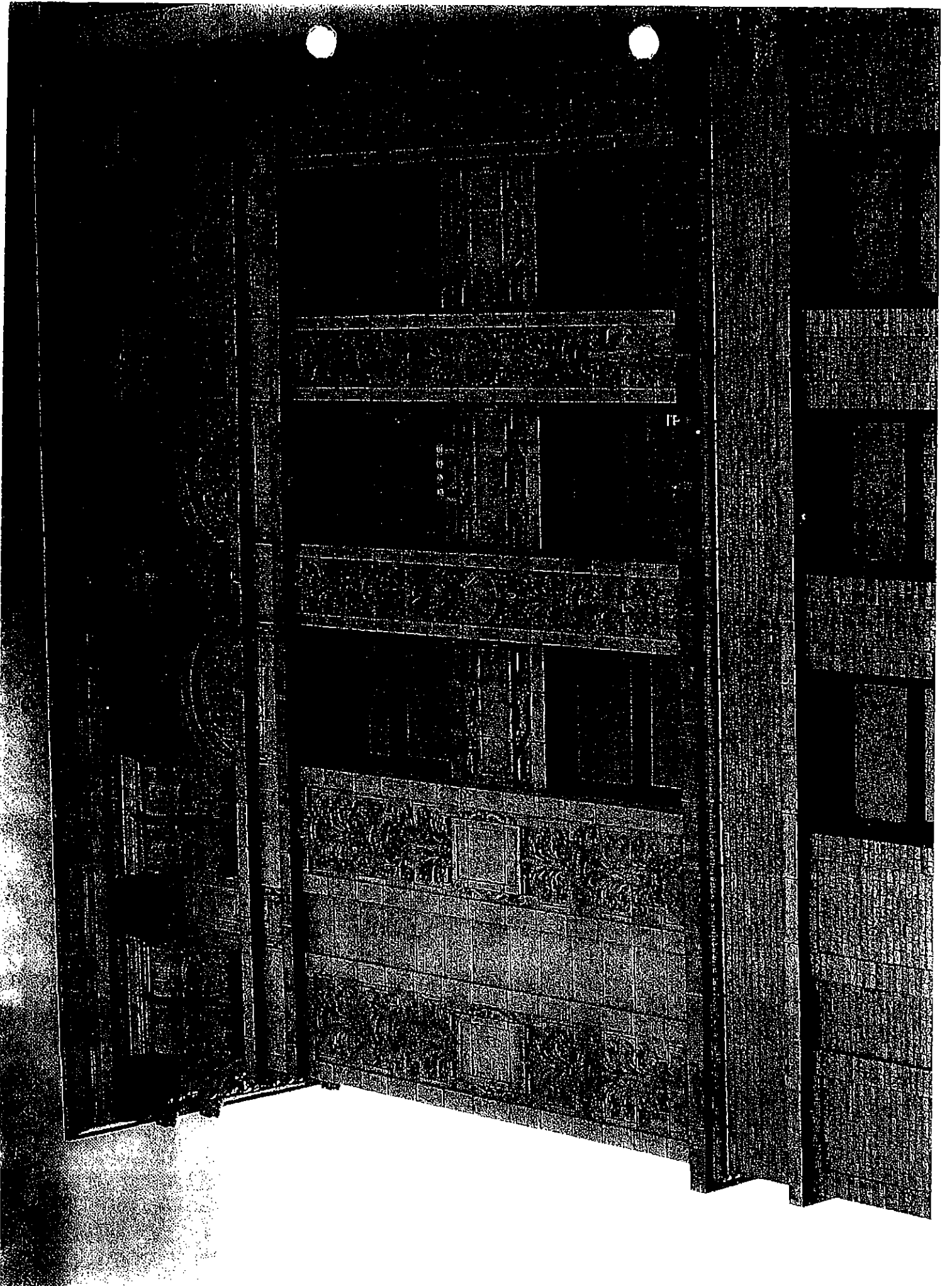
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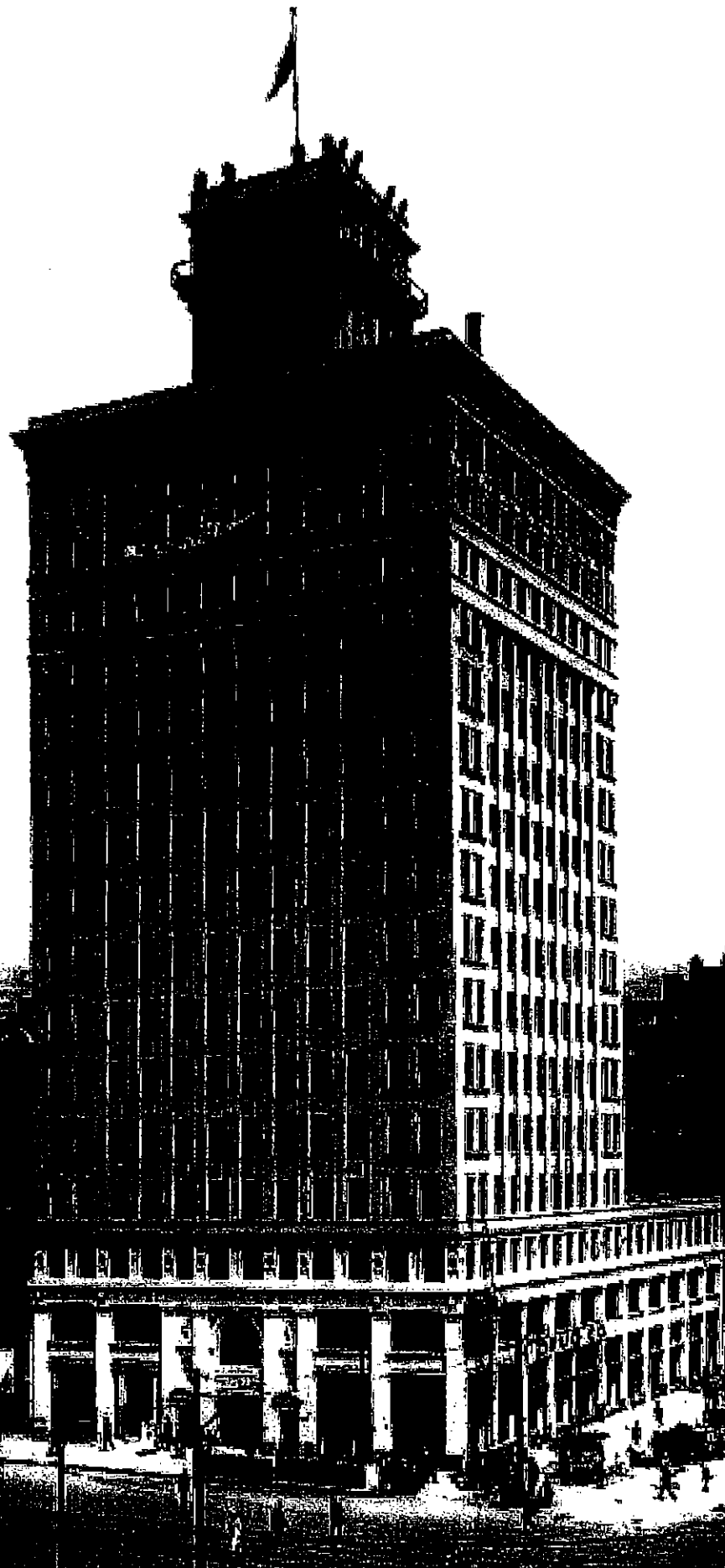












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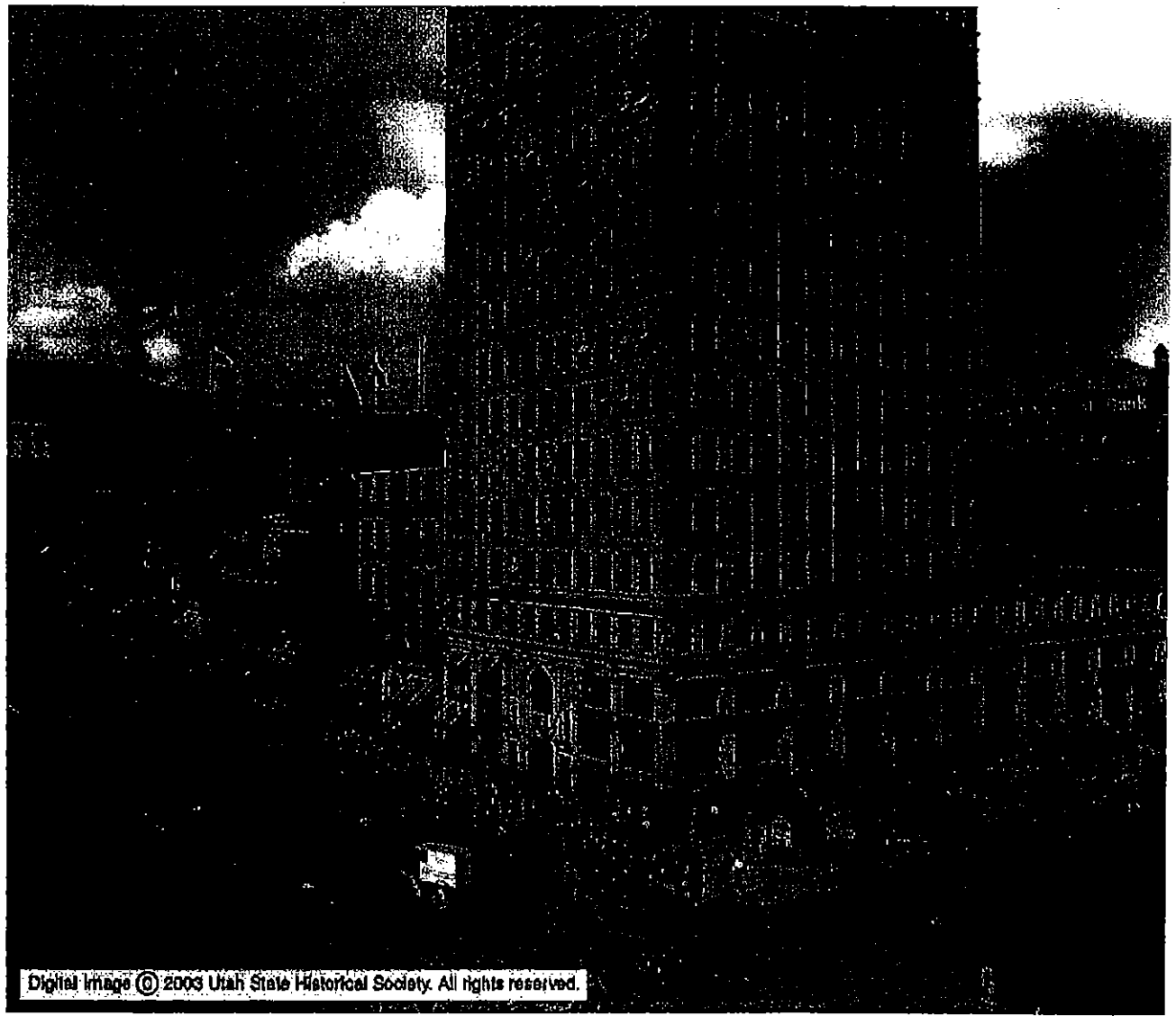
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Crowd, 200 South and Main Street



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Title Crowd, 200 South and Main Street

Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	1914
Subject	Road construction Road construction Industry Street-railroads Trolley cars Buildings City and town life
Corporate Name	Walker Bank Walker Brothers Bankers
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historical address	Northeast corner, Main Street and 200 South
Current address	175 South Main Street
Historical Place Name	Walker Bank Building
Description	Image shows a birds-eye view of a crew of P. J. Moran men and equipment at the intersection of M Street and 200 South. The crew is working to resurface Main Street.
Rights Management	Digital Image © 2003 Utah State Historical Society. All Rights Reserved.
Holding.Institution	Utah State Historical Society
Source	Mss C 601; Salt Lake City Engineers Photograph Collection
Identifier	39222000725825
Source item number	City Engineers Unnumbered #00003
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Glass plate is missing bottom, right corner and image is yellowing.
Source donors	Harwood, Willard R.
Source donation date	1962
Type	Image
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Bit depth	8-bit grayscale
Dimensions	JPEG: 700 x 556 pixels
Scanning device	Creo-Scitex Jazz+ Flatbed Scanner
Date.Digital	2003-01-03
Scanned by	Digital Technologles, Marriott Library, University of Utah
Metadata cataloger	Haley Q. Petersen

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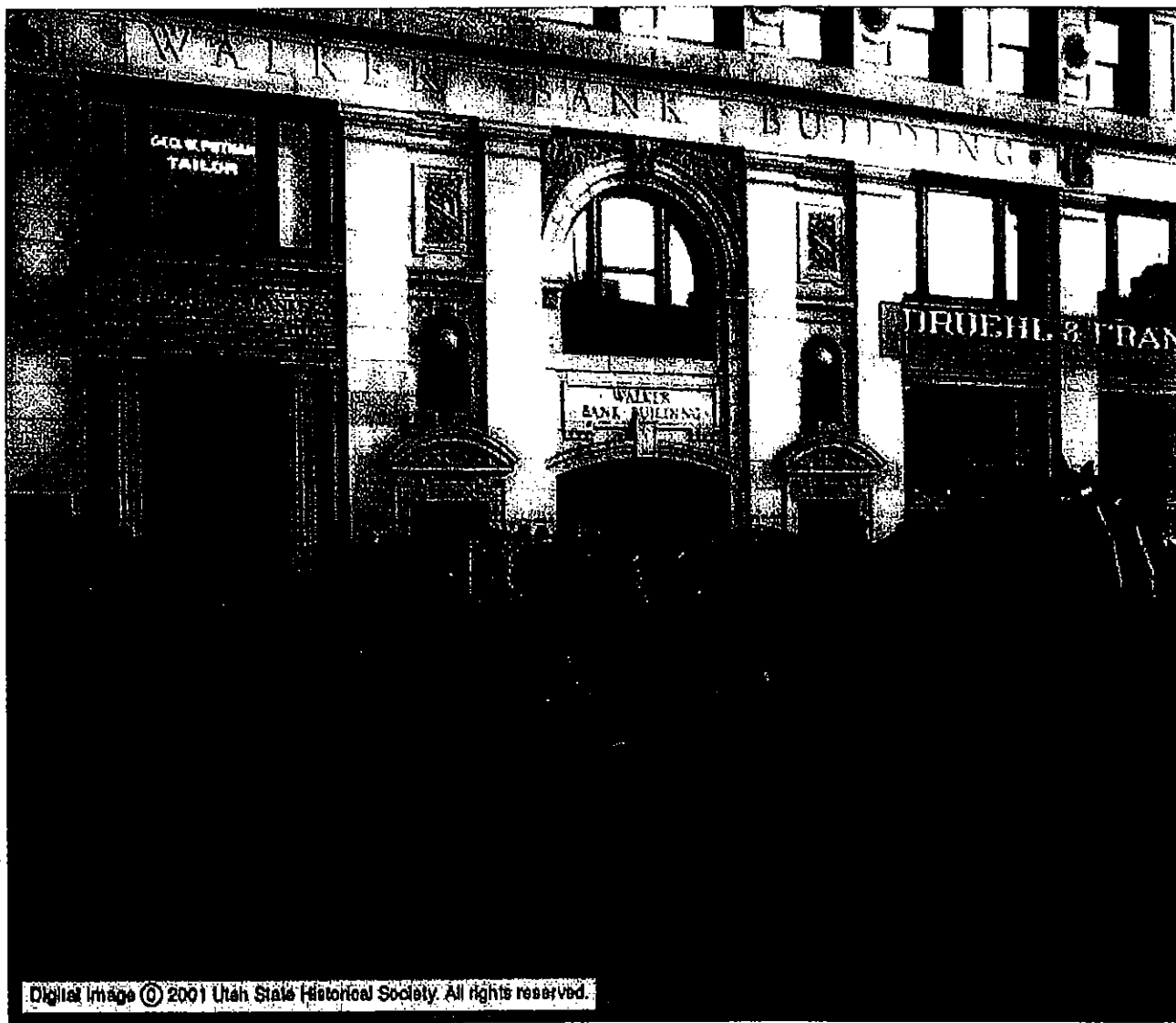
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Moving Money from Old Walker Bank to New One



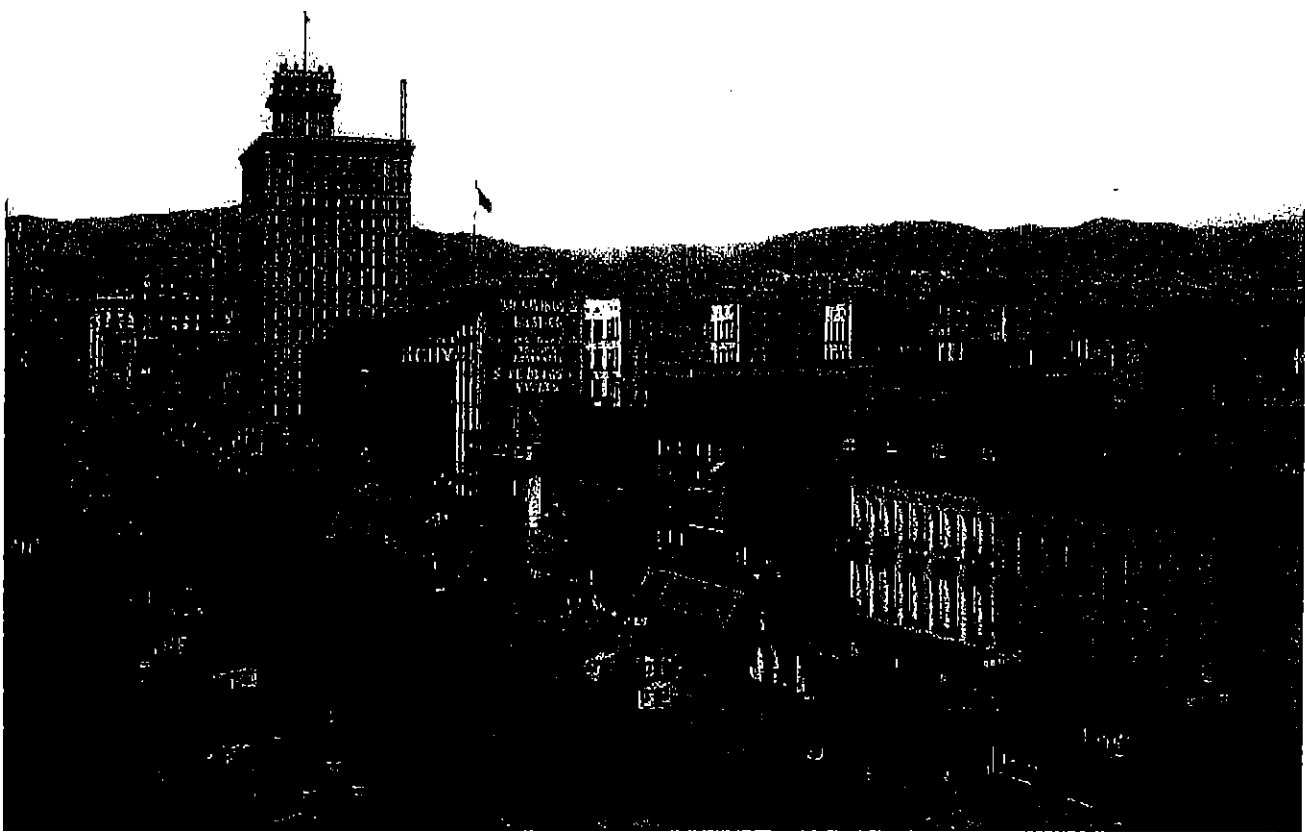
Digital image © 2001 Utah State Historical Society. All rights reserved.

Photographer	Shipler Commercial Photographers; Shipler, Harry
Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	7 December 1912
Subject	Banks and banking City and town life Horses Horse-drawn vehicles
Corporate name	Walker Bank Walker Brothers Bankers
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historical address	Northeast corner, Main Street and 200 South
Current address	175 South Main Street
Historical place name	Walker Bank Building
Description	Image shows a wagon moving all the money from the old Walker Bank to the new building.
Rights Management	Digital Image © 2002 Utah State Historical Society. All Rights Reserved.
Holding.Institution	Utah State Historical Society
Source	Mss C 275; Shipler Commercial Photographers Collection
Relation	Shipler Commercial Photographers, Series 1
Identifier	39222000655667
Source item number	Shipler #14225
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Good condition.
Source donors	Shipler, William H.
Source donation date	1988
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Date.Digital	2002-03-19
Scanned by	Digital Technologies, Marriott Library, University of Utah
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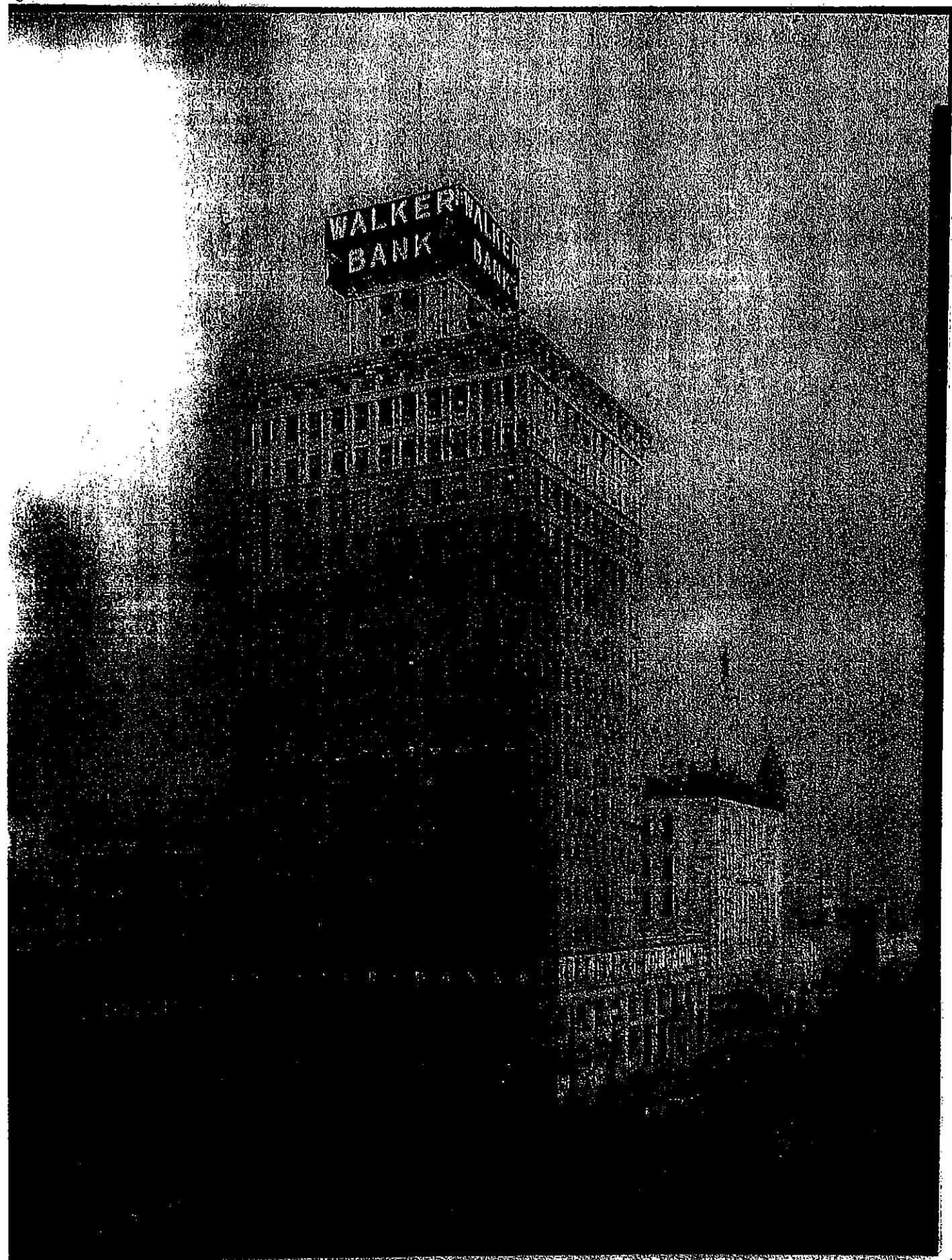
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WALKER
BANK

WALKER BANK
P. 6



11-156

Bank Building, Vero Beach,
Fla.

Photog. #1145-D.



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LINDA S. BERTON, Manager, since 80
St. Paul, Minn.
St. Paul, Minn. Phone # 388/16

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Bank Building
Shelburne, Vermont

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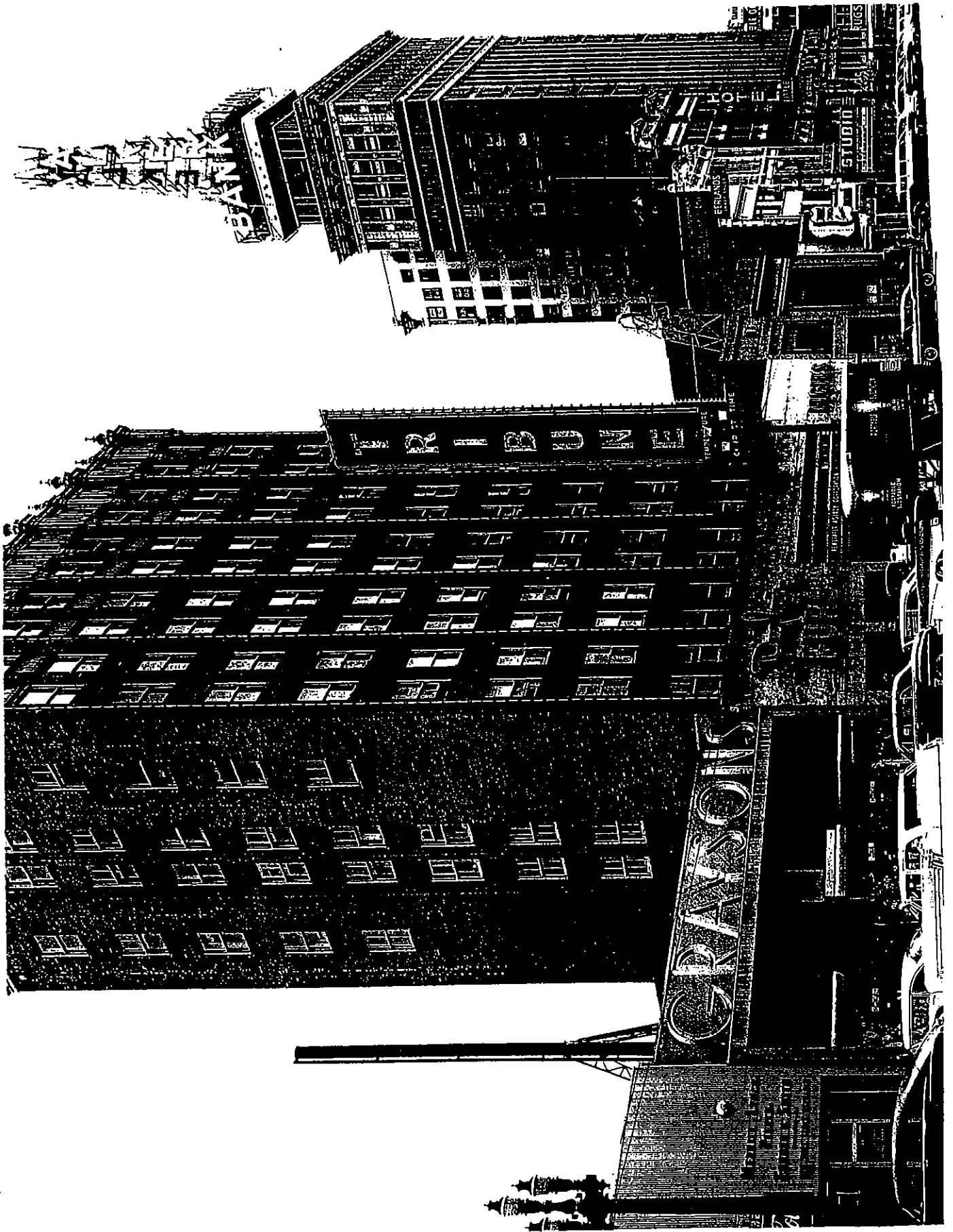
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P. 18

1000 Main Street, KOFI,
Walker Bank,
Utah, Photo: #61501

UTAH STATE HISTORICAL SOCIETY
3 9222 00144 6496



Q. 1958

TITLE SEARCH FORM

Address: 175 S. Main Street
City: Salt Lake City
Current Owner: Walker Center Holdings
 LLC/Vetra Management
Address: 424 West 33rd Street Suite
 540 New York, NY 10001

Tax Number: 16-06-105-023-000
Legal Description (include acreage):
 0.32 acres; Beginning at SW corner Lot 4 Block 70 Plat A Salt
 Lake City Sur N 84 Ft. E 153.71 Ft S 89.9 Ft. WLY 153.71 Ft.
 N 5.9 Ft to Beginning 5516-3014 5649-2445 6944-1252 7185-
 1092 9286-6392

Transaction Date	Grantor (Seller)	Grantee (Buyer)	Type of Transaction	Dollar Amount	Comments
4/3/1900	Under last will & testament of William H. Groves (dec'd) Franklin H. Richards (sole survivor & trustee)	Matthew H. Walker	WD	21,187.46	
7/15/1911	Matthew H. Walker & wife Angelina	M.H. Walker Realty Co.	WD	10	
10/5/1911	M.H. Walker Realty Co.	New York Life Ins. Co.	Mtge	350,000	
12/1/1911	John McSorley w/ Kate	M.H. Walker Realty Co.	Lease	356,400	
3/8/1912	Matthew H. Walker & wife Angelina	M.H. Walker Realty Co.	QCD	1	
2/27/1912	M.H. Walker Realty Co.	John McSorley	QCD	10	
3/27/1917	New York Life Ins. Co.	M.H. Walker Realty Co.	Extension of Bond & Mtge.	350,000	
4/4/1919	Trustee of John McSorley estate	M.H. Walker Realty Co.	agreement		extension of 12/1/11 lease
3/9/1925	New York Life Ins. Co.	M.H. Walker Realty Co.	release of mtge.	cancelled	
4/6/1925	M.H. Walker Realty Co.	Walker Bros. Bankers	Mtge	200,000	
4/22/1931	M.H. Walker Realty Co.	Walker Bank & Trust	Mtge	85,000	
12/29/1983	WTC Holding	First Interstate Bank of UT	TRD	5,150,000	exact and other property
7/31/1984	WTC Holding	First Interstate Bank of UT	TRD	1,000,000	
4/29/1985	WTC Holding Res. Ptr.	Walcen Rest. Part	WD/QCD	10	
3/29/1994	Walcen Restoration Ltd Ptr.	Seattle 1st Nat'l Bank	SWD		
7/10/1995	Seattle 1st Nat'l Bank	GP2B LLC	SWD	10	
12/14/1995	GP2B LLC	First Interstate Bank of UT	TRD FN	2,590,000	
12/31/1996	GP2B LLC	Nationwide Life Ins. Co.	TRD	7,000,000	

TITLE SEARCH FORM

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4/27/2006	GP2B LLC	Walker Center Holdings LLC	QCD		
4/27/2006	Walker Center Holdings LLC	NRF Capital LP	TRD	4,750,000	
4/27/2006	Walker Center Holdings LLC	Redev. Agency of SLC	TRD	1,994,650	

VTDI 16-06-105-023-0000 1 01F JTAL ACRES 0.32
WALKER CENTER TAX CLASS UPDATE REAL ESTATE 1223600
LEGAL BUILDINGS 3614400
PRINT U TOTAL VALUE 4838000

429 W 33RD ST #540
NEW YORK NY 10001 EDIT 1 FACTOR BYPASS
LOC: 173-79 S MAIN ST EDIT 1 BOOK 9286 PAGE 6407 DATE 05/11/2006
SUB: TYPE UNKN PLAT

06/22/2006 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG AT SW COR LOT 4 BLK 70 PLAT A SLC SUR N 84 FT E 153.71
FT S 89.9 FT W'LY 153.71 FT N 5.9 FT TO BEG 5518-3014
5649-2445 6944-1252 7185-1092 9286-6392

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

INSPECTOR OF BUILDING'S REGISTER PERMITS AND BILLS

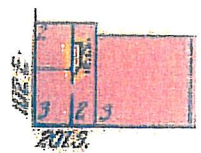
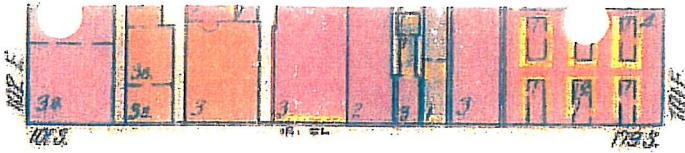
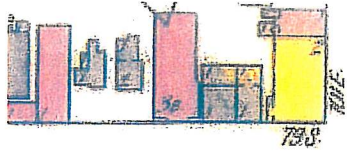
MONTH OF November 1901

KELLY & CO., MFRS.

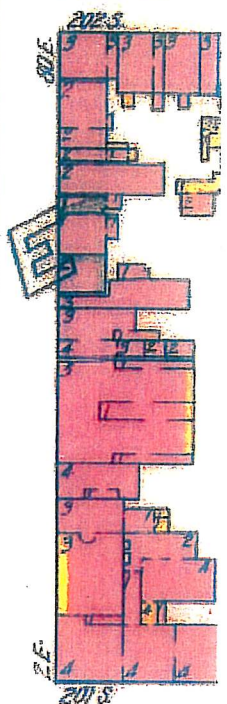
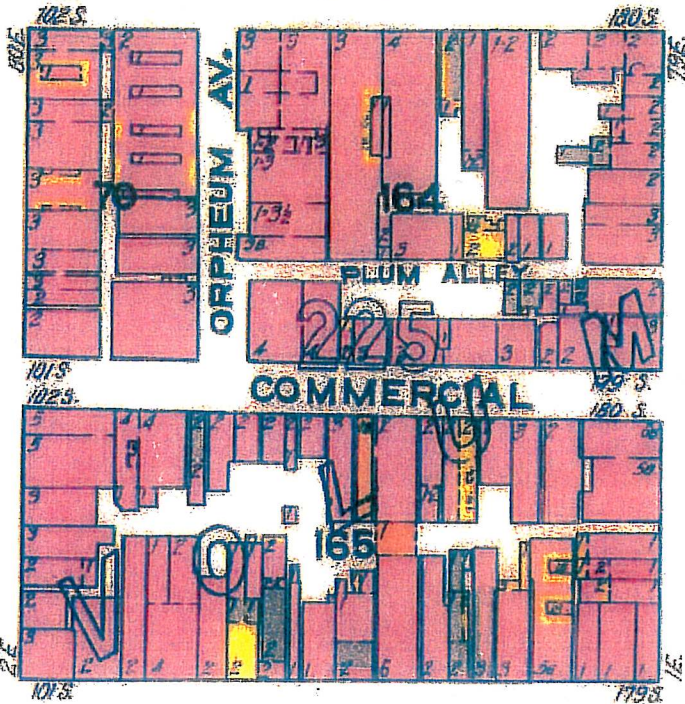
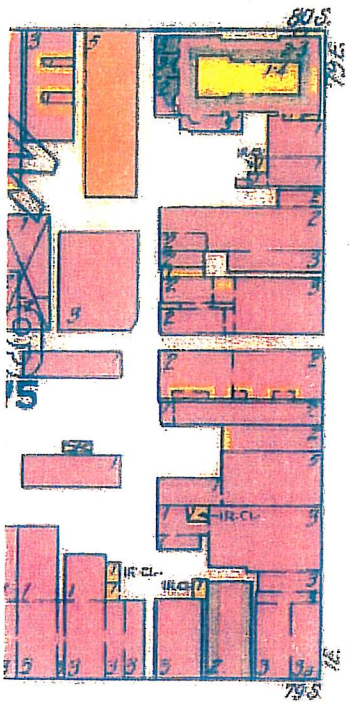
DAY	RECEIPT NUMBER	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	PLUMBING	NO. OF ROOMS	WHE REPOR 190 Month
BROUGHT FORWARD,											
24	4299	4010	James Ivers		Geo. Lewis	100 Main	4 Story Brk	Warehouse	V	2	
24	4300	4011	John Leary			1st St	1 Story Brick	Dwelling		4	
25	4301	4012	Wm. H. Walker Realty Co	Carroll & Young	James B. ...	Main	16 Story Brick	Office & Store		276	
24	4302	4013	Keith Realty Co	B. O. Mecklenburg		1st St	4 Story Brk	Dwelling		7	
27	4303	4014	Elizabeth L. Plummer			1st St East	Alt 1 Story Frame	Dwelling		12	
27	4304	4015	Augusto Calioara			1st St	1 Story Frame	Dwelling		4	
27	4305	4016	G. H. Kruger		J. Sabatini	1st St	1 Story Brick	Dwelling		4	
27	4306	282	Fox Laundry Co			1st St	Ele. Sign	Laundry Office			
28	4307	4017	Edward Horvick			1st St	1 Story Brick	Dwelling		3	
29	4308	4018	S. L. Sec. Trust Co			1st St	1 Story Brick	Dwelling		4	

Month of December 1911

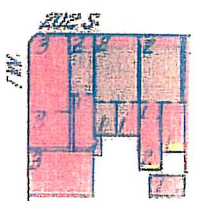
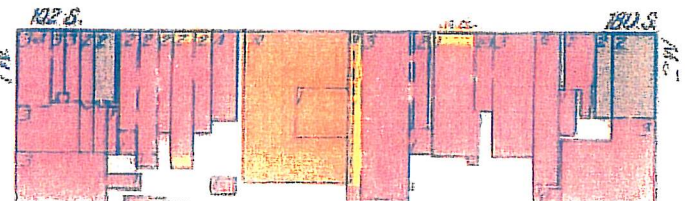
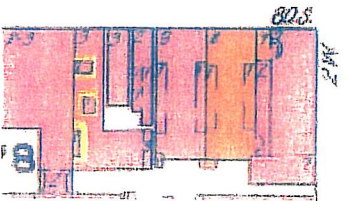
1	4309	4019	Hattie Preece			1st East	1 Story Frame	Kitche		1	
5	4310	4020	Jose Baumgarten	C. B. Ouderdouk		Main	Repair 2 Story Brk	Store			
6	4311	4021	Bert Hawley	F. Jensen		1st East	1 Story Brick	Dwelling		4	
6	4312	4022	W. H. Rose		H. H. Rose	1st St	1 Story Frame	Dwelling	V	4	
8	4313	4023	Ernest H. Hill	Jose Paulson		1st East	1 Story Brick	Dwelling		6	
9	4314	4024	C. H. Brown			1st St	1 Story Brick	Dwelling		5	
11	4315	4025	A. E. Mulcock		Manhattan	1st St	1 Story Brick	Dwelling		5	
12	4316	4026	S. C. Miller		Lawrence	1st St	1 Story Brick	Dwelling		2	
14	4317	4027	Lolita Moritz			1st St	Stairway	Barber Shop		3	
14	4318	4028	W. E. Godwin			1st St	1 Story Frame	Dwelling	V	3	
15	4319	4029	L. B. Goldberg	Wm. P. Regan	Schumann	Main	Alt 3 Story Brick	Hotel			
19	4320	4030	Levin Alton		C. A. ...	1st St	1 Story Frame	Dwelling		3	
20	4321	4031	W. R. Waller		B. E. ...	Main	1 Story Brick	Storage			
24	4322	4032	Clayton Inverle		Ulla Hoang	Commercial	2 Story Brk	Dwelling	V		
26	4323	4033	S. C. Swann			1st St	1 Story Brick	Store		2	
26	4324	4034	C. D. Swan	C. B. Ouderdouk		1st St	Alt 3 Story Brick	Store & Office			
28	4325	4035	M. Collock			1st St	Alt 1 Story Frame	Store			

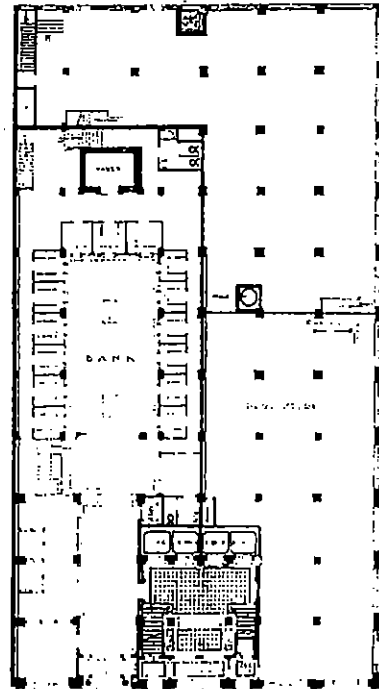
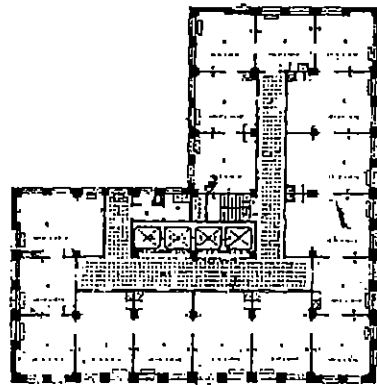
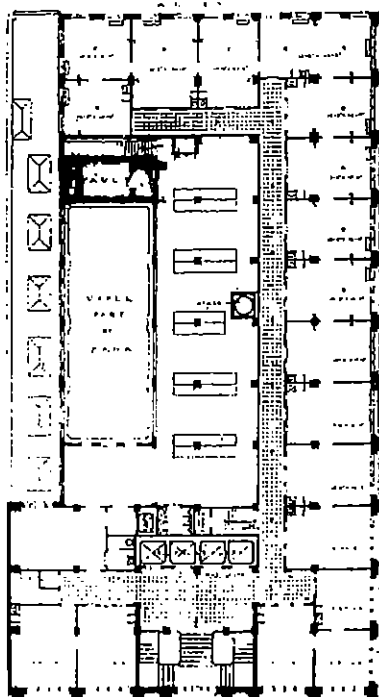


STATE



MAIN





FLOOR PLANS AND MAIN STAIRWAY

—
**WALKER BANK
 BUILDING**
 SALT LAKE CITY, UTAH

—
 MESSRS. EAMES & YOUNG,
 ARCHITECTS

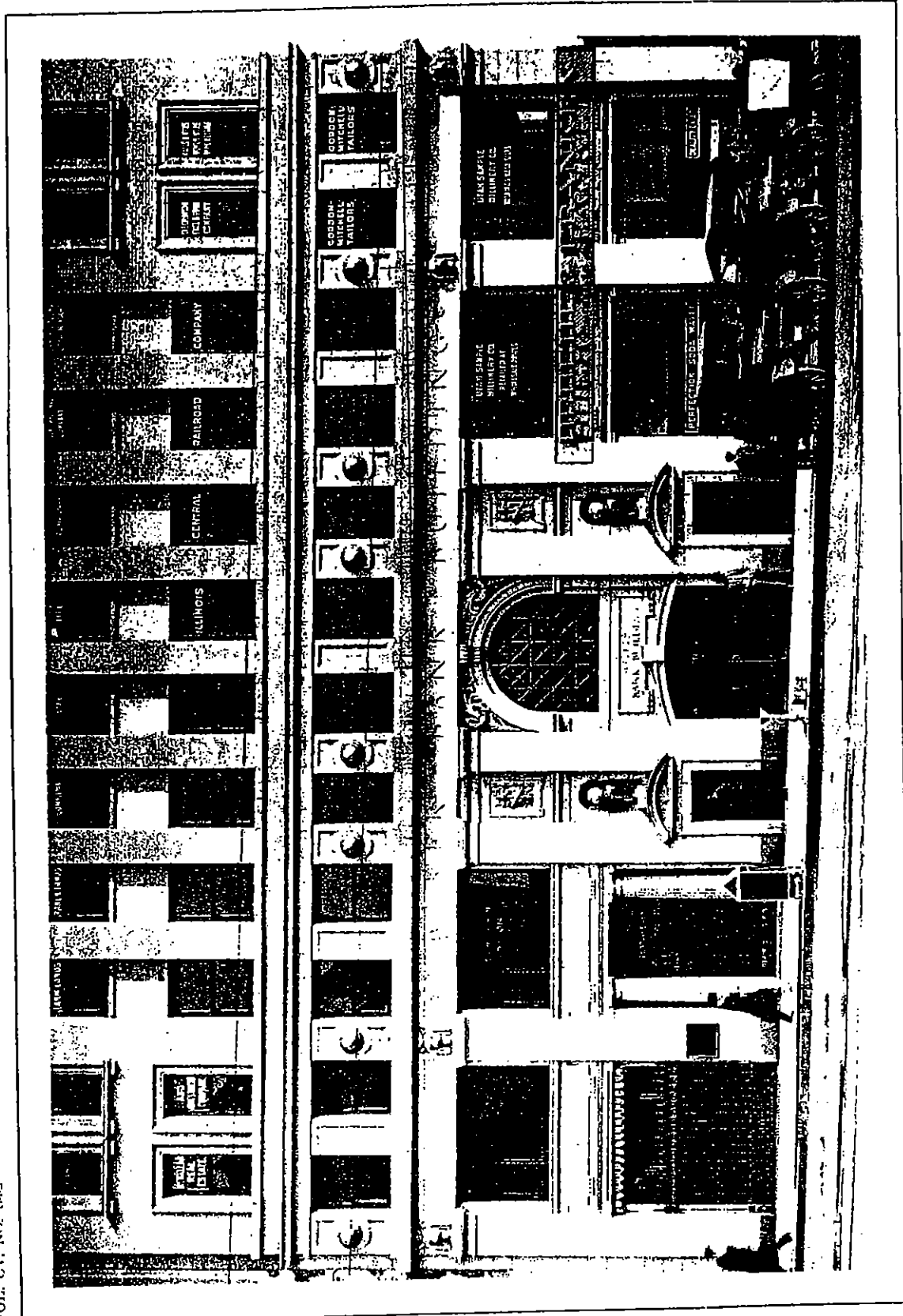


WELLS FARGO BUILDING, CHICAGO, ILL., DESIGNED BY HENRY J. HERRICK

FEBRUARY 25, 1911

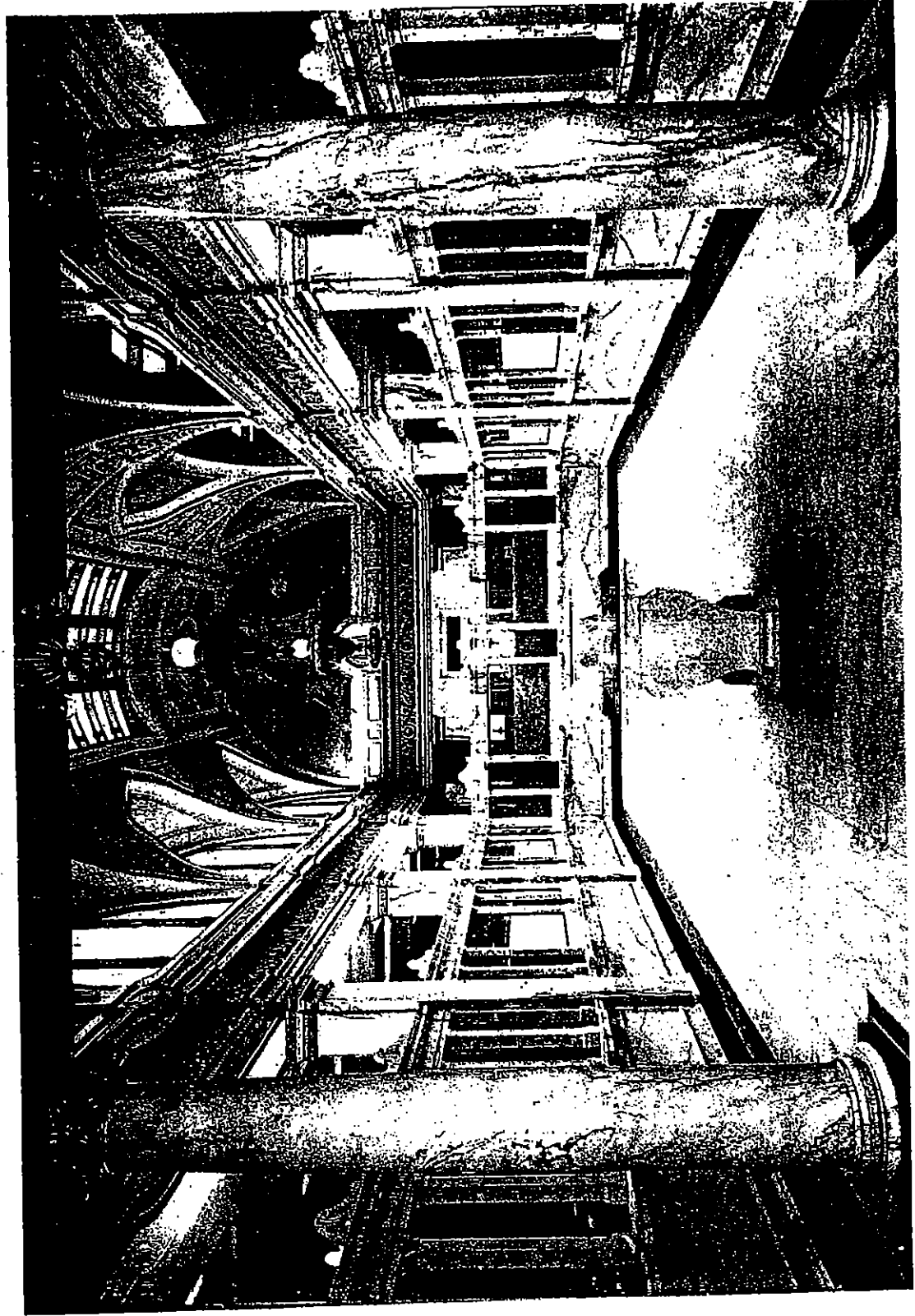
THE AMERICAN ARCHITECT

VOL. CV, NO. 1, 1912



DETAIL OF LOWER STORIES

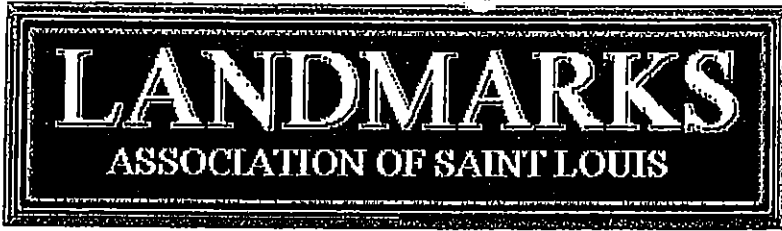
WALKER BANK BUILDING, SALT LAKE CITY, UTAH



VIEW IN BANKING ROOM

WALKER BANK BUILDING, SALT LAKE CITY, UTAH

MESSRS. EAMES & YOUNG, ARCHITECTS



Thomas Crane Young

[St. Louis Architects: Famous and Not So Famous, Part 3]

by Carolyn Hewes Toft

(first published in *Landmarks Letter*, November 1984)

Born in Sheboygan, Wisconsin in 1858, Thomas Crane Young moved with his family to Grand Rapids, Michigan where he graduated from high school. Young had demonstrated an early aptitude for drawing and worked during high school vacations in the office of a "country" architect.

After two years clerking full-time for the Grand Rapids and Indiana Railroad, he came to Washington University in St. Louis thanks to a scholarship provided by George Partridge. An 1879 drawing by Young for Smith Academy was published in the *American Architect and Building News* with a note that the building was "now in the course of construction at the corner of 19th and Washington Avenue."

After just two years (1878-80) at Washington University Young left for Europe. "*A small legacy and several hundred dollars in prizes won in architectural work*" enabled him to study at l'École des Beaux Arts in Paris and at Heidelberg University in Germany.

Upon his return to the United States, Young worked from 1882 until 1885 in the Boston offices of Van Brunt & Howe and E. M. Wheelwright.

He then returned to St. Louis to undertake a commission for a small office building for Dr. John Green. William S. Eames supervised that construction and the two men formed a partnership later that year. Two houses by Eames & Young from 1885 are still standing in the 3700 block of Westminster; one was for Halsey Cooley Ives, the first Director of the Museum of Fine Arts. Other residential work for important clients, such as an 1888 house at 2329 Lucas for Robert S. Brookings, led to commissions in that bastion of exclusiveness, Vandeventer Place, and the newly opened private streets in the Central West End.

By the end of the century, the firm had gained important commissions for other building types including the Cupples Warehouse complex for Brookings, the Lincoln Trust Building (Title Guaranty), the Art Building for the Trans-Continental Exposition in Omaha and federal prisons in Atlanta, Georgia and Leavenworth, Kansas.

Excerpts from a paper read by Young at the 1899 American Institute of Architects meeting convened in Pittsburgh shed light on contemporary conflicts within the profession. "*Something more than mere assertion should be required of those who would convince us that the only fit training for architects is to be acquired at l'École des Beaux Arts; that architecture as an art exists today only in France or that the pupils of this school have a corner on the world's supply of architectural ability.*" Young specifically attacked the school's tradition of elaborate and costly drawings and a related "vice" perpetuated by its graduates: competitions.

This practice, even in its least objectionable form, is undignified in the extreme and cannot be defended by any of the rules of reason or common sense. What other class of men except architects could be induced to risk the money, time and nervous force involved in these expensive contests on so slim a chance of return of the capital invested, to say nothing of the prospective profits? Except on

the Wall Street curb or country race track, it would be hard to find a parallel case of financial rashness. Those of us who in this matter would like to be on both sides of the fence compromise on calling the practice a necessary evil and accept the situation much as did the people of the Middle Ages look upon the periodical visits of the plague.

Young's paper was prepared on the heels of the firm's unsuccessful entry for the new Washington University hilltop campus. (Cope & Stewardson of Philadelphia had been selected as the winners on October 27, 1899. In addition to Eames & Young, other submissions came from Cass Gilbert, McKim, Mead & White, Carrere & Hastings and Shepley, Ruten & Coolidge.)

Young served as Mayor of Webster Groves from 1901 to 1903 and was President of the St. Louis Chapter of the American Institute of Architects in 1909 and 1910. By the time of Eames' death in 1915, the firm's national reputation was solidly entrenched. Young continued to practice after Eames' death and apparently formed an office in Chicago with Alfred H. Granger, formerly of Frost & Granger, in 1917. His last St. Louis building (1921-26) was the Masonic Temple on Lindell in collaboration with Albert B. Groves.

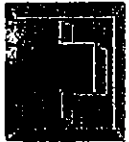
On February 25, 1927, the St. Louis Chapter of the AIA presented a testimonial dinner in Young's honor. Held at Eames & Young's University Club Building, the dinner's extensive program featured talks on the following subjects: "The Work of Eames & Young," "Architecture--a Civic Asset," "The Architect's Duty to the Public," "The Work of St. Louis Architects from the Layman's Point of View," and "The Profession of Architecture." For that occasion Cass Gilbert (who had won two competitions entered by Eames & Young--The St. Louis Public Library and the Minnesota State Capitol) prepared the following assessment of his rivals:

Their residential work is always especially interesting. A strong personal quality, sometimes picturesque, sometimes quiet and serious, but always vital and interesting. Their monumental work is distinguished, scholarly and notable, ranking among the very best of our time.

All information and illustrations on these pages are from the collections of the Landmarks Association of St. Louis, Inc.; for further information or to pose architectural questions, please [click here](#).

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These pages were designed by Kristin Eldyss Sorensen Zapalac; to e-mail her about any glitches in these pages, [click her name](#).



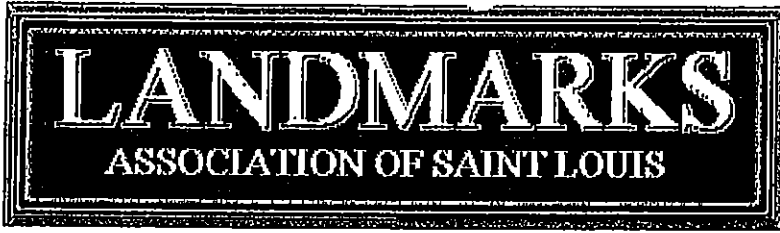
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William S. Eames

[St. Louis Architects: Famous and Not So Famous, Part 10]

by Carolyn Hewes Toft

(first published in *Landmarks Letter*, April 1986)

William S. Eames (1857-1915), FAIA, was born in Clinton, Michigan. His parents, natives of New York State, moved to St. Louis in 1863. Eames graduated from the St. Louis School of Fine Arts in 1878 and worked as a draftsman for local architects before embarking on a study trip to Europe in June of 1881 with travel companion William R. Hodges--outspoken and influential architectural critic for the *Spectator*. Hodges, who referred to Eames as "a young man of superior artistic abilities," sent back articles about their travels which were published in the *Spectator*. At least one from July of 1881, penned by "*our young Mr. Eames*," reported, "*Europe is beyond us only in the natural results of an historic maturity. She is behind us in all the contrivances and conveniences that go to make these short lives of ours more tolerable.*"

Upon the travelers' return to St. Louis, Hodges helped Eames receive the appointment as Deputy Commissioner of Public Buildings; by October of 1882, Eames had completed plans for several structures including the City Landmark "Red Water Tower" in Hyde Park. He resigned in 1885 to form a partnership with Thomas Crane Young.

Meanwhile, Hodges was regaling his readers with the virtues of St. Louis brick over the passé "*stone front, zinc cornice iron column, pseudo-classic cheap and nasty style*" still prevalent in local residential architecture. A supporter of "Modern" architecture, such as the work of Peabody & Stearns from Boston, Hodges warned St. Louis architects that "imported" firms were receiving more and more residential commissions from prestigious local clients.

Eames & Young took Hodges' admonitions seriously. One of their first commissions was a house in the "Modern" style (still standing in the 3700 block of Westminster) for Halsey Cooley Ives, Director of the Museum of Fine Arts. (The Museum, now razed, was by Peabody & Stearns.) Other early Eames & Young residential work for important clients, including an 1888 house at 2329 Lucas for Robert S. Brookings, led to commissions in the newly opened private streets of the Central West End and Vandeventer Place.

Although a group of local architects had attempted to form a St. Louis Chapter of the American Institute of Architects in 1884, the chapter floundered as had an earlier attempt to form a Missouri Chapter. In 1890, the St. Louis Chapter was reborn with Eames as its first President. In 1904, he was elected National President of the Institute--the first member of the profession from St. Louis to hold that office.

Eames returned to Europe in 1904 and 1906 as a delegate designated by the Department of State to International Congress of Architects meetings. In 1909, he was appointed a member of the National Council of Fine Arts.

A profile of Eames published in *Reedy's Mirror* in 1908 accounts for Eames' caricature in the earlier *St. Louisans as We See 'em*: "Billy' Eames...is as much himself when surrendered to the bonhomie of the hunting or fishing camp as when he talks like a T-square to an assemblage of his fellow craftsmen." Describing Eames as an accomplished painter and a connoisseur in literature, the *Mirror's* writer further extolled his subject observing that Eames "scorns the arts of the self-advertiser and equally despises the

cultivation of 'influences.'...Aside from his abandon in selected fellowship, fit though few, there is somewhat of the recluse about him, and this idiosyncrasy gives to his view of life the tone of delicately shaded irony characteristic of the intellectual 'looker-on in Vienna.'"

Eames died in early March of 1915. Eames, who never married, was survived by his mother, five sisters and one brother--the father of architect-designer Charles Eames.

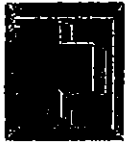
Although one obituary cited the Palace of Education at the 1904 World's Fair as the design that first brought him national prominence, the Cupples Warehouse Complex (started in 1894) was actually the project most praised by the professional journals (*Scientific American*, the *Brickbuilder*, *Architectural Record* and *Inland Architect*). Indeed, the firm received exceptionally good publicity for the duration of its existence.

In addition to an impressive collection of elaborate houses, Eames & Young's work included monumental warehouses, the magnificent Lincoln Trust and other handsome skyscrapers, hotels and banks plus assorted exposition, institutional and Federal buildings. Thomas Crane Young continued the practice until 1927. At his death in 1934, the firm's research library of books on the history of architecture and 8 volumes of black & white photographs of the firm's work were donated to Ranken Technical Institute. In 1977, the collection was purchased by the Art and Architecture Library at Washington University where it awaits study for a much-deserved publication on Eames & Young.

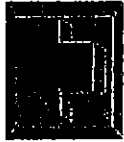
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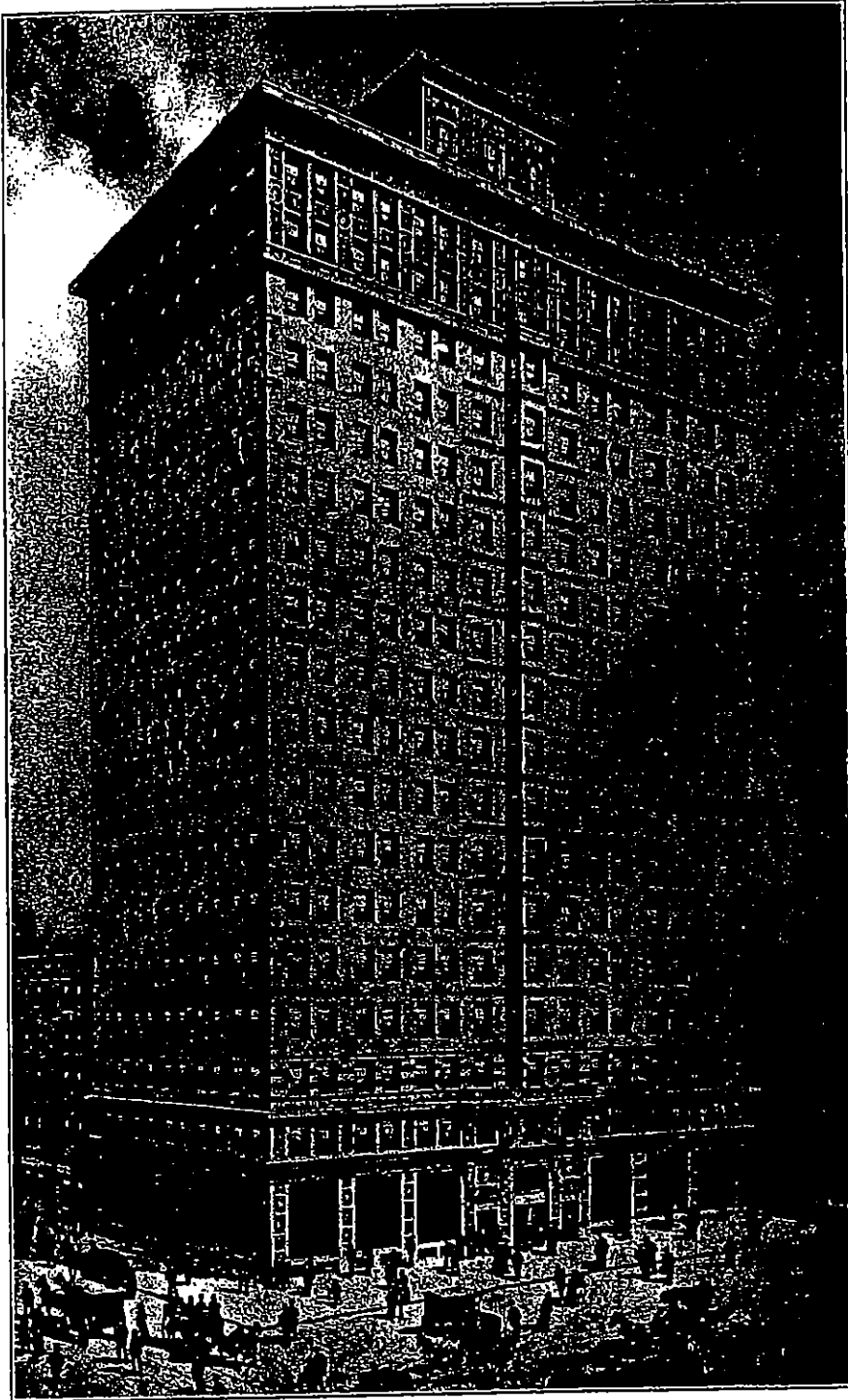


Architectural Record / May 1909

June 1909

Old Series
Vol 40 No 7

1300
See also
Vol 9 No 19



THIRD NATIONAL BANK, ST. LOUIS, MO.

Mall Chute: The Cutler Mfg. Co.
Directory: The Tablet & Ticket Co.

Eames & Young, Architects.

7100 111 100 15 2 1000000 1000000

March 1908

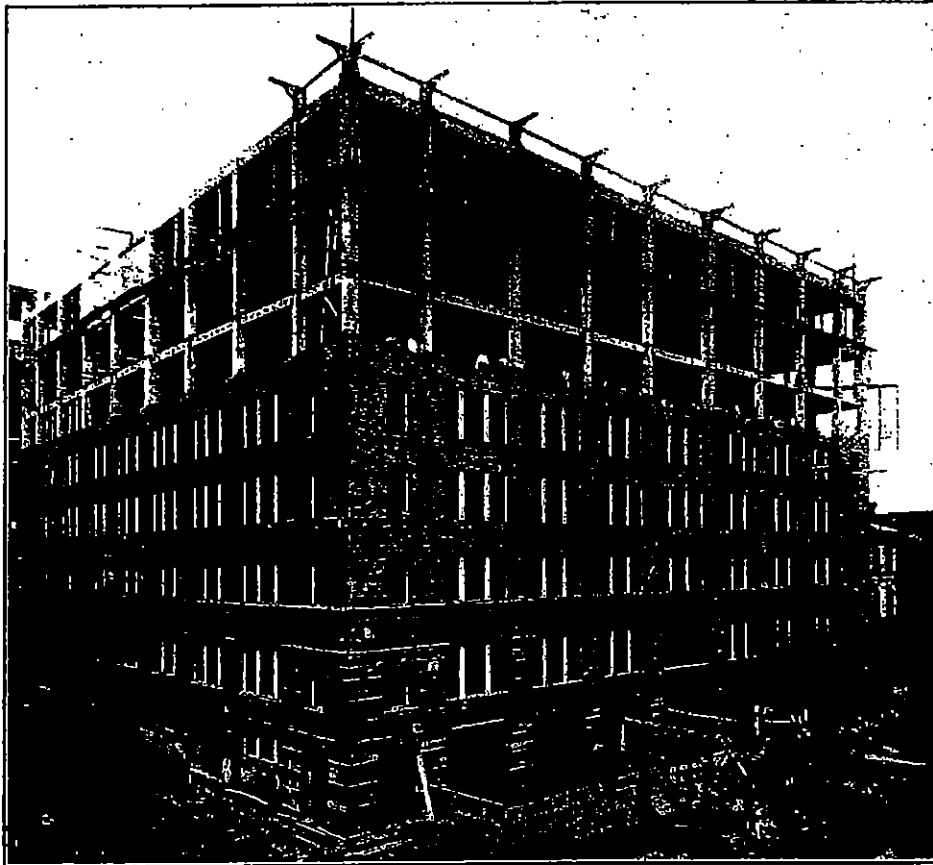
By Special Agent of the U.S. Dept. of Justice, Mr. James W. H. Able

THE BUILDINGS FOR THE ELY-WALKER DRY GOODS CO.

EAMES & YOUNG, Architects.

These buildings, which are among the largest structures devoted to the dry goods interests in the State of Missouri, are interesting architecturally as well as from a purely building standpoint. Located in the heart of the commercial district of St. Louis, a building of some architectural appearance was necessary, and the exteriors of both are treated in a manner which does credit to the designing architects.

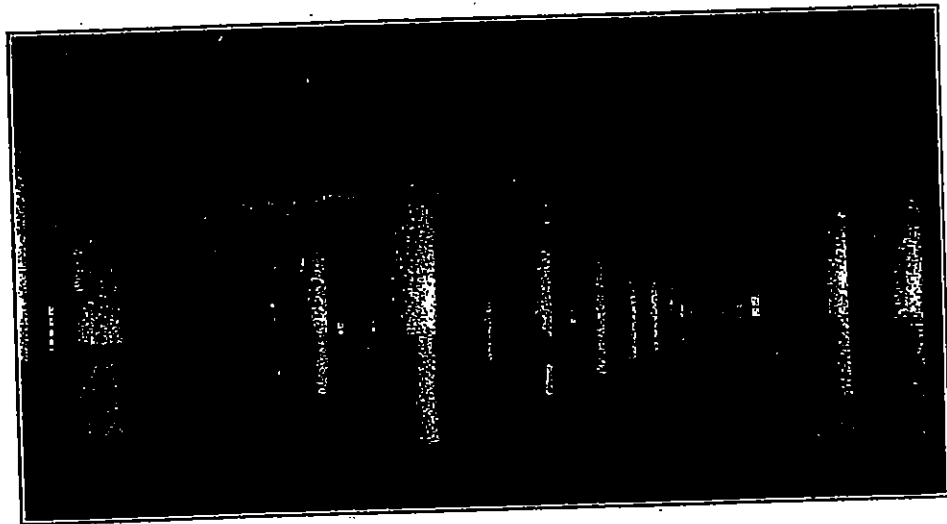
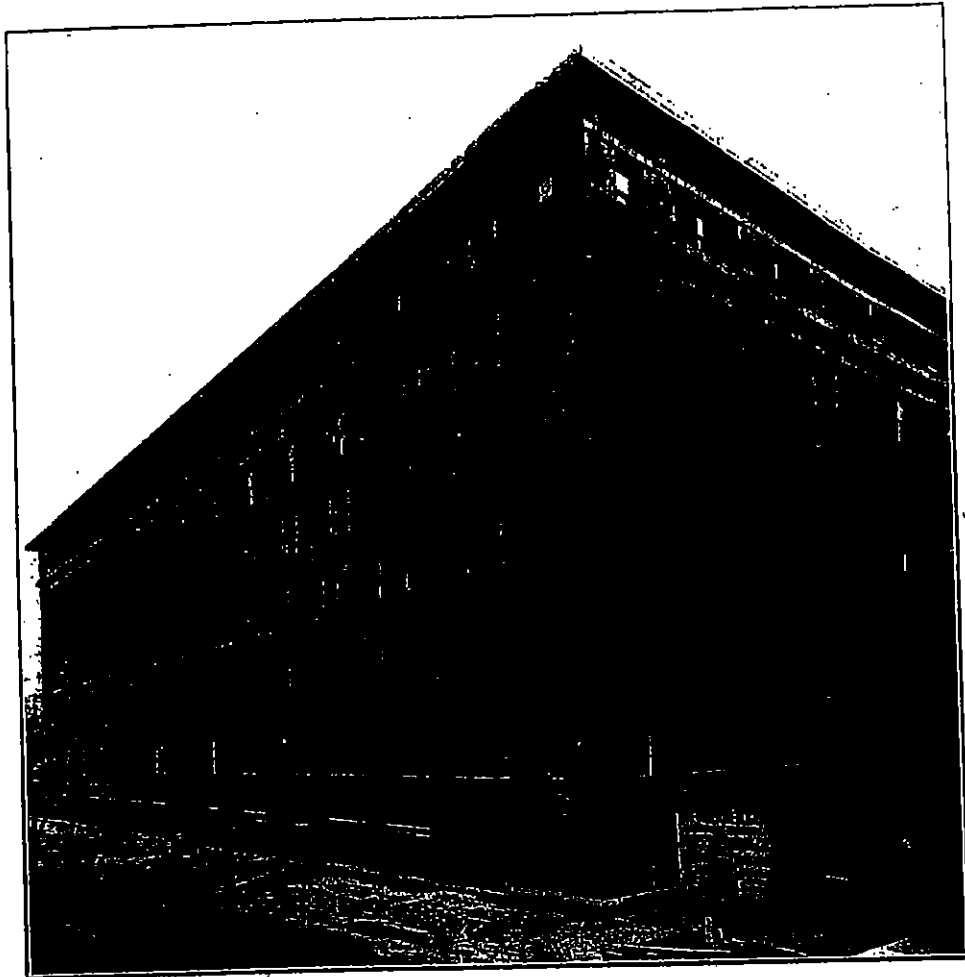
In the construction of the buildings, James Stewart & Co., the contractors, made a record job. A photograph, taken on December 11, 1906, shows the bare site of the mercantile building. A view taken on September 20, 1907, shows the interior complete. The warehouse was started on January 3, 1907, and was practically complete on September 16, 1907. This building is a reinforced concrete structure.



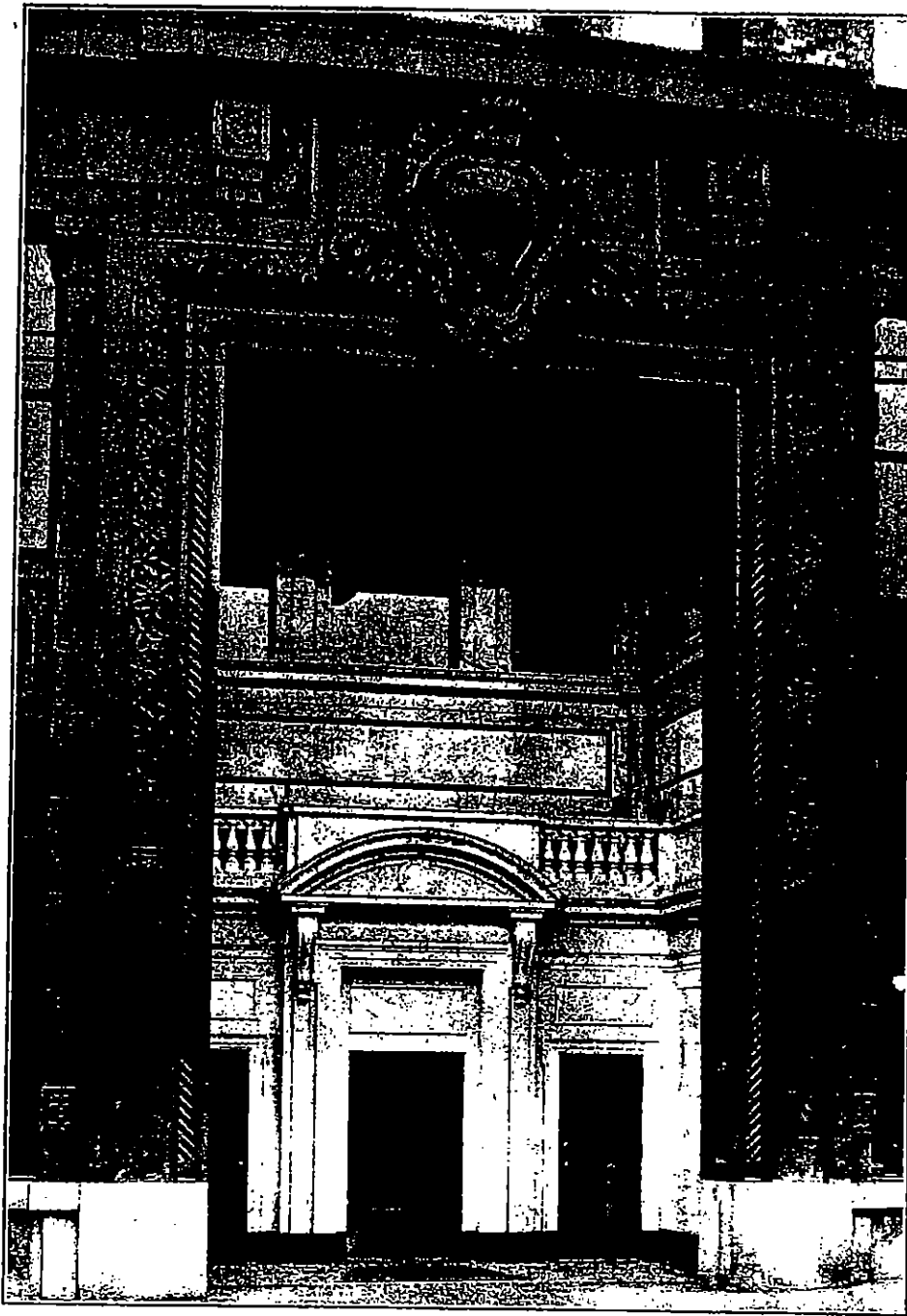
WAREHOUSE FOR ELY-WALKER DRY GOODS CO.

St. Louis, Mo.

Eames & Young, Architects.



MERCANTILE BUILDING FOR ELY-WALKER DRY GOODS CO.
St. Louis, Mo. Eames & Young, Architects.



MAIN ENTRANCE TO MERCANTILE BUILDING FOR ELY-WALKER DRY GOODS CO.
Revolving Doors: The Atchison Revolving Door Co. Eames & Young, Architects.

Dec 1905

Vol 40 No 3 - 1905
Vol 9 No 3 - 1905

THE WRIGHT BUILDING, ST. LOUIS, MO.

EAMES & YOUNG, Architects.

THIS building, which has recently been erected in St. Louis, must be for a long time to come one of the notable buildings of that city.

It towers up eighteen stores and is of massive proportions. In handling the design the architect has trusted to its magnitude rather than to decorative treatment for its architectural effect. The whole structure is severely plain, whatever decorative features there are being confined to the first two stories and the two top stories. By recessing the windows the perpendicular lines have been emphasized.

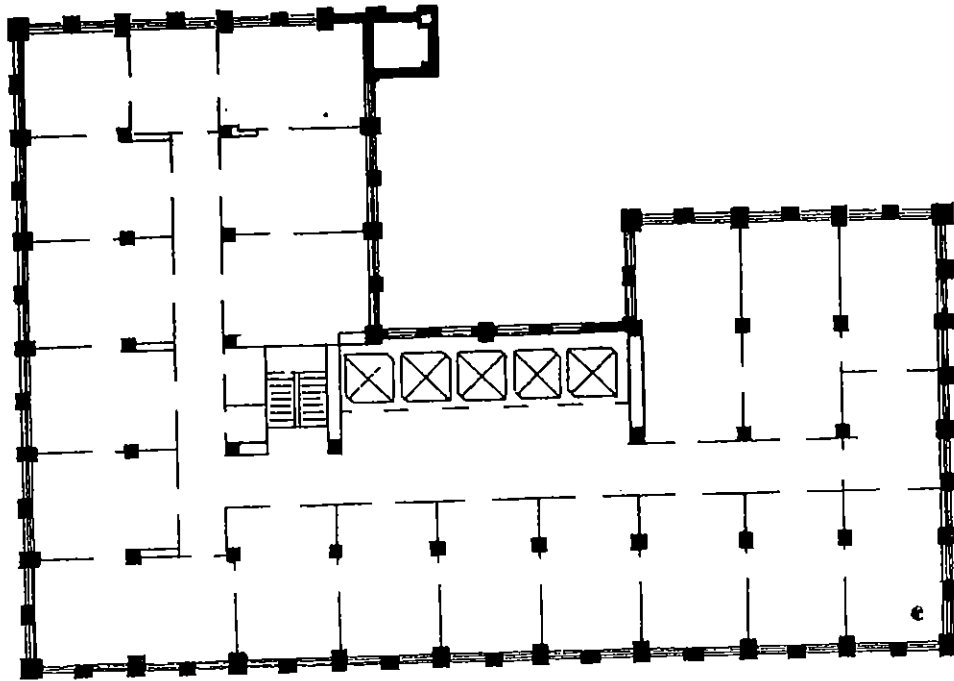
Some decorative terra cotta appears on the lower stories as well as some orna-

mental iron work, this latter designed and executed by the Lasar-Letzig Mfg. Co.

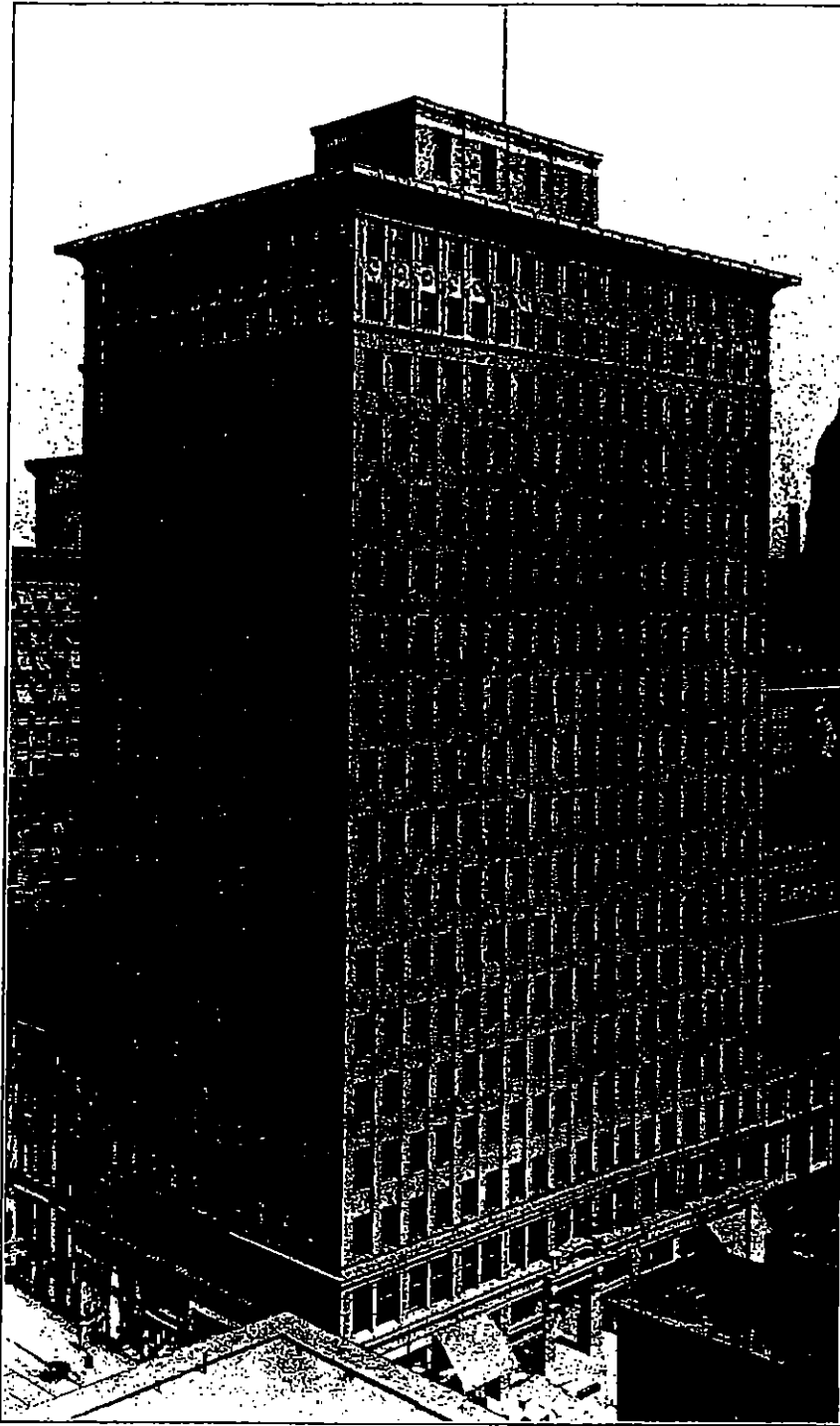
The main entrance consists of a shallow vestibule which opens on to the main hall. Entrance to this is through two revolving doors of the type manufactured by the Atchison Revolving Door Co.

The interior treatment is in keeping with the exterior, plain, dignified and massive. The walls of the corridor are marble, a view of which appears in our illustrations.

The building is served by five elevators. The arrangement of offices is shown in a typical floor plan.

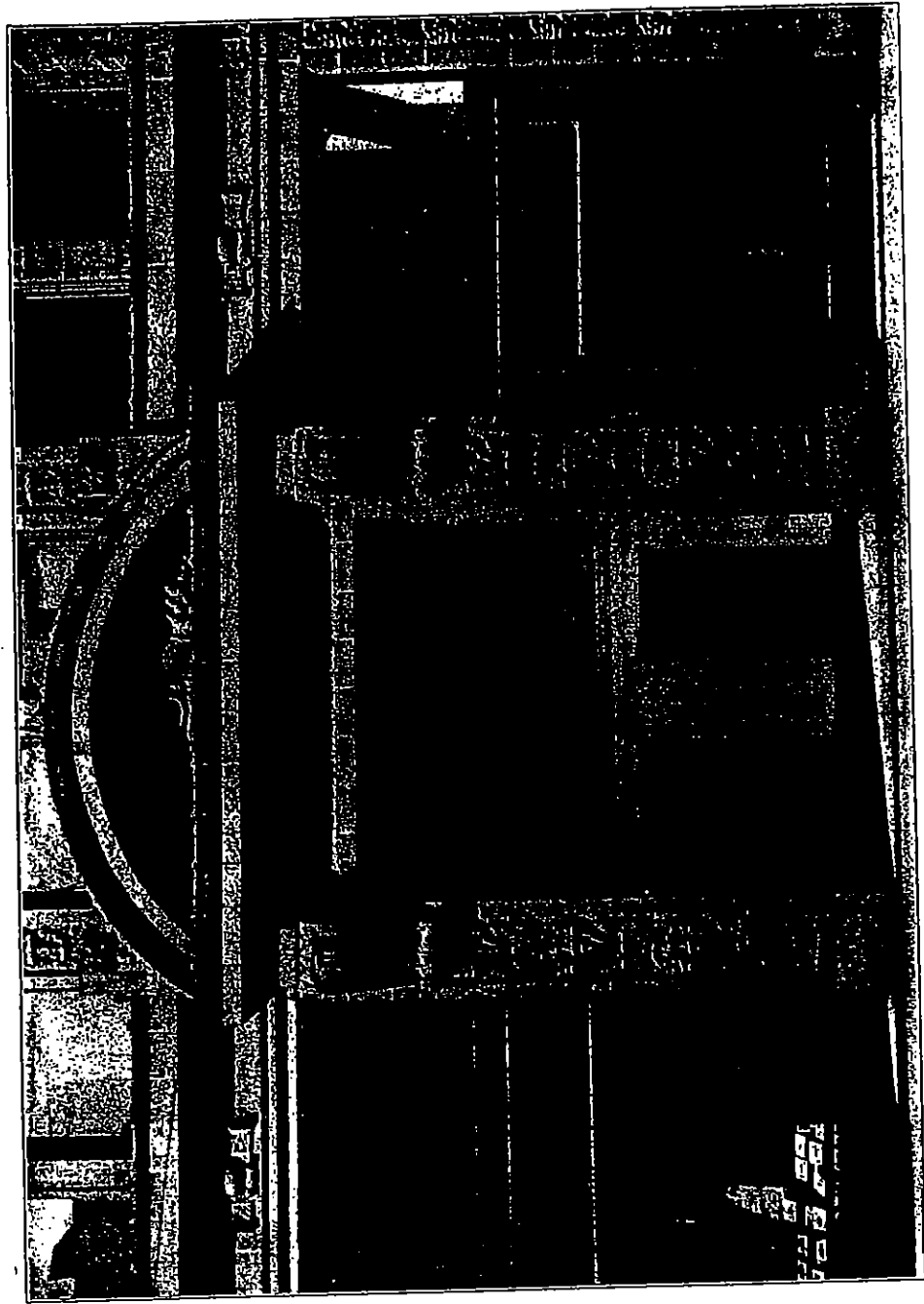


TYPICAL FLOOR PLAN—THE WRIGHT BUILDING.



THE WRIGHT BUILDING. Eames & Young, Architects.

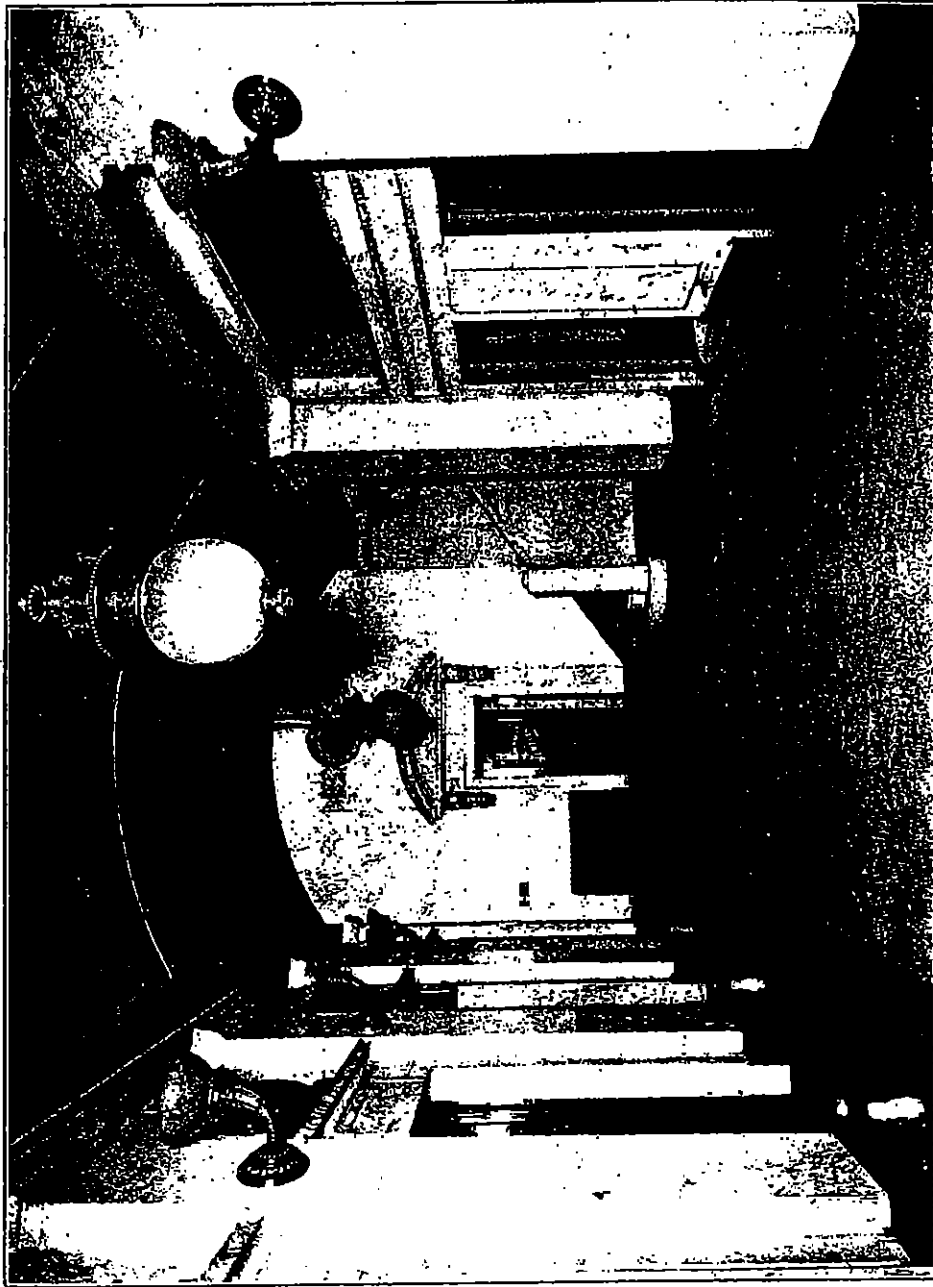




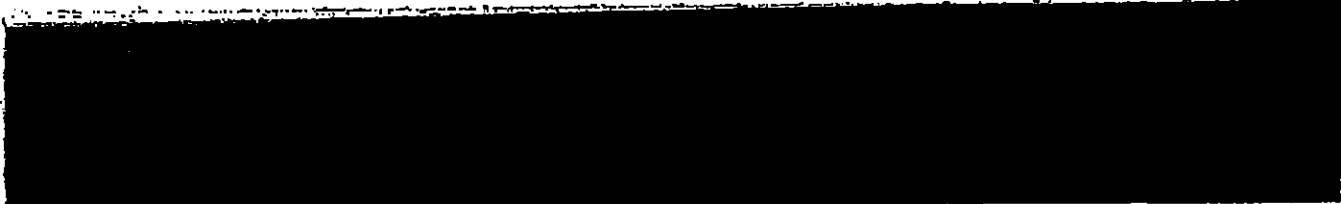
MAIN ENTRANCE—WRIGHT BUILDING.

Revolving Doors: Atchison Revolving Door Co.

Ornamental Iron: Lassar-Letzels Mfg. Co.

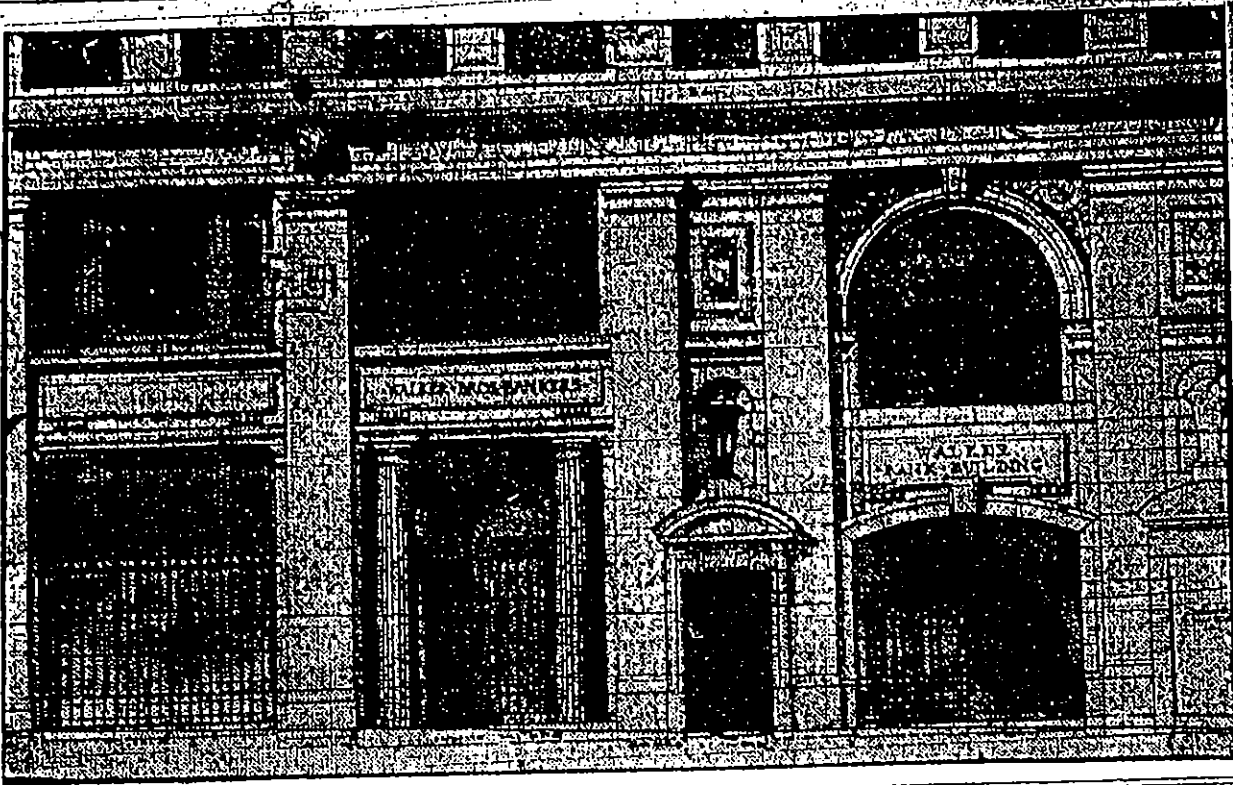


MARBLE HALL—THE WRIGHT BUILDING.
Revolving Doors: Atchison Revolving Door Co.



SURE

Entrance Arrangement to Walker Building



The accompanying cut shows how the entrance to the new Walker bank building will appear from the street. Detailed plans for the entrance arrangement were accepted yesterday by the board of directors of the building company. They call for an elegance and dignity fully in keeping with the magnificence of the building as a whole.

Fluted Doric columns flank either side of the main entrance to the bank and to the building proper. The name of the building and the bank will be carved over the entrances in granite, as shown in the cut.

It was announced yesterday that the entire steel skeleton for the building will be in place by February 10, though the original building schedule did not call for completion until March 1. The steel gang was placing the thirteenth story in place yesterday and the entire sixteen stories will be in place by next Saturday. There will then remain the three-story tower that is to top the building.

The concrete work on the tower will be in place by the time the steel workers are through work. An extra car of steel delayed in transit arrived yesterday and is now on the ground. Three other cars will arrive this week in time to allow the work to continue without interruption.

Utah's Mineral Products For the Years 1909-10

In a pamphlet on the mineral resources of the United States, the geological survey gives some very interesting tables in regard to the mineral products of the various states, Utah making a very fine showing in the list. The quantity and value of these products of the state of Utah during 1909 and 1910 were contained in the following table:

Product	1909.		1910.	
	Quantity	Value	Quantity	Value
Apparel, tons	28,919.3	221,086	35,597.5	369,553
Cement, barrels		\$21,155	811,860	1,005,960
Clay products		\$21,155		891,258
Coal, tons	2,266,899	2,751,810	2,517,809	4,221,356
Copper, pounds	101,241,114	12,161,345	125,355,465	15,898,563
Gold, ounces		25,518		13,200
Gins, etc.	208,818	4,215,206	208,627	4,212,700
Lead, tons	64,361	3,349,924	57,081	3,023,123
Lime, tons	16,288	108,992	15,626	88,030
Salt, barrels	246,935	147,318	249,660	155,862
Silver, ounces	10,551,100	5,188,600	10,446,000	6,840,600
Zinc, tons	6,960	843,880	7,721	779,868
Miscellaneous		1,087,583		621,451
Totals		\$35,579,510		\$39,253,716

In the latter item noted miscellaneous is included argente, bismuth, graphite, gypsum, mineral waters, petroleum, phosphate rock, pottery, sand and gravel, stone, sulphur, etc.

WEEK IN SHOPPING

men's wearing apparel—arrived to keep up interest in the regular January sales. These will close within the month and for the next month

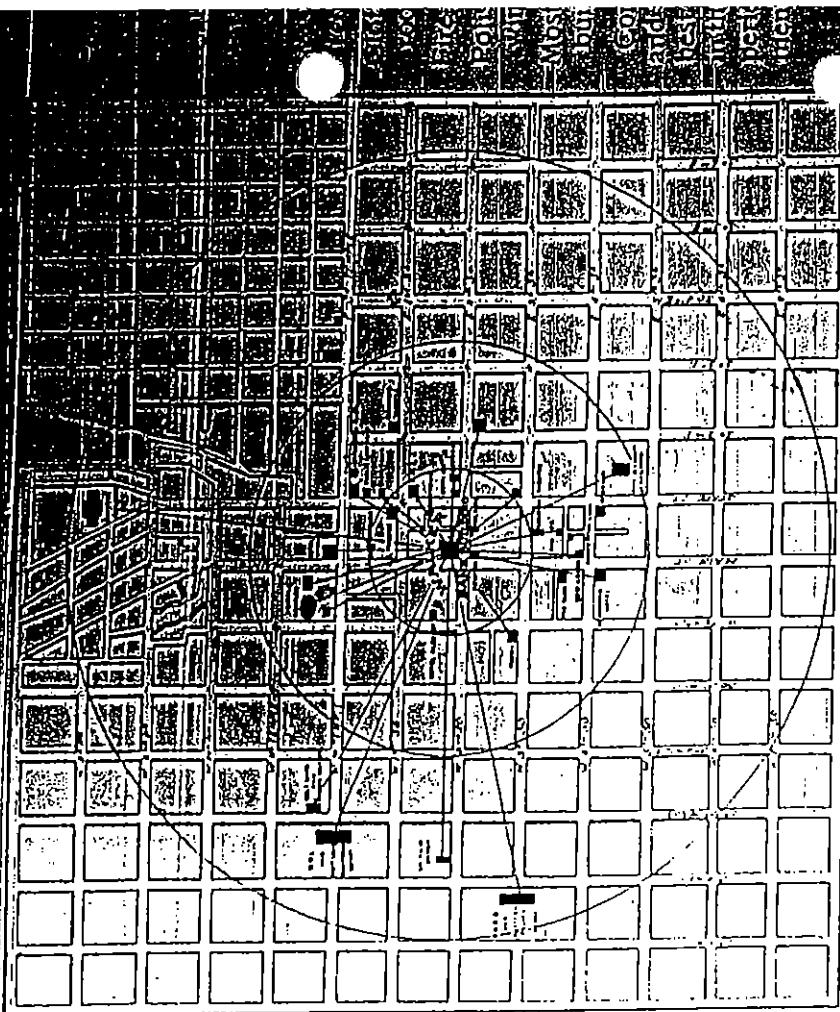
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New Walker Bank Building

- Location absolutely central.
- Most convenient for all lines of business.
- Outside light for every room.
- Finest elevators and elevator service obtainable.
- Heat, light and janitor service included.
- Vacuum cleaner operated from basement.
- Ice water piped to every floor.
- Hot and cold water in each room.



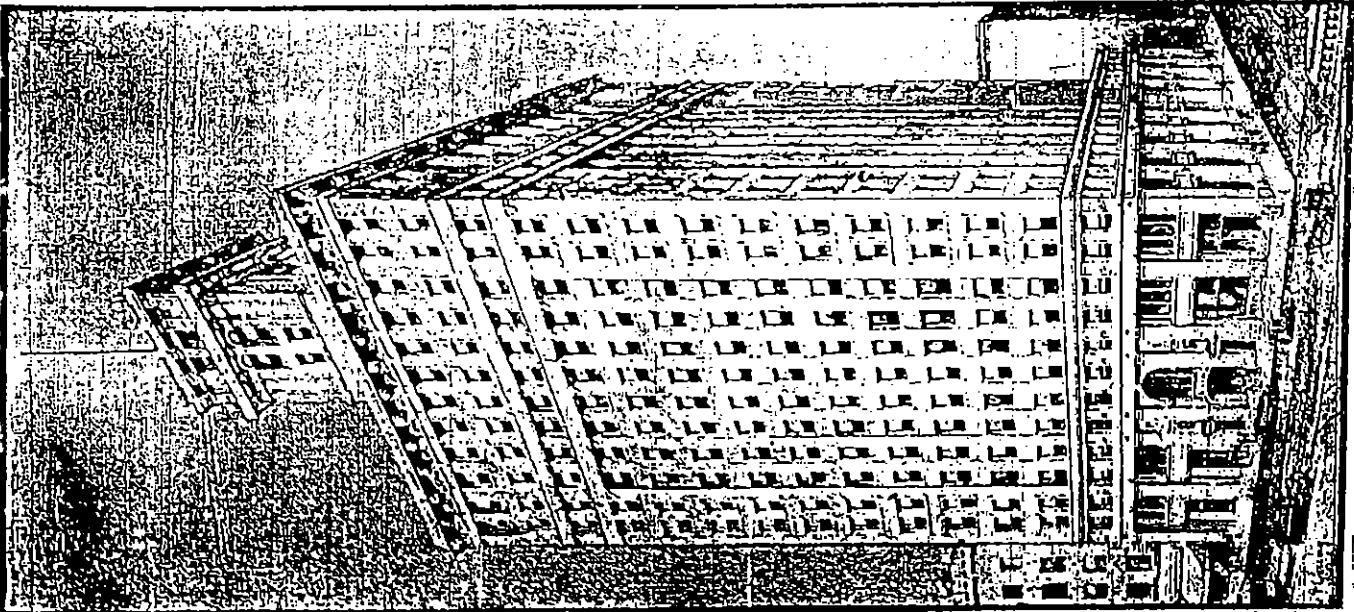
To Prospective Tenants in the New Walker Bank Building

Plans and specifications have been prepared and application for space made at Walker Brothers Bankers. The building is now under construction and applications already received. Many of them for the same rooms, and others of an individual nature. It is therefore necessary to make what he desires, so that final agreements may be reached. Applications should be given in the proper definite applications are received, giving consideration also to the amount of space.

M. H. Walker Realty Company

TEMPORARY OFFICE BUILDING

Walker Brothers Bankers

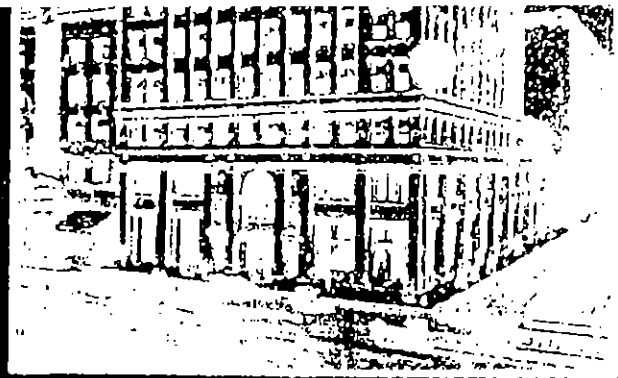


Possession is guaranteed to make for clean, bright, comfortable and profitable business. The building may be completed before that time.

It is fine after eating! It helps digest
It is fine for teeth! It makes them
It is fine for breath! It makes it
And it's the most soothing occup

YOUR DEALER SHOULD SELL IT

Look for the Spear!



**Great Skyscraper in Heart of
Salt Lake City Will Be
Sixteen Full Stories
Tall.**

**SURMOUNTING TOWER
BUILDING IN ITSELF**

**Specifications Call for Modern
Fireproof Construction; De-
sign Shows Handsome
Architectural Lines.**

PRESENTLY work will begin on one of the greatest modern buildings west of Chicago. On November 1 workmen will start the task of tearing down the small building that occupy the northeast corner of Second South and Main streets. When the ground is cleared the excavation for the Walker Brothers' bank skyscraper will begin, and the construction of that immense structure will be pushed with all possible vigor.

The Walker skyscraper will be six top stories in height, exclusive of the tower surmounting the top which will be four stories in height. Thus the big structure will be twenty stories tall. Added to this height will be a flagpole cupola with a globe, whose height from the ground will be 255 feet.

On the top of the tower will be an observation platform, whose height above the sidewalk level will be 255 feet. The highest point of any structure in Salt Lake at this time is the topmost point of the tower of the statue of Martin, and this is only 247 feet high. The platform on the Walker building tower, therefore, will be ten and one-half feet higher than this, and the top of the flagstaff will be forty-two and a half feet higher.

Few Buildings So Tall.
No building in Portland, Los Angeles, Omaha or Kansas City is as high as will be the Walker Brothers' bank structure. At this time there is no corner of construction a building in Seattle that could be forty-two stories in height. There are ten buildings in San Francisco that are a trifle higher than the Walker Brothers' bank building will be. Aside from these, Salt Lake will have the distinction of having the highest building in the east when the Walker skyscraper shall have been completed.

But height alone does not make a modern building. Many other elements and factors enter into the erection and completion of an up-to-date skyscraper. All of these elements will enter into the new Walker structure, which will be constructed of steel frame with concrete floors. The exterior of the first ten stories will be of granite, the next story of terra cotta, the next eleven stories of terra cotta and the two highest of terra cotta. The tower will be of terra cotta and brick. Throughout the Walker building will be an evenly fireproof as modern buildings can make it.

Modern Office Rooms.
The dimensions of the building will refer to area of ground occupied.

will be eighty-four by eight-four feet. This space takes in all of the Main street front and the larger part of the frontage on Second South street. That portion of the site on Second South street not occupied by the sixteen-story building will see the construction of a three-story structure. The foundations of this smaller building will be put in with a view to adding thirteen stories later, should need arise for the continuation upward of this portion of the building.

In addition to the ground floor rooms, the building will contain 251 office rooms. A gratifying feature of these offices is to be that each one of them will have outside light. In every way the office rooms will be supplied with modern conveniences. Not the least of these will be ice water runs on each floor, so that the presence of the "ice cooler" in an office will no longer be necessary. An innovation in building equipment will be the installation of gearless traction elevators. There will be four of these, and they will possess the advantage of high speed combined with absolute safety.

The main entrance will be on Main street, and the designers are devoting every attention to making this entrance the most strikingly handsome in the country. Great stairways of marble will rise on either side, and the entire design will be in conformity. Walker Brothers, bankers, will occupy the north part of the ground floor and two floors above will also be used for the purposes of the bank. The promise is that the new quarters of the Walker Brothers, bankers, will be the modern and government banking establishment in the west.

The great skyscraper will be erected by the M. H. Walker Realty company, a corporation organized by the directors of the Walker Bros. bank. The capitalization of the company is \$1,000,000. The following are the officers and directors of the company: M. H. Walker, president; John H. Walker, vice president; L. H. Farnsworth, treasurer; E. O. Howard, secretary; and W. M. Perry, F. A. Druehl, H. G. McMillan, C. N. Stravell and G. S. Auerbach, directors. The company

purchased from M. H. Walker the site of the new building.

The financing of the building is being kept apart from the bank itself, except that the bank has subscribed to \$50,000 of the stock of the building company. The equipment of the bank in the new quarters will also involve about \$50,000.

Emics & Young are the architects of the new building, which will be constructed by James Stewart & Co.

Has Interesting History.
Much of interest in the way of local history attaches to the corner whereat the big skyscraper is to be built. The earliest owner of the site was H. G. Sherwood. The next to acquire the property were John and Frank Rose. These two sold a portion of their holdings to Bishop H. B. Clawson and another portion to Daniel B. Greig. Later Walker Brothers acquired the property from Bishop Clawson and Mr. Greig and full title passed to M. H. Walker about thirty years ago, after the Walker Brothers had held possession of it for a period of about ten years.

The first authenticated record of activity at the corner takes account of the presence there of a blacksmith shop. Along in the early '60s the site was occupied by the Elephant store, then one of Salt Lake's chief mercantile establishments. The Elephant store was owned and conducted by Cunningham & Co. This store later went to First South street. To the north of the Elephant store was the Pioneer jewelry company's store, which was owned by John Meeks, the father of Walter J. Meeks, George and John Bowman ran a drug store next to the jewelry shop, and next to that on the north was the New York store, a branch of Walker Brothers' store. One looking at the site today would scarcely believe that city creek then ran its bubbling way nearby, the channel being apparently at the point where Commercial street now is.

There were various occupants of the different one-story buildings, and twenty or more years ago A. C. Smith, the veteran druggist, opened at the corner

a drug store. Since that time that store has never been closed for one single minute. The business is still known as the Smith Drug Store, but it is now owned by Druehl & Frazer.

Evidence of Abiding Faith.

While the erection of the gigantic building is itself a source of gratification to Salt Lake of highest moment, there is no less gratification in the fact that the building of the skyscraper denotes abiding faith in the city's future of its wealthiest citizens. There can be no question that the determination of Mr. Walker and his associates to raise a great building in the heart of the city finds acceptance in this city as ample evidence that these kept-awake business men have a confidence in Salt Lake that is not to be shaken by the cry of the alarmist. Here it is that M. H. Walker has to say respecting that phase of the enterprise:

"The property on the northeast corner of Main and Second South streets was purchased by Walker Brothers in 1871 and became my personal property about thirty years ago. It has been my plan for many years not to build a large structure on this corner until the time should be ripe for a building that would be a credit to any city. My life, from boyhood days, has been spent in Utah, and it is born that I have accumulated what I now possess. I have the utmost faith in the future of the city, and the erection of the extraordinary building on this corner is a proof of my confidence."

Already the tenants of the buildings which now occupy the site are disposing of their stocks of wares and are coming to Utah to vacate. The word has come to them that the premises must be available for the house-keepers on the first day of next month, and when that time comes there will be no obstacle in the way of the workmen.

**Have you seen the new
self-starting
Hudson 33?**

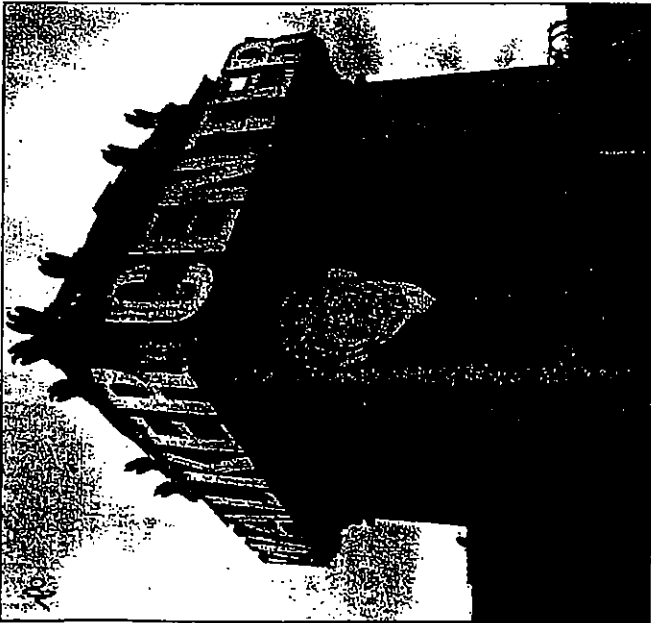
If not, call at our salesroom, where we will be glad to demonstrate its simplicity to you.

**Automobile General
Sales Co.**
ALEX BEVERIDGE, MGR.
41 State Street.

WHY IS "GOLD NUGGET"
BECAUSE we pay the HIGHEST PRICES for our BUTTER.
BECAUSE our cream is OATHERED DAILY.
"GOLD NUGGET"
BECAUSE each and every egg is TESTED by the
SAVE ALL
As we offer a set of the WM. ROGERS & SON'S FREE for twenty-five coupons, together with twenty-five more. We also offer one WM. ROGERS & SON'S FULLY FREE for twenty-five coupons. You will find a card since we started to give these fine silver one has been commending the superior quality of not as yet a user of our butter and eggs be sure to
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Paul Fraughton/The Salt Lake Tribune
Ken Pullan, Walker Center operations manager, is in charge of ensuring the sign is the correct color, depending on forecast.

Walker Center Sign Keeper Keeps Eyes on the Sk

BY REBECCA WALSH
THE SALT LAKE TRIBUNE

Even on vacation, Ken Pullan worries about the neon sign atop the Walker Center building.

He does not worry that the light has shorted out or has been jostled by vandals but that it is inaccurate: blue for fair weather, flashing blue for cloudy skies, red for rain showers and flashing red for snow.

Every morning, Pullan, Walker Center operations manager, calls the National Weather Service for Salt Lake City's forecast, and, depending on the way things look outside, flips the sign's color switch. He checks again throughout the day.

And when Pullan is at home during holidays, he calls in to check the signal his assistant has set for the sign. He has been checking and double-checking the informal weather-forecasting sign for 22 years.

"It's got to be right," Pullan says. "Sometimes, we're more accurate than the weather bureau."

Besides maintaining the building, Pullan, 66, is the keeper of a longtime, almost forgotten tradition that started before Doppler radar, 3-D weather, or the Internet. That was decades ago, when Salt Lake City residents looked to the Walker sign to know whether to pack an umbrella.

Back then, the Walker Center, located at the northeast corner of 200 South and Main Street, was home to Walker Bank & Trust Co., Utah's first television station, KDYL (now KTVX-Channel 4), started broadcasting from a 90-foot tower on the roof of the 20-story building 50 years ago. After just a few years, the television transmitters were moved, but the tower remained. Bank officials took advantage of it, wiring three sides of the tower with a neon "Walker Bank."

Visible from most parts of the valley, the blue- or red-flashing neon obelisk was the first thing travelers saw as they drove into town from the east or the west. "It was a tradition to watch that sign," says William Alder, Na-

tiona Weather Service director. "It was just accepted that that's how you figured out what was happening with the weather," says accountant Lynn Carlson, a five-year tenant of the Walker Center. "People would say, 'Let's see what the sign says.'"

Now, many Walker Center tenants and city residents know the ritual but are unimpressed. "It was a big deal when I was a kid. But that was a different life then. Times have changed," Carlson says.

For 20 years, Trolley Square mimicked the Walker Center tradition, changing the red and blue neon sign on the 700 East water tower with the weather. But the sign's timer broke in 1993 and has not been fixed.

In the mid-1980s, First Interstate Bank bought Walker Bank and moved the institution across Main Street. The old building was sold, converted into office space and the weather tower was torn down. The new owners agreed to build another neon sign.

Today, the Walker Center, built



The Walker Center changes color with the weather. Blue means fair skies in 1911, is hemmed in by towering office buildings that grown up around it. The barely visible, and only from certain angles.

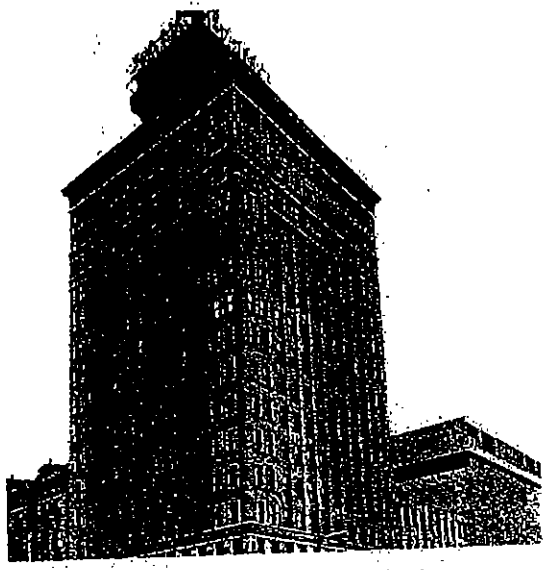
Pullan can find it. "I where to look," he says. He remembers if anyone remembers the colors mean. Pullan like to post a key to the passers-by can figure out weather code.

If nothing else, his sign j keep him from retiring. " change, and there isn't much to do about it, Pullan says: is one tradition I can do thing about."

KDYL - 1948
changed to KTVX in 1953

The Historic Buildings
of Salt Lake City

Walker Bank Building
171 South Main



When it was completed in 1912, the sixteen-story Walker Bank Building was the tallest building between the Missouri River and the West Coast. The *Salt Lake Tribune* hailed it as "but another step typifying the new Salt Lake City, a metropolis which is destined to be unrivaled between Chicago and San Francisco." It was a testimony, the newspaper said, "of the strides this city is taking," a "monument to the progress and future of Salt Lake." The building also received national attention and was featured in the February 1914 issue of *American Architect*.

Walker Bank was the first bank in Utah Territory and one of the first to be established west of the Missouri River. Four brothers founded it, Samuel S., Joseph R., David F., and Matthew H. Walker. They came to Utah in 1852 with their mother and in 1859 established a mercantile partnership to take advantage of the profitable opportunities offered by the presence of Johnston's Army at Camp Floyd. The firm also performed banking functions. Official status as a bank began in 1871, but banking remained an incidental operation until 1885 when the firm obtained a national charter. From 1865 until the construction of this building, the bank was located across the street, on the northwest corner of Second South and Main.

Essentially square in plan, the building consists of two tiers, the sixteen-story main structure, and a smaller two-story section that sits atop the middle of the roof. ~~The box-like appearance of the sky~~

~~It is somewhat softened by classical detailing along the window floors and the upper cornice. The building reflects a pure Sullivan classicism in which the application of traditional decoration was never the aim of disguising the starkness of modernity to the form.~~



The Story of
WALKER BANK &
TRUST COMPANY

SALT LAKE CITY

*Seventy-seven Years of
Banking Experience*

1859-1936

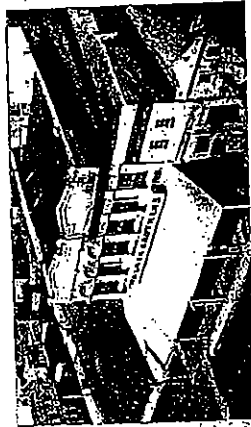
After traveling over the great plains in covered wagons during exposure to heat and cold, braving perils from wild beasts of the prairies, they entered the Great Salt Lake valley in 1852, six months after their start over the plains to the West's frontier.

The four Walker brothers soon became known to the valley and in the surrounding settlements, traveling a time selling notions from house to house. By this Civil War was coming on and Johnston's army received to leave Utah to return east. This gave the Walker brothers an opportunity for their first bold stroke, so, as their first enterprise of consequence, they purchased large quantities of army supplies through General Johnston. With these they opened the general merchandise store which they named under the name that was long to be an important commercial enterprise—the West—Walker Brothers.

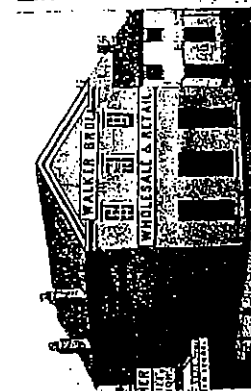
A large iron safe was a part of the store's fixtures. It was a depository for the gold dust, coin and other valuables of the settlers. A big iron key was turned in the lock, and the



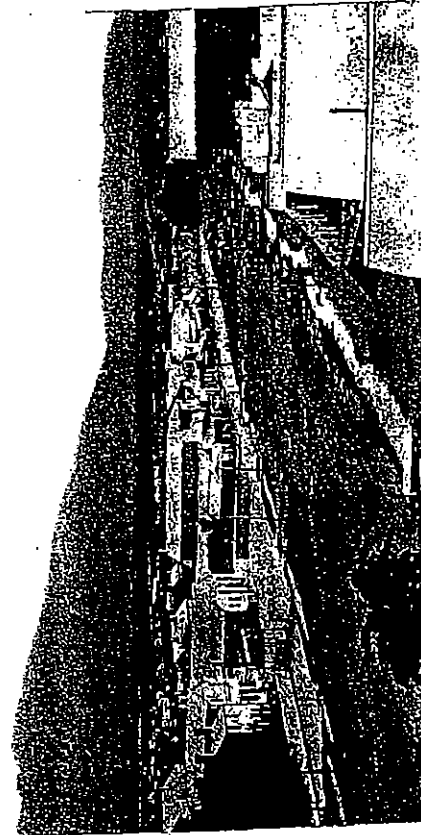
Early Salt Lake, about 1851,
from a drawing by F. Piercy



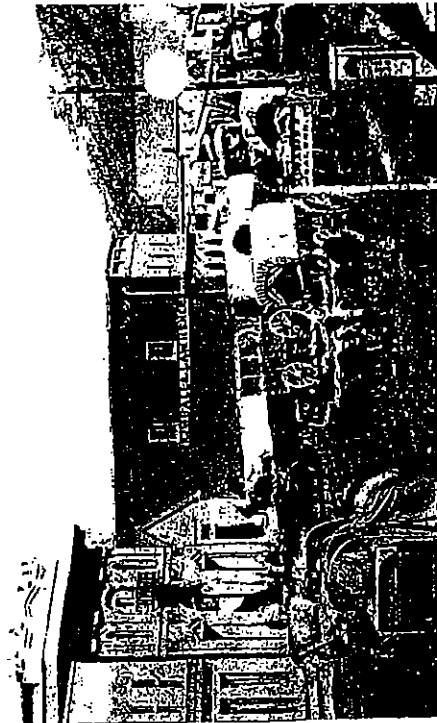
First office quarters of the
Walker brothers, 1859



Second office quarters of the
Walker brothers, 1865



Main Street of Salt Lake, 1861, south from
the "Council House." Population 8,150



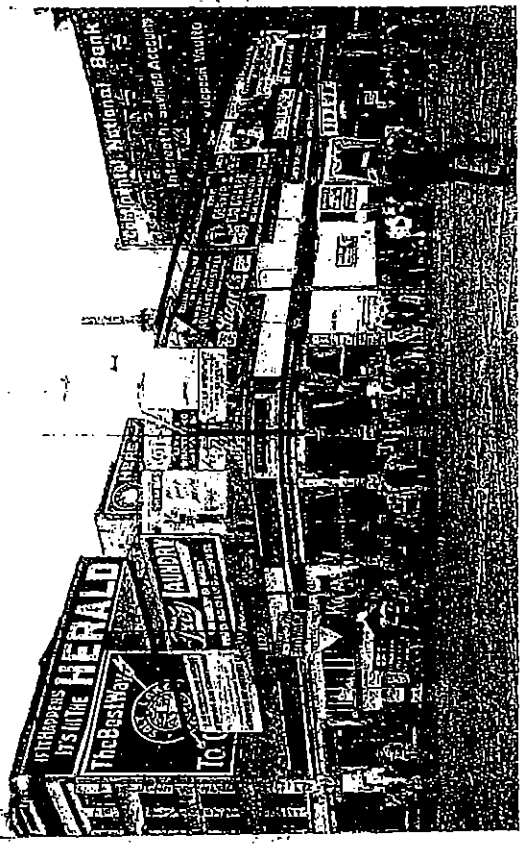
Unloading goods
for Walker brothers

1859

1936

Walker Brothers Bankers took over the deposits of McCornick & Company on May 18, 1921, upon the advice of W. S. McCornick. The McCornick bank, established in 1854, had been an important influence in the development of the region. Mr. McCornick was universally admired for his human kindness and ability. He was a business enterpriser of today owe much to the bar and advice of W. S. McCornick. Shortly after the death of the capital of Walker Brothers Bankers was increased to \$1,500,000.00, with Surplus Fund and Undivided Profits of \$656,534.30 and Deposits of \$21,738,469.69.

Historically, the period from 1922 to 1928 was the most prosperous in the history of the bank. The depression of 1920-1921 had been a

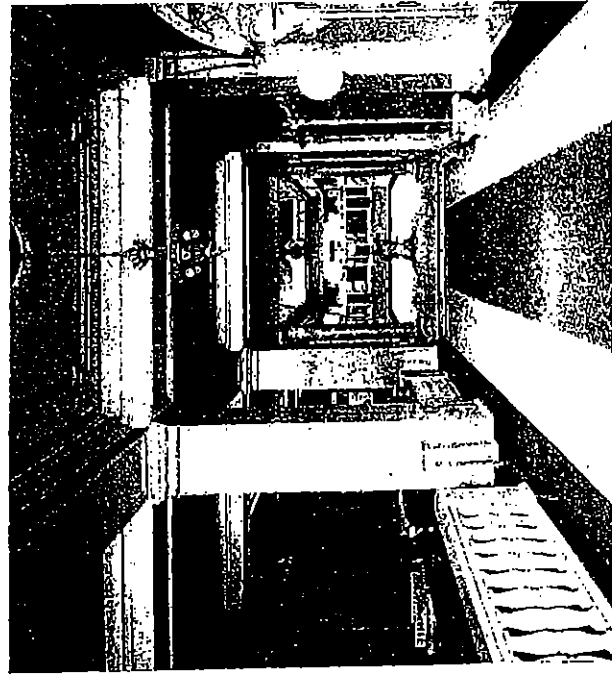


Northeast corner of Second South and Main Street in 1911—site of present Walker Bank building

months. War orders speeded up production. Gold from foreign countries began to reach the United States—and the United States became a creditor nation for the first time in its history.

Neutrality was ever harder to maintain. Critical situations which were successfully met soon reappeared in new form. The presidential campaign of 1916 between Wilson and Hughes was the most closely contested in our history. It resulted in an endorsement of President Wilson's policy of "watchful waiting." Overt acts continued, taxing national patience to the breaking point.

When the United States entered the World War in 1917, Walker Brothers Bankers threw its weight with the government. L. H. Farnsworth, then president of the bank, gave distinguished service as chairman of the State Council of Defense. The bank cooperated actively with the government in the sale of Liberty bonds.



Section of interior Walker Brothers Bank

farmers' position was being gradually improved by production. Labor troubles were few and commerce were falling.

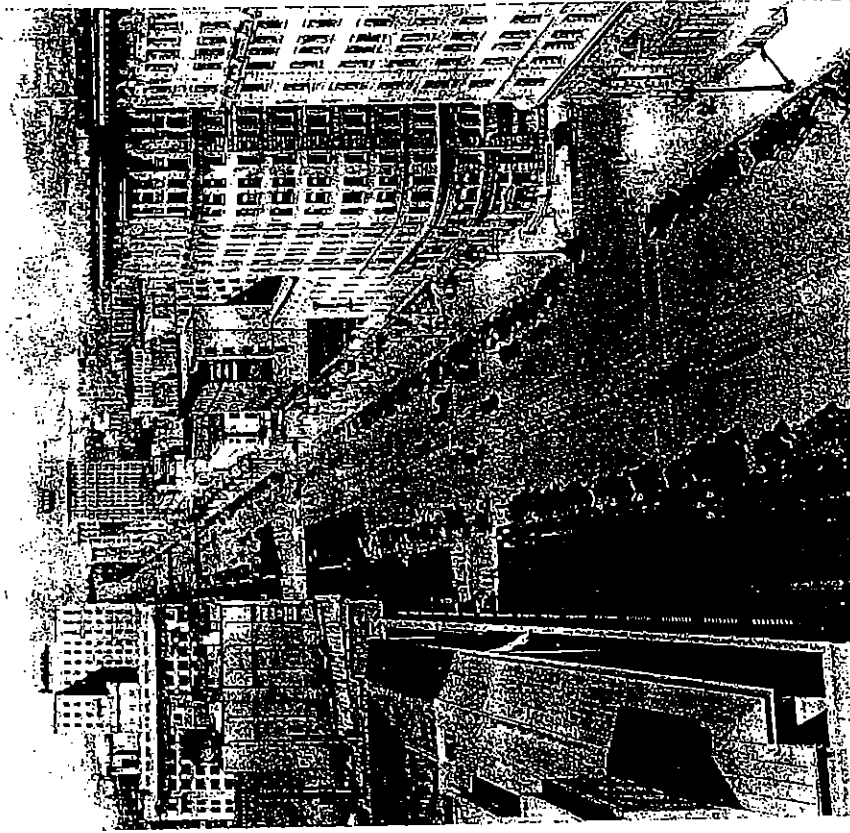
In the next few years sustained productive activities and stable prices combined to create a standard in the United States higher than ever before attained.

The stabilization of foreign currencies and the grace to a gold basis by European nations stimulated foreign science and invention, encouraged by a well-balanced prosperity, made notable advances. The epoch-making Colonel Charles A. Lindbergh gave a new impetus to Telephone service across the Atlantic was established on a commercial basis. Wireless transmission of photographs across the ocean made it possible to cash a check in America as if it was written in London. Airmail lines spread the news over the land.

In March, 1931, in order to express to the public confidence of the fast growing trust facilities being offered by the bank, the name, Walker Brothers Bankers, was changed to Walker Bank & Trust Company.

There has been an important evolution in the banking profession since the days when gold dust was a medium of exchange to the present highly developed modern system. The Walker Bank & Trust Company has had an important part to play in this evolution. It is keeping abreast of continuing changes, with a firm faith in the future.

The bank has seen, and has been a part of, the most remarkable period of advancement in mining, commerce and finance, in science and invention, and in human progress that the world has ever known.



Main Street, 1935, Salt Lake's population was then approximately 140,000

lessons which it taught were not ignored. Industry set itself to the task of discovering and analyzing its causes. The methods of the laboratory began to be applied to the study of business management. The foundations of prosperity were being laid on the errors of the past.

A minor reaction in the Spring of 1924 was produced by the Japanese earthquake, threats of adverse legislation and political uncertainty. The general situation, however, was sound. The

The Present Organization and Facilities of the Walker Bank & Trust Co

Through the years, Walker Bank has constantly increased the scope of its services, for greater helpfulness to its customers. Today these services may be summarized as follows:

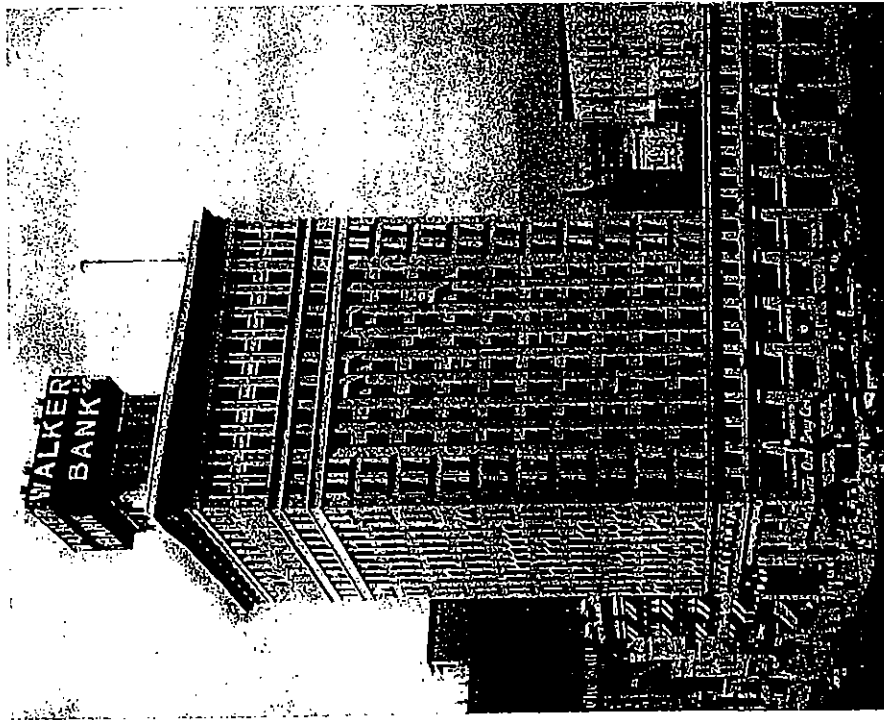
Commercial

The functions of the commercial banking department of Walker Bank include the making of loans and checking account facilities for individuals, firms and corporations; and business counsel.

In considering applications for loans it has always the policy of this bank to apply the broadest possible path of viewpoint. This bank was first a firm of merchants. It became a firm of bankers as an outgrowth of merchant activities. Perhaps this helps to account for its point of view. At any rate, it believes that the banker is chiefly for the purpose of serving others by helping them in the conduct of their business.

Checking facilities are, of course, a necessity to any business. For individuals as well, a checking account provides a safe depository for money and a convenient method of paying bills.

The officers of Walker Bank are always glad to cooperate with its customers, to offer business advice based on their experience. This friendly willingness to talk over business or personal financial matters is typical of the cordial service on the part of officers and employees. Many people have told us that this is a characteristic of this institution.



Walker Bank & Trust Company building, October, 1935

A NEW
WELCOME

FROM AN
OLD FRIEND

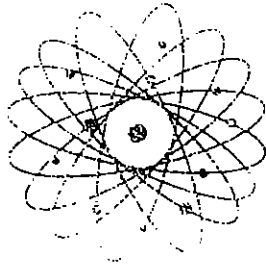
Walker Bank & Trust Company

SALT LAKE CITY, UTAH

OF # DAY



PIONEERS IN BANKING PROGRESS FOR A HUNDRED YEARS



2063

FROM AN OLD IRON SAFE... AN ENDURING TRADITION

A century ago when the west was a challenge to courage and hardihood, four enterprising young brothers established the institution that is now known as Walker Bank & Trust Company.



Samuel S. Walker



Joseph R. Walker



David F. Walker



Matthew H. Walker

They were Samuel S., Joseph R., David F. and Matthew H. Walker — the oldest being 25 years of age, and the youngest just 14 at the time.

Natives of England, they had moved to St. Louis, Missouri, in 1850. The following year, their father and two sisters died, and the boys and their mother set out for Salt Lake City.

Here, after several years of selling notions from house to house, they were able to open a small general mer-

chandise store on Main Street between First and Second South. Among fixtures of the store was a large iron safe, and settlers made it a practice to leave their gold dust, coin and other valuables there for safekeeping — sometimes for a day and sometimes for a year — with no security other than the name of Walker Brothers.



First office quarters of Walker Brothers, 1859

Presently, it became necessary to enlarge this part of the business, and a special banking department was opened. This marked establishment of one of America's first three banks between Missouri and the Pacific Coast.

Walker Bank has moved only twice in its history. In 1865, the bank moved to the northwest corner of Second South and Main Street, across the street from its present location, and in 1912, into its own 16-story building where it remains today.

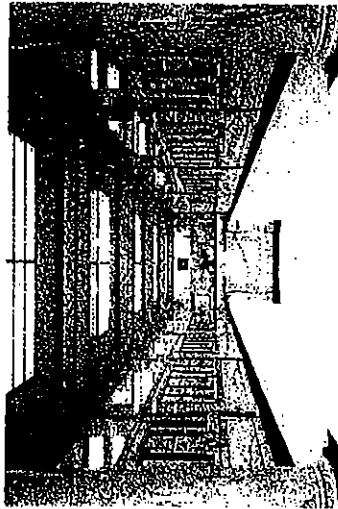
Among significant milestones in the growth and development of the institution were the purchase of the Salt Lake City branch of Wells Fargo & Company Bank in 1905; creation of a

savings department and a bank-by-mail department in 1911 and the decision that same year to erect its own building; the taking over of the deposit liability of McCornick & Company in 1921; inauguration of branch banking in 1951, and the purchase of controlling interest in the bank by Transamerica Corporation in 1956.

The bank now has 11 branches, mainly concentrated in Salt Lake City and its suburbs, but also including units in Logan and Provo.

Today, the officers and directors of Walker Bank & Trust Company look with confidence toward ever-broadening business horizons. The completely remodeled head office, pictured on the following pages, is tangible evidence of Walker Bank's faith in the future of Utah and the Intermountain area.

It is, as you will see, a far cry from the once-upon-a-time days of that primitive old iron safe . . . but, nevertheless, a continuation of an enduring tradition.



Interior of banking quarters before recent remodeling.



New Accounts Department



TO NEWCOMERS... WELCOME!

In the center on the west side of the new banking lobby is the New Accounts

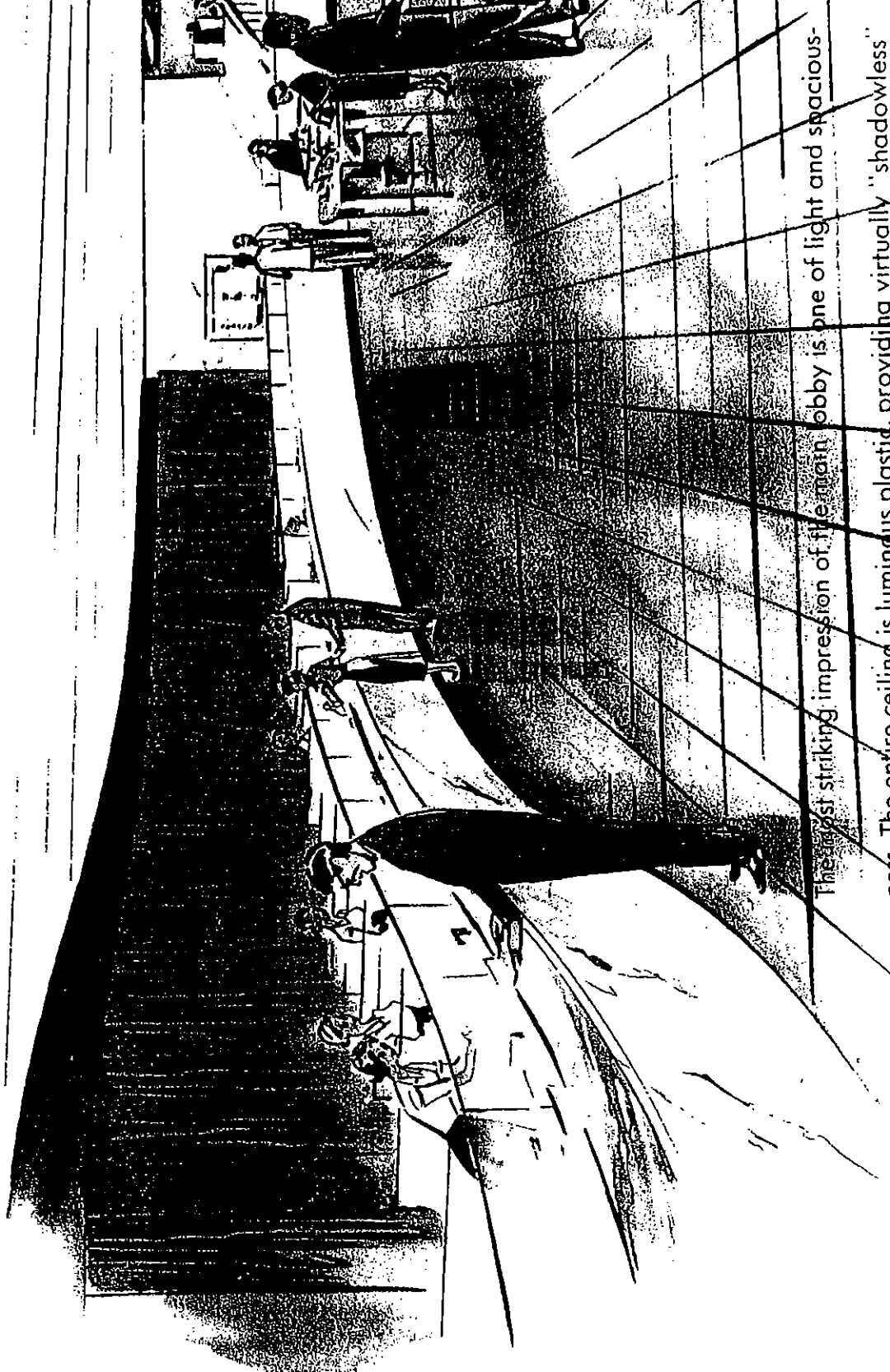
Department. Here, of course, is where new savings and checking account customers

become associated with the Walker Bank family. But more than that . . . here, too, they

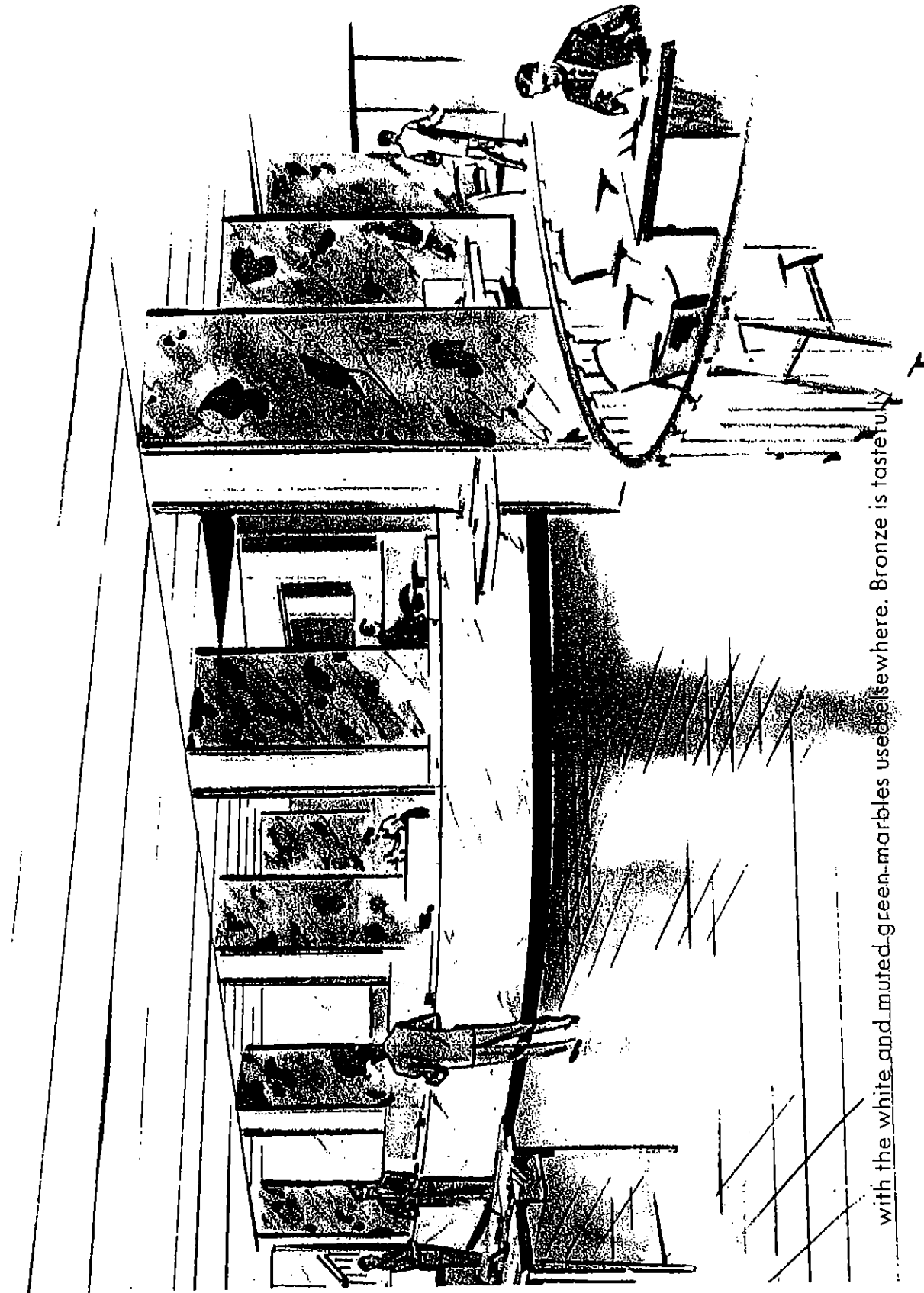
may learn for the first time of the vast number of additional services that Walker Bank

offers them. Moreover, if a customer is not sure just where to go for what he wants,

this Department serves as a convenient information center.



The most striking impression of the main lobby is one of light and spaciousness. The entire ceiling is luminous plastic, providing virtually "shadowless" lighting. Teak wood paneling on wall at left provides pleasing contrast



with the white and muted green marbles used elsewhere. Bronze is tastefully used for accent. The floor is pre-cast terrazzo, and built-in electric adding machines are a convenient feature of customers' writing desks in the lobby.

Utah, Idaho, Nevada

Pub by SL Tribune, S UT 1900

(

MATTHEW H. WALKER (Age 64)

Matthew H. Walker is one of the real pioneers of Utah, and the name of Walker is one of the best known and most respected in the inter-mountain region. Mr. Walker has gone through the rigors and hardships of the early settlers of Utah and by his own perseverance and industry has risen, and to-day is one of the leading financiers and business men of the Western country.

Matthew H. Walker is a son of Matthew and Mercy Long Walker. His father was a woolen merchant and hotel proprietor at Yorkshire, England, where Matthew H. was born January 16, 1845. When but five years of age he emigrated to America, and in 1852 he took the long and tedious wagon journey across the country to Salt Lake City, being but seven years old at the time of his arrival. He has seen the evolution of this great city from a vast wilderness to the splendid city it is to-day, and to him much of the credit of its magnificent upbuilding belongs; because he was ever foremost and the first to come to the front with his purse and brains when any progressive movement was at hand.

Born
to SL

His education was meager, as in those days they had to do the best they could with the facilities they had for schools. But Mr. Walker managed to secure enough education to win for himself the distinction of being one of Utah's most distinguished and successful citizens, and to occupy a position in the financial and mercantile world second to none in the inter-mountain region.

Mr. Walker is the head of the firm of Walker Brothers, Bankers, for fifty years one of the largest financial institutions in Utah, established in 1859, and a stockholder in Walker Bros. Dry Goods Company. He is actively connected with the Opex Mines Company, Honerine Extension Mining Company, and many other mining companies throughout the inter-mountain region. Mr. Walker has never held political office of any kind, devoting his entire time and attention to his many business enterprises.

Business
Connections

He is a member of the Alta Club, Commercial Club, Country Club, the Young Men's Christian Association, and the Wasatch Lodge of Free and Accepted Masons. Mr. Walker was married January 1, 1865, to his first wife, who died in 1896, and in 1897 he married his present wife. He is the father of two children, John H. and Frances Glen Walker.

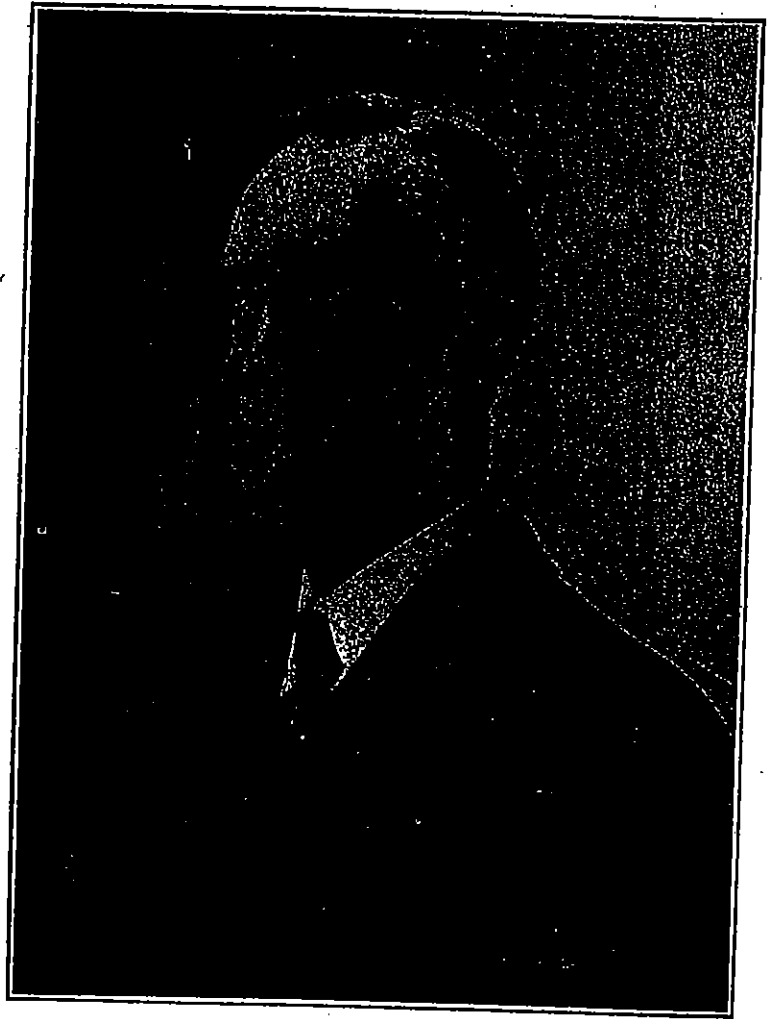
Social
Connections

Mr. Walker is to-day rated as one of the foremost financiers and most public-spirited citizens of Utah. The only public office he ever held was that of member of the Board of Education, elected in and holding the position from 1898 until 1902.

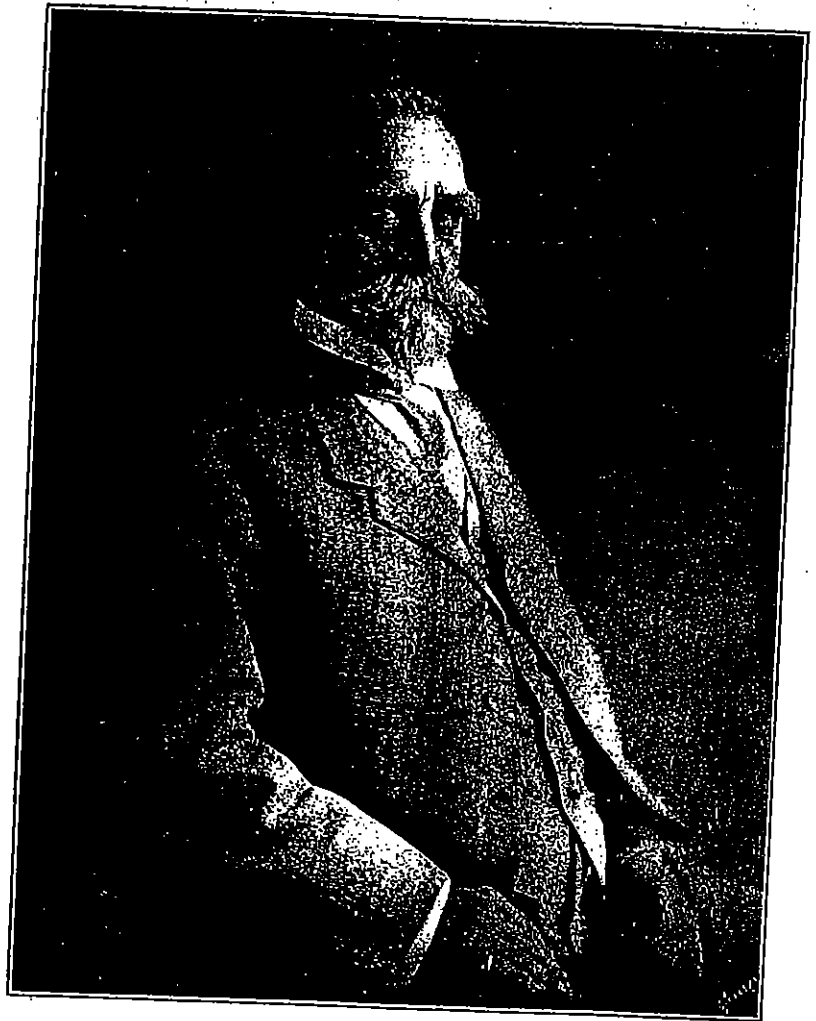
Public
Office

310
1859
- 50
1859

310
1859
- 1845
64



M. H. WALKER



D. F. WALKER

DAVID FREDRICK WALKER

The history of the inter-mountain country would be incomplete without the name of David F. Walker, who for over fifty-seven years has been one of the leading business men and most prominent and progressive citizens of Utah. David F. Walker was born April 19th, 1838, at Yeadon, Yorkshire, England. He was the third of the four famous Walker brothers, all of whom contributed so much to the upbuilding of Utah. His father was Matthew Walker, who was a wool merchant and hotel proprietor in England. He died in St. Louis, in 1850, on the way to Utah. His mother was Mercy (Long) Walker, who passed away in Salt Lake City in December, 1863. David F. Walker was educated in the public schools of England. He arrived in Salt Lake City, September 20th, 1852, being then but a boy of fourteen.

David F. Walker's first occupation in life after arriving in this country was as a peddler of notions in St. Louis, where he stayed for two years. Upon his arrival in Salt Lake he entered the employ of William Nixon, formerly of St. Louis, but then known as "The Father of Utah Merchants," who conducted a general merchandise store. Mr. Walker remained in this position until the spring of 1859, at which time (July 1st) the firm of Walker Brothers was established at Camp Floyd about forty miles southwest of Salt Lake. The four brothers made up the firm. David F. Walker was the prime mover in starting the business, having got the first stock of goods on credit, the stock consisting of \$90,000 worth of goods. The firm, which was originally formed for the purpose of selling supplies to the soldiers then encamped at Camp Floyd, remained there until the departure of the troops, when the stock was removed to Salt Lake City and the foundation laid for the present mammoth store which is second to none in Utah in every respect. The business was continued by the Walker brothers until 1886, and on January 20th of that year, Mr. Walker retired from the firm, selling out his interest to the remaining three brothers. In 1888 Mr. Walker went to San Francisco and entered business there. He built a magnificent country residence at San Mateo, California. It has four acres of lawn and covers six acres of rare plants and other foliage. The house has a frontage of one hundred feet and a ninety-foot depth, and is built in old Southern colonial style. Mr. Walker takes great pride in his California home and loves to work about the grounds among the plants and flowers, which is his chief recreation.

Mr. Walker was first married to Emeline Holmes, May 18th, 1859. She died in August, 1876, and their children were Emeline, Sarah, Ann, David F., Jr., Henry W., Maud, and Stella May.

On October 25th, 1883, Mr. Walker was married to Althea Hunt, who came from an old New York family and was born in the old Ninth Ward in New York City. To them have been born three children, of whom two are living, Althea Margaret and Clarence Hollister.

Mr. Walker is a member of the Pacific Union Club, and the Burlingame Country Club, of San Francisco, and a former member of the Alta Club, Salt Lake City, Utah.

Mr. Walker's residence in Salt Lake City is at No. 75 C Street.

Born

Walker
Bro
Store

San Fran

Marriage



H. W. WALKER

Asom

HENRY WALTER WALKER

Prominent among Salt Lakers in a business and social sense is Henry Walter Walker. Mr. Walker was born in Salt Lake City, February 12, 1868. He is the son of David F. Walker, who was a pioneer of Utah and one of the foremost citizens of the State, and Emeline Holmes, who died when Mr. Walker was nine years old.

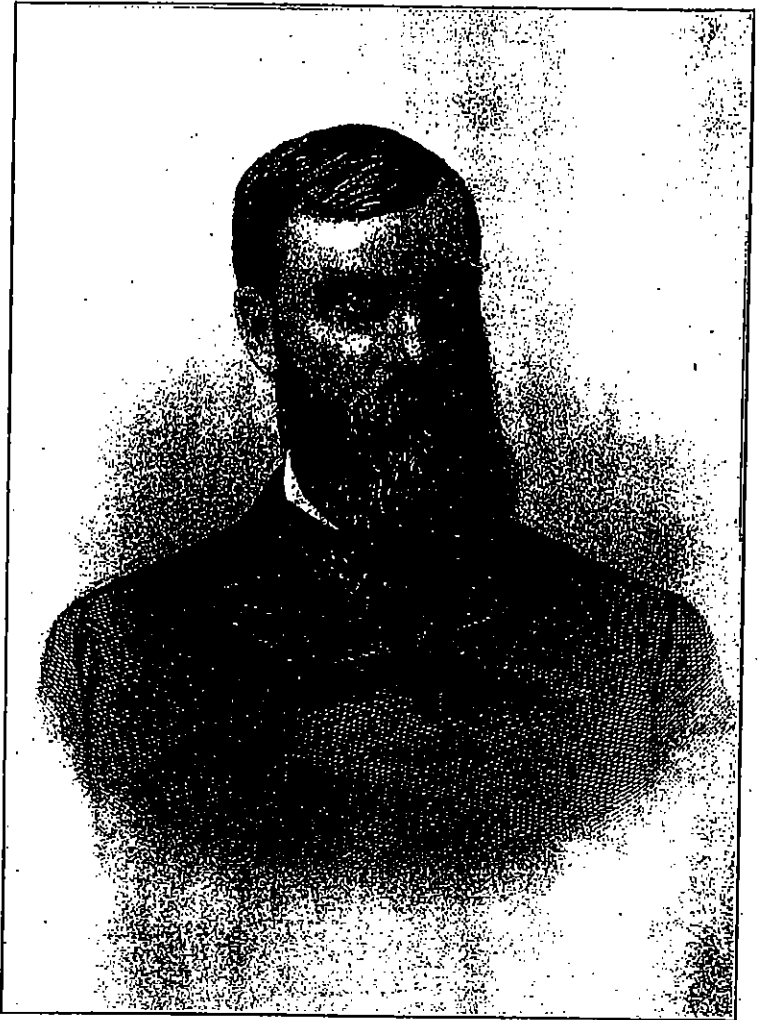
The young man obtained his early education in the public and private schools of Salt Lake City, and later attended school in Princeton, N. J., and Berkeley, Cal., and at an early age gave evidence of a promising career. After completing his education he returned to Salt Lake to take up the duties which were rightfully his. In June, 1890, he was married to Grace L. Putman, and a family of six children have since arrived to bless the union. The children are: Erminie, Ralph Putman, Ethlene, Natalie, Vern Randolph, and Carlton Holmes.

Mr. Walker has numerous local business interests, and in addition has various investments throughout the entire State. He is one of the principal owners of the Keith-O'Brien Company, Salt Lake's leading department store. For some time past he has been manager of this institution, and through his ability, integrity and painstaking attention he has succeeded in building one of the foremost business establishments of its kind in the West. Along other business lines, Mr. Walker has been equally successful. At various times he has interested himself in different mining companies with excellent success, and has at all times occupied the foremost place in the public welfare of the commonwealth.

A prominent clubman, Mr. Walker's name appears on the membership rolls of two of Salt Lake's best known institutions, namely, the Alta Club and the Commercial Club, and he is prominently identified with the Y. M. C. A. He is also a Mason, and in other respects has identified himself with the public life of the city. He occupies a handsome home at 1265 East First South Street, where in the bosom of his family, Mr. Walker is to be seen at his best. Tactful, well-informed, with a graceful and pleasing personality, Mr. Walker is possessed of a host of friends, all of whom are fully alive to his many good qualities.

Ever ready to extend the helping hand of friendship to a comrade in distress, Mr. Walker, during his business career in Salt Lake, has built up a reputation for justice, integrity and unselfishness which is regarded by many as one of his principal assets. In the years which have followed his return from college and his entry into business life, good fortune has ever been at his elbow, but in all that he has accomplished hard work and close application are responsible entirely for his success.

At the present time Mr. Walker occupies an enviable position in the ranks of the men who do things in Salt Lake City, and those whose privilege it has been to know and appreciate the depths of his personality do not hesitate to predict for him a future of even greater achievement.



JOSEPH ROBINSON WALKER (Deceased)

Ben

Joseph Robinson Walker, deceased, merchant and banker, Salt Lake City, Utah, one of the most prominent business men of the State, was a native of Yeadon, a small place near Leeds, Yorkshire, England, being born there August 29, 1830. The family line is traced back as far as 1700. Matthew Walker, his father, married Mercy Long, and followed the vocation of a merchant in England, until the spring of 1850, when he brought his whole family, four sons and two daughters, to America.

Landing at New Orleans, the party ascended the Mississippi River to St. Louis, and settled there, the head of the family going at once into business. In 1851, during the scourge of cholera, the father and two daughters were carried off by the disease. Joseph R. had received a good practical education for a boy before leaving his native land, and gave promise of being of great assistance to his father at the store in St. Louis, when the death of the father proved a terrible blow to the family and interrupted their plans. All four of the boys, however, secured positions in fancy goods and notion stores, Joseph R. going into one on Broadway, where he held a place as a bright, active and efficient young clerk for two years.

At that time the fertile regions beyond the plains were attracting much attention, and during that period the mother and her boys discussed repeatedly the advisability of moving out to the then new Western country. In April, 1852, the decision was made. All their household effects were disposed of, a strong and specially made wagon was bought, and the family took the long and fatiguing journey over the plains and mountains to Salt Lake City, Utah, where they arrived without serious accident, in September, 1852. Upon their arrival the entire worldly possessions of the family amounted to a small sum of money, four oxen, an Indian pony, which had been bought from the Indians en route, in exchange for a rifle and some powder, and a steer obtained the same way from a trader for a keg of powder. The oxen were soon traded for an adobe house and lot, where the family lived for several months, and then leased a log house on the spot where they subsequently built their magnificent residences. Provisions were dear in Salt Lake in 1853, flour rising to \$20 per hundred pounds, and the Indian pony was traded for 800 pounds of that commodity, but only half the bargain price was paid, 400 pounds.

Until 1856, Joseph R. and his brothers worked during the winter in hauling wood from the mountains. Meanwhile, however, the Indians had begun to attack the settlements and were killing a great many people, and among the volunteers who enlisted to help protect the inhabitants of the farming regions near Salt Lake, was Joseph R. Walker. When the excitement had apparently subsided, thirteen men—Mr. Walker among the number—were detailed to drive a herd of cattle into Salt Lake City, a distance of eighty miles. The first night out they took proper precautions against surprise at night by Indians, and the result proved their wisdom. The stockade was attacked during the night by the Indians, who made several furious assaults in an effort to stampede the cattle and horses. The foe was beaten off, however, with a loss of five or six of their number, and without having damaged the stockade, but two horses and twenty cattle were shot and one of the men in the detail was wounded.

The trading instincts of Mr. Walker prompted him early in his career in Utah, to obtain a mule team, a wagon, and a stock of dry goods and notions, all on credit, and to begin business on his own account. His early training then proved of value to him, and this, combined with unusual talent and address, made him successful from the start. The entire outfit was paid for in the first few months, and from that time forward his progress was rapid. In 1856 Mr. Walker started for California, and in 1857 settled in Carson Valley as clerk for a trader, and later built a store at Gold Canon, in a placer-mining camp named Johnstown, near the afterwards famous Comstock lode. Here he found occupation and profit in a large trade and the exchange of goods to miners for gold dust.

In August, 1858, Mr. Walker returned to Utah. General Albert Sidney Johnston had established a camp of United States troops at Camp Floyd, about fifty miles from Salt Lake, and Mr. Walker, repairing to that point, served as a clerk with the army long enough to find out what the situation was, and then with his three brothers, opened a store at Camp Floyd with a general supply of dry goods, groceries, cigars and tobacco, and such other articles as could be sold to the soldiers, all bought in Salt Lake on credit, at sixty per cent. advance on first cost and thirty cents more per pound added for freight. The first year the brothers made a profit of \$20,000. Meanwhile, in Salt Lake, in 1859, the Walker brothers had opened a large general store and bank, and this business has been carried on successfully to the present day, although the four Walker brothers dissolved partnership in 1884. As at Camp Floyd, banking has always been carried on in connection with the general merchandising business.

Illustrative of the difficulties Utah merchants labored under in the early times, it is stated that, when in 1864 Mr. Walker went to New York City and bought a stock of goods worth \$250,000, he had to pay fifteen to twenty cents a pound for freight and found that it was impossible to get insurance on the stock while it was in transit, and when the goods were unloaded in Utah, they had cost him \$360,000. Mr. Walker was always a merchant and banker, but was later largely interested in real estate in Utah and California, and in mining enterprises in both States. The first stamp mill in Utah was built by the Walker brothers in the Ophir District.

In addition to being a member of the immense Walker Bros. Dry Goods Company, Joseph R. Walker was a member of Walker Bros., Bankers, and president of the Alice Gold & Silver Mining Company, at Walkerville, Mont., and extensively interested in mines and other enterprises. While he derived great pleasure from the management of large interests, he was a lover of home and family. He contributed liberally to worthy objects, and promoted all measures calculated to advance the welfare of the community in which he lived. He was a strong, genial, capable man, untiring in labor, alert to opportunity, a man of ideas and always sound in counsel. He was not a politician, but a business man, but took the lively interest in public affairs which every American citizen must feel. He died in the early evening of January 6th, 1901. Two years after the death of Mr. Walker, the heirs sold their interest in Walker Bros.' Bank, and acquired control of Walker Bros. Dry Goods Company.

ecc

Moved to Carson Valley

back to UT started store

banking conn. w/ store

Mining

Died



S. S. WALKER, DECEASED

SAMUEL SHARP WALKER (Deceased)

The late Samuel Sharp Walker was the eldest of the four well-known Walker brothers, whose names are known, and honored and respected and who have accomplished so much towards the development and up-building of Utah and its resources.

Samuel Sharp Walker was a son of Matthew and Mercy Long Walker, and was born at Yeadon, Yorkshire, England, September 22, 1835. The elder Walker was a prominent wool merchant of Yorkshire, England, and emigrated to this country in 1850, and while on his way to Utah he died at St. Louis, Missouri. His wife survived him, and passed away in Salt Lake City in December, 1863. Samuel Sharp Walker, together with his brothers, J. R., D. F., and M. H., arrived in Salt Lake City in September, 1852. After a couple of years working in St. Louis as clerks and peddling notions they finally saved enough money to move on to Utah. The brothers were natural born merchants, and came to the notice of William Nixon, the father of general merchandising in Utah, who gave them employment. The family settled first in the Third ward, where they afterwards purchased property, gradually acquiring possession of the greater part of a city block in the Seventh ward, where they afterwards lived, and there they built the handsome homes of the Walker brothers at the present day.

Sharp Walker turned his attention to farming and engaged in agricultural pursuits until 1859, when the famous house of Walker Brothers was organized at Camp Floyd. Here he joined his brothers in conducting the business and supplying the United States troops with merchandise. They soon built up a large business and became wealthy. After the departure of the troops, the brothers moved their store to Salt Lake City, and the famous store of Walker Brothers has been a landmark there ever since, and has grown to be one of the largest and most complete dry goods establishments in the entire Western country. The firm started in a small way, but soon acquired the location in which they are at the present day. This was in 1866.

The firm afterwards engaged in finance, and the present banking house of Walker Brothers was the outcome. Mining and other investments were also made, including the famous Emma mine, which was afterwards sold to English capitalists. The firm met with much success and only a few reverses, notable among which was the burning of the Walker opera house July 3, 1889. After the fire the building was remodeled and made into an office building known as the Atlas block. This was burned in 1903 and later rebuilt, and is now one of the largest office buildings in the city.

The Walker brothers were substantial citizens, public spirited and benevolent in the use of their wealth, and up to the time of the death of S. S. Walker, which occurred in 1887, he was actively engaged in business in Salt Lake City.

Samuel S. Walker was married January 5, 1857, and was the father of ten children, Samuel, Frederick, Elizabeth, Emma, Mercy, Nellie, Matthew Sharp, Fannie, Doris, and John Walker.

Born

S.L.C.

Wm. Nixon

Business
Info

Mary

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Walker Bank Building

other name/site number Walker Center

2. Location

street name 175 S. Main Street not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

Walker Bank Building
Name of Property

Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/financial

COMMERCE/business

Current Function
(Enter categories from instructions)

COMMERCE/business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Skyscraper

Materials
(Enter categories from instructions)

foundation STONE: granite

walls STONE: granite

BRICK; TERRA COTTA

roof

other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Walker Bank Building
Name of Property

Salt Lake City Utah
City, County and State

8. Description

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from Instructions)

ECONOMICS

COMMERCE

ARCHITECTURE

Period of Significance

1911-1956

Significant Dates

1911

1953

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Eames & Young, Architects

James Stewart & Co., Contractor

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Walker Bank Building
Name of Property

Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreeage of Property 0.32 acre(s)

UTM References
(Place additional boundaries of the property on a continuation sheet.)

A 1/2 ////// //////
Zone Easting Northing

B / ////// //////
Zone Easting Northing

C / ////// //////
Zone Easting Northing

D / ////// //////
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)
Beginning at SW corner Lot 4 Block 70 Plat A Salt Lake City Sur N 84 Ft. E 153.71 Ft S 89.9 Ft. WLY 153.71 Ft. N 5.9 Ft to Beginning 5518-3014 5649-2445 6944-1252 7185-1092 9286-6392

Property Tax No. 1996 16-06-105-023-000

Boundary Justification

(Explain why the boundaries were selected.)
Determined by the lot which the building occupies.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Susan Peltheram, Planner
organization Cooper Roberts Simonsen Associates date 6/5/2006
street & number 700 North 200 West telephone 801.355.5915
city or town Salt Lake City state UT zip code 84103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Walker Center Holdings LLC, c/o Vectra Management Group (contact person: Raju Shah, President)
street & number 429 West 33rd Street Suite 540 telephone 212.631.0202
city or town New York state NY zip code 10001

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Narrative Description

The Walker Center Building is a 16-story steel frame skyscraper of the three-part vertical block type. The exterior is clad in granite, terra cotta, and tan brick, and the foundation is granite. Above the 16th story is a three-story tower inset from the main tower, containing the elevator shaft, an observation platform that is 225 feet above sidewalk level, and the neon Walker Center sign. Construction on the building began in November of 1911 and was completed in 1912. Upon its completion, the building was the tallest in Salt Lake City. Located on Main Street, in the heart of downtown Salt Lake City, the building occupies the northeast corner lot of the Main Street and 200 South Street intersection. The principal façade fronts west onto Main Street, with the secondary façade facing south on 200 South Street. The base part of the building is rectangular in shape with the upper parts above the fifth story forming an "L" shape. Constructed for the Walker Brothers Bank, the building was known as the Walker Bank Building until 1981. The property is in good condition and retains much of its original detailing; the overall integrity of the building is strong. Situated in the urban core of Salt Lake City, it is surrounded by buildings that are both smaller and larger than it. While many surrounding buildings are from a more recent time period, there are also several structures that remain from the same time period or earlier.

A steel skeleton and concrete floors comprise the frame of the building. The exterior of the lower part of the building is clad in granite for the first two stories and terra cotta for the third story. The middle part of the building is eleven stories encased with a tan brick. The upper part of the building consists of two stories of terra cotta and the three-story tower covered in terra cotta and brick.¹

The principal façade of the building faces Main Street and is symmetrical in design. The windows on the ground story are storefront size. A metal canopy above the ground story wraps around the building, covering both of the street-facing facades. A c. 1956 remodel simplified the entrances giving the façade its current symmetry. The metal canopy was another addition from this remodel, which included work on both the interior and exterior of the building. A secondary entrance for the bank from the south was also removed at this time.² Originally the first level of the principal façade was somewhat asymmetrical in detailing. The centrally located main entrance to the building was grand in design and detailing. The entrance to the bank was located one bay to the north and was accented with single-story fluted Doric columns. An entrance to the drug store located in the south corner of the building was simpler in design and located in the bay furthest to the south. The name of the building and the name of the bank were carved into the granite over their respective entrances.³ Prior changes to the storefront of the bank's Main Street entrance were made c. 1931, when the name of the bank was officially changed to Walker Bank and Trust Company. Historic photos show what appears to be a two-story metal storefront with fluted columns separating the two

¹ "Walker Structure Will Attain Lofty Heights." *Salt Lake Tribune*, October 15, 1911 and "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912.

² "A New Welcome From an Old Friend." *Walker Bank and Trust Company*. Brochure, 1958.

³ "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912 and *American Architect* 105, no. 1992, February 25, 1914.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Walker Bank Building, Salt Lake City, Salt Lake County, UT

bays containing the bank's portion of the Main Street facade. This storefront was removed in the 1956 remodel. Bas-relief lion heads sit above the capitals of the columns for the corner bays, and the farthest east bay on the south facade. There were originally lions on the north bay of the west facade as well. It is assumed these were removed when the 1931 remodel added a storefront to this section of the facade. Simple detailing of round accent lights decorates the third floor of terra cotta. The 1931 remodel placed individual neon letters over the detailing on the third story to spell out Walker Bank on the west facade.⁴ Apparently the detailing underneath was not removed, as it is present on the third story today.

On the east end of the building is a five-story section, visible from the south. The base part of the building was originally three stories; two additional stories were added to the east section c. 1939. The window placement on the third story and the upper parts of the building is symmetrical in design, with the center windows recessed, serving to accentuate the height of the building. The middle part of the building is very limited in decorative details. Terra cotta trims the outside sets of windows. The glass in the windows of the middle and upper parts of the building, most of which are double-hung, is slightly reflective, likely replaced with the last major exterior remodel c. 1956. Narrow belt courses of terra cotta, two beneath and two above the 14th story, serve to distinguish the middle part from the decorative upper part. Decorative corbels beneath the lower belt course and egg and dart molding beneath the upper belt course add a touch of detail to the middle section of the building.

The upper part, comprised of the top two stories and the recessed three-story tower, has the greatest quantity and variety of decorative enhancements. The decorative detailing of terra cotta is primarily vertically oriented, drawing the eye of the observer upward and further enhancing the height of the building. Two-story decorative panels separate each of the window bays, using a combination of flowers, leaves, and cherubs in the detailing. Slight differences in detail and width distinguish the outer panels from those in the middle. The upper cornice of the building projects out with a modest overhang, and is supported with wide heavily ornamented double scroll brackets. The detail on the brackets includes a vertical strip of fish scale and a center petal medallion. Between the brackets is a row of rounded segmented arches with cherub faces and floral detailing. Egg and dart detailing is repeated above the brackets and arches, running underneath the cornice and around the upper edges of the brackets. The outer edge of the cornice is further enhanced with a lion head medallion above each bracket. The cornice and the decorative panels wrap around the corners of the rear east and north elevations; however, apart from this these rear elevations are not ornamented with granite or terra cotta and are faced only with brick.

The three-story recessed tower is decorated in a manner similar to the top two stories. The decorative vertical panels are repeated on the bottom two stories, using the same design pattern as the center panels from the main building. Above each of these panels are two narrow brackets that support the observation platform. These brackets are similar in style to the brackets below the main cornice, but are decorated with a lion head and floral designs. Two rounded segmented arches are located between the middle two brackets, but do not have the decorative detail as those on the main building, containing only a raised rectangle. Additional detail below the observation platform includes

⁴ Photographic documentation, Shipler Commercial Photograph Collection, #39845 and #39846, Utah State Historical Society

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Walker Bank Building, Salt Lake City, Salt Lake County, UT

egg and dart molding between the brackets but not out around their edges. Neon signs flank the outside of the observation platform, with 8-foot individual neon letters spelling "Walker" and "Center" on alternating sides. The top story above the observation platform is decorated with wide decorative brackets, egg and dart, and a projecting cornice with lion heads above the brackets, in the same manner as the main cornice of the building. Above this cornice is a decorative balustrade around the perimeter of the three-story tower, with four stone eagles perched on the top of each side. A flagpole currently stands in the center of the roof atop the three-story tower.

The three-story tower has historically been used for the purpose of signage for the Walker Bank, going through three configurations prior to the current one. Each of the signs was illuminated.⁵ The first sign had Walker Bank in a single row of letters, affixed to each of the sides of the tower. The next sign for the bank, installed in the mid 1930's, had larger letters in two rows, with Walker being on top of Bank. Probably the most well known of the sign configurations came in the early 1950's. A 90-foot radio tower was erected in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and on each of the four sides were hung letters to spell out Walker, while Bank was around the perimeter of the top of the building's three-story tower. It was this configuration that began the use of the sign as a weather beacon. The sign was blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow. Visible from most parts of the valley, the flashing sign was seen by travelers as they drove into town. When the building was sold in 1983, the radio tower and the sign were torn down. Soon after this, the current sign was erected to indicate the change in name of the building to the Walker Center. The sign was configured to continue the weather beacon tradition. With taller office buildings built around the Walker building, the sign is less visible, and only from certain angles.⁶ The current owners are planning to rebuild the sign in the historic radio tower configuration, erecting a new 90-foot tower frame on which to affix individual neon letters spelling out "Walker" on each of the four sides. Individual letters spelling out "Center" will then be on all four sides of the building's tower. The proposed sign will continue the tradition of changing colors to indicate the weather forecast.

The interior of the building retains traces of its original character, although much of it has been renovated, the most extensive of which was the c. 1956 remodel of the entire ground floor and parts of other floors. A special pamphlet prepared by the bank in 1958 featured the changes. Other changes have been made to the upper office areas in the years since then, including removal of the center hallway on some floors to convert the area into a suite of offices. Original features that remain are a section of decorative plaster ceiling in the elevator lobby, a functional mail chute, some door hardware and marble treads on the stairs.

An eight-story parking garage with lower level retail space and penthouse offices was constructed on the parcel adjacent to the east side of the building in 1960. Tenants of the Walker building, as well as the general public, use the parking garage. Access to the garage from the building is on the fourth floor. Although the architecture of the parking garage is of a different style, it

⁵ Photographic documentation, Utah State Historical Society Collection.

⁶ Walsh, Rebecca. "Walker Center Sign Keeper Keeps Eyes on the Sky." Salt Lake Tribune. January 4, 1998.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

does orient to the street; the nature of downtown massing is of buildings side by side, so the parking garage does not diminish the historic integrity of the building.

The building is currently undergoing rehabilitation for federal tax credits. The majority of the proposed changes are to interior areas of the building – updating restrooms to bring them into compliance with ADA standards; upgrading the building systems; and remodeling the main entrance lobby to return it to a two-story entryway as it was historically. Other interior work includes remodeling the finishes on the first and sixth floors and in the elevators. The exterior work will include removal of the wrap-around canopy from the c. 1956 remodel and installation of a small canopy over the main entry only. Minimally invasive cleaning will be done on the exterior granite and terra cotta on the first three stories. In addition to the new sign mentioned previously, a new walkway will be constructed on the south side to connect the adjacent parking garage to the sixth floor of the building.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

Constructed in 1911-12 the Walker Bank Building is significant under criteria A and C for its influence on the Salt Lake City banking community in the early 20th Century as well as being an excellent example of a three-part vertical block skyscraper done in a Sullivanesque style in downtown Salt Lake City. The building was designed with the most modern of amenities and innovations in building equipment and design. These included outside light for each office room, ice water taps on each floor, and four gearless traction elevators. The construction of such a large building in downtown Salt Lake City was a monument to the growth, progress, and modernization of the city following Utah's acceptance as a state. Investing in the building signified the faith the Walker Brothers Bank had in the future of the city. One of the tallest buildings in the West for its time, it stands as an example of the success and growth of the financial sector of Utah during the 1900-1910's. It was also one of the last building projects completed prior to the start of World War I, which put an effective halt on major construction projects in downtown Salt Lake City.

Eames and Young, an architectural firm based in St. Louis, Missouri, designed the building for the bank. Both William S. Eames and Thomas Crane Young served as presidents of the St. Louis Chapter of the American Institute of Architects, in 1890 and 1909-10 respectively. Eames was also elected as National President of the Institute in 1904, the first from St. Louis to hold that office. They formed their partnership in 1885, which lasted until Eames' death in 1915. The firm achieved a national reputation, receiving good publicity for the duration of its existence and having their work featured and praised by professional journals such as *Architectural Record*.⁷

The building was designed with characteristics of Chicago School skyscrapers, containing the three parts of a classical column – the bottom floors functioning as the base, the middle stories as the shaft with little ornamental detail, and the top floors serving as the capital with a greater degree of ornamentation capped with a cornice. Stylistically, the building has hints of the Second Renaissance Revival, with its symmetry, accentuated belt courses, and modillions. It received national attention with a feature in the February 1914 issue of *American Architect*, as well as mention in the *New York Times*. The high-rise office building included several retail shop areas on the basement and ground floors, in addition to the bank's primary ground floor space. Retaining much of its original detailing and character, the building is in excellent condition.

History of the Walker Brothers

The Walker brothers' influence on Salt Lake City began soon after their arrival in September 1852. There were four brothers, all born in Yeadon, Yorkshire, England, – Samuel Sharp born September 22, 1835; Joseph Robinson born August 29, 1836; David Fredrick born April 19, 1838; and Matthew H born January 16, 1845. They, along with two sisters, emigrated to St. Louis, Missouri, with their parents, Matthew and Mercy Long Walker, in 1850. The father and two sisters died there

⁷ *St. Louis Architects: Famous and Not So Famous, Part 3 & 10*, Carolyn Hewes Toft

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

from cholera in 1851. In April 1852, the four brothers and their mother decided to move on west to Salt Lake City.⁸

The Walker brothers engaged in various pursuits prior to organizing their dry goods store in 1859. The store, first located at Camp Floyd about fifty miles southwest of Salt Lake City, profited well from the troops, and after their departure, the stock was relocated to Salt Lake City and the Walker Brothers Dry Goods Company became well-established there.⁹ In conjunction with their dry goods store, the brothers engaged in banking, which was commonly connected to the general merchandising business in those days.

The eldest brother, Samuel S., married Fannie Bascom, January 5, 1857, and together they had ten children. He was active as a businessman until his death on September 10, 1887.¹⁰

Joseph R., married to Mary Ann Carson in 1859, had seven children. In addition to his involvement with the Walker Brothers Dry Goods Company and the Walker Brothers, Bankers, Joseph was also president of the Alice Gold & Silver Mining Company in Montana. After his death on January 6, 1901, his heirs sold their interest in the bank and acquired control of the Walker Brothers Dry Goods Company.¹¹

David Fredrick, a prime starter of the dry goods store, married his first wife Emeline Homes in 1859, and together they had seven children. Emeline died in 1876; in 1883, David married his second wife, Althea Hunt, with whom he had three children. In 1888, having sold his interest in the brothers' business, he moved to San Francisco and started business there. His death was September 12, 1910.¹²

The youngest brother, Matthew H., was married to Elizabeth Carson in 1865. They had two children. After Elizabeth's death in 1896, he was married a second time in 1897 to Angelina Andrews Hague, with whom he had a daughter. In addition to his banking and merchandising involvements, Matthew served on the Board of Education from 1898 to 1902. He died on July 29, 1916.¹³

History of Walker Bank

The development of banking in Utah was united closely with the retail and merchandise business. The history of the Walker Brothers Bank, the first established in Utah Territory, is a good example of this union. At the time the brothers established their dry goods business in 1859, it was common for such stores to perform banking functions such as writing scrip, a local currency, in payment.¹⁴ The Walker brothers started a small store at Camp Floyd in 1859, serving the troops located there. They also bought and sold gold dust and had a safe in which customers could deposit money. A substantial profit was made there, allowing for a large purchase of surplus goods auctioned

⁸ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 344-7.

⁹ *Utah A Centennial History*, Wain Sulton, pg. 326

¹⁰ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 347.

¹¹ *Ibid.*, pg. 344-5.

¹² *Ibid.*, pg. 103.

¹³ *Ibid.*, pg. 87.

¹⁴ *Utah A Centennial History*, Wain Sulton, pg. 954

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off when the camp closed in 1861, and the stock was moved to the store in Salt Lake City. Soon after this, a department of the store was opened specifically for banking purposes.

With its start in 1859, it was one of the first banks established in the west, although official bank status was not granted until 1871, according to tax records.¹⁵ In 1866, the northwest corner of 200 South and Main Street was purchased and the store and bank were moved there. In 1885, a national charter was obtained to operate as the Union National Bank of Salt Lake City. In 1886, David Fredrick sold out his interest in the firm to the other three brothers. After the death of Samuel S. in 1887, Joseph R. and Matthew H. surrendered the bank's national charter and began to operate as a partnership, Walker Brothers Bankers. In 1903, two years after the death of Joseph R., his heirs sold their interest in the bank to Matthew H. and he sold his share of the Walker Dry Goods Company to them. This marked the separation of the bank from the store, and Matthew H. incorporated the bank under the original name, Walker Brothers Bankers on January 21, 1903.

In April 1905, the bank purchased the Salt Lake branch of the Wells Fargo and Company Bank. In 1911, the bank established a savings department and expanded their bank-by-mail service through an advertising campaign. It was also in this year that the important decision was made to build a permanent and suitable building for the bank. The M.H. Walker Realty Company was formed to handle the financing of the building and keep it separate from the bank.¹⁶ After the death of Matthew H., the last of the four Walker brothers, in 1916, the bank changed personality as new people directed it toward the future.¹⁷

In March 1931, the name of the bank was changed to the Walker Bank & Trust Company to feature the importance of the Trust Department.¹⁸ In 1956, the bank was sold to Transamerica (later to become Western Bancorporation) for \$20 million.¹⁹ It continued under the Walker name until June 1, 1981, when the bank, and all others in the Western Bancorporation system, changed its name to coincide with the change of the corporation's name: First Interstate Bank. A new building for First Interstate Bank was constructed in 1983 – across the street from the Walker Bank building on the northwest corner of Main Street and 200 South, and the Walker Bank building was sold.²⁰ The current name of the building, the Walker Center, retains the connection to its beginnings with the Walker brothers and their bank, and the building itself is a physical representation signifying the important contributions of the Walker brothers to the banking and mercantile history of Utah.

History of the Building

¹⁵ *Utah A Centennial History*, Wain Sulton, pg. 957-8.

¹⁶ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 274-5.

¹⁷ *Ibid.*, pg. 289.

¹⁸ "The Story of the Walker Bank and Trust Company" *Walker Bank and Trust Company*. Brochure, 1936, pg. 23

¹⁹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 386-8.

²⁰ *Ibid.*, pg. 402, illustration prior to pg. 375.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

After inquiries were made concerning a number of architects, the firm of Eames and Young was chosen to be the designer of the Walker Bank Building. James Stewart and Co., a contracting company used previously by the architecture firm, constructed the building. Demolition of the existing one-story buildings located on the corner began on November 1, 1911, although the official building permit was not issued until November 25, 1911, according to records.²¹ The site was located across Main Street from the Walker Dry Goods building, which was on the northwest corner of the 200 South and Main Street intersection. Matthew H. and his wife Angelina owned the property chosen for the building, selling it to the M.H. Walker Realty Company when the decision to construct a new bank building was made. The Smith Drug Company, previously located on the corner lot where the new bank was being built, reopened in the corner space of the completed new building. The president of Smith Drug Company, Frank A. Druehl, was also a member of the Walker Bank board of directors.²² The building opened for business on December 9, 1912, as the tallest building in Salt Lake City and one of the tallest in the west.²³ Although it has been called the tallest building in the west for its time, some sources refer to it more accurately as the tallest building between the Missouri river and the Pacific Coast, as there were buildings in San Francisco and Seattle that were taller than the Walker Bank building.

The building is an excellent example of an early steel frame office skyscraper of the three-part vertical block typology of base, shaft, and capital. This type is typical of other high-rise buildings from the time period in the United States, and also similar to other buildings designed by Eames and Young.²⁴ Stylistically, the architects followed characteristics of Chicago School skyscrapers, approaching the building as a classical column in regards to placement of ornamentation and detail. The building is a great example of a skyscraper in Salt Lake City that uses the approach of the Chicago School and incorporates hints of the Second Renaissance Revival style. The Second Renaissance Revival style is apparent especially on the upper part where the greatest degree of ornamentation is placed. The top two stories and recessed three-story tower are designed with symmetry, accentuated belt courses, arches, and modillions that support a wide cornice. Flowers, leaves, cherubs, and lions are used in the details, many of which are vertically oriented to accentuate the height of the building. When it opened for business, it was equipped with a bank of four gearless traction elevators, ice water on every floor, marble wainscoting on every corridor and outdoor light for each office.²⁵ The use of granite, light colored masonry and details such as the lion sculptures were common for the time of the building.

The lower, storefront part of the building has gone through two major changes in its history. The first was c. 1931, when a new metal storefront was added over the exterior granite of the bank's entrance in the north bays of the Main Street façade. The bank underwent a name change in 1931 to become the Walker Bank & Trust Company, and the façade was added showcasing the new name of the institution. This metal storefront was removed when the building underwent its last façade change

²¹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275-7 and Inspector of Building's Register of Permits and Bills (Salt Lake City, November 1911)

²² *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275

²³ *Ibid.*, pg. 279.

²⁴ Walker Brothers Bankers, Advertisements, *Salt Lake Tribune* January 21, 1912 and February 18, 1912.

²⁵ "The Wright Building, St. Louis, MO.," *Architects' and Builders' Magazine*, n.s., 9, no. 3 (December 1907): 113-116.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

in c. 1956. This remodel altered the main entrance to the building, removing the two-story classical details surrounding the entry doors and adding a metal canopy above the ground floor that wrapped around both the Main Street and 200 South facades. This metal canopy currently remains in place, and has had minor alterations done to reflect the change in the building's name to the Walker Center, c. 1983.

The middle and upper parts of the building remain the same stylistically, except for replacement of the windows with a slightly reflective glass. The recessed three-story tower, historically used for signage purposes, has undergone only changes in the configuration of the sign. Currently, 8 foot individual neon letters spell out "Walker" and "Center" on alternating sides. Originally, letters spelling out "Walker Bank" in a single row were placed on each of the four sides. Around c. 1935, this was switched to a larger sign, with the "Walker" being above the "Bank", again on each of the four sides. The next sign change came when a local television station, which had used the roof for a transmitter tower, moved their transmitters but not the radio tower. The bank took advantage of the tower for use as a sign holder, wiring individual letters spelling out "Walker" on the four sides of the radio tower; letters spelling out "Bank" were placed around the sides of the three-story tower. This sign was well known in the community as a weather beacon, as it changed the color of its lights to reflect weather forecasts – blue for fair skies; flashing blue for clouds; red for rain; and flashing red for snow. This radio sign tower, the longest running configuration, remained in place for nearly 30 years until the building was sold in 1983, its use as a bank ended, and its name was changed to the Walker Center.

The Walker Bank building, easily identified by its recessed three-story tower atop the building, is one of the few remaining early 20th century skyscraper buildings left in downtown Salt Lake City. Along with the original First Security Bank Building at 67 South Main (determined NR eligible 8/82), the Continental Bank Building (now Hotel Monaco; NR listed 12/82) located diagonally across from the Walker building, and the Boston and Newhouse buildings located in the Exchange Place Historic District, the Walker Bank building is an important representation of the growth and progress of downtown Salt Lake City in the early part of the 20th century, when many improvements were made to downtown, such as paving of the streets, and the population of the city was growing dramatically.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

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Section No. PHOTOS Page 1

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Common Label Information Photos 1 - 8:

1. Walker Bank Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Susan Petheram
4. Date: 5/4/2006
5. Digital copy on file at Utah SHPO.

Common Label Information Photos 9 & 10:

1. Walker Bank Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Susan Petheram
4. Date: 6/28/2006
5. Digital copy on file at Utah SHPO.

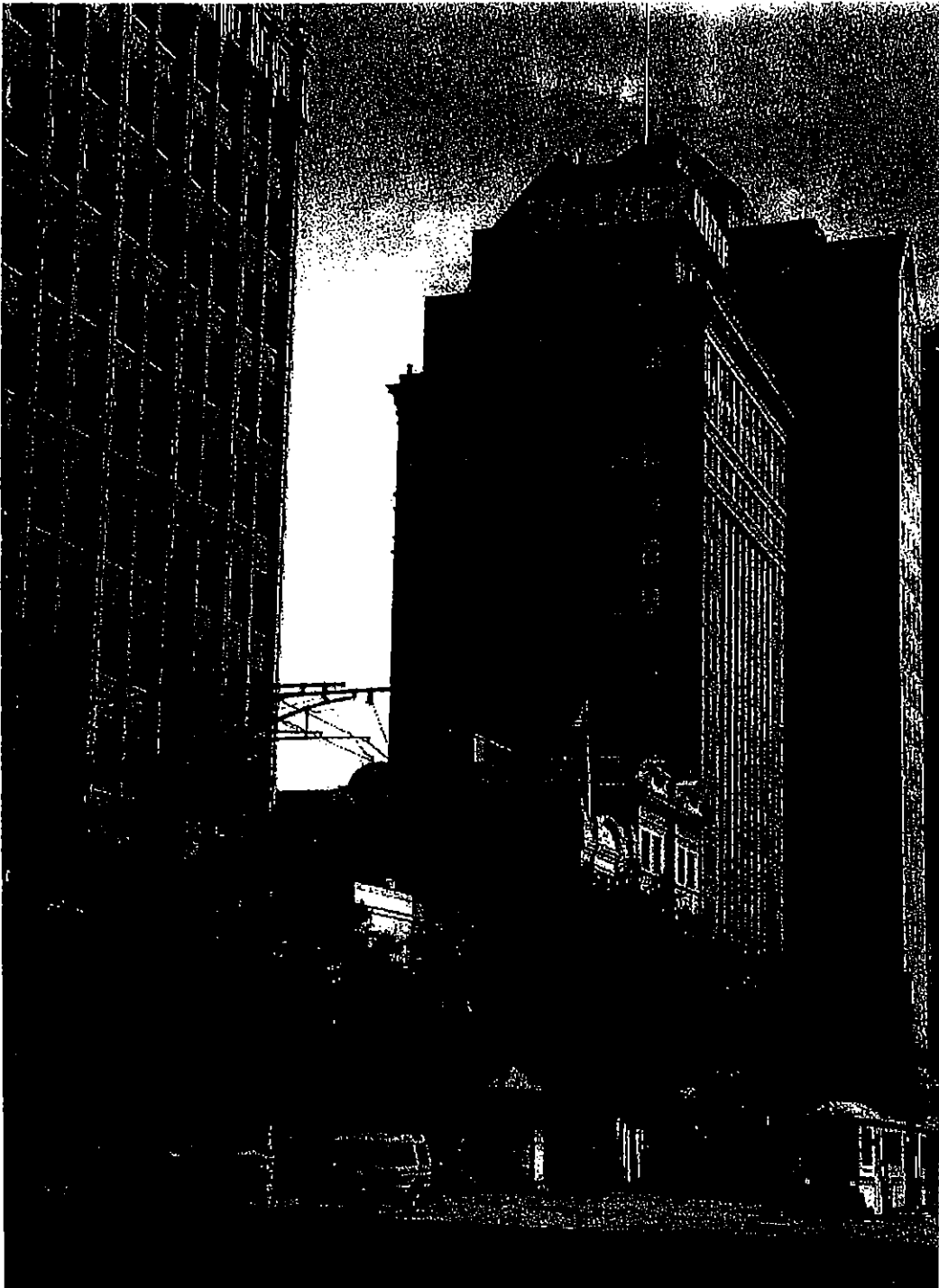
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 1:

6. North and West elevations of building. Camera facing southeast.



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Section No. PHOTOS Page 3

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 2:

6. South and East elevation of building. Camera facing northwest.



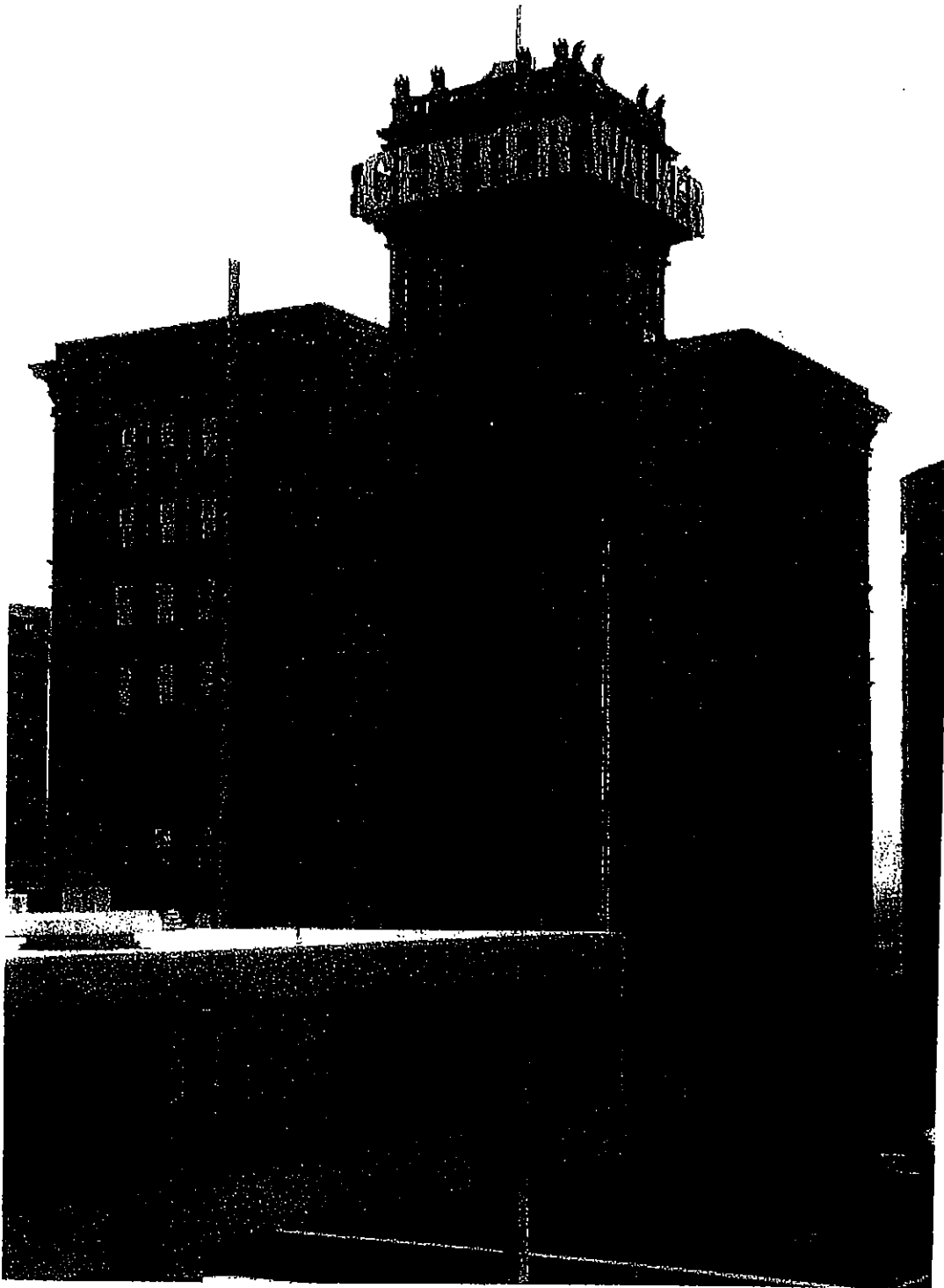
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 3:

6. East elevation of building. Camera facing west.



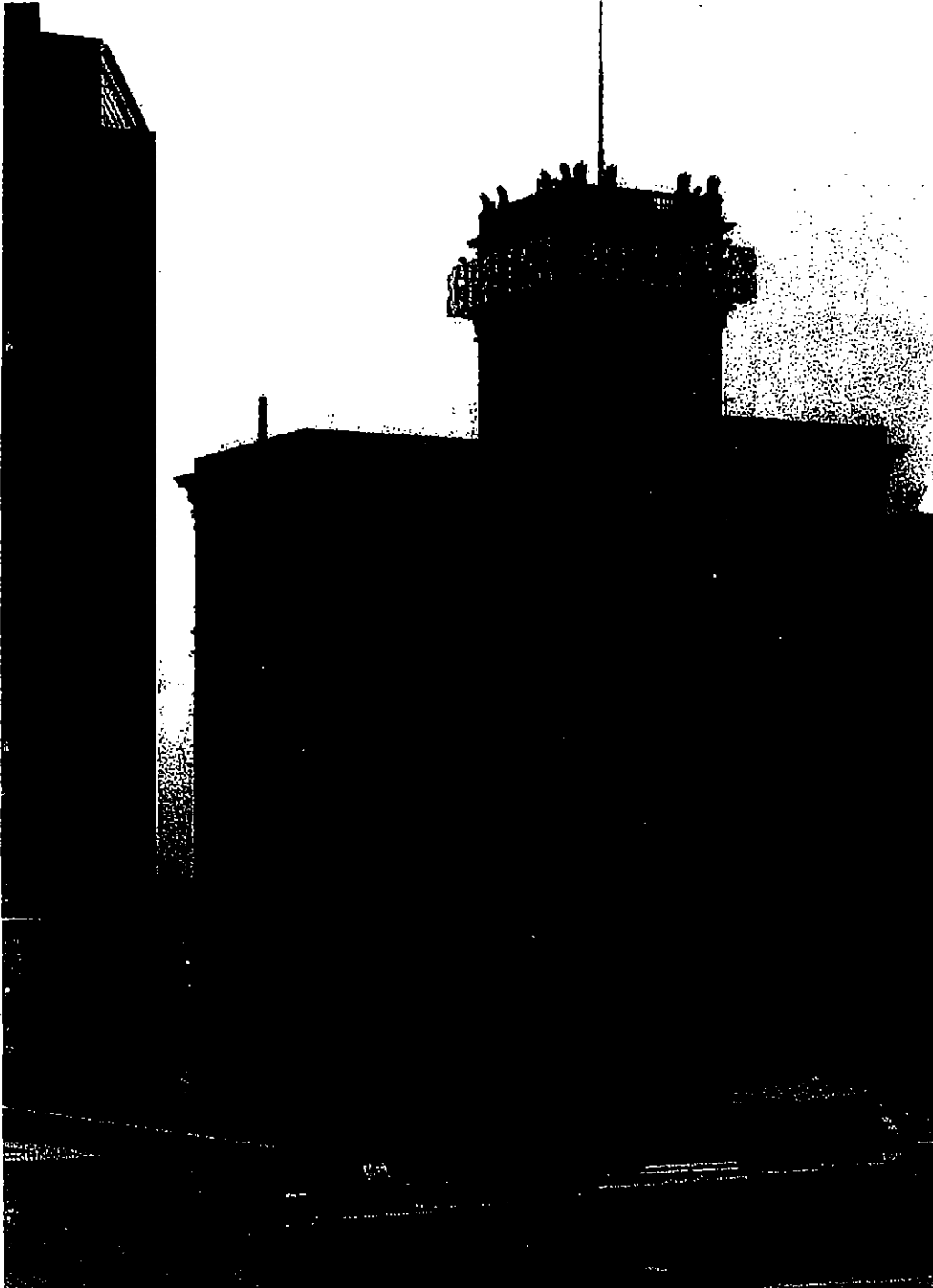
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 5

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 4:

6. East and North elevations of building. Camera facing southwest.



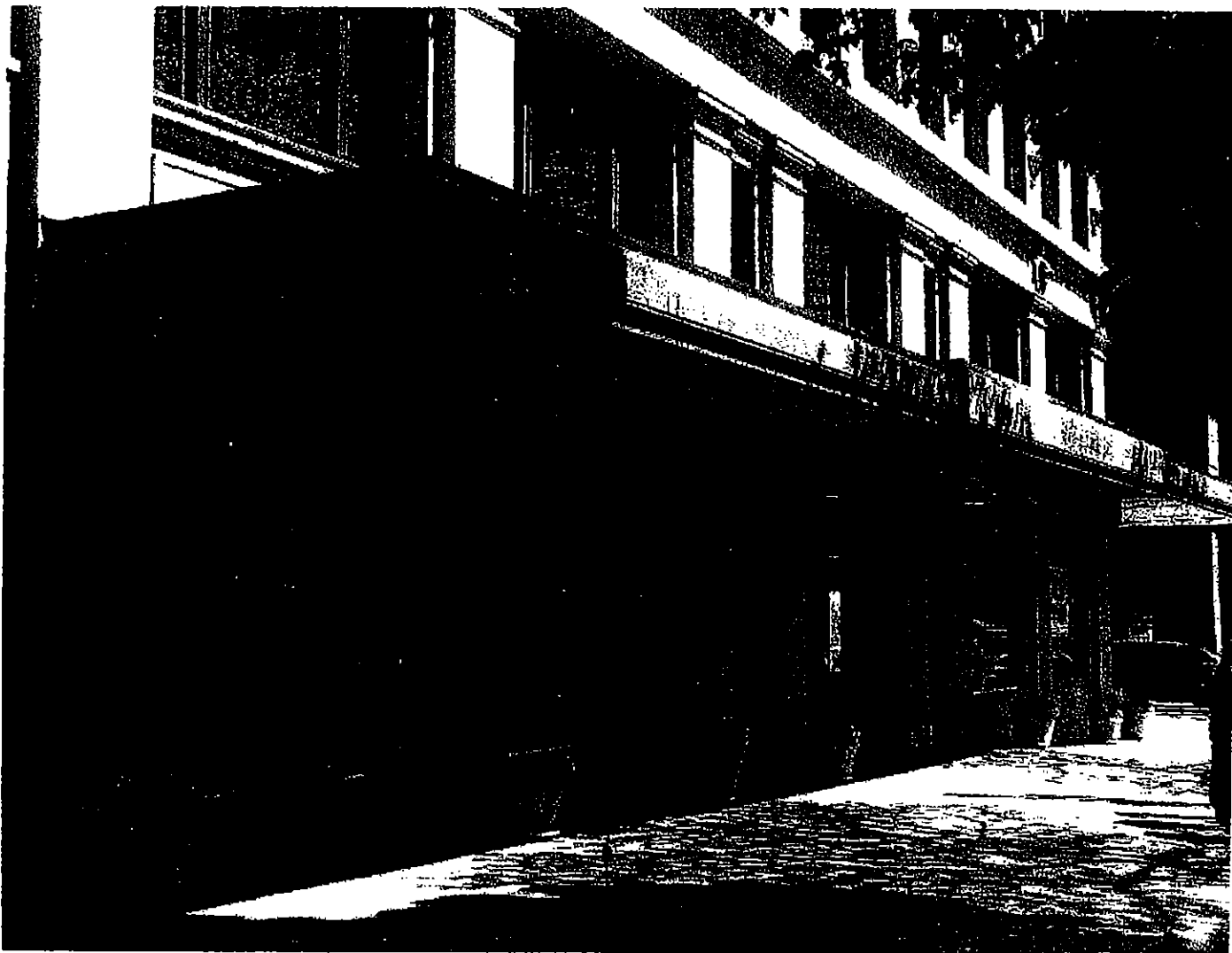
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 6

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 5:

6. Main Entrance and Canopy. Camera facing southeast.



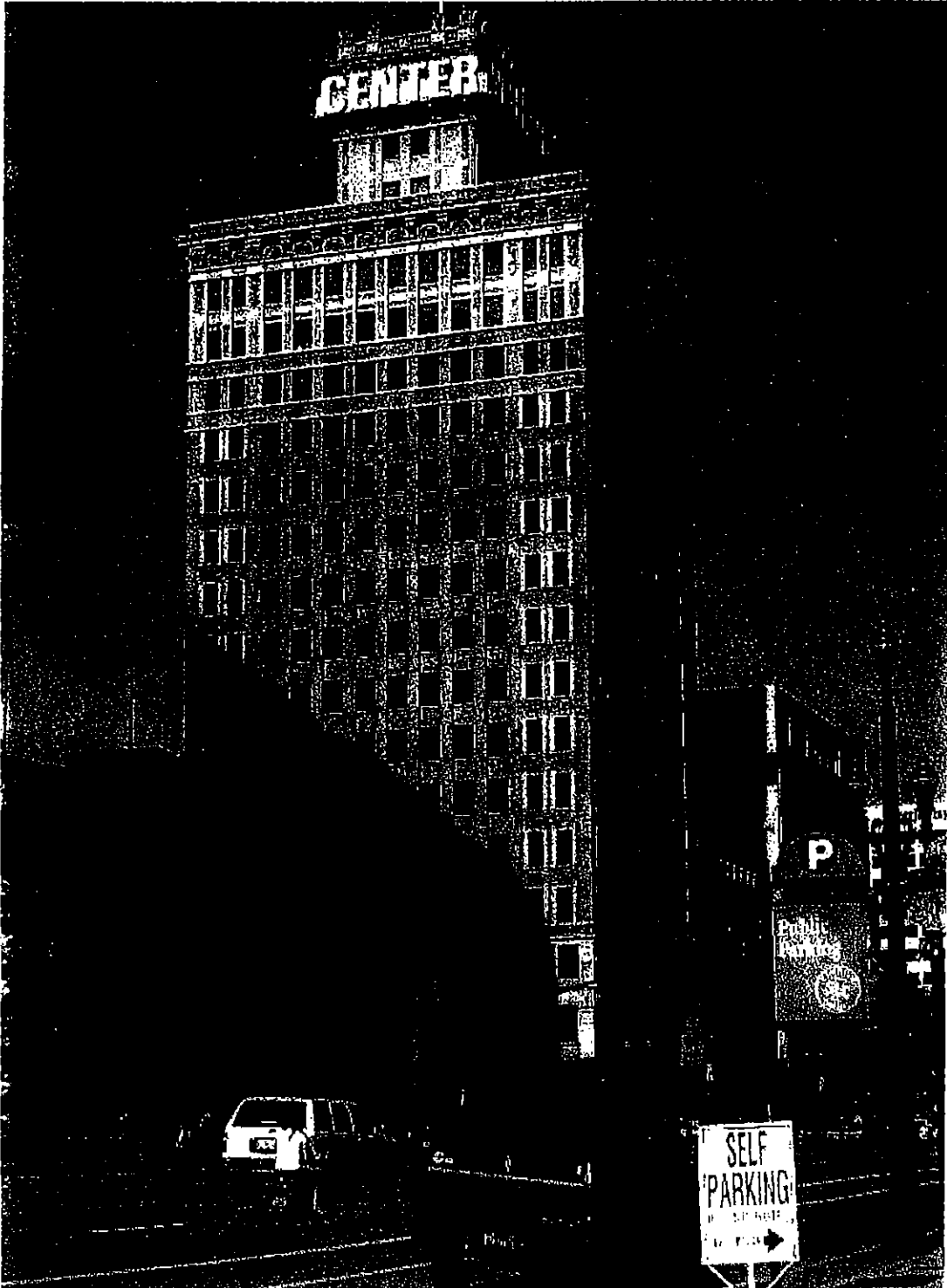
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Section No. PHOTOS Page 7

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 6:

6. West and South elevations of building. Camera facing northeast.



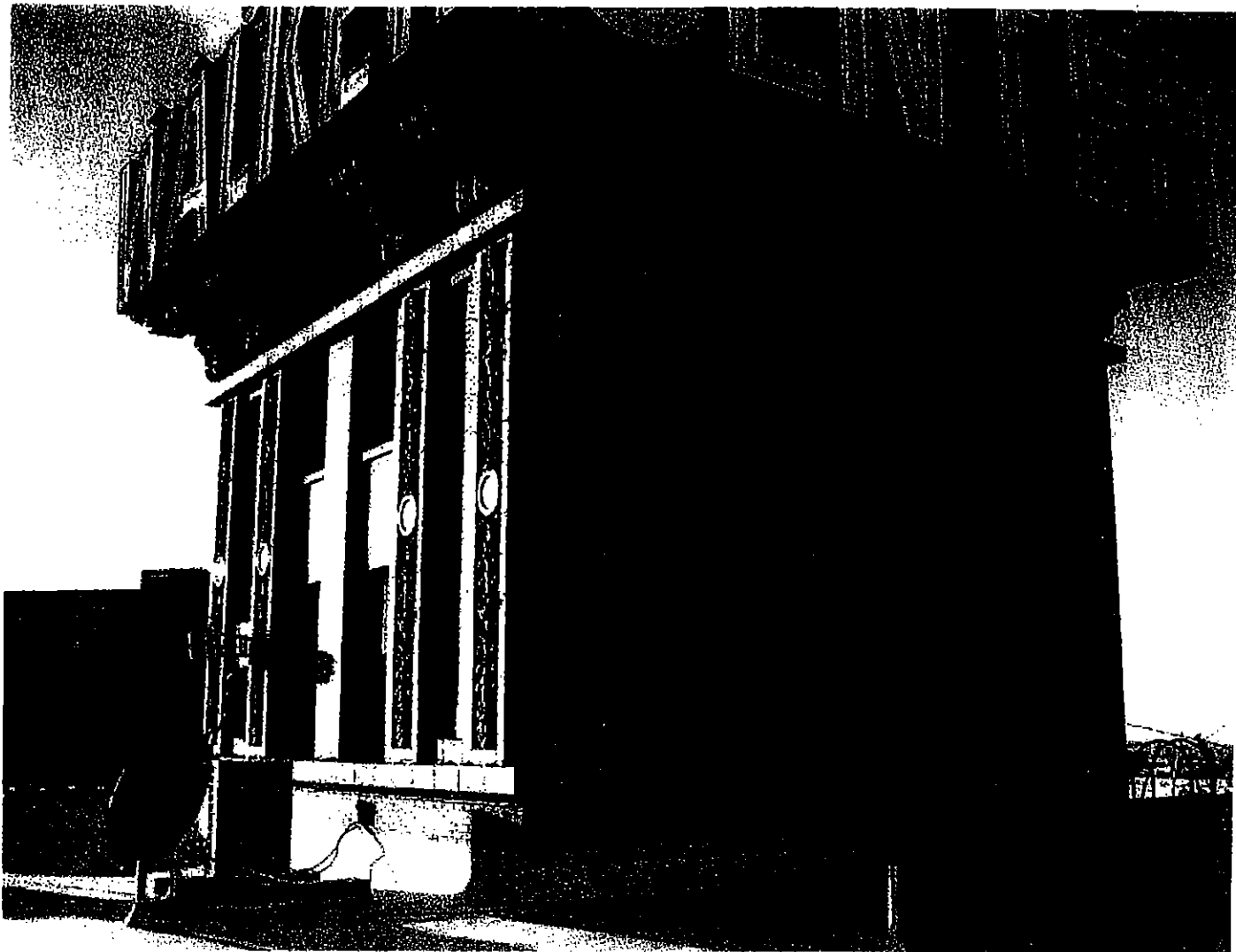
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 8

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 7:

6. Tower Detail. Camera facing northwest.



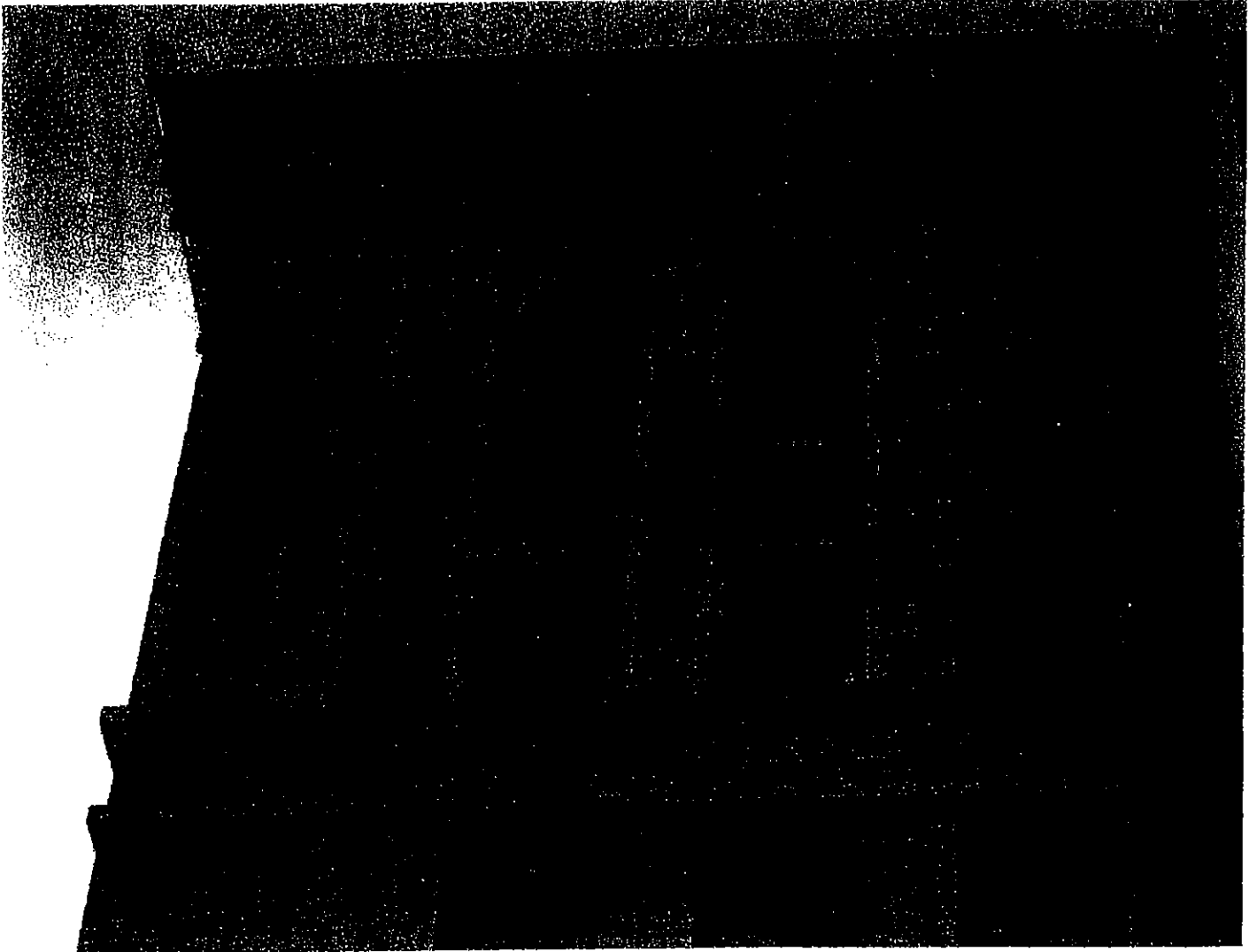
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 9

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 8:

6. Detail of upper stories. Camera facing west.



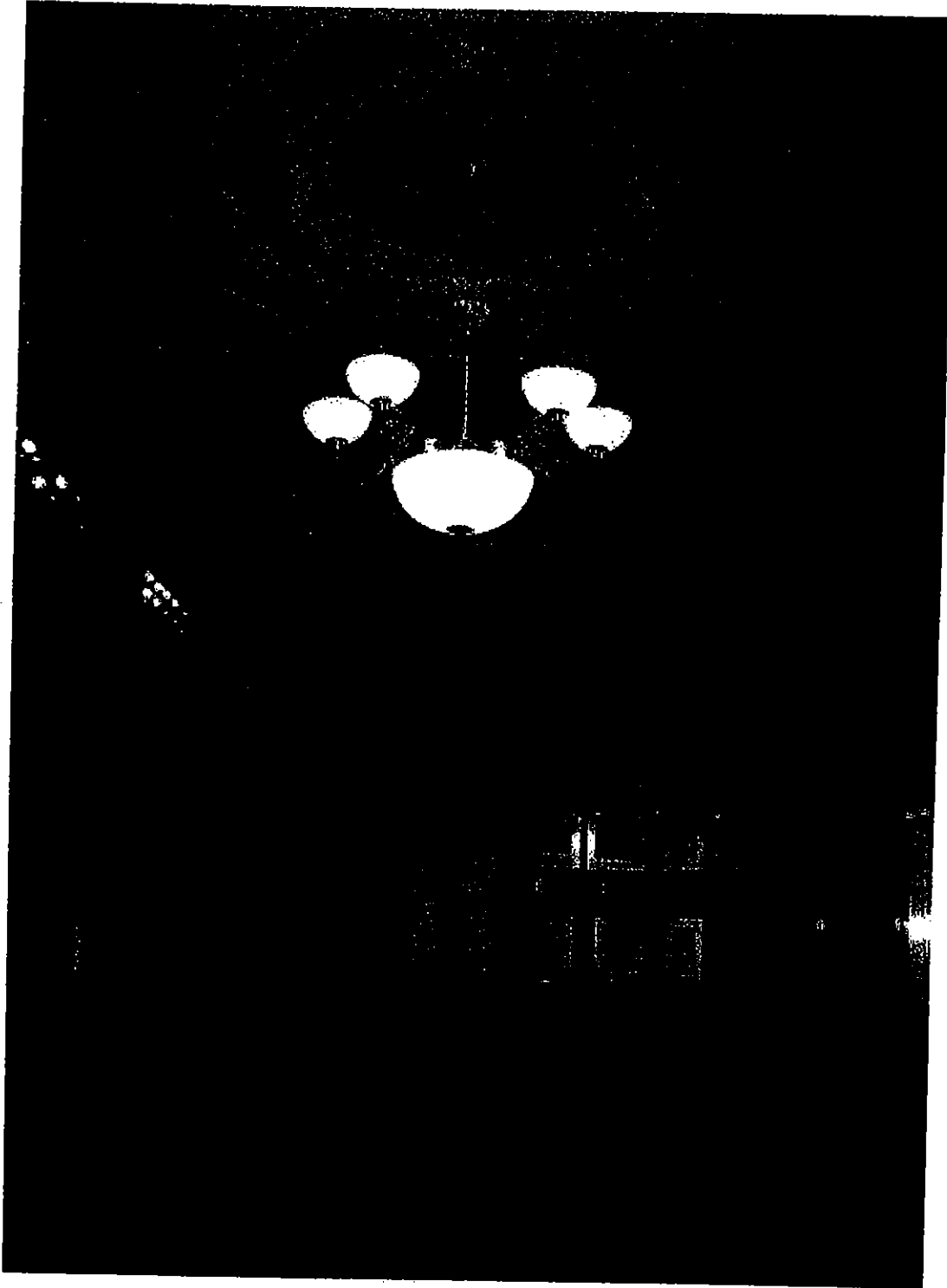
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 10

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 9:

6. Interior. Elevator Lobby Ceiling.



United States Department of the Interior
National Park Service

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Section No. PHOTOS Page 11

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 10:

6. Interior. Upper (Floor 3 and up) Stairwell.



Exhibit 5c
HISTORIC LANDMARK COMMISSION
October 4, 2006 Agenda/Minutes

AMENDED
AGENDA FOR THE
SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
Room 315 of the City and County Building at 451 South State Street
October 4, 2006
4:30 P.M.

1. FIELD TRIP

The field trip will leave promptly at 3:00 P.M. Refreshments will be served in Room 406 in the Green Room at 4:00 P.M.

2. COMMENTS TO THE COMMISSION

Comments will be taken on any item not scheduled, as well as on any other issues affecting the historic districts and historic preservation in Salt Lake City. (Comments will be limited to two minutes).

3. REPORT OF THE PLANNING DIRECTOR

4. MINUTES

Approval of the minutes from the September 6, 2006 Historic Landmark Commission meeting.

5. PUBLIC HEARINGS

A. Case No. 470-06-34 at approximately 715 North West Capitol Street by Wayne Harrier to construct a single-family house in the Capitol Hill Historic District in the Central City Historic District. (Staff - Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)

B. Case No. 470-06-42 at approximately 464 South 600 East by Craig Ames, Architect to design a multi-tenant retail building in the Central City Historic District. (Staff - Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)

C. A request by Vectra Management Group, represented by Cooper Roberts Simmon Associates to designate the Walker Bank Building on the Salt Lake City Register of Cultural Resources in order to place a roof sign on top of the building.

1. Case No. 470-06-37 (Petition No. 400-06-20), requesting the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. (Staff - Janice Lew 535-7625 or janice.lew@slcgov.com)

2. Case No. 470-06-36 requesting the Historic Landmark Commission transmit a favorable recommendation to the Board of Adjustment to allow the placement of a roof-top sign in the previous radio tower configuration which would include the attachment of neon letters on four sides. (Staff - Janice Lew at 535-7625 or janice.lew@slcgov.com)

D. Case 470-06-48 at approximately 136 East Third Avenue, by Michael Ryon to construct a 22 feet four inch high garage with approximately 816 square feet of space in the Avenues Historic District (Staff - Nick Britton, 535-7932 or nick.britton@slcgov.com)

6. OTHER BUSINESS

Election of new chair person

The next HLC meeting is scheduled for Wednesday, November 1, 2006 in Room 126 at 4:00 P.M. Notification will be provided if there are any changes.

Case 470-06-37 and 470-06-36 at 175 South Main Street. A request by Vectra Management Group, represented by Cooper Roberts Simonsen Associates to designate the Walker Bank Building on the Salt Lake City Register of Cultural Resources in order to place a roof sign on top of the building.

1. Case No. 470-06-37 (Petition No. 400-06-20), requesting the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. (Staff – Janice Lew 535-7625 or Janice.lew@slcgov.com)
2. Case No. 470-06-36 requesting the Historic Landmark Commission transmit a favorable recommendation to the Board of Adjustment to allow the placement of a roof-top sign in the previous radio tower configuration which would include the attachment of neon letters on three sides. (Staff – Janice Lew at 535-7625 or Janice.lew@slcgov.com)

In the absence of Janice Lew, Ms. Coffey presented the case. Ms. Coffey indicated that the Commission will need to make a decision on two issues for this project. The petitioner wants to install a roof sign on top of the Walker Bank Building. This is only possible if it is a Landmark Site. The Board of Adjustment can allow a sign that might not otherwise be approved if the Historic Landmark Commission gives a positive recommendation. The building is currently in the process of being nominated to the National Register and the applicant has applied to obtain tax credits. The building meets the City requirements for a Landmark Site based on the historic merit of the property. The City Council has the final say on whether it is designated as a Landmark Site. The Historic Landmark Commission is to forward a positive recommendation to the Planning Commission regarding the designation. The Historic Landmark Commission would then forward a positive recommendation to the Board of Adjustment for the signage with the condition that any further signage on that building be in the form of a comprehensive signage package. The applicant wants the signage issue to be resolved before the designation issue is completed.

Commissioner Fitzsimmons asked if two separate motions were needed.

Ms. Coffey indicated yes, and that the request will go to the Board of Adjustment first. If the Board of Adjustment does not approve the sign then the proposed designation of a Landmark Site will not go to the Planning Commission.

A copy of the Staff Report is attached with these minutes.

Commissioner Fitzsimmons invited the applicant to come forward.

Wally Cooper, Architect, and Susie Petheram both of Cooper Roberts Simonsen Associates came forward. Mr. Cooper indicated that he had a power point presentation on the history of the sign. The owner is interested in placing this building on the City Register only if they can get approval of the signage. They want the tax credits through the Department of Interior. Placing the building on the National Register basically meets the owner's desire to preserve the building consistent with the Secretary of Interior standards. To place the building on the City Register without the sign provides no benefit to the owner. But it is beneficial to the City to have it on the City register. It would make it more difficult to demolish the building.

Susan Petheram, planner with Cooper Roberts Simonsen then made a presentation. Construction of the building began in 1911 and was completed in 1912. It was at one time the tallest buildings on Main Street. The owner would like to get back the earlier sign configurations. The name was changed to Walker Center in 1983 when the bank was sold to First Interstate Bank. The first sign lasted about 20 years and read "Walker Bank". About 1935, the sign changed in size and had two rows that read "Walker Bank". The third change is the one the owners are interested in bringing back. A radio station, KDYL, was housed in the building next to the bank. When the radio station moved out they left the tower with the transmitters and the owners of the bank changed the configuration of the sign. They moved the letters that spelled "Walker" on all four sides and the letters spelling "Bank" on the perimeter of all three sides. At this time the sign was used as a weather beacon illuminating color on all sides. When blue flashed it was cloudy, solid blue meant sunny skies and red flashing meant rain but solid red meant snow. This was seen all over the valley. This is the character they wish to restore.

Mr. Cooper came back and talked about the signs of long ago. He explained how the City's sign ordinance changed completely all the signs of downtown. He would like to see that changed again and bring back the signs to bring more excitement to our town.

Commissioner Fitzsimmons opened the public hearing and asked if anyone had comments. Hearing none, he closed the public hearing and called for a motion.

Commissioner Hunter moved to send a favorable recommendation to the Board of Adjustment regarding the allowing of a roof sign on top of the building as shown in the drawings. It was seconded by Commission Lloyd. All voted "Aye". Motion passed.

Commissioner Hunter then moved to send a favorable recommendation to the Planning Commission to designate the building as a Landmark Site. It was seconded by Commission Haymond. All voted "Aye". The motion passed.

Exhibit 6a
PLANNING COMMISSION
Hearing Notice and Postmark
November 8, 2006

AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 8, 2006, at 5:45 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. APPROVAL OF MINUTES from Wednesday, October 25, 2006.
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC NOTICE AGENDA
 - a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.
 - b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.
 - c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.
 - d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council. Salt Lake City Property Conveyance Matters (Staff Doug Wheelwright at 535-6171; doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769; karryn.greenleaf@slcgov.com or Matt Williams at 535-6447; matt.williams@slcgov.com).
5. PUBLIC HEARINGS
 - a. **Petition No. 400-06-20** – a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is zone D-1 (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com).
6. ISSUES ONLY HEARING The Planning Commission will not make final decisions on the following petitions at this meeting:
 - a. Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:
 1. **Petition 410-06-38** –A planned development/conditional use request for:
 - a. Planned Development approval for more than one principal building per lot;
 - b. Conditional Use approval to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District;
 - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
 - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue (Staff– Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge. (Staff –Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 3. **Petition 400-06-38** – A request for the following partial street closures on:
 - Main Street to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge;
 - Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
 - West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures. Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

8411



The next Planning Commission meeting will be held on November 29, 2006. For additional information, please visit www.slc.gov.com/ccd/planning

10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.

8. Speakers should focus their comments on the agenda item. Excessive and repetitive comments should be avoided.

7. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.

6. Speakers will be called by the Chair. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.

5. Salt Lake City Planning Commission 451 South State Street, Room 406 Salt Lake City UT 84111

4. In order to be considered of everyone attending the meeting, the Chair may limit the time each person may have to address the Commission, per item. A spokesperson who has already been asked by a group to summarize their concerns may be given additional time. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

3. Fill out registration card and indicate if you wish to speak and which agenda item you will address.

2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.

1. In order to be considered of everyone attending the meeting, the Chair may limit the time each person may have to address the Commission, per item. A spokesperson who has already been asked by a group to summarize their concerns may be given additional time. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Division
451 South State Street, Room 406 -
Salt Lake City UT 84111



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US POSTAGE

PUBLIC HEARING NOTICE

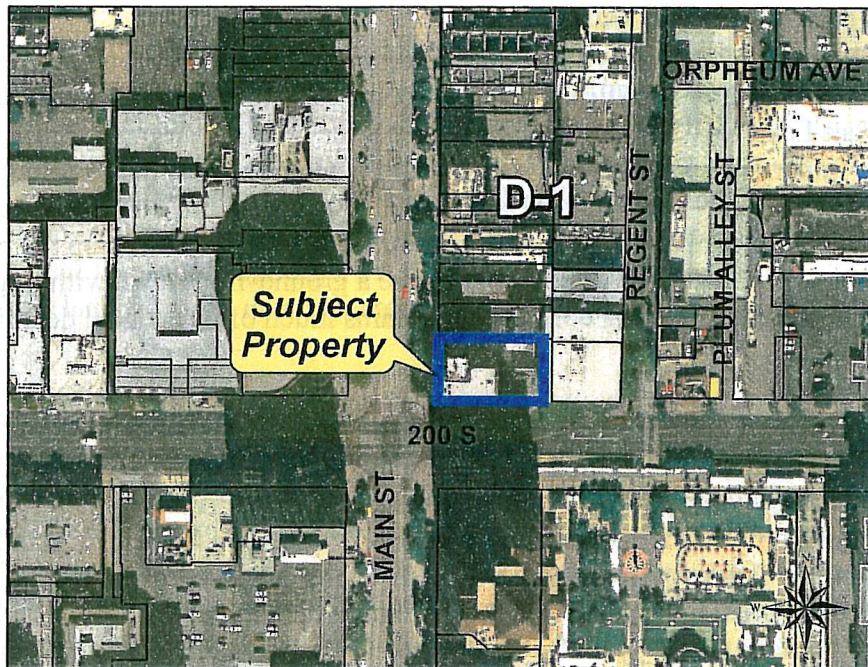
JANICE LEW

Exhibit 6b
PLANNING COMMISSION
November 8, Staff Report

DATE: November 1, 2006
TO: Salt Lake City Planning Commission
FROM: Janice Lew, Principal Planner
RE: **STAFF REPORT FOR THE NOVEMBER 8, 2006 MEETING**

CASE NUMBER: Zoning Map Amendment – 400-06-20
APPLICANT/STATUS: Vectra Management Group, Property owner
REQUESTED ACTION: The applicant requests the Planning Commission transmit a favorable recommendation to the City Council to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. The City Council is the approval body for zoning map amendments.

PROJECT LOCATION: 175 South Main Street – 16-06-105-023



PROJECT/PROPERTY SIZE: .32 Acres

COUNCIL DISTRICT: District 4, Council Member Nancy Saxton

SURROUNDING ZONING DISTRICTS:
North – Central Business District (D-1)
South – Central Business District (D-1)
East – Central Business District (D-1)
West – Central Business District (D-1)

SURROUNDING LAND USES:
North – Mixed use
South – Office
East – Parking structure
West – Office

PROPOSED USE(S): The subject site currently accommodates office uses.

APPLICABLE LAND USE REGULATIONS:
The proposed Landmark Site designation and zoning map amendment are subject to Salt Lake City Code, Chapter 21A.50 – Amendments and Special Approvals.

MASTER PLAN SPECIFICATIONS:
The adopted land use policy document that guides development in this area is the Downtown Plan (1995). A description of the pertinent information in this document is provided below under the **Analysis and Findings** section of this staff report.

SUBJECT PROPERTY HISTORY:
Upon its completion in 1912, the Walker Bank Building was the tallest building in Salt Lake City and is historically significant for its association with the growth and progress of downtown Salt Lake City in the early twentieth century. The building is physical evidence of the important contributions made by the Walker brothers to the banking and mercantile history of Utah. The Walker Bank Building is also significant as an example of a Chicago School skyscraper. The steel frame building is organized using the basic tripartite formula, with a stack of office floors above a ground-floor level with large windows and elaborate terminating cornice, and retains much of its original detailing and character.

The three-story recessed tower of the Walker Bank has historically been used for the purpose of signage, going through three configurations prior to the current one. The most well known of the sign configurations came in the early 1950's. A ninety foot (90') radio tower was erected on top of the recessed tower in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and letters to spell out "Walker" were hung on each of the four sides. "Bank" was attached to the perimeter of the building's three-story tower. It was this configuration that was identified as a weather beacon

because it changed color to reflect weather conditions. When the building was sold in 1983 and its use as a bank ended, the radio tower and sign were removed.

The building was recently listed on the National Register of Historic Places and is currently undergoing rehabilitation for federal tax credits. The majority of the proposed work is to interior areas of the building. Exterior work includes removal of the wrap-around canopy from the 1956 remodel and construction of a small canopy over the main entry. In addition, cleaning will be done on the exterior granite and terra cotta on the first three stories.

ACCESS:

The building is accessible from Main Street.

PROJECT DESCRIPTION:

The applicant is pursuing listing on the Salt Lake City Register of Cultural Resources as a Landmark Site concurrently with a request for additional signage. The applicant proposes to rebuild the Walker Bank signage in its historic configuration, and install a new sixty-four foot (64') frame tower on which to attach individual neon letters spelling out "Walker" on each of the four sides. As outlined in Section 21A.46.070(J)(8) of the Zoning Ordinance, the height of the sign of a roof sign cannot exceed twenty percent (20%) of the height of the building or ten feet (10'), whichever is less. Landmark Site designation provides the means to exceed the general sign standards of the ordinance through review and approval by the Board of Adjustment with a positive recommendation from the Historic Landmark Commission. At their October 16, 2006 meeting, the Board of Adjustment approved a special exception to rebuild the Walker Bank signage.

COMMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS

The comments received from pertinent City Departments/Divisions are attached to this staff report as Exhibit 2. The following is a summary of the comments and concerns received:

- a) **Public Utilities Division:** The division did not respond to the request for comments.
- b) **Division of Transportation:** The division indicated that there are no impacts to the public transportation corridors from this request.
- c) **Salt Lake City Engineering:** City Engineering has no comments on this request.
- d) **Fire:** The Fire Department did not respond to the request for comments.
- e) **Building Services:** Building Services did not respond to the request for comments.
- f) **Community Council:** Planning Staff held an Open House for the Community Council and interested parties on August 21, 2006. Planning Staff did not receive any public input regarding the request.

2. ANALYSIS AND FINDINGS:

The applicant is requesting consideration by the City to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. Adding a site to the Register is a zoning map amendment under the purview of the City Council. The Zoning Ordinance requires a recommendation by the Historic Landmark Commission, and thus a request must meet the standards listed in Section 21A.34.020(C)(2) *Criteria for Selection of An H Historic Preservation Overlay District or Landmark Site*. A request is then submitted to the Planning Commission for consideration and recommendation to the City Council.

Historic Landmark Commission Review

On October 4, 2006, the Historic Landmark Commission reviewed the request to include the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site, and voted to forward a positive recommendation to the Planning Commission. The Commission reviewed the following criteria.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which Landmark Sites shall be evaluated. The ordinance cites three criteria for selection of a Landmark Site: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a Landmark Site in Section 21A.34.020(B)(4):

A landmark site is any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

The specific language for the selection of a Landmark Site outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;*
 - i. Events that have made significant contributions to the broad patterns of history, or*
 - ii. Lives of persons significant in the history of the city, region, state of Utah, or nation or*

- iii. *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
- iv. *Information important in the understanding of the prehistory or history of Salt Lake City.*
- b. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;*
- c. *The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.*

Zoning Map Amendment for Landmark Site Designation

The City Council has final decision authority with respect to text or zoning map amendments. Chapter 21A.50 of the Salt Lake City Code, entitled “Amendments and Special Approvals” addresses changes to the text of the zoning code and associated maps. Section 21A.50.050 outlines standards the City Council should consider when making a decision regarding a rezone. The standards for general amendments are as follows:

- A. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**

Discussion: The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown’s existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake’s unique urban character.

Finding: The proposed zoning map amendment is supported by policy elements of the *Downtown Plan*.

- B. **Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**

Discussion: Located on Main Street, in the core of downtown Salt Lake City, the building occupies the northeast corner of Main Street and 200 Street. Constructed for the Walker Brothers Bank in 1911-1912, the building is significant because of its association with early twentieth century development of Salt Lake City’s downtown business district. As Salt Lake City became a transportation hub, commerce became important and business grew along the Main Street corridor. The building is associated with the Walker brothers, prominent businessmen whose merchandising and banking activities contributed to Salt Lake City’s transformation from an agrarian landscape to an urbanized American city. Downtown is a showplace for Utah’s architectural heritage including sites of exceptional importance to the city. Designation of a property on the *Salt Lake City Register of Cultural Resources* places the property under the purview of the

Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: The Walker Bank Building is harmonious with the overall character of existing development in the immediate vicinity of the subject property. Listing on the Salt Lake City Register of Cultural Resources would be a step toward ensuring its preservation.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance.
- Abate the destruction and demolition of historic structures.
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare and prosperity of the people of Salt Lake City.

Finding: The proposed zoning map amendment will have a positive impact on surrounding properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning district which may impose additional standards.

Discussion: Listing the Walker Bank Building on the Salt Lake City Register of Cultural Resources requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. On October 4, 2006, the Historic Landmark Commission found that the subject site met these criteria and recommended listing the building. Landmark Site designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Finding: The proposed zoning map amendment meets this standard.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies and wastewater and refuse collection.

Discussion: The existing building is provided with all municipal utility services.

Finding: Existing or proposed utility services will be adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

RECOMMENDATION:

Based upon the comments, analysis and findings in this report and a positive recommendation submitted by the Historic Landmark Commission, Planning Staff concludes that the Walker Bank Building exhibits sufficient historic and architectural significance, and physical integrity to merit listing on the Salt Lake City Register of Cultural Resources. Furthermore, the site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site. As such the site is of exceptional importance to the city, state, region and nation and imparts high artistic, historic and cultural values. Therefore, Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to designate the property located at 175 South Main Street as a Landmark Site on the Salt Lake City Register of Cultural Resources and amend the Zoning Map accordingly.

Janice Lew
Principal Planner
November 1, 2006

Attachments:

Exhibit 1 - Departmental Comments
Exhibit 2 - Designation Form
Exhibit 3 - Historic Landmark Commission Minutes

Exhibit 1

Departmental Comments

Lew, Janice

Transportation

From: Walsh, Barry
Sent: Monday, July 31, 2006 11:16 AM
To: Lew, Janice
Cc: Young, Kevin; Weiler, Scott
Subject: RE: Rezone Petition 470-06-37
Categories: Program/Policy

July 31, 2006

Janice Lew, Planning

Re: Petition 470-06-37 request to include the Walker Bank Building located at 175 S. Main Street in the City's Register of Cultural Resources as a Landmark Site.

The division of transportation review comments and recommendations are as follows:

There are no impacts noted to the public transportation corridors per this designations request.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
File

From: Lew, Janice
Sent: Friday, July 28, 2006 5:19 PM
To: Garcia, Peggy; Larson, Bradley; Walsh, Barry; Weiler, Scott; Butcher, Larry; Rutan, Ed; Fluhart, Rocky; Graham, Rick; Harpst, Tim; Hooton, Leroy; McFarlane, Alison; Oka, Dave; Clark, Luann; Zunguze, Louis; Canham, Brent; Burbank, Chris
Subject: Rezone Petition 470-06-37

The Planning Division is reviewing a request to include the Walker Bank Building located at 175 S. Main Street in the City's Register of Cultural Resources as a Landmark Site. The City Council has final decision authority with respect to Zoning Ordinance and Zoning Map amendments. In the case of Landmark Site designation, the Historic Landmark Commission has an advisory role, and makes recommendations to the Planning Commission. The Planning Commission will also hold a public hearing on the request and then make a recommendation to the City Council. If you have any comments regarding this request, please submit them to me by August 11, 2006. Thank you for your consideration.

Janice Lew
Planning Division

Engineering

Lew, Janice

From: Weiler, Scott
Sent: Tuesday, October 17, 2006 11:43 AM
To: Lew, Janice
Subject: RE: Zoning Map Amendment Petition 400-06-20 to Establish a Landmark Site
Categories: Program/Policy

Janice,

Engineering has not comment on this request.

Scott

From: Lew, Janice
Sent: Tuesday, October 17, 2006 11:33 AM
To: Rutan, Ed; Fluhart, Rocky; Graham, Rick; Harpst, Tim; Hooton, Leroy; McFarlane, Alison; Oka, Dave; Clark, Luann; Zunguze, Louis; Canham, Brent; Burbank, Chris; Goff, Orion; Boskoff, Nancy; Butcher, Larry; Walsh, Barry; Stewart, Brad; Weiler, Scott; Larson, Bradley; Williams, Roy
Subject: Zoning Map Amendment Petition 400-06-20 to Establish a Landmark Site

The Planning Division is currently reviewing a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building located at 175 South Main Street on the Salt Lake City Register of Cultural Resources as a Landmark Site. Adding a site to the Register is a Zoning Map amendment under the purview of the City Council. The Zoning Ordinance requires a recommendation by the Historic Landmark Commission that is then submitted to the Planning Commission for consideration with recommendation to the City Council.

Please send any comments you may have regarding this request to me by October 27, 2006. If I do not receive any comments, I will assume your department has no objections to the request. If you have any questions, please contact me at 535-7625. Thank you.

Janice Lew
Planning Division
535-7625

Exhibit 2

Designation Form

DESIGNATION FORM
SALT LAKE CITY REGISTER OF CULTURAL RESOURCES
SALT LAKE CITY PLANNING DIVISION

1. IDENTIFICATION

Name of Property: Walker Bank Building (Walker Center)
 Address: 175 S. Main Street
 City, County: Salt Lake City, Salt Lake
 Current Owner Name: Vectra Management
 Current Owner Address: 424 W. 33rd Street, Suite 540
 New York City, NY 10001

Tax Number: 16061050230000

Legal Description (include acreage): 0.32 acres
 Beginning at SW corner Lot 4 Block 70 Plat A Salt Lake City
 Sur N 84 Ft. E 153.71 Ft. S 89.9 Ft. W'LY 153.71 Ft. N 5.9 Ft.
 to Beginning 5518-3014 5649-2445 6944-1252 7185-1092 9286-6392

2. STATUS/USE

<u>Property Category</u>	<u>Evaluation</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> eligible/contributing	Original Use: Bank/Retail
<input type="checkbox"/> structure	<input type="checkbox"/> ineligible/non-contributing	Office
<input type="checkbox"/> site	<input type="checkbox"/> out-of-period	Current Use:
<input type="checkbox"/> object		Office

3. DOCUMENTATION

<u>Photos: Dates</u>	<u>Research Sources</u> (check all sources consulted, whether useful or not)
<input type="checkbox"/> slides:	<input checked="" type="checkbox"/> abstract of title
<input checked="" type="checkbox"/> prints: 2006	<input checked="" type="checkbox"/> tax card & photo
<input checked="" type="checkbox"/> historic: c. 1912-14	<input checked="" type="checkbox"/> building permit
1938, 1943, 1950'	<input type="checkbox"/> sewer permit
<u>Drawings and Plans</u>	<input checked="" type="checkbox"/> Sanborn Maps
<input type="checkbox"/> measured floor plans	<input type="checkbox"/> obituary index
<input type="checkbox"/> site sketch map	<input checked="" type="checkbox"/> city directories/gazetteers
<input type="checkbox"/> Historic American Bldg. Survey	<input type="checkbox"/> census records
<input type="checkbox"/> original plans available at:	<input checked="" type="checkbox"/> biographical encyclopedias
<input type="checkbox"/> other:	<input checked="" type="checkbox"/> newspapers
	<input checked="" type="checkbox"/> city/county histories
	<input type="checkbox"/> personal interviews
	<input checked="" type="checkbox"/> USHS library
	<input checked="" type="checkbox"/> USHS Preservation Files
	<input type="checkbox"/> USHS Architects File
	<input type="checkbox"/> LDS Family History Library
	<input type="checkbox"/> local library:
	<input checked="" type="checkbox"/> University library(s): U of U
	<input type="checkbox"/> LDS Church Archives

Bibliographical References (books, articles, interviews, etc.)

See attached

Researcher/Organization: Susie Petheram
 Cooper Roberts Simonsen Associates

Date: 6/20/06

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Sullivan-esque/Skyscraper No. Stories: 16 (+3)
Foundation Material: Granite Wall Material(s): Granite, Brick, Terra Cotta
Additions: none minor major and/or Alterations: none minor major (describe below)
Number of associated outbuildings 0 and/or structures 0

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary:

See attached

5 HISTORY

Architect/Builder Eames & Young, Architects Date of Construction: 1911-12
James Stewart & Co.
Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/ Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Invention | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Landscape | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Architecture
Law | <input type="checkbox"/> Social History |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Community Planning
& Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Military | |
| <input type="checkbox"/> Conservation | | <input type="checkbox"/> Performing Arts | |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events.

Explain and justify any significant themes marked above. Use continuation sheets as necessary.

See attached

Narrative Description

The Walker Center Building is a 16-story steel frame skyscraper of the three-part vertical block type. The exterior is clad in granite, terra cotta, and tan brick, and the foundation is granite. Above the 16th story is a three-story tower inset from the main tower, containing the elevator shaft, an observation platform that is 225 feet above sidewalk level, and the neon Walker Center sign. Construction on the building began in November of 1911 and was completed in 1912. Upon its completion, the building was the tallest in Salt Lake City. Located on Main Street, in the heart of downtown Salt Lake City, the building occupies the northeast corner lot of the Main Street and 200 South Street intersection. The principal façade fronts west onto Main Street, with the secondary façade facing south on 200 South Street. The base part of the building is rectangular in shape with the upper parts above the fifth story forming an "L" shape. Constructed for the Walker Brothers Bank, the building was known as the Walker Bank Building until 1981. The property is in good condition and retains much of its original detailing; the overall integrity of the building is strong. Situated in the urban core of Salt Lake City, it is surrounded by buildings that are both smaller and larger than it. While many surrounding buildings are from a more recent time period, there are also several structures that remain from the same time period or earlier.

A steel skeleton and concrete floors comprise the frame of the building. The exterior of the lower part of the building is clad in granite for the first two stories and terra cotta for the third story. The middle part of the building is eleven stories encased with a tan brick. The upper part of the building consists of two stories of terra cotta and the three-story tower covered in terra cotta and brick.¹

The principal façade of the building faces Main Street and is symmetrical in design. The windows on the ground story are storefront size. A metal canopy above the ground story wraps around the building, covering both of the street-facing facades. A c. 1956 remodel simplified the entrances giving the façade its current symmetry. The metal canopy was another addition from this remodel, which included work on both the interior and exterior of the building. A secondary entrance for the bank from the south was also removed at this time.² Originally the first level of the principal façade was somewhat asymmetrical in detailing. The centrally located main entrance to the building was grand in design and detailing. The entrance to the bank was located one bay to the north and was accented with single-story fluted Doric columns. An entrance to the drug store located in the south corner of the building was simpler in design and located in the bay furthest to the south. The name of the building and the name of the bank were carved into the granite over their respective entrances.³ Prior changes to the storefront of the bank's Main Street entrance were made c. 1931, when the name of the bank was officially changed to Walker Bank and Trust Company. Historic photos show what appears to be a two-story metal storefront with fluted columns separating the two bays containing the bank's portion of the Main Street facade. This storefront was removed in the 1956 remodel. Bas-relief lion heads sit above the capitals of the columns for the corner bays, and the farthest east bay on the south façade. There were originally lions on the north bay of the west façade as well. It is assumed these were removed when the 1931 remodel added a storefront to this section of the façade. Simple detailing of round accent lights decorates the third floor of terra cotta. The 1931 remodel placed individual neon letters over the detailing on the third story to spell out Walker Bank on the west façade.⁴ Apparently the detailing underneath was not removed, as it is present on the third story today.

¹ "Walker Structure Will Attain Lofty Heights." *Salt Lake Tribune*, October 15, 1911 and "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912.

² "A New Welcome From an Old Friend." *Walker Bank and Trust Company*. Brochure, 1958.

³ "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912 and *American Architect* 105, no. 1992, February 25, 1914.

⁴ Photographic documentation, Shipler Commercial Photograph Collection, #39845 and #39846, Utah State Historical Society

On the east end of the building is a five-story section, visible from the south. The base part of the building was originally three stories; two additional stories were added to the east section c. 1939. The window placement on the third story and the upper parts of the building is symmetrical in design, with the center windows recessed, serving to accentuate the height of the building. The middle part of the building is very limited in decorative details. Terra cotta trims the outside sets of windows. The glass in the windows of the middle and upper parts of the building, most of which are double-hung, is slightly reflective, likely replaced with the last major exterior remodel c. 1956. Narrow belt courses of terra cotta, two beneath and two above the 14th story, serve to distinguish the middle part from the decorative upper part. Decorative corbels beneath the lower belt course and egg and dart molding beneath the upper belt course add a touch of detail to the middle section of the building.

The upper part, comprised of the top two stories and the recessed three-story tower, has the greatest quantity and variety of decorative enhancements. The decorative detailing of terra cotta is primarily vertically oriented, drawing the eye of the observer upward and further enhancing the height of the building. Two-story decorative panels separate each of the window bays, using a combination of flowers, leaves, and cherubs in the detailing. Slight differences in detail and width distinguish the outer panels from those in the middle. The upper cornice of the building projects out with a modest overhang, and is supported with wide heavily ornamented double scroll brackets. The detail on the brackets includes a vertical strip of fish scale and a center petal medallion. Between the brackets is a row of rounded segmented arches with cherub faces and floral detailing. Egg and dart detailing is repeated above the brackets and arches, running underneath the cornice and around the upper edges of the brackets. The outer edge of the cornice is further enhanced with a lion head medallion above each bracket. The cornice and the decorative panels wrap around the corners of the rear east and north elevations; however, apart from this these rear elevations are not ornamented with granite or terra cotta and are faced only with brick.

The three-story recessed tower is decorated in a manner similar to the top two stories. The decorative vertical panels are repeated on the bottom two stories, using the same design pattern as the center panels from the main building. Above each of these panels are two narrow brackets that support the observation platform. These brackets are similar in style to the brackets below the main cornice, but are decorated with a lion head and floral designs. Two rounded segmented arches are located between the middle two brackets, but do not have the decorative detail as those on the main building, containing only a raised rectangle. Additional detail below the observation platform includes egg and dart molding between the brackets but not out around their edges. Neon signs flank the outside of the observation platform, with 8-foot individual neon letters spelling "Walker" and "Center" on alternating sides. The top story above the observation platform is decorated with wide decorative brackets, egg and dart, and a projecting cornice with lion heads above the brackets, in the same manner as the main cornice of the building. Above this cornice is a decorative balustrade around the perimeter of the three-story tower, with four stone eagles perched on the top of each side. A flagpole currently stands in the center of the roof atop the three-story tower.

The three-story tower has historically been used for the purpose of signage for the Walker Bank, going through three configurations prior to the current one. Each of the signs was illuminated.⁵ The first sign had Walker Bank in a single row of letters, affixed to each of the sides

⁵ Photographic documentation, Utah State Historical Society Collection.

of the tower. The next sign for the bank, installed in the mid 1930's, had larger letters in two rows, with Walker being on top of Bank. Probably the most well known of the sign configurations came in the early 1950's. A 90-foot radio tower was erected in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and on each of the three sides were hung letters to spell out Walker, while Bank was around the perimeter of the top of the building's three-story tower. It was this configuration that began the use of the sign as a weather beacon. The sign was blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow. Visible from most parts of the valley, the flashing sign was seen by travelers as they drove into town. When the building was sold in 1983, the radio tower and the sign were torn down. Soon after this, the current sign was erected to indicate the change in name of the building to the Walker Center. The sign was configured to continue the weather beacon tradition. With taller office buildings built around the Walker building, the sign is less visible, and only from certain angles.⁶ The current owners are planning to rebuild the sign in the historic radio tower configuration, erecting a new 90-foot tower frame on which to affix individual neon letters spelling out "Walker" on the three sides. Individual letters spelling out "Center" will then be on all four sides of the building's tower. The proposed sign will continue the tradition of changing colors to indicate the weather forecast.

The interior of the building retains traces of its original character, although much of it has been renovated, the most extensive of which was the c. 1956 remodel of the entire ground floor and parts of other floors. A special pamphlet prepared by the bank in 1958 featured the changes. Other changes have been made to the upper office areas in the years since then, including removal of the center hallway on some floors to convert the area into a suite of offices. Original features that remain are a section of decorative plaster ceiling in the elevator lobby, a functional mail chute, some door hardware and marble treads on the stairs.

A parking garage with lower level retail space was constructed adjacent to the east side of the building in 1960. Although the architecture of the parking garage is of a different style, it does orient to the street; the nature of downtown massing is of buildings side by side, so the parking garage does not diminish the historic integrity of the building.

The building is currently undergoing rehabilitation for federal tax credits. The majority of the proposed changes are to interior areas of the building – updating restrooms to bring them into compliance with ADA standards; upgrading the building systems; and remodeling the main entrance lobby to return it to a two-story entryway as it was historically. Other interior work includes remodeling the finishes on the first and sixth floors and in the elevators. The exterior work will include removal of the wrap-around canopy from the c. 1956 remodel and installation of a small canopy over the main entry only. Minimally invasive cleaning will be done on the exterior granite and terra cotta on the first three stories. In addition to the new sign mentioned previously, a new walkway will be constructed on the south side to connect the adjacent parking garage to the sixth floor of the building.

⁶ Walsh, Rebecca. "Walker Center Sign Keeper Keeps Eyes on the Sky." Salt Lake Tribune. January 4, 1998.

Narrative Statement of Significance

Constructed in 1911-12 the Walker Bank Building is significant under criteria A and C for its influence on the Salt Lake City banking community in the early 20th Century as well as being an excellent example of a three-part vertical block skyscraper done in a Sullivanesque style in downtown Salt Lake City. The building was designed with the most modern of amenities and innovations in building equipment and design. These included outside light for each office room, ice water taps on each floor, and four gearless traction elevators. The construction of such a large building in downtown Salt Lake City was a monument to the growth, progress, and modernization of the city following Utah's acceptance as a state. Investing in the building signified the faith the Walker Brothers Bank had in the future of the city. One of the tallest buildings in the West for its time, it stands as an example of the success and growth of the financial sector of Utah during the 1900-1910's. It was also one of the last building projects completed prior to the start of World War I, which put an effective halt on major construction projects in downtown Salt Lake City.

Eames and Young, an architectural firm based in St. Louis, Missouri, designed the building for the bank. Both William S. Eames and Thomas Crane Young served as presidents of the St. Louis Chapter of the American Institute of Architects, in 1890 and 1909-10 respectively. Eames was also elected as National President of the Institute in 1904, the first from St. Louis to hold that office. They formed their partnership in 1885, which lasted until Eames' death in 1915. The firm achieved a national reputation, receiving good publicity for the duration of its existence and having their work featured and praised by professional journals such as *Architectural Record*.⁷

The building was designed with characteristics of Chicago School skyscrapers, containing the three parts of a classical column – the bottom floors functioning as the base, the middle stories as the shaft with little ornamental detail, and the top floors serving as the capital with a greater degree of ornamentation capped with a cornice. Stylistically, the building has hints of the Second Renaissance Revival, with its symmetry, accentuated belt courses, and modillions. It received national attention with a feature in the February 1914 issue of *American Architect*, as well as mention in the *New York Times*. The high-rise office building included several retail shop areas on the basement and ground floors, in addition to the bank's primary ground floor space. Retaining much of its original detailing and character, the building is in excellent condition.

History of the Walker Brothers

The Walker brothers' influence on Salt Lake City began soon after their arrival in September 1852. There were four brothers, all born in Yeadon, Yorkshire, England, – Samuel Sharp born September 22, 1835; Joseph Robinson born August 29, 1836; David Fredrick born April 19, 1838; and Matthew H born January 16, 1845. They, along with two sisters, emigrated to St. Louis, Missouri, with their parents, Matthew and Mercy Long Walker, in 1850. The father and two sisters died there from cholera in 1851. In April 1852, the four brothers and their mother decided to move on west to Salt Lake City.⁸

The Walker brothers engaged in various pursuits prior to organizing their dry goods store in 1859. The store, first located at Camp Floyd about fifty miles southwest of Salt Lake City, profited well from the troops, and after their departure, the stock was relocated to Salt Lake City and the Walker Brothers Dry Goods Company became well-established there.⁹ In conjunction with their dry goods store, the brothers engaged in banking, which was commonly connected to the general merchandising business in those days.

⁷ *St. Louis Architects: Famous and Not So Famous, Part 3 & 10*, Carolyn Hewes Toft

⁸ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 344-7.

⁹ *Utah A Centennial History*, Wain Sulton, pg. 326

The eldest brother, Samuel S., married Fannie Bascom, January 5, 1857, and together they had ten children. He was active as a businessman until his death on September 10, 1887.¹⁰

Joseph R., married to Mary Ann Carson in 1859, had seven children. In addition to his involvement with the Walker Brothers Dry Goods Company and the Walker Brothers, Bankers, Joseph was also president of the Alice Gold & Silver Mining Company in Montana. After his death on January 6, 1901, his heirs sold their interest in the bank and acquired control of the Walker Brothers Dry Goods Company.¹¹

David Fredrick, a prime starter of the dry goods store, married his first wife Emeline Homes in 1859, and together they had seven children. Emeline died in 1876; in 1883, David married his second wife, Althea Hunt, with whom he had three children. In 1888, having sold his interest in the brothers' business, he moved to San Francisco and started business there. His death was September 12, 1910.¹²

The youngest brother, Matthew H., was married to Elizabeth Carson in 1865. They had two children. After Elizabeth's death in 1896, he was married a second time in 1897 to Angelina Andrews Hague, with whom he had a daughter. In addition to his banking and merchandising involvements, Matthew served on the Board of Education from 1898 to 1902. He died on July 29, 1916.¹³

History of Walker Bank

The development of banking in Utah was united closely with the retail and merchandise business. The history of the Walker Brothers Bank, the first established in Utah Territory, is a good example of this union. At the time the brothers established their dry goods business in 1859, it was common for such stores to perform banking functions such as writing scrip, a local currency, in payment.¹⁴ The Walker brothers started a small store at Camp Floyd in 1859, serving the troops located there. They also bought and sold gold dust and had a safe in which customers could deposit money. A substantial profit was made there, allowing for a large purchase of surplus goods auctioned off when the camp closed in 1861, and the stock was moved to the store in Salt Lake City. Soon after this, a department of the store was opened specifically for banking purposes.

With its start in 1859, it was one of the first banks established in the west, although official bank status was not granted until 1871, according to tax records.¹⁵ In 1866, the northwest corner of 200 South and Main Street was purchased and the store and bank were moved there. In 1885, a national charter was obtained to operate as the Union National Bank of Salt Lake City. In 1886, David Fredrick sold out his interest in the firm to the other three brothers. After the death of Samuel S. in 1887, Joseph R. and Matthew H. surrendered the bank's national charter and began to operate as a partnership, Walker Brothers Bankers. In 1903, two years after the death of Joseph R., his heirs sold their interest in the bank to Matthew H. and he sold his share of the Walker Dry Goods Company to them. This marked the separation of the bank from the store, and Matthew H. incorporated the bank under the original name, Walker Brothers Bankers on January 21, 1903.

In April 1905, the bank purchased the Salt Lake branch of the Wells Fargo and Company Bank. In 1911, the bank established a savings department and expanded their bank-by-mail

¹⁰ *Sketches of the Inter-Mountain States; Utah, Idaho, Nevada.* Pg. 347.

¹¹ *Sketches of the Inter-Mountain States; Utah, Idaho, Nevada.* pg. 344-5.

¹² *Ibid.*, pg. 103.

¹³ *Ibid.*, pg. 87.

¹⁴ *Utah A Centennial History*, Wain Sulton, pg. 954

¹⁵ *Ibid.*, pg. 957-8.

service through an advertising campaign. It was also in this year that the important decision was made to build a permanent and suitable building for the bank. The M.H. Walker Realty Company was formed to handle the financing of the building and keep it separate from the bank.¹⁶ After the death of Matthew H., the last of the four Walker brothers, in 1916, the bank changed personality as new people directed it toward the future.¹⁷

In March 1931, the name of the bank was changed to the Walker Bank & Trust Company to feature the importance of the Trust Department.¹⁸ In 1956, the bank was sold to Transamerica (later to become Western Bancorporation) for \$20 million.¹⁹ It continued under the Walker name until June 1, 1981, when the bank, and all others in the Western Bancorporation system, changed its name to coincide with the change of the corporation's name: First Interstate Bank. A new building for First Interstate Bank was constructed in 1983 – across the street from the Walker Bank building on the northwest corner of Main Street and 200 South, and the Walker Bank building was sold.²⁰ The current name of the building, the Walker Center, retains the connection to its beginnings with the Walker brothers and their bank, and the building itself is a physical representation signifying the important contributions of the Walker brothers to the banking and mercantile history of Utah.

History of the Building

After inquiries were made concerning a number of architects, the firm of Eames and Young was chosen to be the designer of the Walker Bank Building. James Stewart and Co., a contracting company used previously by the architecture firm, constructed the building. Demolition of the existing one-story buildings located on the corner began on November 1, 1911, although the official building permit was not issued until November 25, 1911, according to records.²¹ The site was located across Main Street from the Walker Dry Goods building, which was on the northwest corner of the 200 South and Main Street intersection. Matthew H. and his wife Angelina owned the property chosen for the building, selling it to the M.H. Walker Realty Company when the decision to construct a new bank building was made. The Smith Drug Company, previously located on the corner lot where the new bank was being built, reopened in the corner space of the completed new building. The president of Smith Drug Company, Frank A. Druehl, was also a member of the Walker Bank board of directors.²² The building opened for business on December 9, 1912, as the tallest building in Salt Lake City and one of the tallest in the west.²³ Although it has been called the tallest building in the west for its time, some sources refer to it more accurately as the tallest building between the Missouri river and the Pacific Coast, as there were buildings in San Francisco and Seattle that were taller than the Walker Bank building.

The building is an excellent example of an early steel frame office skyscraper of the three-part vertical block typology of base, shaft, and capital. This type is typical of other high-rise buildings from the time period in the United States, and also similar to other buildings designed by Eames and Young.²⁴ Stylistically, the architects followed characteristics of Chicago School skyscrapers, approaching the building as a classical column in regards to placement of ornamentation and detail. The building is a great example of a skyscraper in Salt Lake City that

¹⁶ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 274-5.

¹⁷ *Ibid.*, pg. 289.

¹⁸ "The Story of the Walker Bank and Trust Company" *Walker Bank and Trust Company*. Brochure, 1936, pg. 23

¹⁹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 386-8.

²⁰ *Ibid.*, pg. 402, illustration prior to pg. 375.

²¹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275-7 and Inspector of Building's Register of Permits and Bills (Salt Lake City, November 1911)

²² *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275

²³ *Ibid.*, pg. 279.

²⁴ "The Wright Building, St. Louis, MO." *Architects' and Builders' Magazine*, n.s., 9, no. 3 (December 1907): 113-116.

uses the approach of the Chicago School and incorporates hints of the Second Renaissance Revival style. The Second Renaissance Revival style is apparent especially on the upper part where the greatest degree of ornamentation is placed. The top two stories and recessed three-story tower are designed with symmetry, accentuated belt courses, arches, and modillions that support a wide cornice. Flowers, leaves, cherubs, and lions are used in the details, many of which are vertically oriented to accentuate the height of the building. When it opened for business, it was equipped with a bank of four gearless traction elevators, ice water on every floor, marble wainscoting on every corridor and outdoor light for each office.²⁵ The use of granite, light colored masonry and details such as the lion sculptures were common for the time of the building.

The lower, storefront part of the building has gone through two major changes in its history. The first was c. 1931, when a new metal storefront was added over the exterior granite of the bank's entrance in the north bays of the Main Street façade. The bank underwent a name change in 1931 to become the Walker Bank & Trust Company, and the façade was added showcasing the new name of the institution. This metal storefront was removed when the building underwent its last façade change in c. 1956. This remodel altered the main entrance to the building, removing the two-story classical details surrounding the entry doors and adding a metal canopy above the ground floor that wrapped around both the Main Street and 200 South facades. This metal canopy currently remains in place, and has had minor alterations done to reflect the change in the building's name to the Walker Center, c. 1983.

The middle and upper parts of the building remain the same stylistically, except for replacement of the windows with a slightly reflective glass. The recessed three-story tower, historically used for signage purposes, has undergone only changes in the configuration of the sign. Currently, 8 foot individual neon letters spell out "Walker" and "Center" on alternating sides. Originally, letters spelling out "Walker Bank" in a single row were placed on each of the four sides. Around c. 1935, this was switched to a large sign, with the "Walker" being above the "Bank", again on each of the four sides. The next sign change came when a local television station, which had used the roof for a transmitter tower, moved their transmitters but not the radio tower. The bank took advantage of the tower for use as a sign holder, wiring individual letters spelling out "Walker" on the three sides of the radio tower; letters spelling out "Bank" were placed around the sides of the three-story tower. This sign was well known in the community as a weather beacon, as it changed the color of its lights to reflect weather forecasts – blue for fair skies; flashing blue for clouds; red for rain; and flashing red for snow. This radio sign tower, the longest running configuration, remained in place for nearly 30 years, until the building was sold in 1983, its use as a bank ended, and its name was changed to the Walker Center.

The Walker Bank building, easily identified by its recessed three-story tower atop the building, is one of the few remaining early 20th century skyscraper buildings left in downtown Salt Lake City. Along with the original First Security Bank building at 67 South Main, the Continental Bank building (now Hotel Monaco) located diagonally across from the Walker building, and the Boston and Newhouse buildings located in the Exchange Place Historic District, the Walker Bank building is an important representation of the growth and progress of downtown Salt Lake City in the early part of the 20th century, when many improvements were made to downtown such as paving of the streets and the population of the city was growing dramatically.

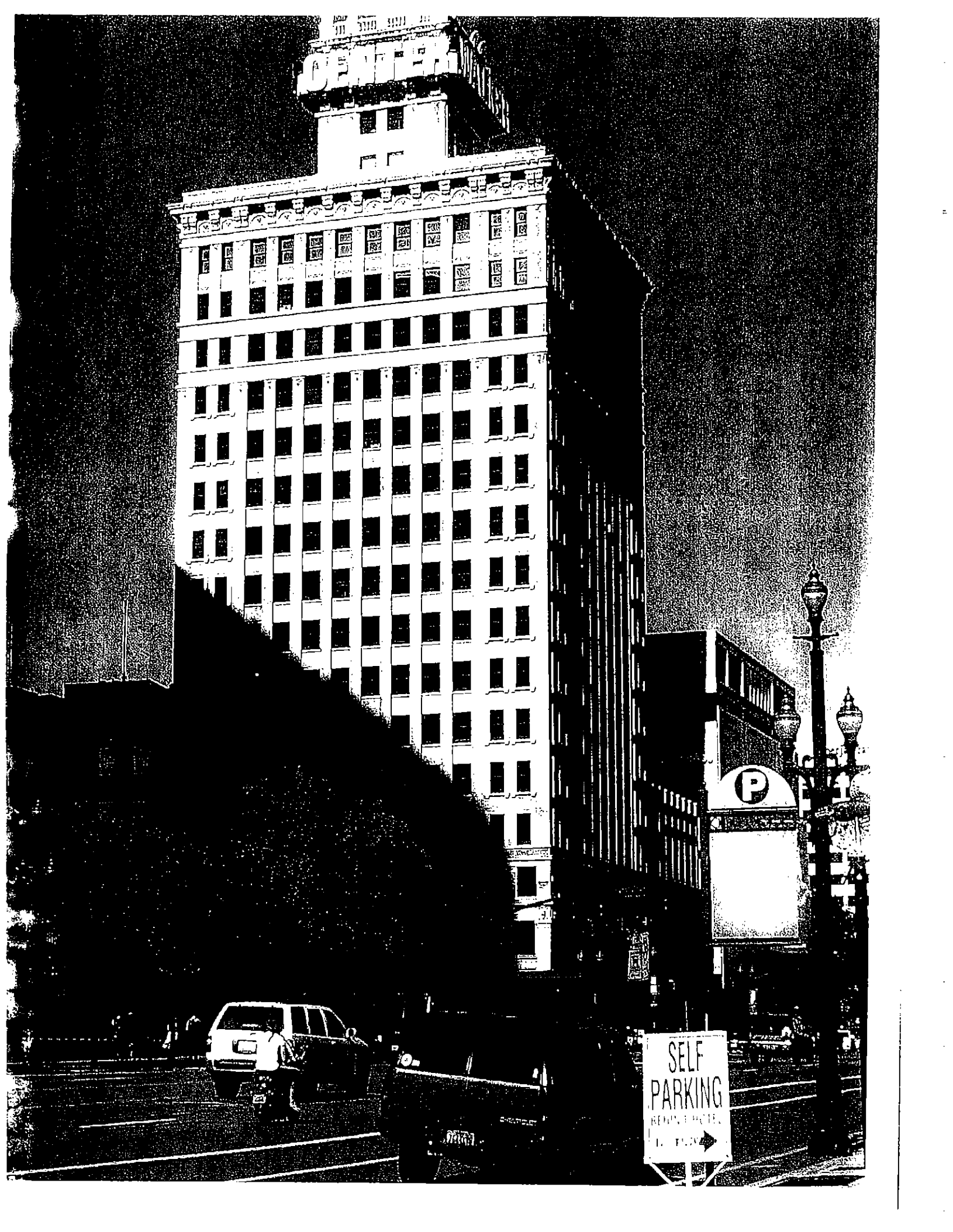
²⁵ Walker Brothers Bankers, Advertisements, *Salt Lake Tribune* January 21, 1912 and February 18, 1912.

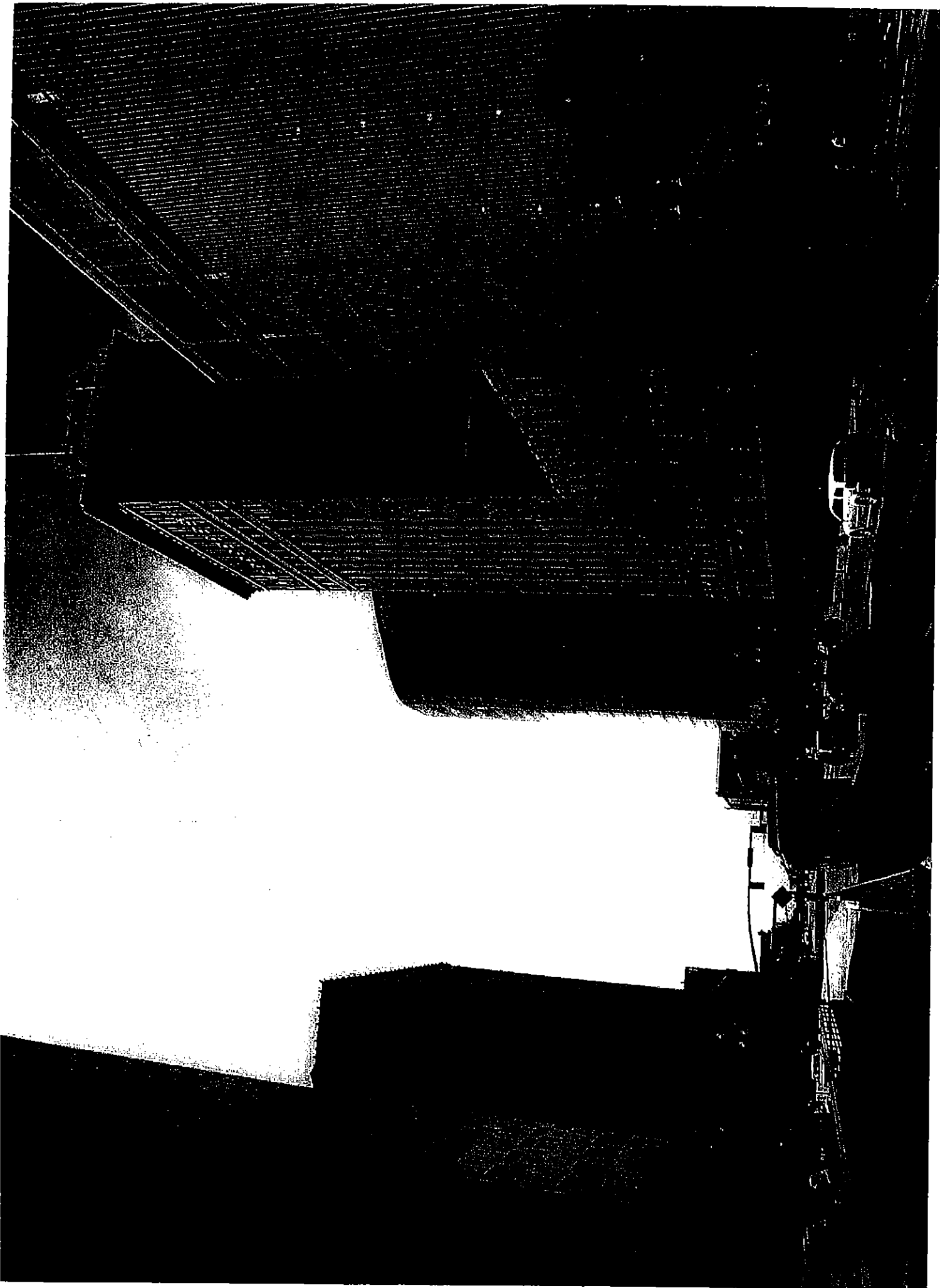
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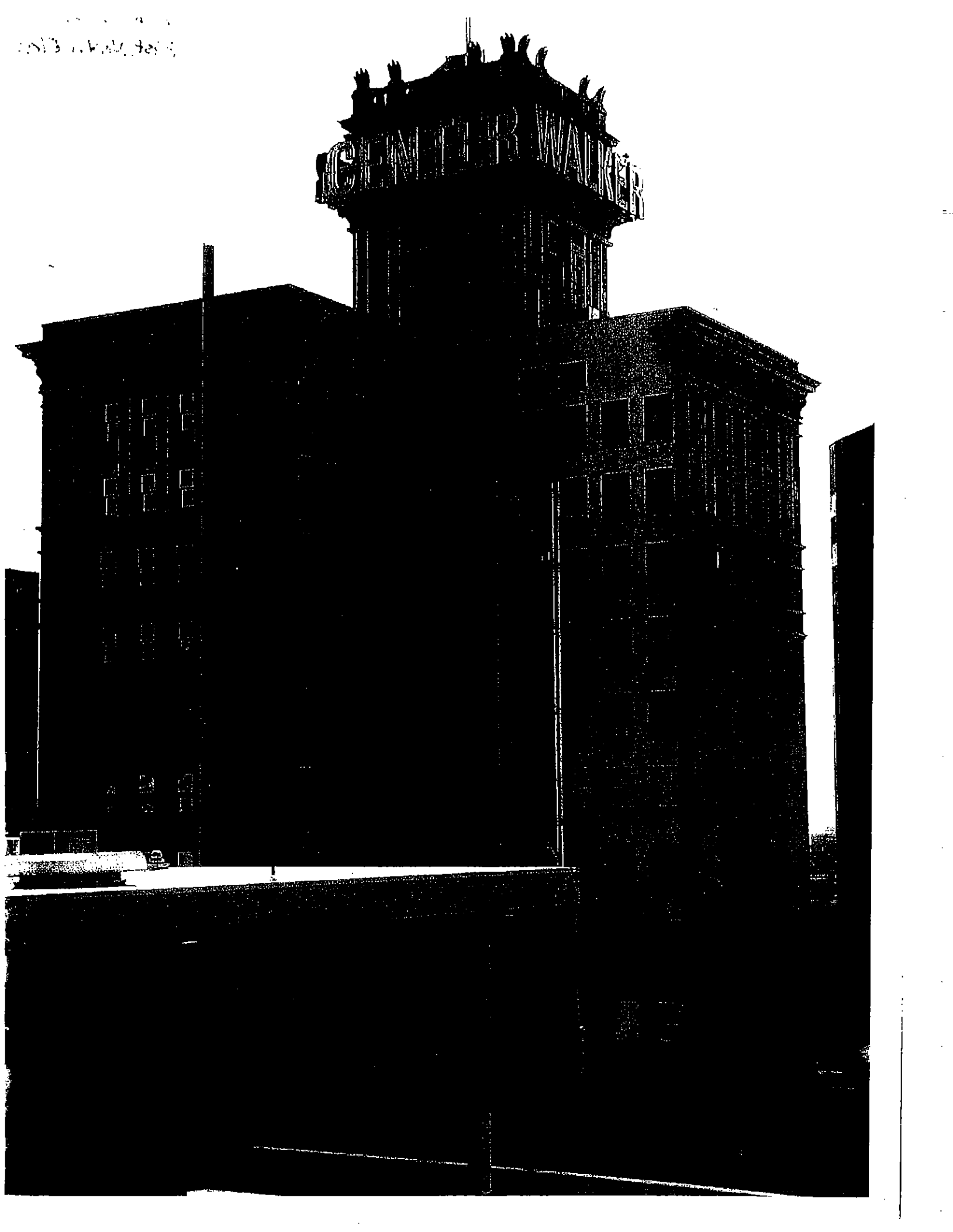




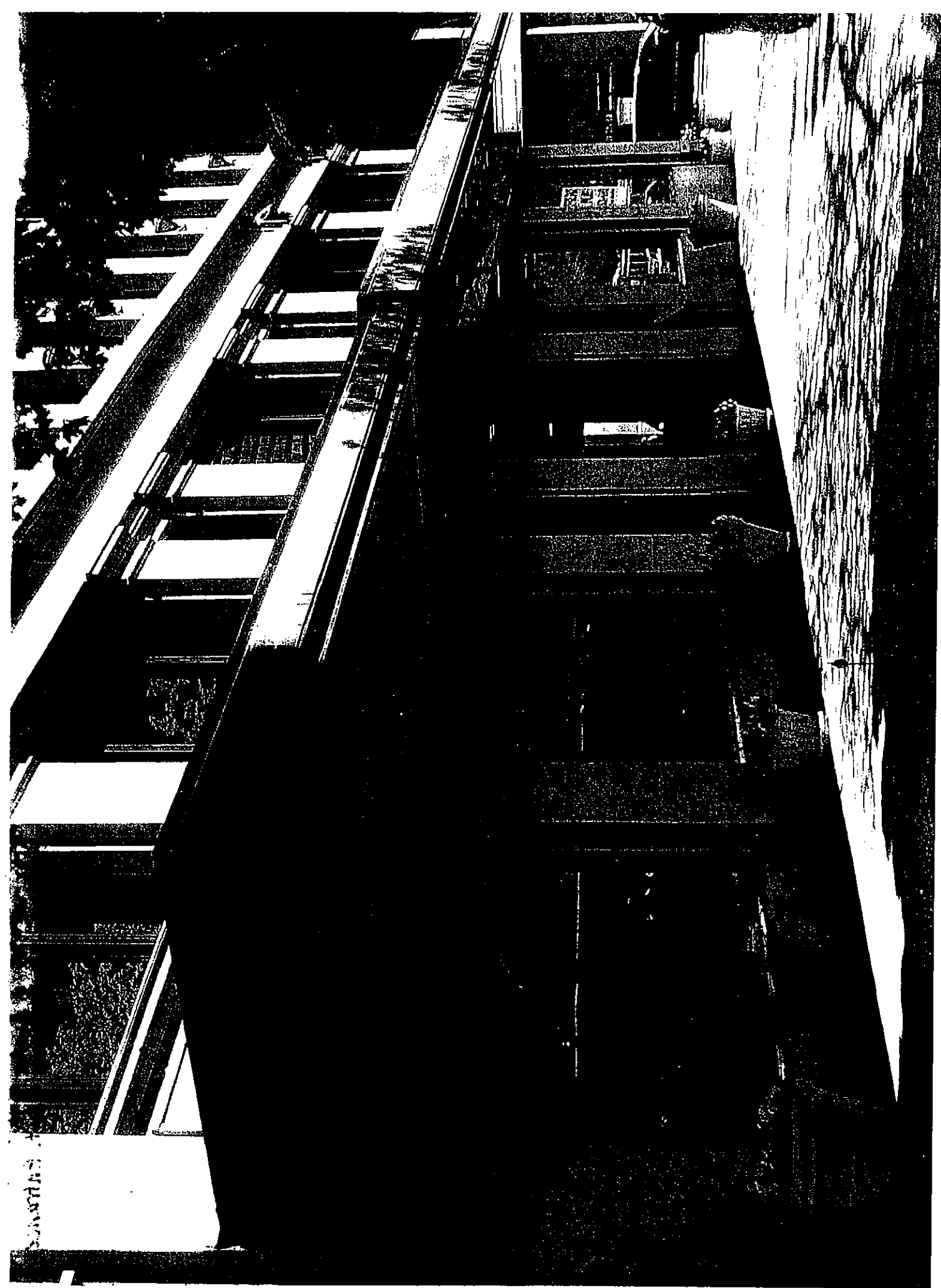


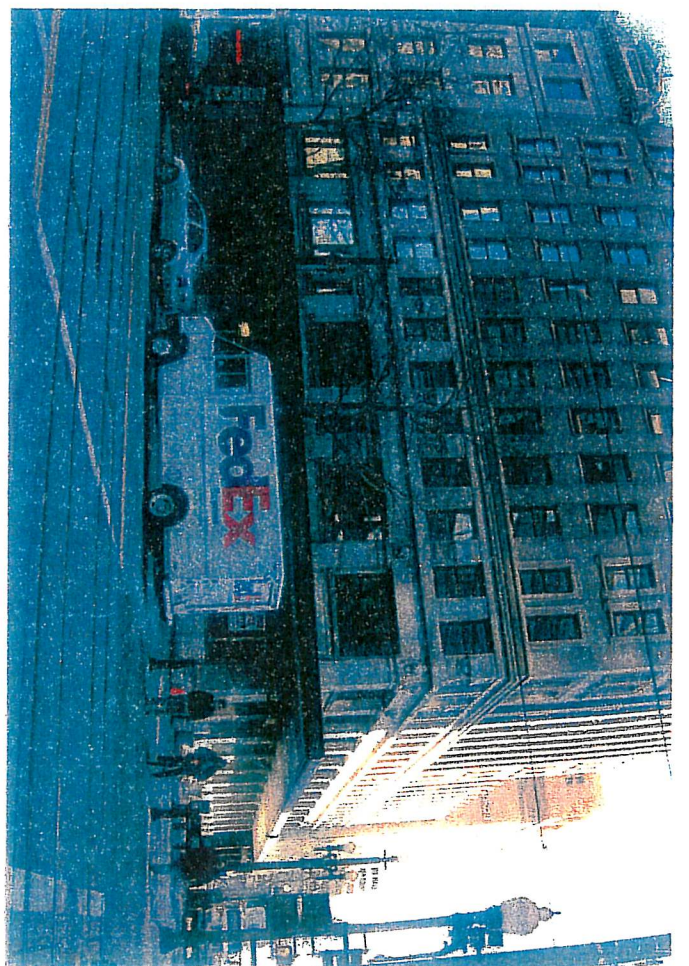
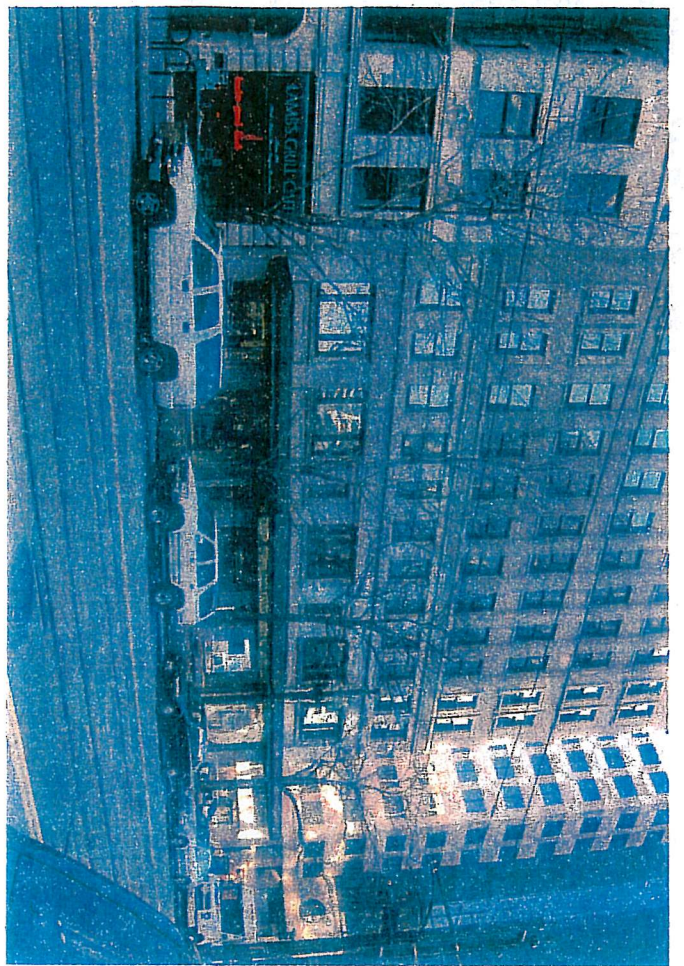
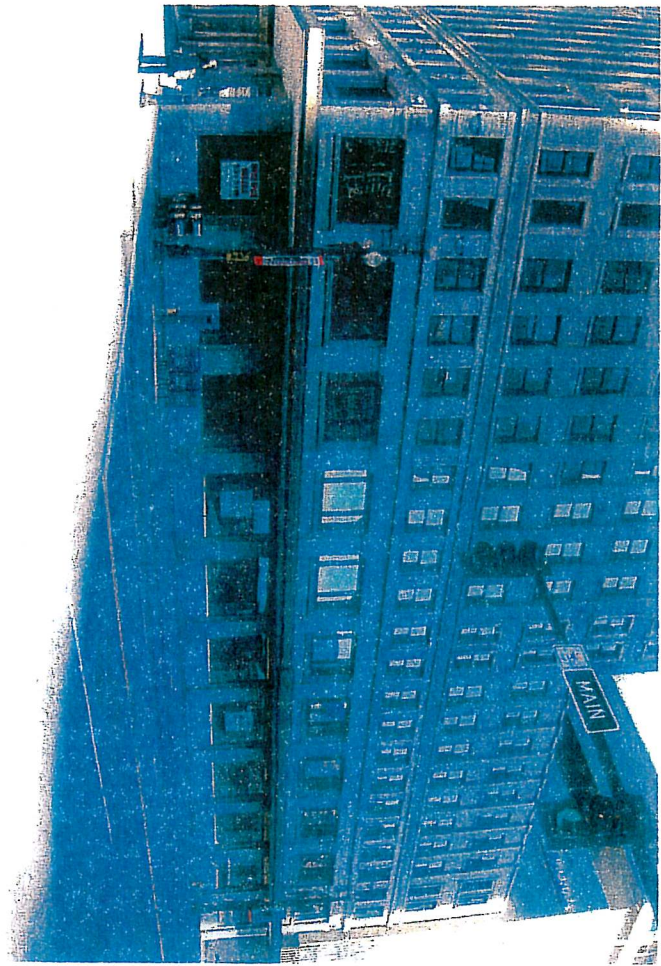


1913



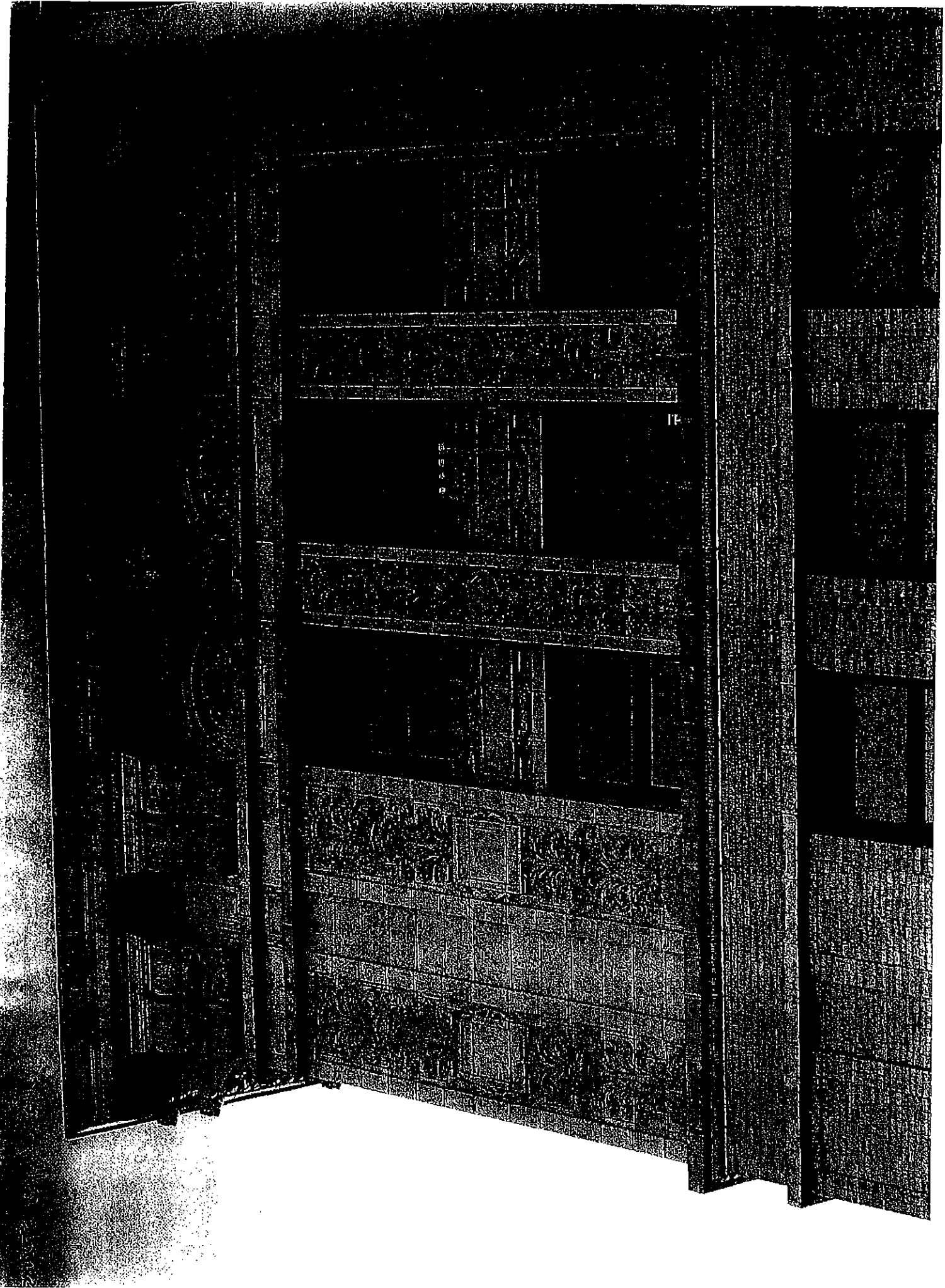






March 2006

Main Level - Canopy



March 2006
Detail - Upper Series



March 2006
Tower





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Crowd, 200 South and Main Street



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Title Crowd, 200 South and Main Street

Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	1914
Subject	Road construction Road construction industry Street-railroads Trolley cars Buildings City and town life
Corporate Name	Walker Bank Walker Brothers Bankers
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historical address	Northeast corner, Main Street and 200 South
Current address	175 South Main Street
Historical Place Name	Walker Bank Building
Description	Image shows a birds-eye view of a crew of P. J. Moran men and equipment at the intersection of M Street and 200 South. The crew is working to resurface Main Street.
Rights Management	Digital Image © 2003 Utah State Historical Society. All Rights Reserved.
Holding Institution	Utah State Historical Society
Source	Mss C 601; Salt Lake City Engineers Photograph Collection
Identifier	39222000725825
Source item number	City Engineers Unnumbered #00003
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Glass plate is missing bottom, right corner and Image is yellowing.
Source donors	Harwood, Willard R.
Source donation date	1962
Type	Image
Format Use	image/jpeg
Resolution	TIFF: 800 ppi
Bit depth	8-bit grayscale
Dimensions	JPEG: 700 x 556 pixels
Scanning device	Creo-Scitex Jazz+ Flatbed Scanner
Date Digital	2003-01-03
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Moving Money from Old Walker Bank to New One



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Title

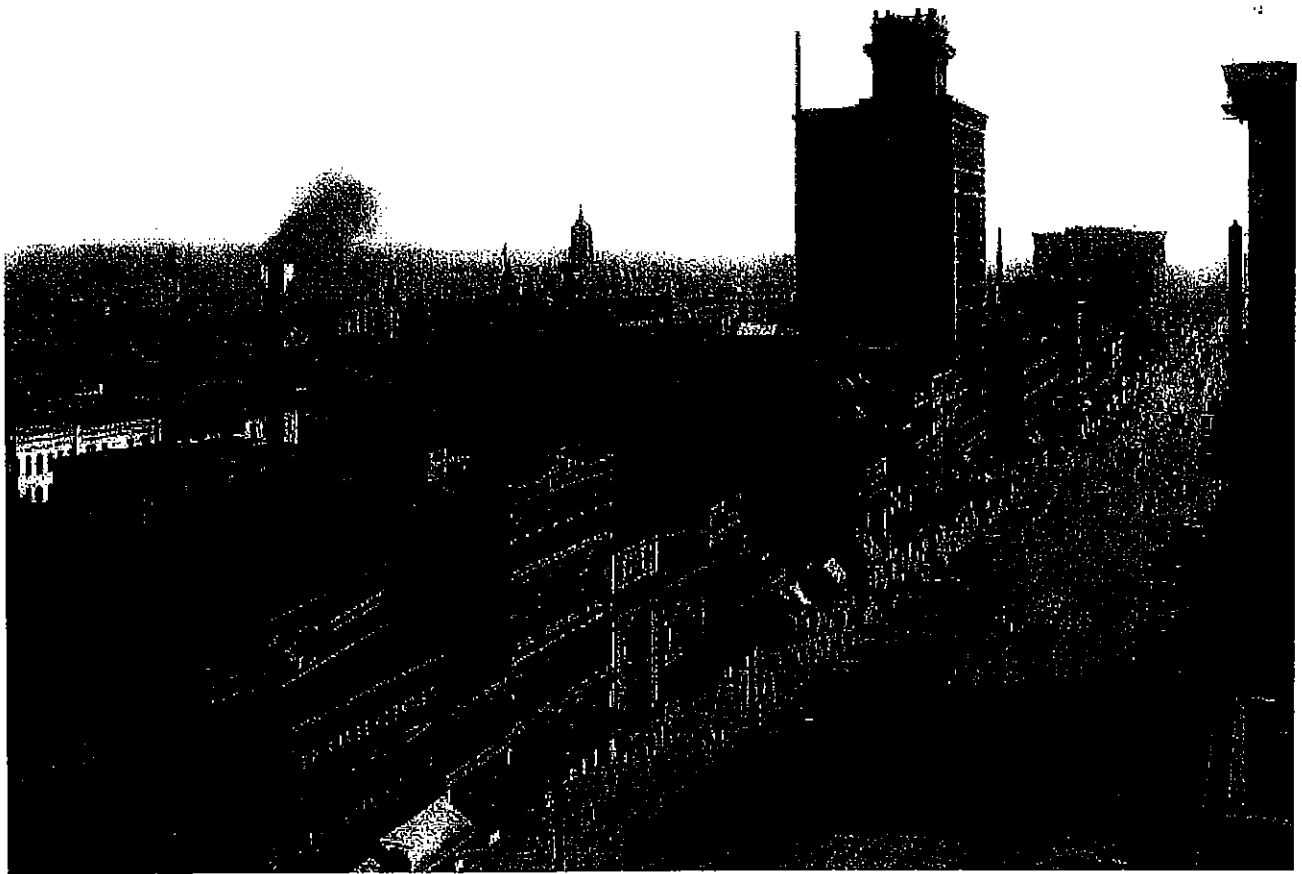
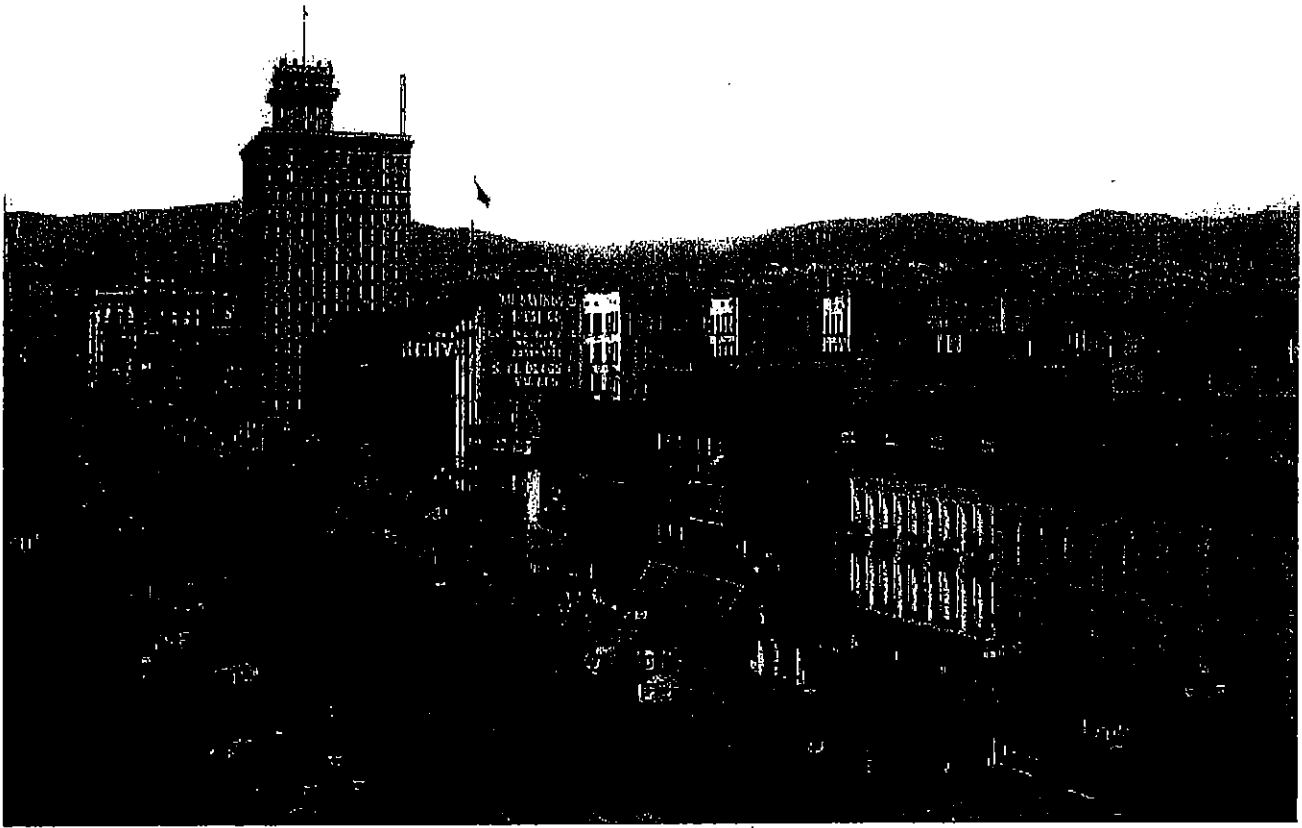
Moving Money from Old Walker Bank to New One

Photographer	Shipler Commercial Photographers; Shipler, Harry
Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	7 December 1912
Subject	Banks and banking City and town life Horses Horse-drawn vehicles
Corporate name	Walker Bank Walker Brothers Bankers
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historical address	Northeast corner, Main Street and 200 South
Current address	175 South Main Street
Historical place name	Walker Bank Building
Description	Image shows a wagon moving all the money from the old Walker Bank to the new building.
Rights Management	Digital Image © 2002 Utah State Historical Society. All Rights Reserved.
Holding.Institution	Utah State Historical Society
Source	Mss C 275; Shipler Commercial Photographers Collection
Relation	Shipler Commercial Photographers, Series 1
Identifier	39222000655667
Source item number	Shipler #14225
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Good condition.
Source donors	Shipler, William H.
Source donation date	1988
Type	Image
Format.Use	image/jpeg
Resolution	TIFF: 800 ppi
Bit depth	8-bit grayscale
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Date.Digital	2002-03-19
Scanned by	Digital Technologies, Marriott Library, University of Utah
Metadata cataloger	Haley Q. Petersen
Collection Information	http://history.utah.gov/FindAids/C00275/

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WALKER BANK
P. 6

1946

REPORT ON THE PROGRESS OF THE WORK

OF THE COMMITTEE ON THE PROGRESS OF THE WORK

1961



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1961

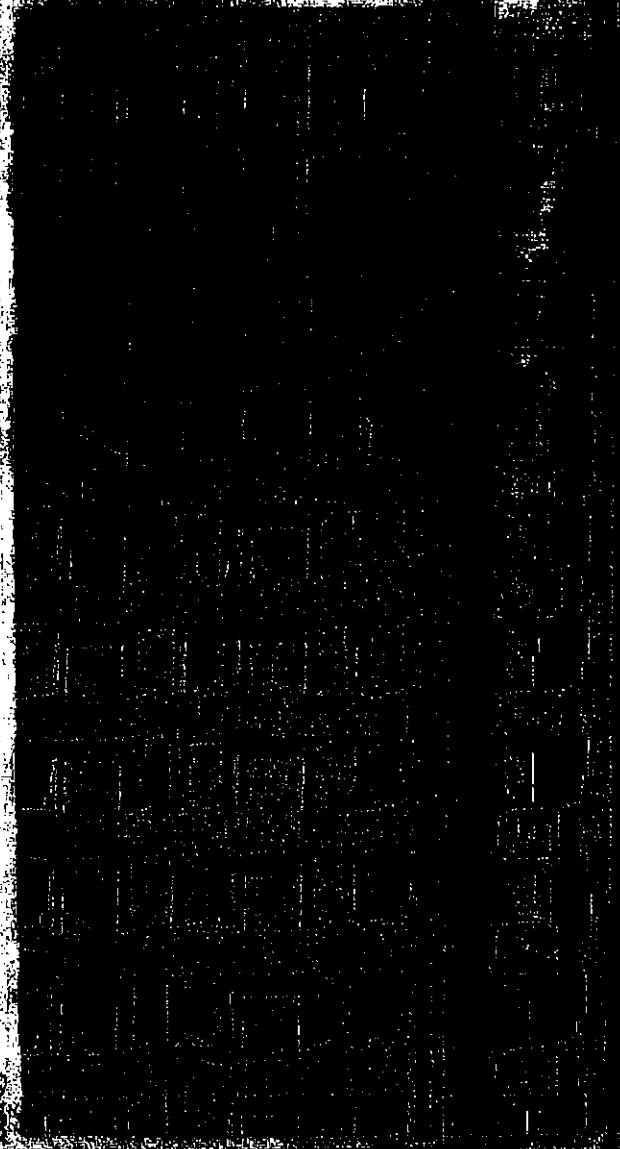
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Fax 734-375-1112
Shirley Ann, Photo

WEST VIRGINIA HISTORICAL SOCIETY
3-9222-00144-4525

179.21



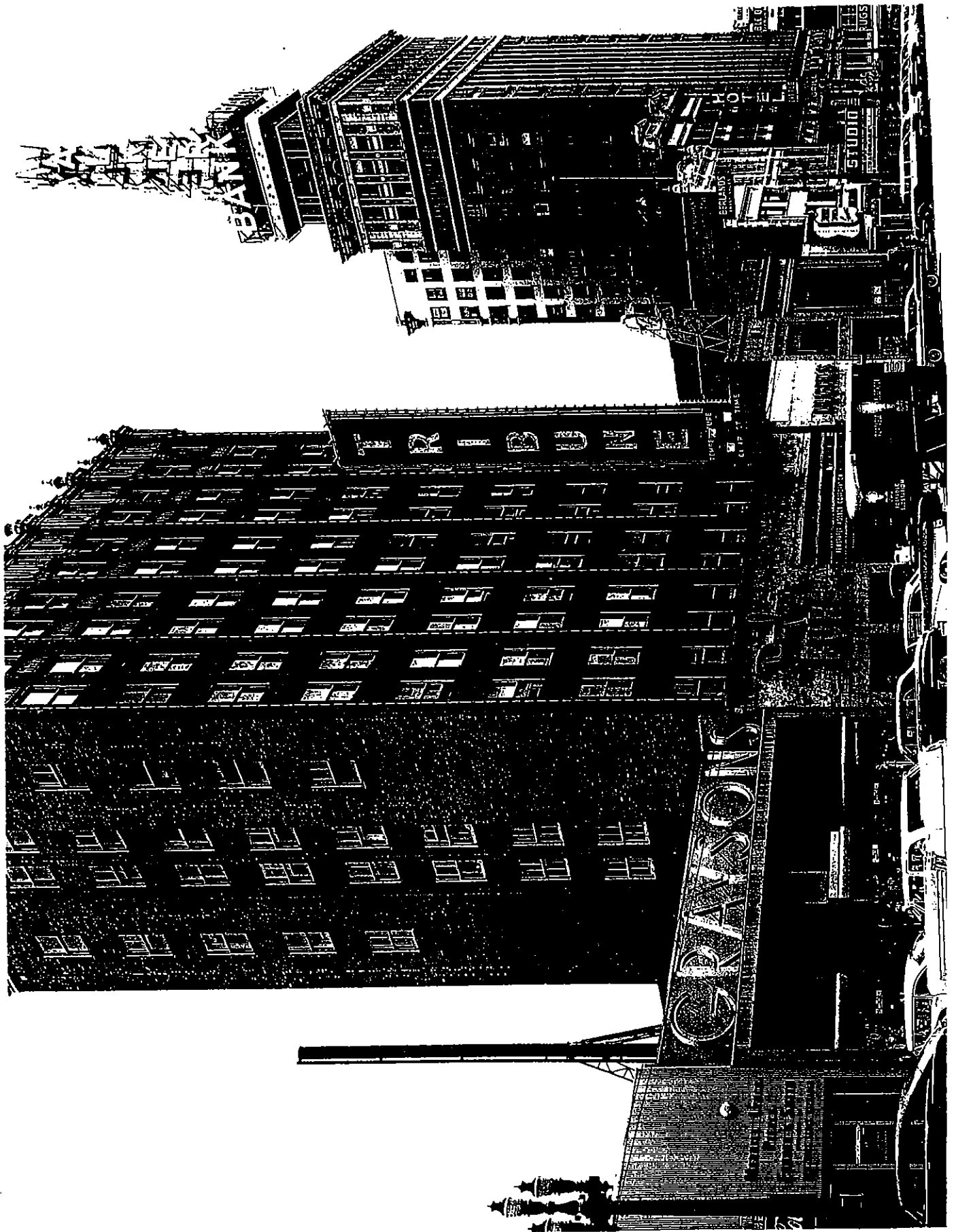
S. L. C. - MAIN STREET - III

P. 18

100 East 1000 Street, KOFU,
Utah (Laramie, Walker Park,
Utah)
Photocopy #61501

UTAH STATE HISTORICAL SOCIETY
3 9222 00144 6496

25152



Q. 1958

TITLE SEARCH FORM

Address: 175 S. Main Street
City: Salt Lake City
Current Owner: Walker Center Holdings LLC/Vetra Management
Address: 424 West 33rd Street Suite 540 New York, NY 10001

Tax Number: 16-06-105-023-000
Legal Description (include acreage): 0.32 acres; Beginning at SW corner Lot 4 Block 70 Plat A Salt Lake City Sur N 84 Ft. E 153.71 Ft S 89.9 Ft WLY 153.71 Ft. N 5.9 Ft to Beginning 5518-3014 5649-2445 6944-1252 7185-1092 9286-6392

Transaction Date	Grantor (Seller)	Grantee (Buyer)	Type of Transaction	Dollar Amount	Comments
4/3/1900	Under last will & testament of William H. Groves (dec'd) Franklin H. Richards (sole survivor & trustee)	Matthew H. Walker	WD	21,187.46	
7/15/1911	Matthew H. Walker & wife Angelina	M.H. Walker Realty Co.	WD	10	
10/5/1911	M.H. Walker Realty Co.	New York Life Ins. Co.	Mtge	350,000	
12/1/1911	John McSorley w/ Kate	M.H. Walker Realty Co.	Lease	356,400	
3/8/1912	Matthew H. Walker & wife Angelina	M.H. Walker Realty Co.	QCD	1	
2/27/1912	M.H. Walker Realty Co.	John McSorley	QCD	10	
3/27/1917	New York Life Ins. Co.	M.H. Walker Realty Co.	Extension of Bond & Mtge.	350,000	
4/4/1919	Trustee of John McSorley estate	M.H. Walker Realty Co.	agreement		extension of 12/1/11 lease
3/9/1925	New York Life Ins. Co.	M.H. Walker Realty Co.	release of mtge.	cancelled	
4/6/1925	M.H. Walker Realty Co.	Walker Bros. Bankers	Mtge	200,000	
4/22/1931	M.H. Walker Realty Co.	Walker Bank & Trust	Mtge	85,000	
12/29/1963	WTC Holding	First Interstate Bank of UT	TRD	5,150,000	exact and other property
7/31/1984	WTC Holding	First Interstate Bank of UT	TRD	1,000,000	
4/29/1985	WTC Holding Res. Ptr.	Walcen Rest. Part	WD/QCD	10	
3/29/1994	Walcen Restoration Ltd Ptnr.	Seattle 1st Nat'l Bank	SWD		
7/10/1995	Seattle 1st Nat'l Bank	GP2B LLC	SWD	10	
12/14/1995	GP2B LLC	First Interstate Bank of UT	TRD FN	2,590,000	
12/31/1996	GP2B LLC	Nationwide Life Ins. Co.	TRD	7,000,000	

TITLE SEARCH FORM

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10/23/2000	GP2B LLC	Redev. Agency of SLC	TRD	502,373	
8/2/2005	GP2B LLC	Keybank Nat'l Assn.	TRD	6,300,000	
4/27/2006	GP2B LLC	Walker Center Holdings LLC	QCD		
4/27/2006	Walker Center Holdings LLC	NRF Capital LP	TRD	4,750,000	
4/27/2006	Walker Center Holdings LLC	Redev. Agency of SLC	TRD	1,994,650	

VTDI 16-06-105-023-0000 DIST 01F TOTAL ACRES 0.32
WALKER CENTER TAX CLASS UPDATE REAL ESTATE 1223600
LEGAL BUILDINGS 3614400
PRINT U TOTAL VALUE 4838000

429 W 33RD ST #540
NEW YORK NY 10001 EDIT 1 FACTOR BYPASS
LOC: 173-79 S MAIN ST EDIT 1 BOOK 9286 PAGE 6407 DATE 05/11/2006
SUB: TYPE UNKN PLAT

06/22/2006 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG AT SW COR LOT 4 BLK 70 PLAT A SLC SUR N 84 FT E 153.71
FT S 89.9 FT W'LY 153.71 FT N 5.9 FT TO BEG 5518-3014
5649-2445 6944-1252 7185-1092 9286-6392

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

INSPECTOR OF BUILDING'S REGISTER PERMITS AND BILLS

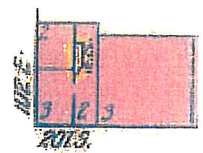
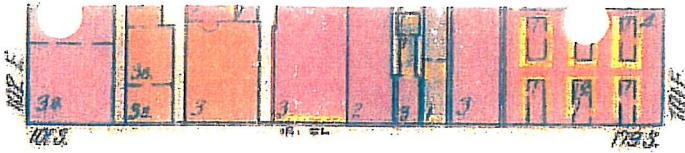
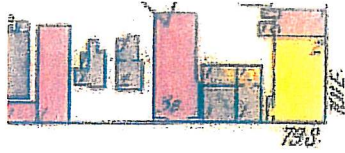
MONTH OF November 1901

KELLY & CO., MFRS.

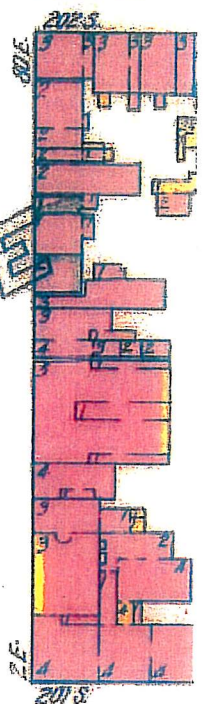
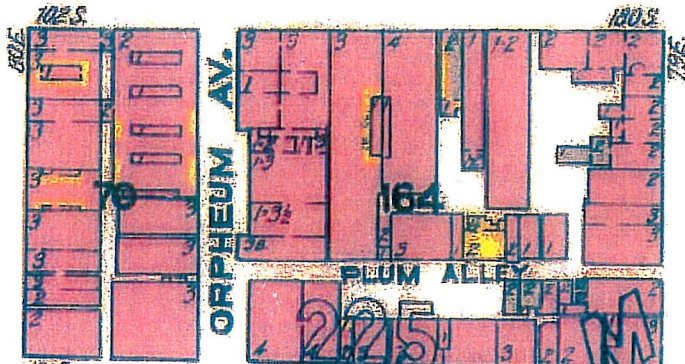
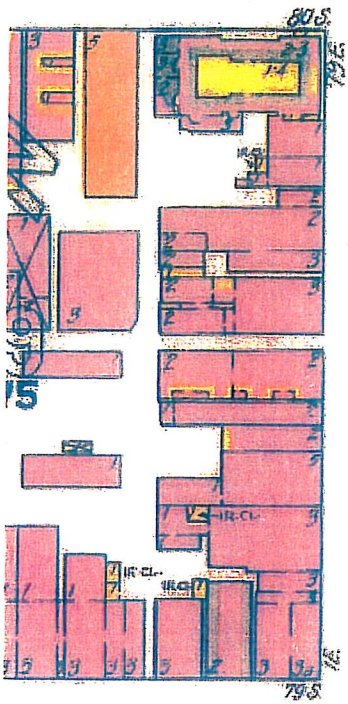
DAY	RECEIPT NUMBER	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	PLUMBING	NO. OF ROOMS	WHE REPOR 190 Month
BROUGHT FORWARD,											
24	4299	4010	James Ivers		Geo. Lewis	100 Main	4 Story Brk	Warehouse	V	2	
24	4300	4011	John Leary			1st St	1 Story Brick	Dwelling		4	
25	4301	4012	W.H. Walker Realty Co	Carroll & Young	James B. ...	Main	16 Story Brick	Office & Store		276	
24	4302	4013	Keith Realty Co	B.O. Mecklenburg		1st St	4 Story Brk	Dwelling		7	
27	4303	4014	Elizabeth L. Plomer			1st St East	Alt 1 Story Frame	Dwelling		12	
27	4304	4015	Angelo Calioara			1st St	1 Story Frame	Dwelling		4	
27	4305	4016	G.H. Kruger		J. Sabatini	1st St	1 Story Brick	Dwelling		4	
27	4306	282	Fox Laundry Co			1st St	Ele. Sign	Laundry Office			
28	4307	4017	Edward Horvick			1st St	1 Story Brick	Dwelling		3	
29	4308	4018	S.L. Sec. Trust Co			1st St	1 Story Brick	Dwelling		4	

Month of December 1911

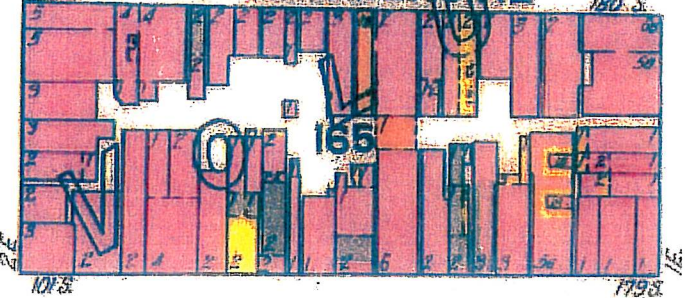
1	4309	4019	Hattie Preece			1st St East	1 Story Frame	Kitche		1	
5	4310	4020	Jos. Baumgarten	C. B. Ouderdouk		Main	Repair 2 Story Brk	Store			
6	4311	4021	Ben Hawley	Fa. Jensen		1st St East	1 Story Brick	Dwelling		4	
6	4312	4022	W. H. Rose		H. H. Rose	1st St	1 Story Frame	Dwelling	V	4	
8	4313	4023	Ernest H. Hill	Jos. Paulson		1st St East	1 Story Brick	Dwelling		6	
9	4314	4024	C. H. Brown			1st St	1 Story Brick	Dwelling		5	
11	4315	4025	A. E. Mulcock		Manhattan	1st St	1 Story Brick	Dwelling		5	
12	4316	4026	S. C. Miller		Lawrence	1st St	1 Story Brick	Dwelling		2	
14	4317	4027	Lolita Moritz			1st St	Stairway	Barber Shop		3	
14	4318	4028	W. E. Godwin			1st St	1 Story Frame	Dwelling	V	3	
15	4319	4029	L. B. Goldberg	Wm. P. Regan	Schumann	Main	Alt 3 Story Brick	Hotel			
19	4320	4030	Levin Alton		C. A. ...	1st St	1 Story Frame	Dwelling		3	
20	4321	4031	W. R. Waller		B. E. ...	Main	1 Story Brick	Storage			
24	4322	4032	Clayton Inverle		Ulla Hoang	Commercial	2 Story Brk	Dwelling	V		
26	4323	4033	S. C. Swann			1st St	1 Story Brick	Store		2	
26	4324	4034	C. D. Swan	C. B. Ouderdouk	Ouderdouk	1st St	Alt 3 Story Brick	Store & Office			
28	4325	4035	M. Collock			1st St	Alt 1 Story Frame	Store			



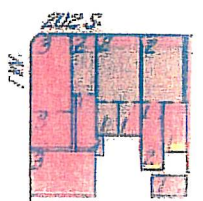
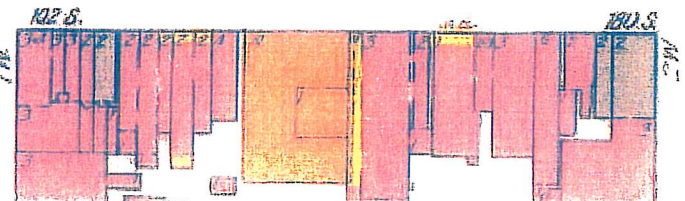
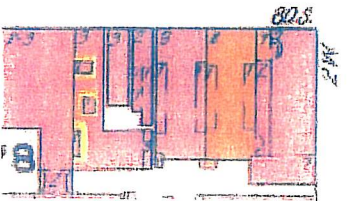
STATE

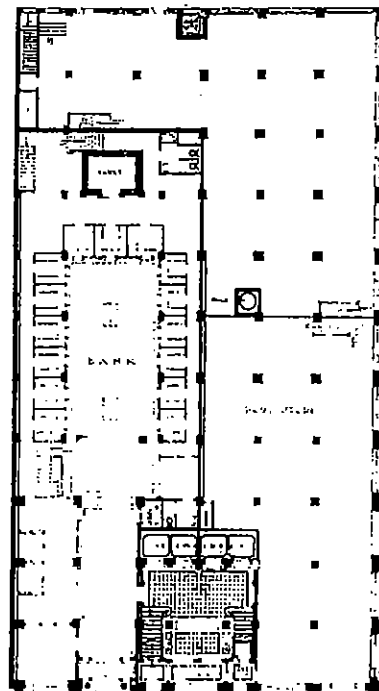
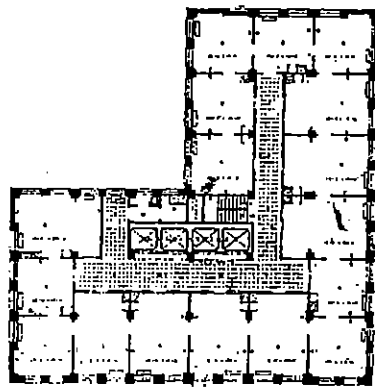
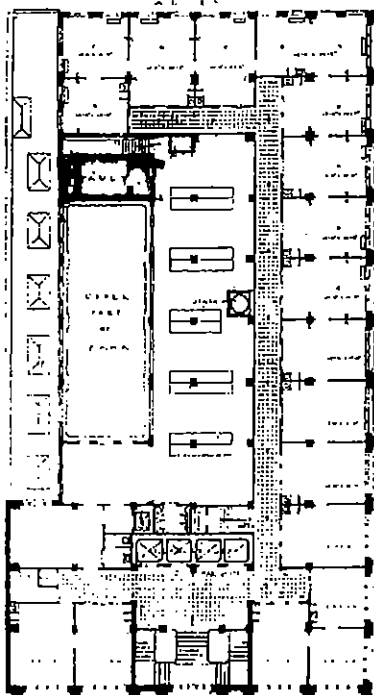


COMMERCIAL



MAIN

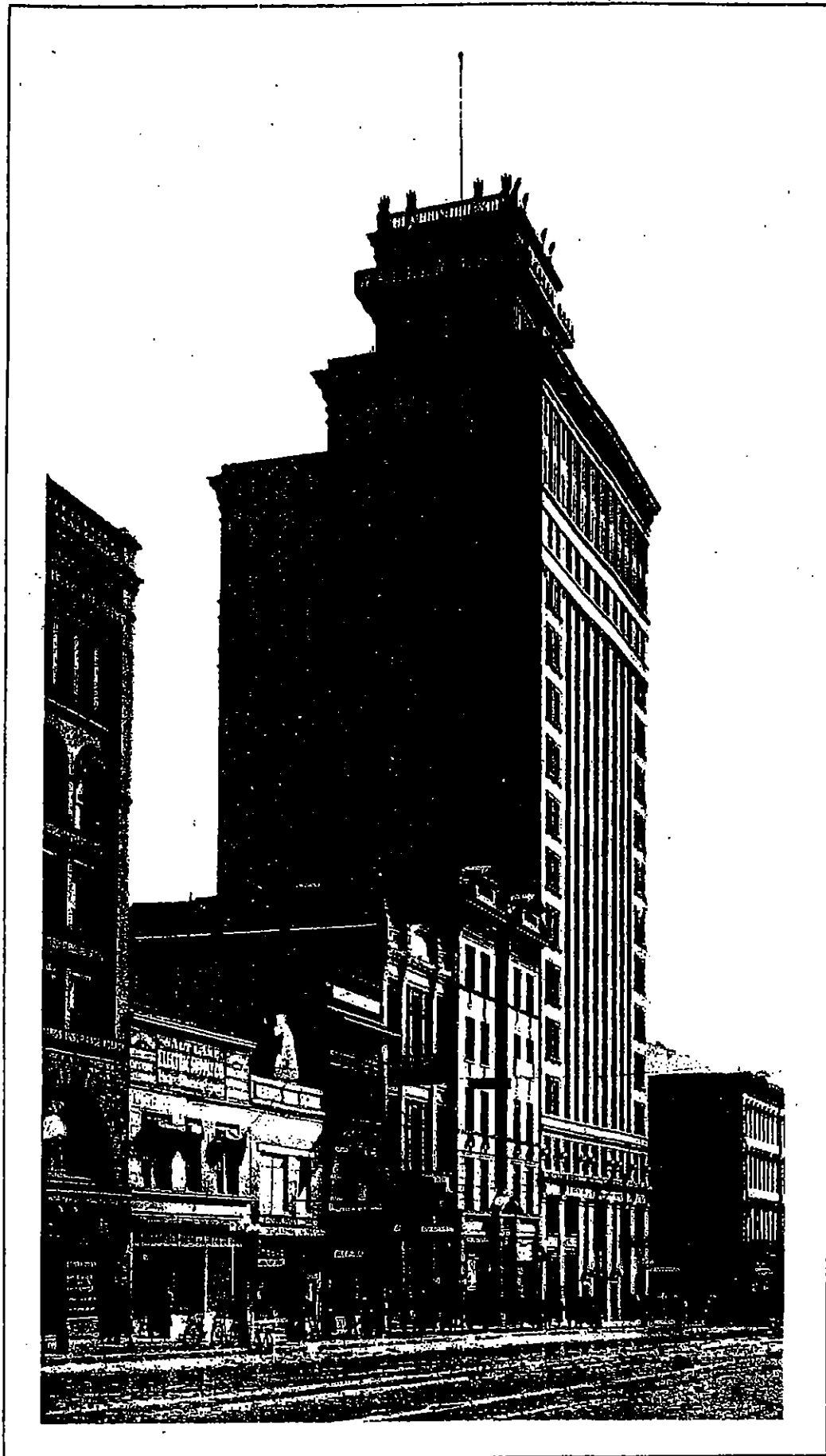




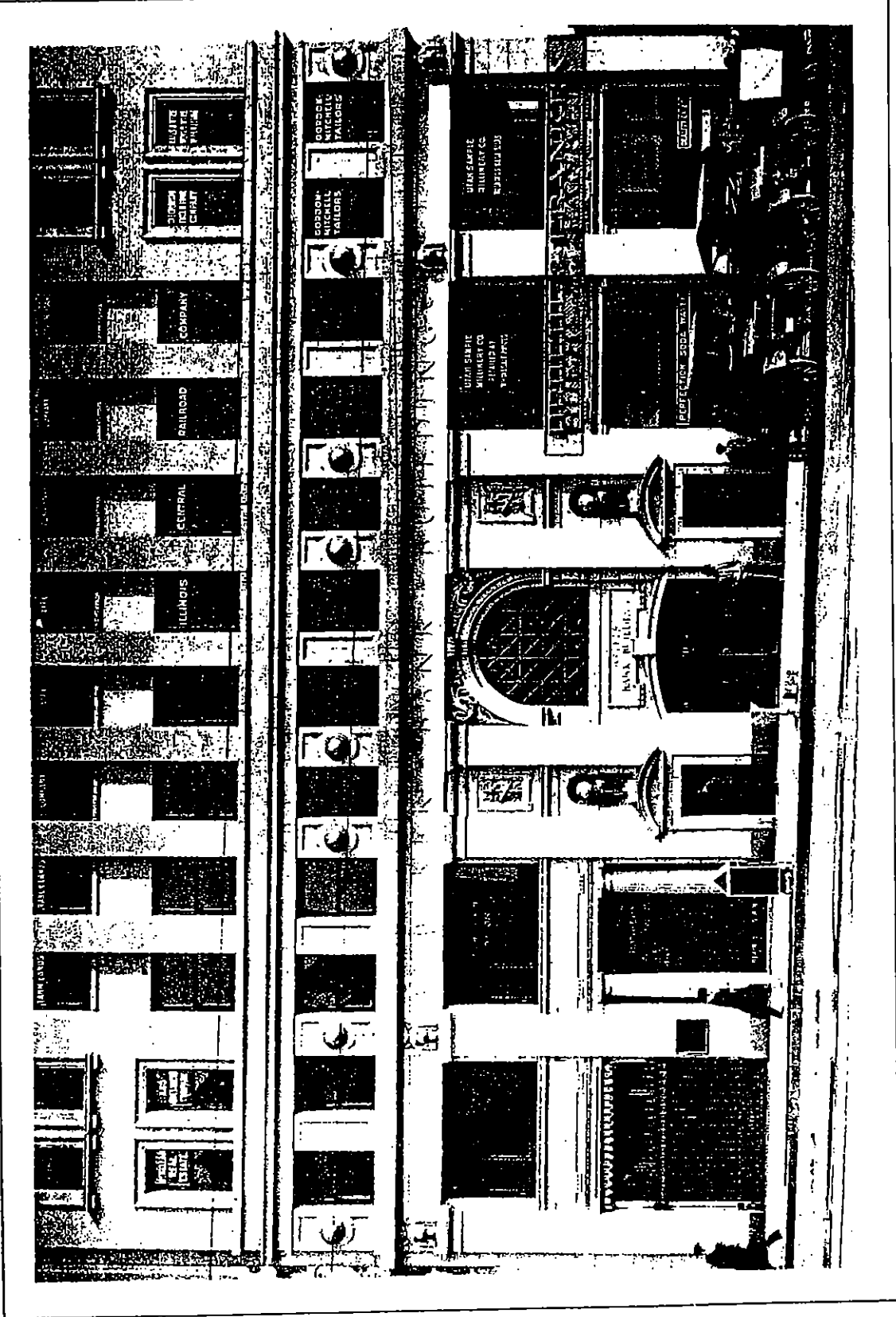
FLOOR PLANS AND MAIN STAIRWAY

—
**WALKER BANK
 BUILDING
 SALT LAKE CITY, UTAH**
 —

MESSRS. EAMES & YOUNG,
ARCHITECTS

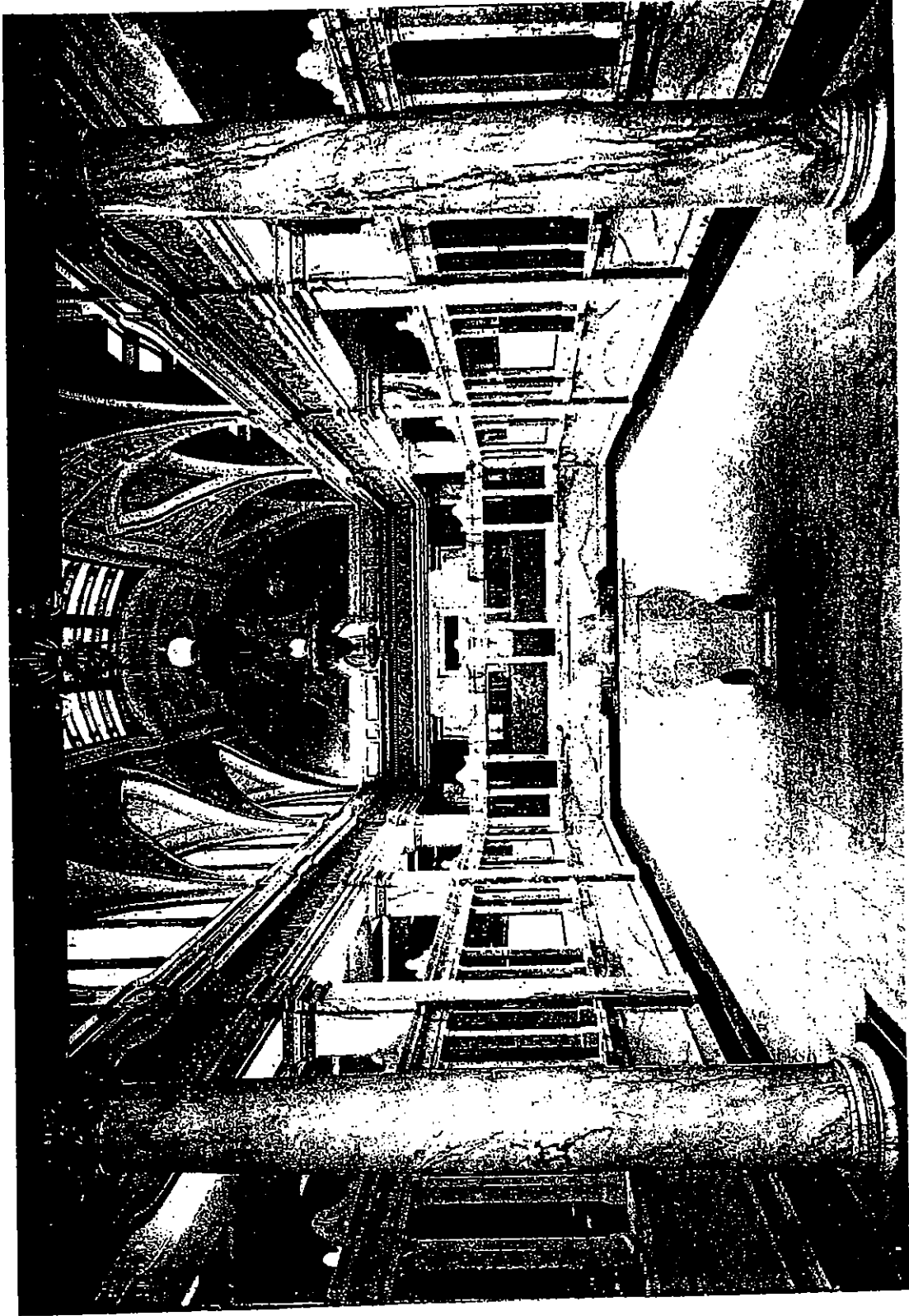


WELLS FARGO BANK BUILDING, NEW YORK CITY



DETAIL OF LOWER STORIES.

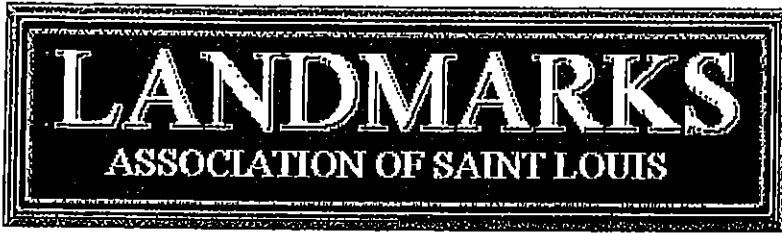
WALKER BANK BUILDING, SALT LAKE CITY, UTAH



VIEW IN BANKING ROOM

WALKER BANK BUILDING, SALT LAKE CITY, UTAH

MESSRS. EAMES & YOUNG, ARCHITECTS



Thomas Crane Young

[St. Louis Architects: Famous and Not So Famous, Part 3]

by Carolyn Hewes Toft

(first published in *Landmarks Letter*, November 1984)

Born in Sheboygan, Wisconsin in 1858, Thomas Crane Young moved with his family to Grand Rapids, Michigan where he graduated from high school. Young had demonstrated an early aptitude for drawing and worked during high school vacations in the office of a "country" architect.

After two years clerking full-time for the Grand Rapids and Indiana Railroad, he came to Washington University in St. Louis thanks to a scholarship provided by George Partridge. An 1879 drawing by Young for Smith Academy was published in the *American Architect and Building News* with a note that the building was "now in the course of construction at the corner of 19th and Washington Avenue."

After just two years (1878-80) at Washington University Young left for Europe. "*A small legacy and several hundred dollars in prizes won in architectural work*" enabled him to study at l'École des Beaux Arts in Paris and at Heidelberg University in Germany.

Upon his return to the United States, Young worked from 1882 until 1885 in the Boston offices of Van Brunt & Howe and E. M. Wheelwright.

He then returned to St. Louis to undertake a commission for a small office building for Dr. John Green. William S. Eames supervised that construction and the two men formed a partnership later that year. Two houses by Eames & Young from 1885 are still standing in the 3700 block of Westminster; one was for Halsey Cooley Ives, the first Director of the Museum of Fine Arts. Other residential work for important clients, such as an 1888 house at 2329 Lucas for Robert S. Brookings, led to commissions in that bastion of exclusiveness, Vandeventer Place, and the newly opened private streets in the Central West End.

By the end of the century, the firm had gained important commissions for other building types including the Cupples Warehouse complex for Brookings, the Lincoln Trust Building (Title Guaranty), the Art Building for the Trans-Continental Exposition in Omaha and federal prisons in Atlanta, Georgia and Leavenworth, Kansas.

Excerpts from a paper read by Young at the 1899 American Institute of Architects meeting convened in Pittsburgh shed light on contemporary conflicts within the profession. "*Something more than mere assertion should be required of those who would convince us that the only fit training for architects is to be acquired at l'École des Beaux Arts; that architecture as an art exists today only in France or that the pupils of this school have a corner on the world's supply of architectural ability.*" Young specifically attacked the school's tradition of elaborate and costly drawings and a related "vice" perpetuated by its graduates: competitions.

This practice, even in its least objectionable form, is undignified in the extreme and cannot be defended by any of the rules of reason or common sense. What other class of men except architects could be induced to risk the money, time and nervous force involved in these expensive contests on so slim a chance of return of the capital invested, to say nothing of the prospective profits? Except on

the Wall Street curb or country race track, it would be hard to find a parallel case of financial rashness. Those of us who in this matter would like to be on both sides of the fence compromise on calling the practice a necessary evil and accept the situation much as did the people of the Middle Ages look upon the periodical visits of the plague.

Young's paper was prepared on the heels of the firm's unsuccessful entry for the new Washington University hilltop campus. (Cope & Stewardson of Philadelphia had been selected as the winners on October 27, 1899. In addition to Eames & Young, other submissions came from Cass Gilbert, McKim, Mead & White, Carrere & Hastings and Shepley, Rutan & Coolidge.)

Young served as Mayor of Webster Groves from 1901 to 1903 and was President of the St. Louis Chapter of the American Institute of Architects in 1909 and 1910. By the time of Eames' death in 1915, the firm's national reputation was solidly entrenched. Young continued to practice after Eames' death and apparently formed an office in Chicago with Alfred H. Granger, formerly of Frost & Granger, in 1917. His last St. Louis building (1921-26) was the Masonic Temple on Lindell in collaboration with Albert B. Groves.

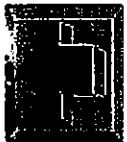
On February 25, 1927, the St. Louis Chapter of the AIA presented a testimonial dinner in Young's honor. Held at Eames & Young's University Club Building, the dinner's extensive program featured talks on the following subjects: "The Work of Eames & Young," "Architecture--a Civic Asset," "The Architect's Duty to the Public," "The Work of St. Louis Architects from the Layman's Point of View," and "The Profession of Architecture." For that occasion Cass Gilbert (who had won two competitions entered by Eames & Young--The St. Louis Public Library and the Minnesota State Capitol) prepared the following assessment of his rivals:

Their residential work is always especially interesting. A strong personal quality, sometimes picturesque, sometimes quiet and serious, but always vital and interesting. Their monumental work is distinguished, scholarly and notable, ranking among the very best of our time.

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These pages were designed by Kristin Eldyss Sorensen Zapalac; to e-mail her about any glitches in these pages, [click her name](#).



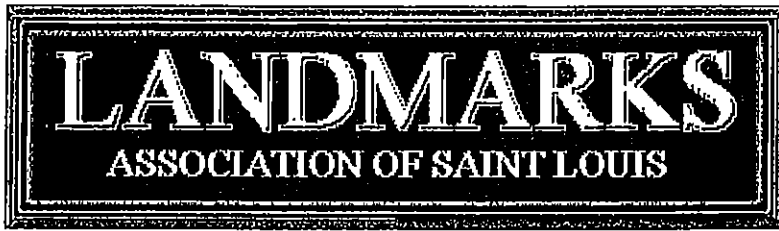
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William S. Eames

[St. Louis Architects: Famous and Not So Famous, Part 10]

by Carolyn Hewes Toft

(first published in *Landmarks Letter*, April 1986)

William S. Eames (1857-1915), FAIA, was born in Clinton, Michigan. His parents, natives of New York State, moved to St. Louis in 1863. Eames graduated from the St. Louis School of Fine Arts in 1878 and worked as a draftsman for local architects before embarking on a study trip to Europe in June of 1881 with travel companion William R. Hodges--outspoken and influential architectural critic for the *Spectator*. Hodges, who referred to Eames as "a young man of superior artistic abilities," sent back articles about their travels which were published in the *Spectator*. At least one from July of 1881, penned by "*our young Mr. Eames*," reported, "*Europe is beyond us only in the natural results of an historic maturity. She is behind us in all the contrivances and conveniences that go to make these short lives of ours more tolerable.*"

Upon the travelers' return to St. Louis, Hodges helped Eames receive the appointment as Deputy Commissioner of Public Buildings; by October of 1882, Eames had completed plans for several structures including the City Landmark "Red Water Tower" in Hyde Park. He resigned in 1885 to form a partnership with Thomas Crane Young.

Meanwhile, Hodges was regaling his readers with the virtues of St. Louis brick over the passé "*stone front, zinc cornice iron column, pseudo-classic cheap and nasty style*" still prevalent in local residential architecture. A supporter of "Modern" architecture, such as the work of Peabody & Stearns from Boston, Hodges warned St. Louis architects that "imported" firms were receiving more and more residential commissions from prestigious local clients.

Eames & Young took Hodges' admonitions seriously. One of their first commissions was a house in the "Modern" style (still standing in the 3700 block of Westminster) for Halsey Cooley Ives, Director of the Museum of Fine Arts. (The Museum, now razed, was by Peabody & Stearns.) Other early Eames & Young residential work for important clients, including an 1888 house at 2329 Lucas for Robert S. Brookings, led to commissions in the newly opened private streets of the Central West End and Vandeventer Place.

Although a group of local architects had attempted to form a St. Louis Chapter of the American Institute of Architects in 1884, the chapter floundered as had an earlier attempt to form a Missouri Chapter. In 1890, the St. Louis Chapter was reborn with Eames as its first President. In 1904, he was elected National President of the Institute--the first member of the profession from St. Louis to hold that office.

Eames returned to Europe in 1904 and 1906 as a delegate designated by the Department of State to International Congress of Architects meetings. In 1909, he was appointed a member of the National Council of Fine Arts.

A profile of Eames published in *Reedy's Mirror* in 1908 accounts for Eames' caricature in the earlier *St. Louisans as We See 'em*: "Billy' Eames...is as much himself when surrendered to the bonhomie of the hunting or fishing camp as when he talks like a T-square to an assemblage of his fellow craftsmen." Describing Eames as an accomplished painter and a connoisseur in literature, the *Mirror's* writer further extolled his subject observing that Eames "scorns the arts of the self-advertiser and equally despises the

cultivation of 'influences.'...Aside from his abandon in selected fellowship, fit though few, there is somewhat of the recluse about him, and this idiosyncrasy gives to his view of life the tone of delicately shaded irony characteristic of the intellectual 'looker-on in Vienna.'"

Eames died in early March of 1915. Eames, who never married, was survived by his mother, five sisters and one brother--the father of architect-designer Charles Eames.

Although one obituary cited the Palace of Education at the 1904 World's Fair as the design that first brought him national prominence, the Cupples Warehouse Complex (started in 1894) was actually the project most praised by the professional journals (*Scientific American*, the *Brickbuilder*, *Architectural Record* and *Inland Architect*). Indeed, the firm received exceptionally good publicity for the duration of its existence.

In addition to an impressive collection of elaborate houses, Eames & Young's work included monumental warehouses, the magnificent Lincoln Trust and other handsome skyscrapers, hotels and banks plus assorted exposition, institutional and Federal buildings. Thomas Crane Young continued the practice until 1927. At his death in 1934, the firm's research library of books on the history of architecture and 8 volumes of black & white photographs of the firm's work were donated to Ranken Technical Institute. In 1977, the collection was purchased by the Art and Architecture Library at Washington University where it awaits study for a much-deserved publication on Eames & Young.

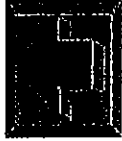
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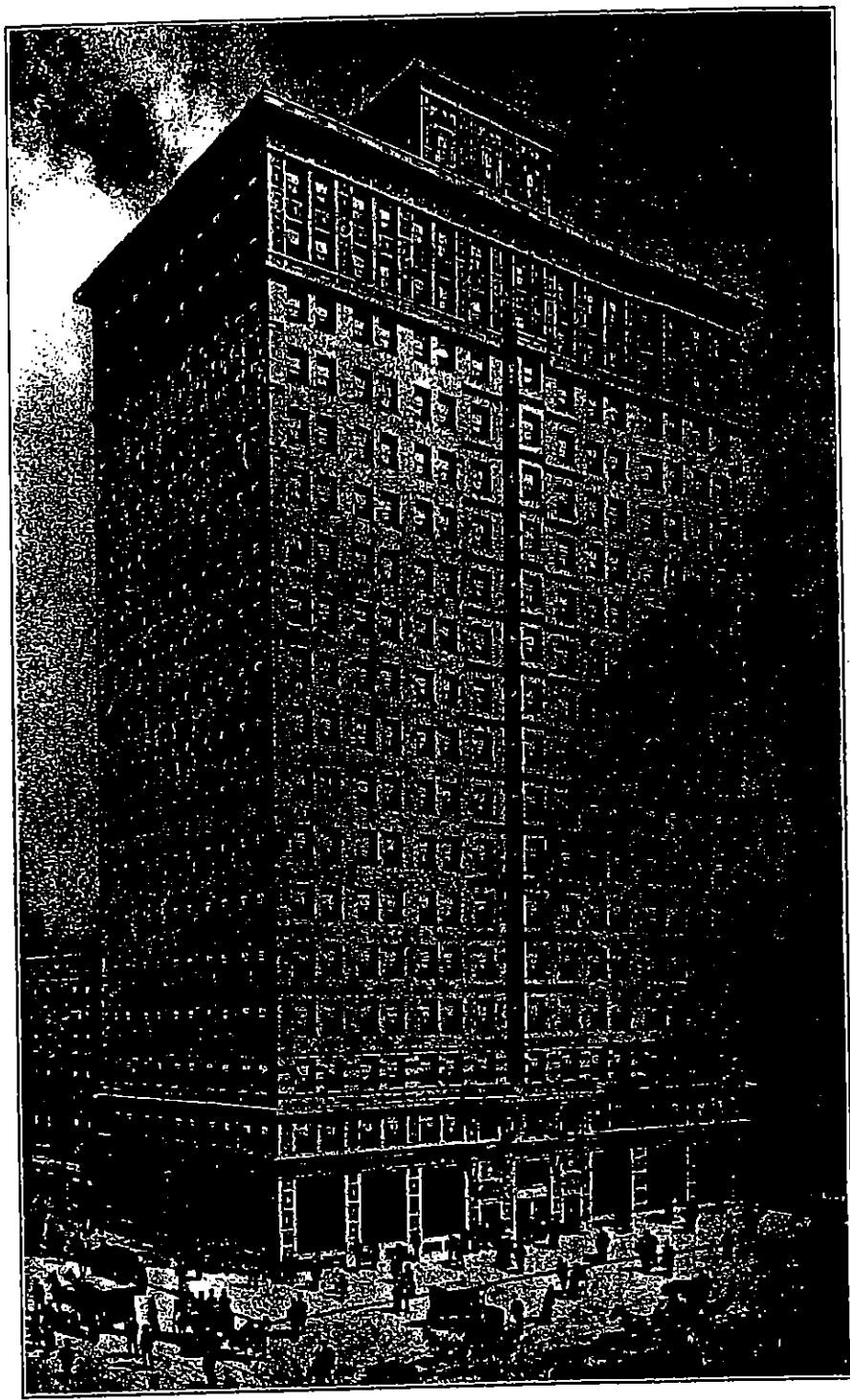


Architectural Record

June 1905

Vol 40

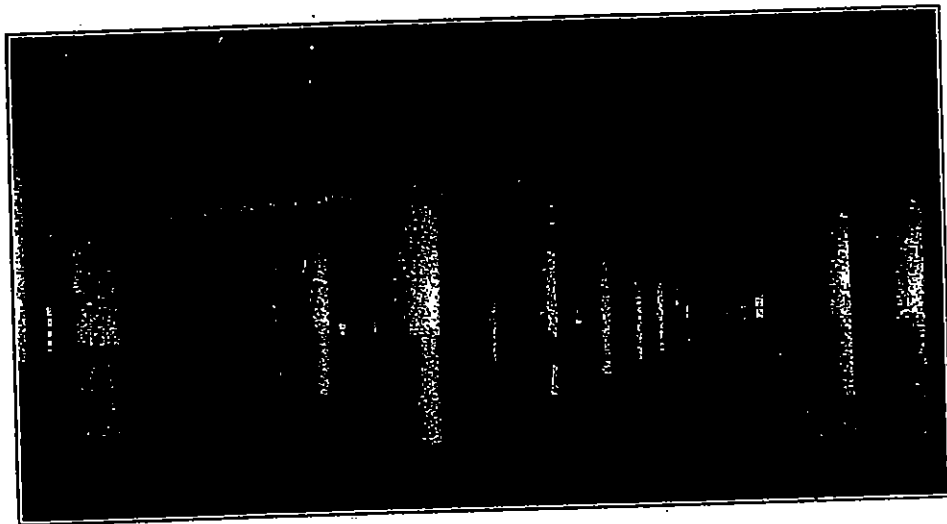
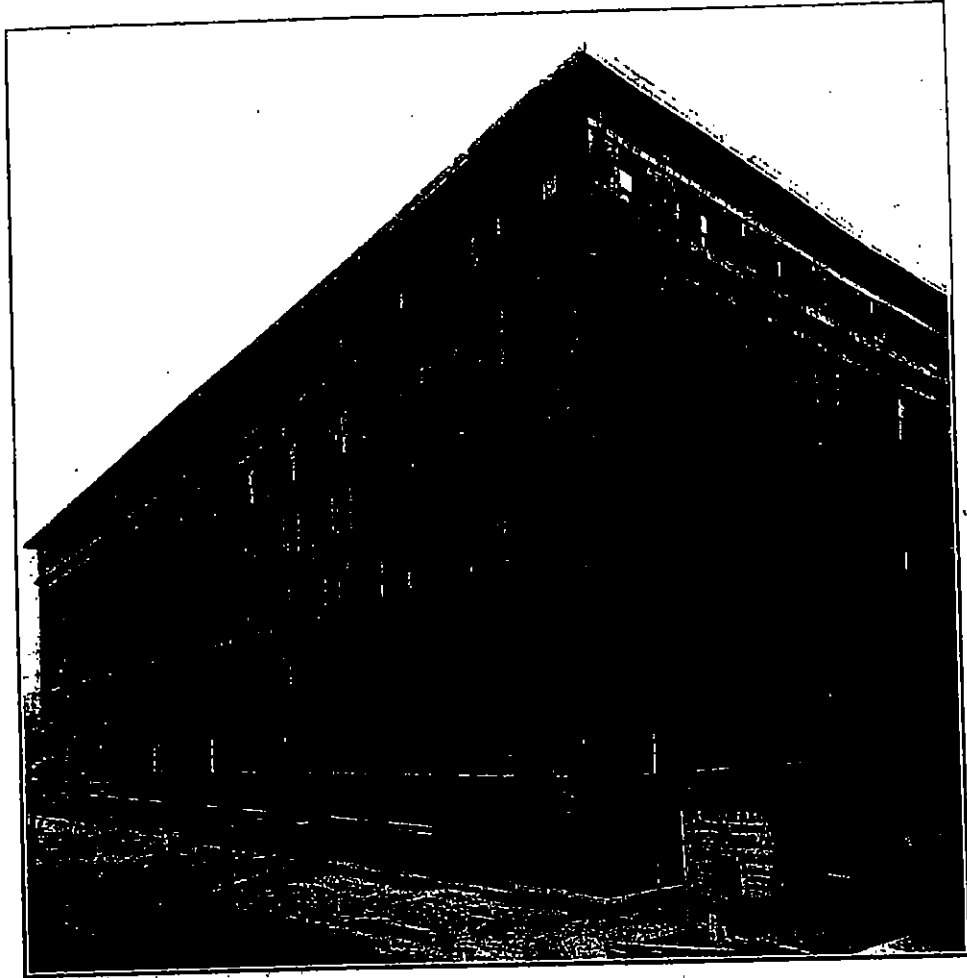
Page 129



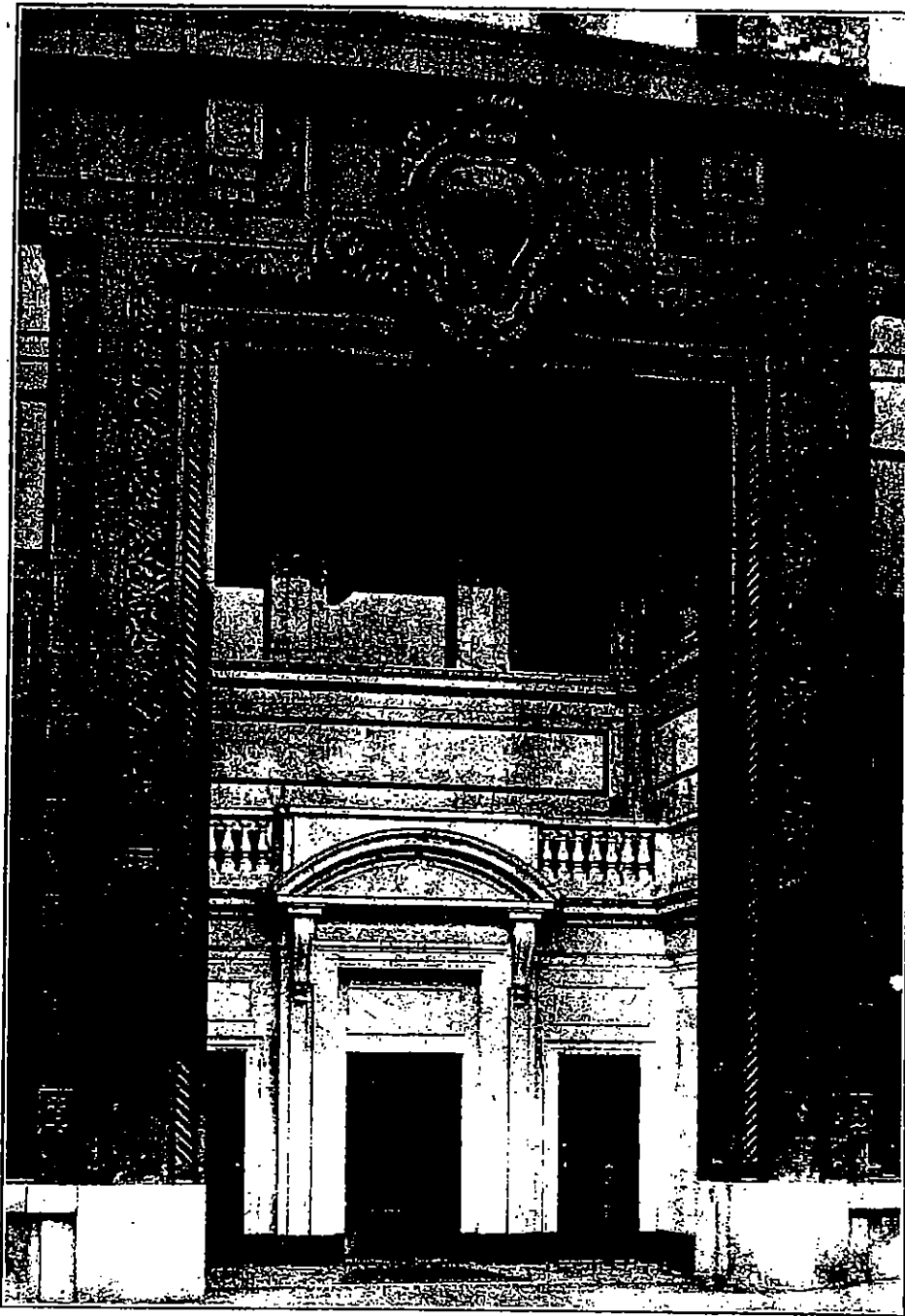
THIRD NATIONAL BANK, ST. LOUIS, MO.

Mall Chute: The Cutler Mfg. Co.
Directory: The Tablet & Ticket Co.

Eames & Young, Architects.



MERCANTILE BUILDING FOR ELY-WALKER DRY GOODS CO.
St. Louis, Mo. Eames & Young, Architects.



MAIN ENTRANCE TO MERCANTILE BUILDING FOR ELY-WALKER DRY GOODS CO.
Revolving Doors: The Atchison Revolving Door Co. Eames & Young, Architects.

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THE WRIGHT BUILDING, ST. LOUIS, MO.

EAMES & YOUNG, Architects.

THIS building, which has recently been erected in St. Louis, must be for a long time to come one of the notable buildings of that city.

It towers up eighteen stores and is of massive proportions. In handling the design the architect has trusted to its magnitude rather than to decorative treatment for its architectural effect. The whole structure is severely plain, whatever decorative features there are being confined to the first two stories and the two top stories. By recessing the windows the perpendicular lines have been emphasized.

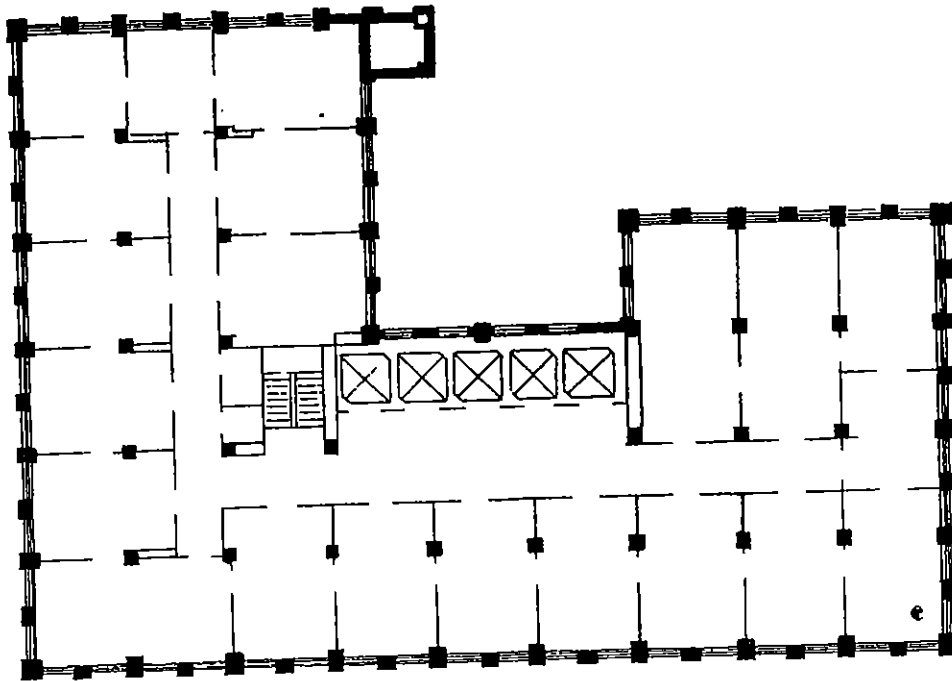
Some decorative terra cotta appears on the lower stories as well as some orna-

mental iron work, this latter designed and executed by the Lasar-Letzig Mfg. Co.

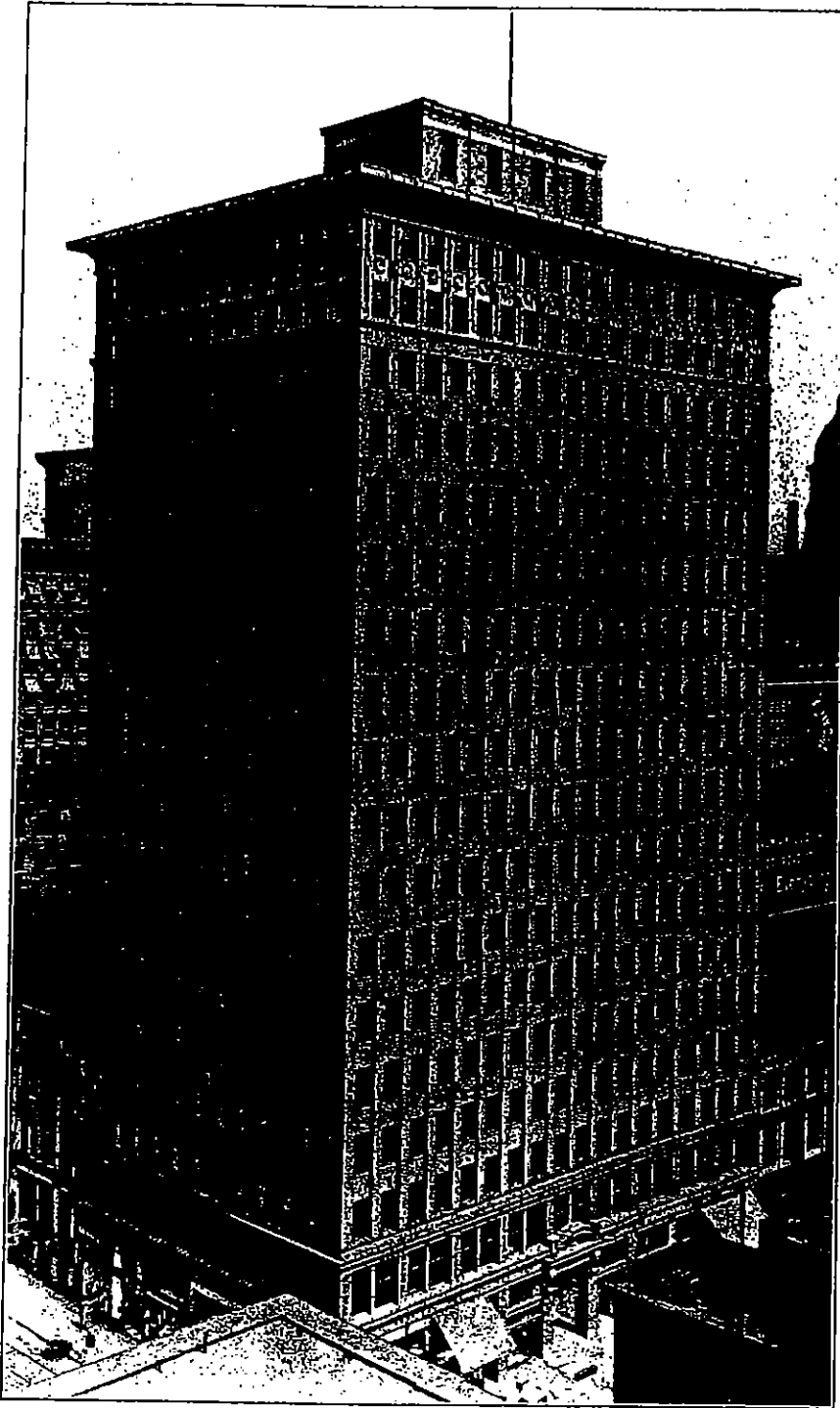
The main entrance consists of a shallow vestibule which opens on to the main hall. Entrance to this is through two revolving doors of the type manufactured by the Atchison Revolving Door Co.

The interior treatment is in keeping with the exterior, plain, dignified and massive. The walls of the corridor are marble, a view of which appears in our illustrations.

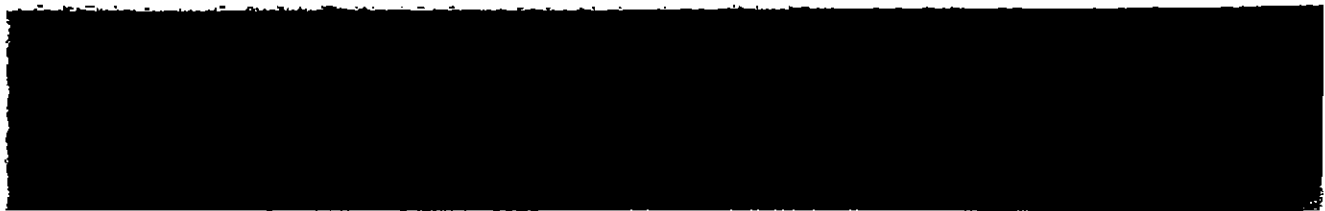
The building is served by five elevators. The arrangement of offices is shown in a typical floor plan.

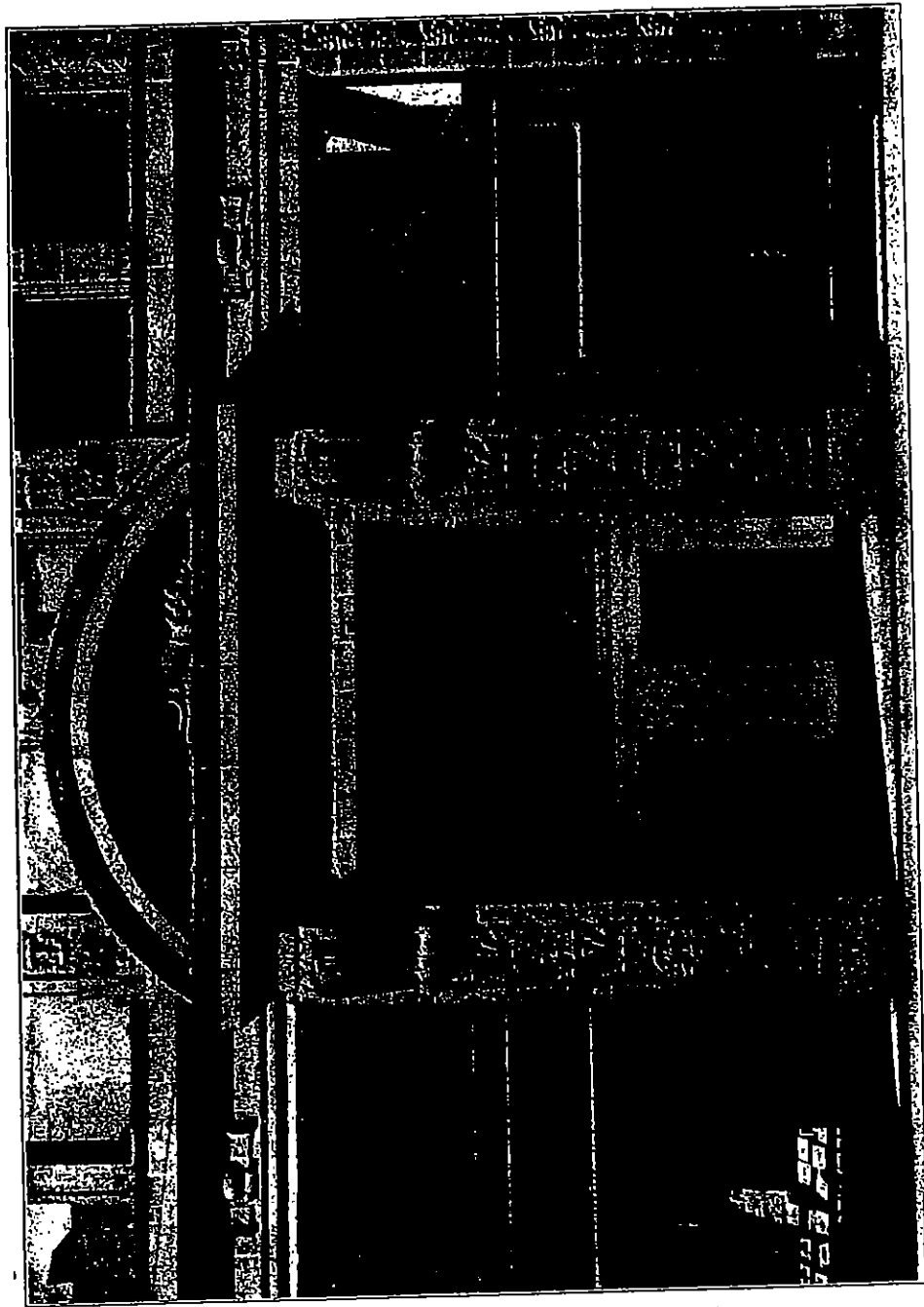


TYPICAL FLOOR PLAN—THE WRIGHT BUILDING.



THE WRIGHT BUILDING. Eames & Young, Architects.

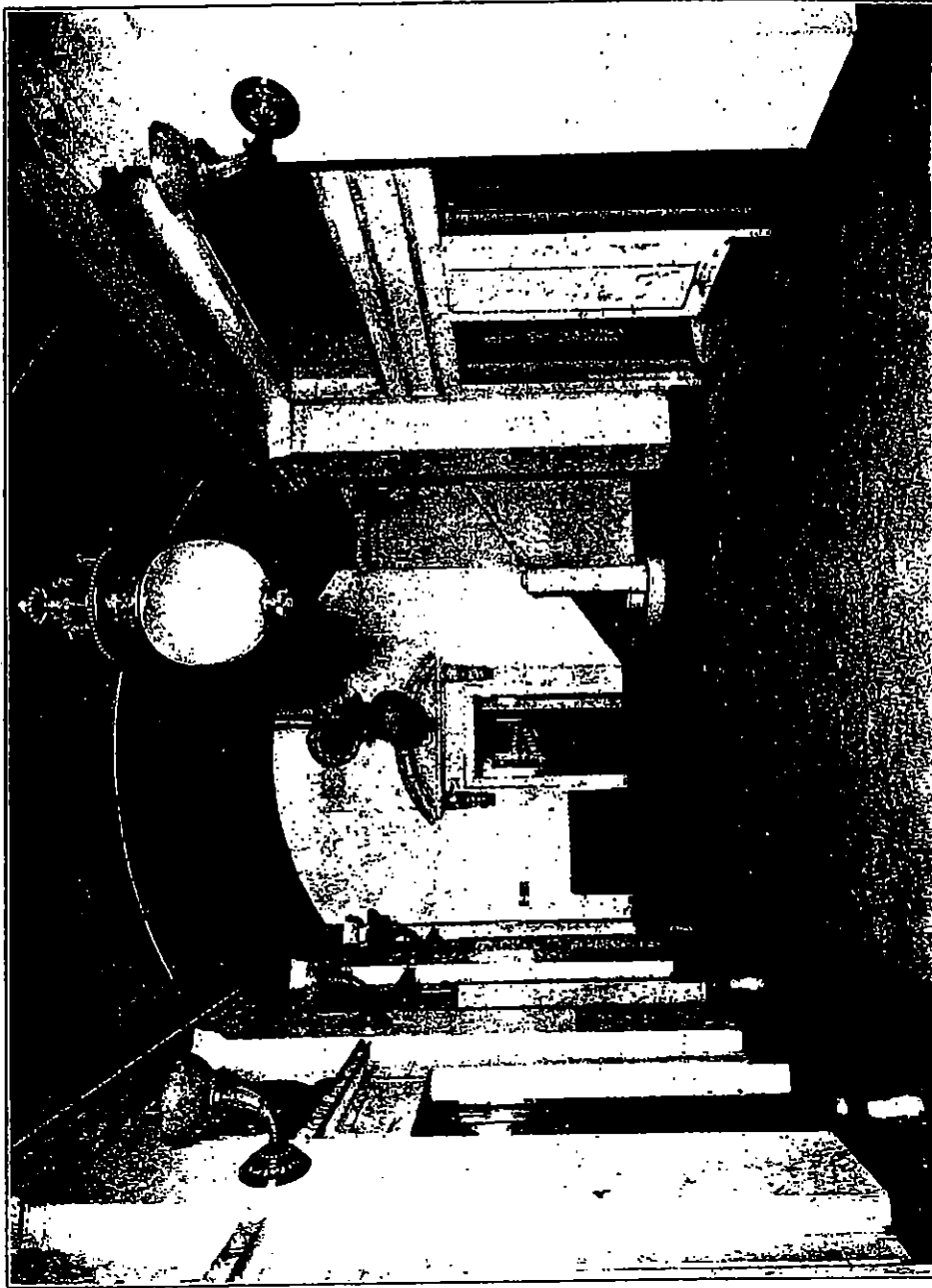




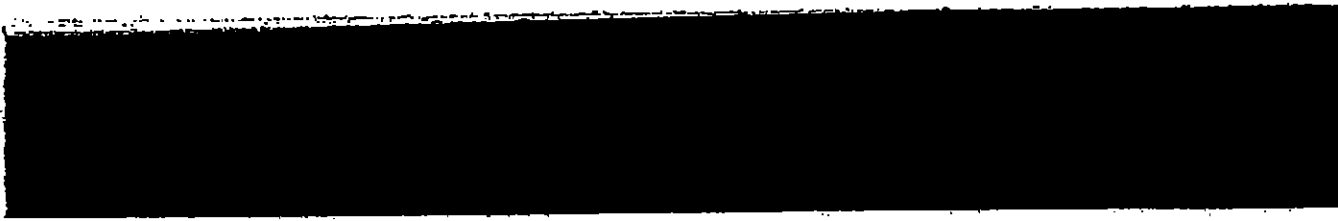
MAIN ENTRANCE--WRIGHT BUILDING.

Revolving Doors: Atchison Revolving Door Co.

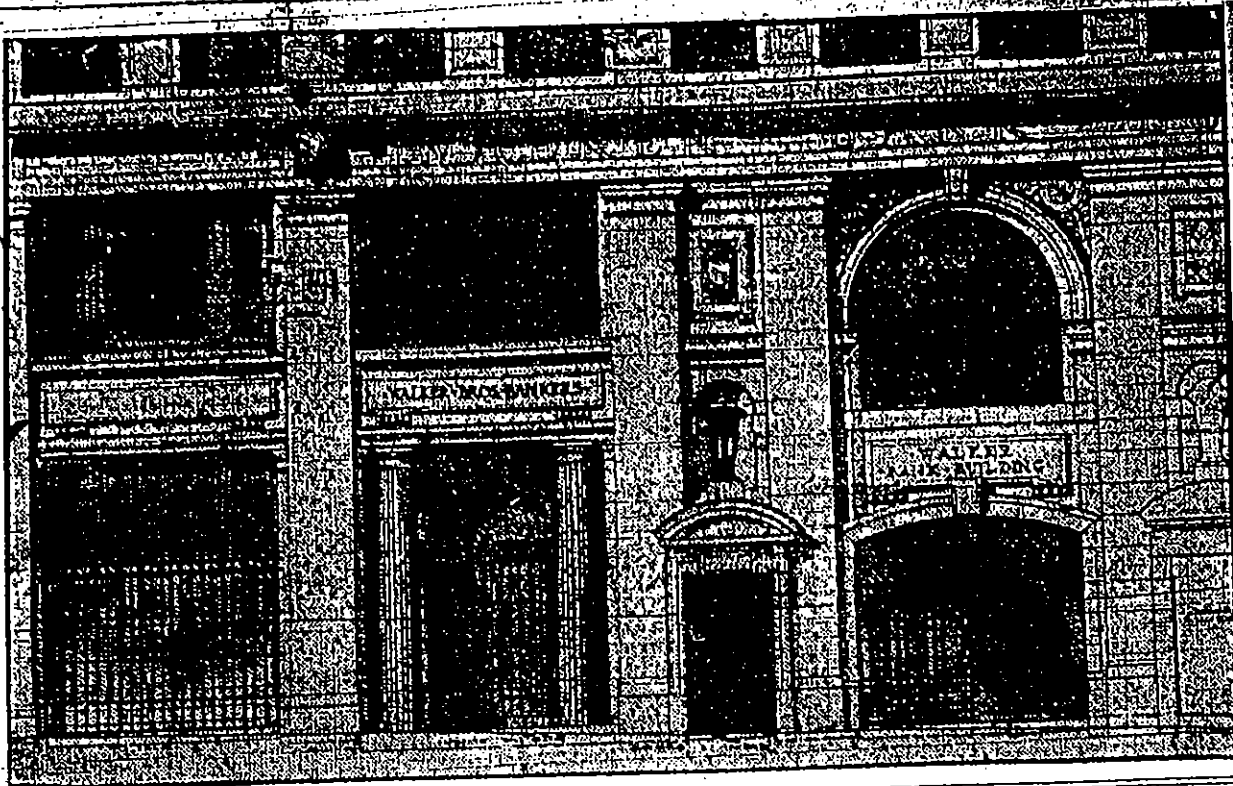
Ornamental Iron: Lasar-Letzig Mfg. Co.



MARBLE HALL—THE WRIGHT BUILDING.
Revolving Doors: Atchison Revolving Door Co.



Entrance Arrangement to Walker Building



THE accompanying cut shows how the entrance to the new Walker bank building will appear from the street. Detailed plans for the entrance arrangement were accepted yesterday by the board of directors of the building company. They call for an elegance and dignity fully in keeping with the magnificence of the building as a whole.

Fluted Ionic columns flank either side of the main entrance to the bank and to the building proper. The name of the building and the bank will be carved over the entrances in granite, as shown in the cut.

It was announced yesterday that the entire steel skeleton for the building will be in place by February 10, though the original building schedule did not call for completion until March 1. The steel gang was placing the thirteenth story in place yesterday and the entire sixteen stories will be in place by next Saturday. There will then remain the three-story tower that is to top the building.

...in place by the time the steel workers are through work. An extra car of steel delayed in transit arrived yesterday and is now on the ground. Three other cars will arrive this week in time to allow the work to continue without interruption.

Utah's Mineral Products For the Years 1909-10

In a pamphlet on the mineral resources of the United States, the geological survey gives some very interesting tables in regard to the mineral products of the various states, Utah making a very fine showing in the list. The quantity and value of these products of the state of Utah during 1909 and 1910 are contained in the following table:

Product	1909.		1910.	
	Quantity	Value	Quantity	Value
Asphalt, tons	28,910	221,050	35,897	569,333
Cement, barrels	...	521,159	...	851,258
Clay products	2,266,899	5,751,810	2,517,809	4,221,338
Coal, tons	101,241,314	12,161,353	125,155,465	15,898,555
Copper, pounds	...	26,718	...	15,206
Gold, ounces	205,818	4,213,300	208,627	4,212,700
Lead, tons	64,531	3,549,924	57,081	3,023,128
Lime, tons	16,588	118,992	15,626	85,030
Salt, barrels	246,935	147,818	249,850	155,883
Silver, ounces	10,551,100	5,188,400	10,416,000	5,840,800
Zinc, tons	5,980	843,880	7,721	770,885
Miscellaneous	...	1,087,653	...	627,351
Totals		\$55,270,510		\$59,533,716

In the latter item noted miscellaneous, is included arsenic, bismuth, graphite, gypsum, mineral waters, petroleum, phosphate rock, pottery, sand and gravel, stone, sulphur, etc.

WEEK IN SHOPPING

on men's wearing apparel—serve to keep an interest in the regular January sales. These will close within the next few days and for the next month

SURE

ENTRANCE

Time heartburn no dizziness Pain is the outside it is Mill they too Please buy drug life is what you ach.

Diap should ease of ment at est relief

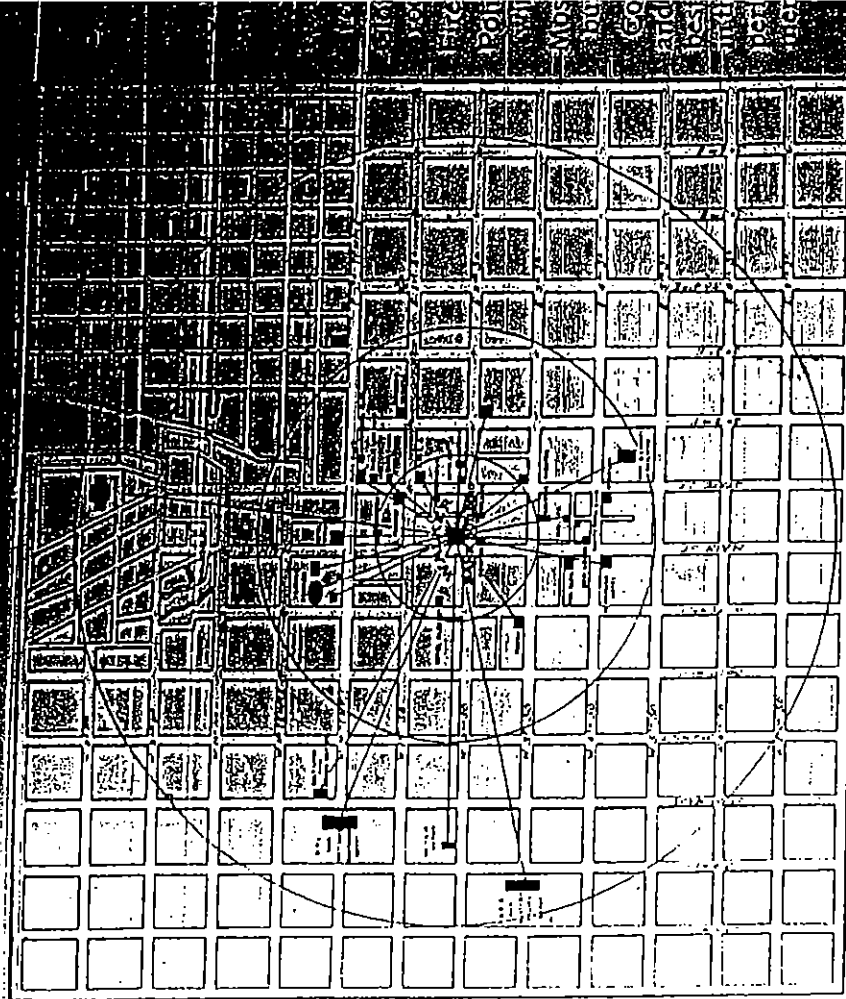
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Filed w Grouse Grouse G. to exch capital of \$10 ea Kimber agent: Cook

Copyright 1921 by M. H. Walker & Co., Inc.

New Walker Bank Building

- Location absolutely central.
- Most convenient for all lines of business.
- Outside light for every room.
- Finest elevators and elevator service obtainable.
- Heat, light and janitor service included.
- Vacuum cleaner operated from basement.
- Ice water piped to every floor.
- Hot and cold water in each room.



To Prospective Tenants in the New Walker Bank Building

Plans and specifications are now on hand at Walker Brothers Bankers. Many of the rooms are already reserved, and others of an excellent character are available. What the desirability of the building is, and the location, is given in the prospectus. Applications are received, giving consideration also to the location of the building.

M. H. Walker Realty Company

Temporary Office 517 B

Walker Brothers Bankers

Possession is guaranteed tenants by John T. P. Walker & Co., Inc. Building may be completed in time that time.

It is fine after eating! It helps digest
 It is fine for teeth! It makes them
 It is fine for breath! It makes it

And it's the most soothing occup

YOUR DEALER SHOULD SELL

Look for the Spear!



Great Skyscraper in Heart of Salt Lake City Will Be Sixteen Full Stories Tall.

SURMOUNTING TOWER BUILDING IN ITSELF

Specifications Call for Modern Fireproof Construction; Design Shows Handsome Architectural Lines.

PRESENTLY work will begin on one of the greatest modern buildings west of Chicago. On November 1 workmen will start the task of tearing down the small building that occupies the northeast corner of Second South and Main streets. When the ground is cleared the excavation for the Walker Brothers bank skyscraper will begin and the construction of this immense structure will be pushed with all possible vigor.

The Walker skyscraper will be sixteen stories in height, exclusive of the tower surmounting the top, which it will be four stories in height. Thus, the big structure will be twenty stories tall. Added to this height will be a flagpole cupola with a globe, whose height from the ground will be 255 feet.

So the top of the tower will be an observation platform, whose height above the sidewalk level will be 255 feet. The highest point of any structure in Salt Lake at any time is the topmost point of the trumpet of the statue of Moroni on the Mormon temple. That point is 222 1/2 feet above the ground. The platform on the Walker building tower, therefore, will be two and one-half feet higher than this, and the top of the flagstaff will be forty-two and a half feet higher.

Few Buildings So Tall.
 No building in Portland, Los Angeles, Omaha or Kansas City is so high as will be the Walker Brothers bank structure. At this time there is in course of construction a building in Seattle that will be forty-two stories in height. There are two buildings in San Francisco that are a trifle higher than the Walker Brothers bank building will be. Aside from these, Salt Lake will have the distinction of having the highest building in the west when the Walker skyscraper shall have been completed.

But height alone does not make a modern building. Many other elements and factors enter into the erection and completion of an up-to-date skyscraper. All of these elements and factors the new Walker structure will contain. It will be constructed of steel frame, with concrete floors. The exterior of the first two stories will be of granite, the next eleven stories of terra cotta, the next eleven stories of brick, and the two highest of terra cotta. The tower will be of terra cotta and brick. Throughout the Walker building will be an airtight fireproof as modern builders can make it.

will be eighty-four by eight-four feet. This space takes in all of the Main street front and the larger part of the frontage on Second South street. That portion of the site on Second South street not occupied by the sixteen-story building will see the construction of a three-story structure. The foundations of this smaller building will be put in with a view to adding thirteen stories later should need arise for the continuation upward of this portion of the building.

In addition to the ground floor rooms, the building will contain 250 office rooms. A gratifying feature of these offices to tenants will be that each one of them will have outside light. In every way the office rooms will be supplied with modern conveniences. Not the least of these will be fire water taps on each floor, so that the presence of the "ice cooler" in an office will no longer be necessary.

An innovation in building equipment will be the installing of gearless traction elevators. There will be four of these, and they will possess the advantage of high speed combined with absolute safety.

The main entrance will be on Main street, and the designers are devoting every attention to making this entrance the most strikingly handsome in the country. Great stairways of marble will rise on either side, and the entire design will be in conformity. Walker Brothers, bankers, will occupy the north part of the ground floor and two floors above will also be used for the purposes of the bank. The promise is that the new quarters of the Walker Brothers, bankers, will be the modern and convenient banking establishment in the west.

The great skyscraper will be erected by the M. H. Walker Realty company in cooperation organized by the directors of the Walker Bros. bank. The capitalization of the company is \$1,000,000. The following are the officers and directors of the company: M. H. Walker, president; John H. Walker, vice president; L. H. Farnsworth, treasurer; E. B. Hammond, president; and W. M. Ferry, E. S. Druehl, H. G. McMillan, E. K. Stewart and G. S. Anstreich, directors. The company

purchased from M. H. Walker—the title of the new building. The financing of the building is being kept apart from the bank itself, except that the bank has subscribed to \$50,000 of the stock of the building company. The equipment of the bank in the new quarters will also involve about \$50,000. James & Young are the architects of the new building, which will be constructed by James Stewart & Co.

Its Interesting History.
 Much of interest in the way of local history attaches to the corner where the big skyscraper is to be built. The earliest owner of the site was H. G. Sherwood. The next to acquire the property were John and Cnoch Reese. These two sold a portion of their holdings to Bishop H. B. Lawson and another portion to Daniel D. Greinig. Later Walker Brothers acquired the property from Bishop Lawson and Mr. Greinig and full title passed to M. H. Walker about thirty years ago. After the Walker Brothers had held possession of it for a period of about ten years.

The first authenticated record of activity at the corner takes account of the presence there of a blacksmith shop. Along in the early '50s the carpenter was occupied by the Elephant store, then one of Salt Lake's chief mercantile establishments. The Elephant store was owned and conducted by Canning & Co. This store later went to First South street. To the north of the Elephant store was the Pioneer jewelry company's store, which was owned by John Meeks, the father of Walter B. Meeks, George and John Benjamin ran a drug store next to the jewelry shop, and next to that on the north was the New York store, a branch of Walker Brothers store. One looking at the site today would scarcely believe that City creek then ran its bubbling way nearby, the channel being approximately at the point where Commercial street now is.

There were various occupants of the different one story buildings, and ten or more years ago A. C. Smith, the veteran druggist, opened at the corner

a drug store. Since that time that store has never been closed for one single minute. The business is still known as the Smith Drug Store, but it is now owned by Druehl & Fraskan.

Evidence of Abiding Faith.
 While the erection of the gigantic building is itself a source of gratification to Salt Lake of highest moment, there is no less gratification in the fact that the building of the skyscraper denotes abiding faith in the city's future of its wealthiest citizens. There can be no question that the determination of Mr. Walker and his associates to raise a great building in the heart of the city finds acceptance in this city as ample evidence that these knowledgeable business men have a confidence in Salt Lake that is not to be shaken by the cry of the alarmist. Here is what M. H. Walker has to say respecting that phase of the enterprise:

"The property on the northeast corner of Main and Second South streets was purchased by Walker Brothers in 1871, and became my personal property about thirty years ago. It has been my plan for many years not to build a large structure on this corner until the time should be ripe for a building that would be a credit to any city. My life, from boyhood down, has been spent in the city of the alarmist. Here is what I have accumulated what I now possess. I have the utmost faith in the future of the city, and the erection of the sixteen-story building on this corner is a proof of my confidence.

Already the tenants of the buildings which now occupy the site are disposing of their stocks of wares and preparing to vacate. The word has come to them that the premises must be available for the hour-workers on the first day of next month, and when that time comes there will be no obstacles in the way of the workmen.

Suits Overcoat

Our \$15 is the overcoat well dressed to the Styles save the

Have you seen the new self-starting Hudson 33?

If not, call at our salesroom, where we will be glad to demonstrate its simplicity to you.

Automobile General Sales Co.

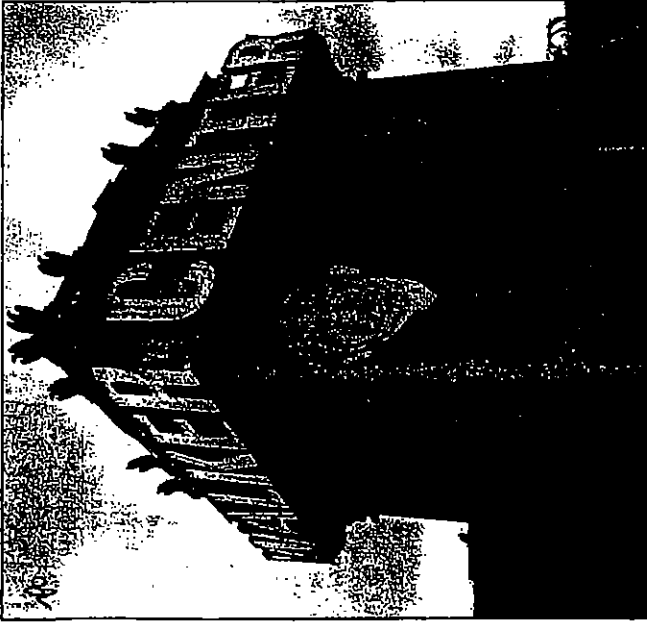
ALEX BEVERIDGE, MGR.
 41 State Street.

WHY IS "GOLD NUGGET" BUTTER SO POPULAR?
 BECAUSE we pay the HIGHEST PRICES for cream.
 BECAUSE our cream is OATHERED DAILY.
"GOLD NUGGET"
 BECAUSE each and every egg is TESTED by the U. S. GOVERNMENT.
SAVE ALL!
 As we offer a set of the WM. HOOBES & SON'S for twenty-five coupons, together with twenty-five more also offer one WM. HOOBES & SON'S MILK FREE for twenty-five coupons. You will find a coupon on each of these fine silver one-lb. cans commencing the superior quality of our butter. Get a user of our butter and eggs be sure to

SOLD AT
Nelson

Walker Bank Bldg. SLT 10-15-11 p. 23
 171 S. Main

UTAH
PRESS
ASSOCIATION
Clipping Service
(801) 328-8678
SALT LAKE
TRIBUNE



Paul Fraughton/The Salt Lake Tribune
Ken Pullan, Walker Center operations manager, is in charge of ensuring the sign is the correct color, depending on forecast.

Walker Center Sign Keeper Keeps Eyes on the Skies

BY REBECCA WALSH
THE SALT LAKE TRIBUNE

Even on vacation, Ken Pullan worries about the neon sign atop the Walker Center building.

He does not worry that the light has shorted out or has been broken by vandals but that it is inaccurate: blue for fair weather, flashing blue for cloudy skies, red for rain showers and flashing red for snow.

Every morning, Pullan, Walker Center operations manager, calls the National Weather Service for Salt Lake City's forecast, and, depending on the way things look outside, flips the sign's color switch. He checks again throughout the day.

And when Pullan is at home during holidays, he calls in to check the signal his assistant has set for the sign. He has been checking and double-checking the informal weather-forecasting sign for 22 years.

"It's got to be right," Pullan says. "Sometimes, we're more accurate than the weather bureau."

Besides maintaining the building, Pullan, 66, is the keeper of a longtime, almost forgotten tradition that started before Doppler radar, 3-D weather or the internet. That was decades ago, when Salt Lake City residents looked to the Walker sign to know whether to pack an umbrella.

Back then, the Walker Center, located at the northeast corner of 200 South and Main Street, was home to Walker Bank & Trust Co., Utah's first television station, KDYL (now KTVX-Channel 4), started broadcasting from a 90-foot tower on the roof of the 20-story building 50 years ago. After just a few years, the television transmitters were moved, but the tower remained. Bank officials took advantage of it, wiring three sides of the tower with a neon "Walker Bank."

Visible from most parts of the valley, the blue- or red-flashing neon obelisk was the first thing travelers saw as they drove into town from the east or the west. "It was a tradition to watch that sign," says William Alder, Na-

ional Weather Service director. "It was just accepted that that's how you figured out what was happening with the weather," says accountant Lynn Carlson, a five-year tenant of the Walker Center. "People would say, 'Let's see what the sign says.'"

Now, many Walker Center tenants and city residents know the ritual but are unimpressed. "It was a big deal when I was a kid. But that was a different life then. Times have changed," Carlson says.

For 20 years, Trolley Square mimicked the Walker Center tradition, changing the red and blue neon sign on the 700 East water tower with the weather. But the sign's timer broke in 1993 and has not been fixed.

In the mid-1980s, First Interstate Bank bought Walker Bank and moved the institution across Main Street. The old building was sold, converted into office space and the weather tower was torn down. The new owners agreed to build another neon sign.

Today, the Walker Center, built

The Walker Center changes color with the weather. Blue means fair skies; in 1911, is hemmed in by 1 ering office buildings th grown up around it. The barely visible, and only fr tain angles.

Pullan can find it. "where to look," he says. I ders if anyone remembe the colors mean. Pullan like to post a key to the passers-by can figure a weather code.

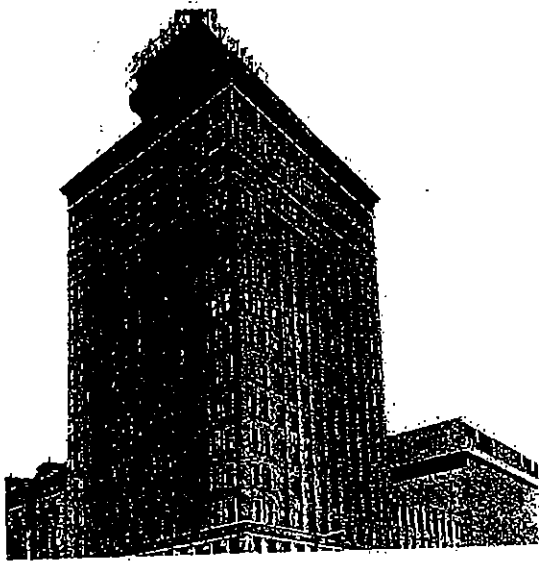
If nothing else, his sign keep him from retiring. change, and there isn't m can do about it, Pullan say is one tradition I can d thing about."



KDYL - 1948
changed to KTUT in 1953

The Historic Buildings
of Salt Lake City

Walker Bank Building
171 South Main



When it was completed in 1912, the sixteen-story Walker Bank Building was the tallest building between the Missouri River and the West Coast. The *Salt Lake Tribune* hailed it as "but another step typifying the new Salt Lake City, a metropolis which is destined to be unrivaled between Chicago and San Francisco." It was a testimony, the newspaper said, "of the strides this city is taking," a "monument to the progress and future of Salt Lake." The building also received national attention and was featured in the February 1914 issue of *American Architect*.

Walker Bank was the first bank in Utah Territory and one of the first to be established west of the Missouri River. Four brothers founded it, Samuel S., Joseph R., David F., and Matthew H. Walker. They came to Utah in 1852 with their mother and in 1859 established a mercantile partnership to take advantage of the profitable opportunities offered by the presence of Johnston's Army at Camp Floyd. The firm also performed banking functions. Official status as a bank began in 1871, but banking remained an incidental operation until 1885 when the firm obtained a national charter. From 1865 until the construction of this building, the bank was located across the street, on the northwest corner of Second South and Main.

Essentially square in plan, the building consists of two tiers, the sixteen-story main structure, and a smaller two-story section that sits atop the middle of the roof. ~~the box-like appearance of the st~~

~~serene, is somewhat softened by classical detailing
along the window floors and the upper cornice.
The building reflects a post-Sullivan reassessment
in which the application of traditional decoration
was viewed as a means of disguising the starkness
of modern solid form.~~




The Story of
WALKER BANK &
TRUST COMPANY

SALT LAKE CITY

*Seventy-seven Years of
Banking Experience*

1859-1936



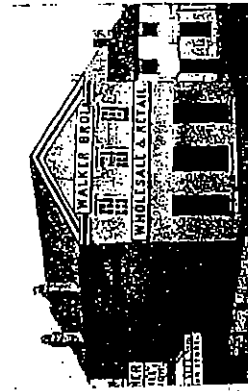
After traveling over the great plains in covered wag during exposure to heat and cold, braving perils from and wild beasts of the prairies, they entered the Great S valley in 1852, six months after their start over the pior to the West's frontier.

The four Walker brothers soon became known to a valley and in the surrounding settlements, traveling al a time selling notions from house to house. By this Civil War was coming on and Johnston's army receive to leave Utah to return east. This gave the Walker brot opportunity for their first bold stroke, so, as their first m enterprise of consequence, they purchased large quar army supplies through General Johnston. With these they the general merchandise store which they opened under name that was long to be an important commercial ente the West—Walker Brothers.

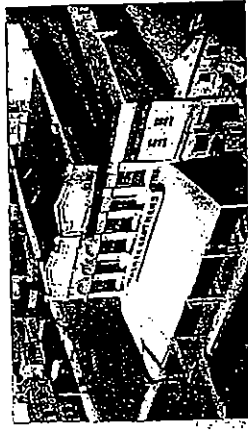
A large iron safe was a part of the store's fixtures. It a depository for the gold dust, coin and other valuabl settlers. A big iron key was turned in the lock, and the



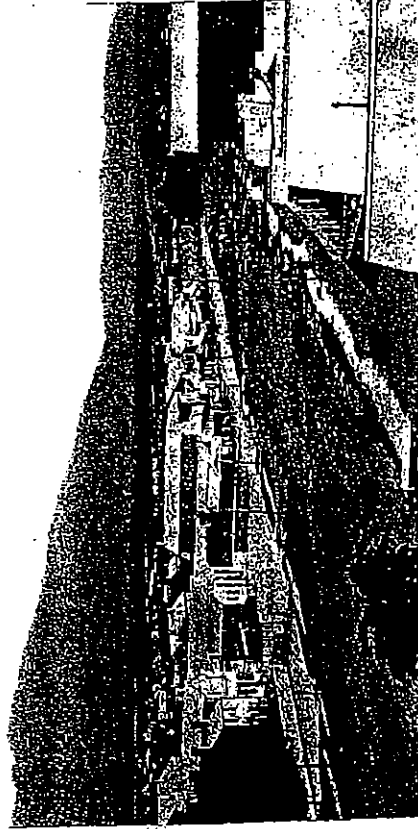
Early Salt Lake, about 1853,
from a drawing by F. Piercy



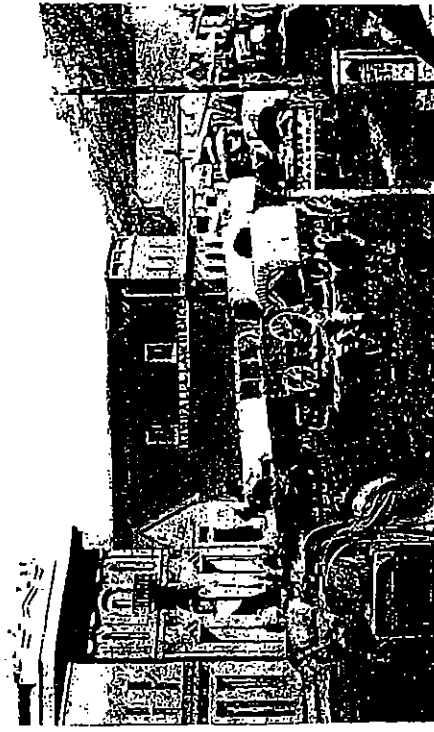
First office quarters of the
Walker brothers, 1859



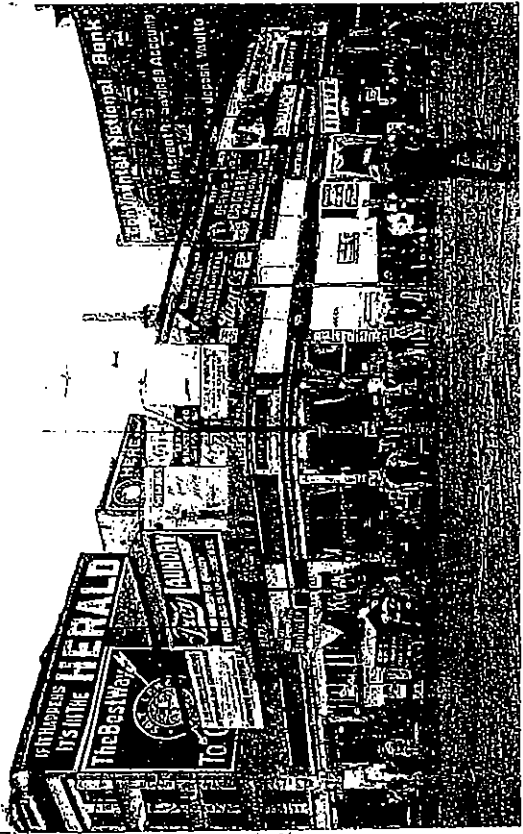
Second office quarters of the
Walker brothers, 1865



Main Street of Salt Lake, 1861, south from
the "Council House." Population 8,190



Unloading goods;
for Walker broths



Northeast corner of Second South and Main Street in 1911—site of present Walker Bank building

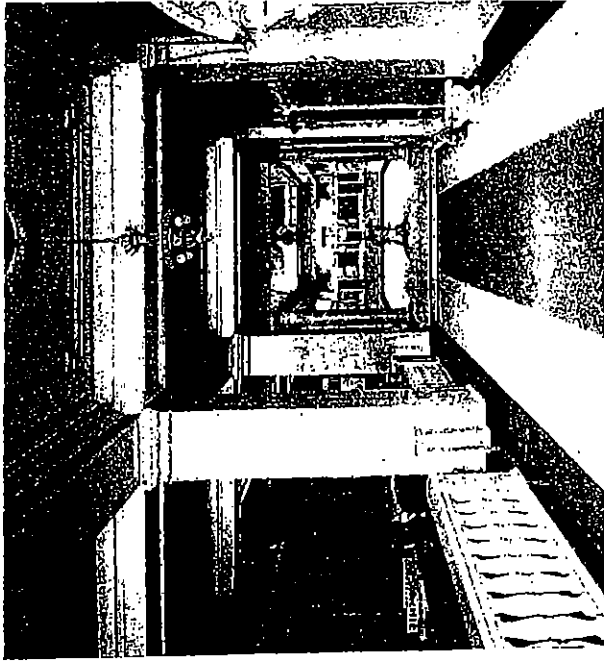
months. War orders speeded up production. Gold from foreign countries began to reach the United States—and the United States became a creditor nation for the first time in its history.

Neutrality was ever harder to maintain. Critical situations which were successfully met soon reappeared in new form. The presidential campaign of 1916 between Wilson and Hughes was the most closely contested in our history. It resulted in an endorsement of President Wilson's policy of "watchful waiting." Overt acts continued, taxing national patience to the breaking point.

When the United States entered the World War in 1917, Walker Brothers Bankers threw its weight with the government. L. H. Farnsworth, then president of the bank, gave distinguished service as chairman of the State Council of Defense. The bank cooperated actively with the government in the sale of Liberty bonds.

Walker Brothers Bankers took over the deposits of McCornick & Company on May 18, 1921, upon the death of W. S. McCornick. The McCornick bank, established in 1854, had been an important influence in the development of the region. Mr. McCornick was universally admired for his qualities of character and ability. He was a man of great human kindness and helpfulness. Many of the business enterprises of today owe much to the bank and the advice of W. S. McCornick. Shortly after the death of the capital of Walker Brothers Bankers was increased to \$1,500,000.00, with Surplus Fund and Undivided Profits of \$656,534.30 and Deposits of \$21,738,469.69.

Historically, the depression of 1920 to 1922 was the deepest in our history. The depression of 1920-1921 had been the



Section of interior Walker Brothers

farmers' position was being gradually improved by production. Labor troubles were few and commo were falling.

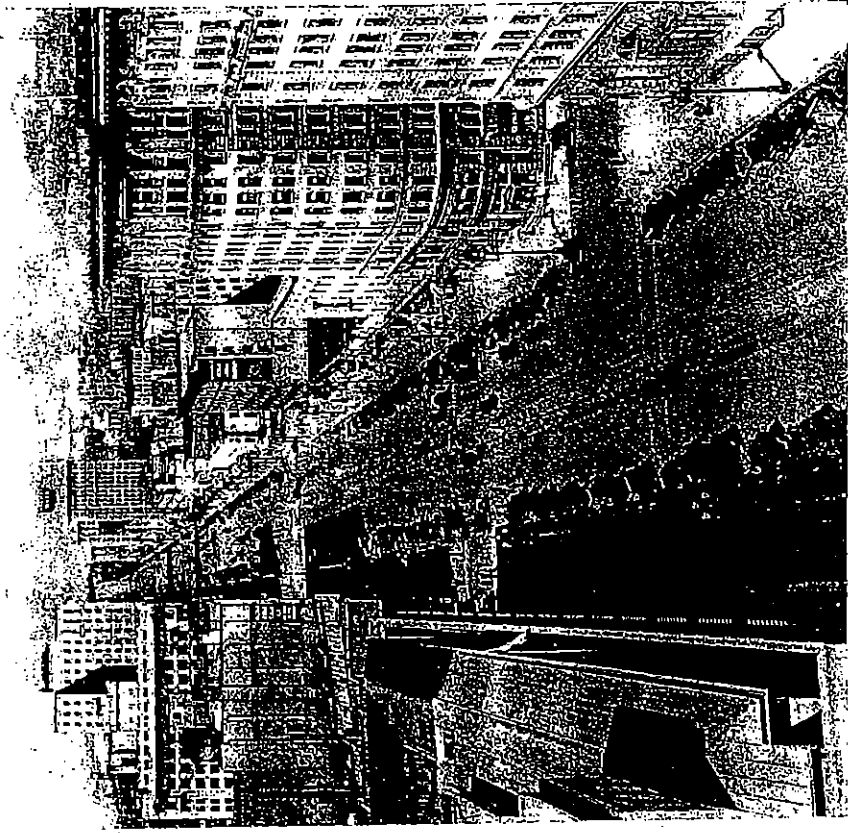
In the next few years sustained productive act wages and stable prices combined to create a standai in the United States higher than ever before attained.

The stabilization of foreign currencies and the gra to a gold basis by European nations stimulated forei Science and invention, encouraged by a well-bal perity, made notable advances. The epoch-makin Colonel Charles A. Lindbergh gave a new impetus Telephone service across the Atlantic was establishec mercial basis. Wireless transmission of photograph: ocean made it possible to cash a check in America ar it was written in London. Airmail lines spread th over the land.

In March, 1931, in order to express to the public tance of the fast growing trust facilities being off bank, the name, Walker Brothers Bankers, was Walker Bank & Trust Company.

There has been an important evolution in the b: fession since the days when gold dust was a medium to the present highly developed modern system. Bank & Trust Company has had an important par: vance. It is keeping abreast of continuing changes, v faith in the future.

The bank has seen, and has been a part of, the most remarkable period of advancement in mining, commerce and finance, in science and invention, and in human progress that the world has ever known.



Main Street, 1935, Salt Lake's population was then approximately 140,000

lessons which it taught were not ignored. Industry set itself to the task of discovering and analyzing its causes. The methods of the laboratory began to be applied to the study of business management. The foundations of prosperity were being laid on the errors of the past.

A minor reaction in the Spring of 1924 was produced by the Japanese earthquake, threats of adverse legislation and political uncertainty. The general situation, however, was sound. The

The Present Organization and Facilities of the Walker Bank & Trust Co

Through the years, Walker Bank has constantly increased the scope of its services, for greater helpfulness to its customers. Today these services may be summarized as follows:

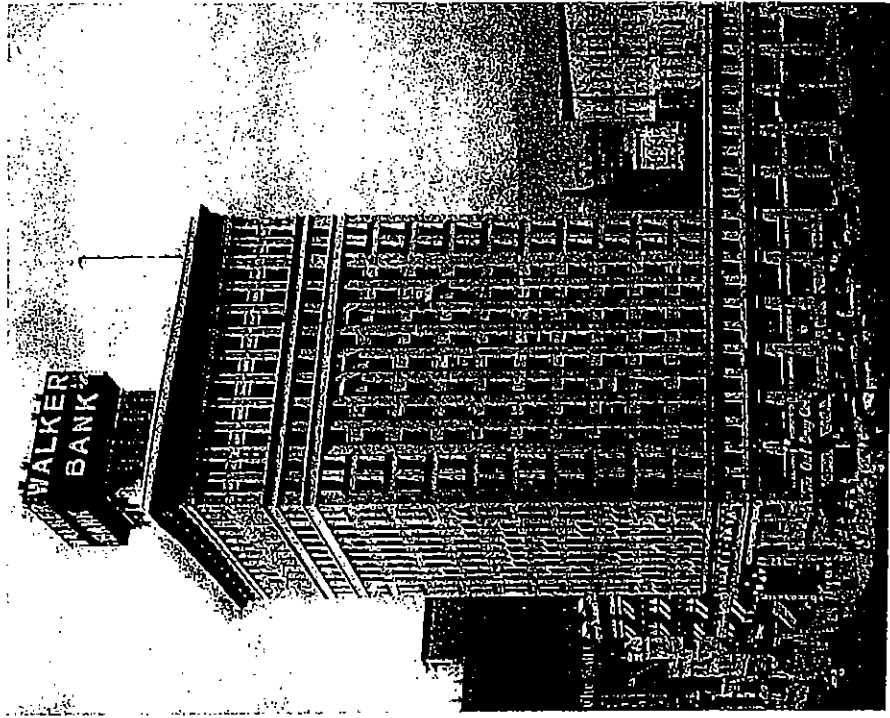
Commercial

The functions of the commercial banking department of Walker Bank include the making of loans and discounts; checking account facilities for individuals, firms and corporations; and business counsel.

In considering applications for loans it has always followed the policy of this bank to apply the broadest possible path of viewpoint. This bank was first a firm of merchants. It became a firm of bankers as an outgrowth of its merchant activities. Perhaps this helps to account for its point of view. At any rate, it believes that the banker's chief duty is for the purpose of serving others by helping them in the conduct of their business.

Checking facilities are, of course, a necessity to any business. For individuals as well, a checking account provides a safe depository for money and a convenient means of paying bills.

The officers of Walker Bank are always glad to cooperate with its customers, to offer business advice based on their experience. This friendly willingness to talk over business or personal financial matters is typical of the cordial service on the part of officers and employees. Many people have told us that this is a characteristic of this institution.

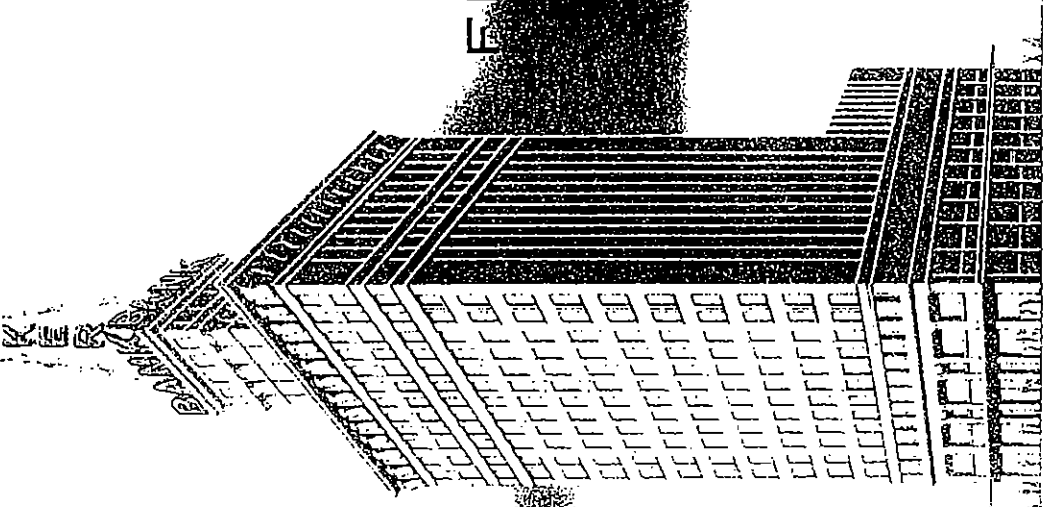


Walker Bank & Trust Company building, October, 1915

A NEW

WELCOME

FROM AN
OLD FRIEND



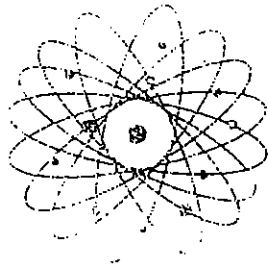
Walker Bank & Trust Company

SALT LAKE CITY, UTAH

OUR # BANK 1000



PIONEERS IN BANKING PROGRESS FOR A HUNDRED YEARS



2063

FROM AN OLD IRON SAFE... AN ENDURING TRADITION

A century ago when the west was a challenge to courage and hardihood, four enterprising young brothers established the institution that is now known as Walker Bank & Trust Company.



Samuel S. Walker



Joseph R. Walker



David F. Walker



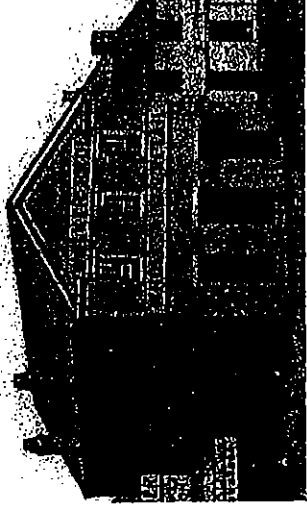
Matthew H. Walker

They were Samuel S., Joseph R., David F. and Matthew H. Walker — the oldest being 25 years of age, and the youngest just 14 at the time.

Natives of England, they had moved to St. Louis, Missouri, in 1850. The following year, their father and two sisters died, and the boys and their mother set out for Salt Lake City.

Here, after several years of selling notions from house to house, they were able to open a small general mer-

chandise store on Main Street between First and Second South. Among fixtures of the store was a large iron safe, and settlers made it a practice to leave their gold dust, coin and other valuables there for safekeeping — sometimes for a day and sometimes for a year — with no security other than the name of Walker Brothers.



First office quarters of Walker Brothers, 1859

Presently, it became necessary to enlarge this part of the business, and a special banking department was opened. Thus marked establishment of one of America's first three banks between Missouri and the Pacific Coast.

Walker Bank has moved only twice in its history. In 1865, the bank moved to the northwest corner of Second South and Main Street, across the street from its present location, and in 1912, into its own 16-story building where it remains today.

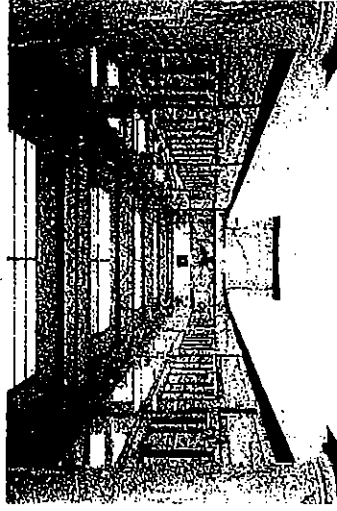
Among significant milestones in the growth and development of the institution were the purchase of the Salt Lake City branch of Wells Fargo & Company Bank in 1905; creation of a

savings department and a bank-by-mail department in 1911 and the decision that same year to erect its own building; the taking over of the deposit liability of McCornick & Company in 1921; inauguration of branch banking in 1951, and the purchase of controlling interest in the bank by Transamerica Corporation in 1956.

The bank now has 11 branches, mainly concentrated in Salt Lake City and its suburbs, but also including units in Logan and Provo.

Today, the officers and directors of Walker Bank & Trust Company look with confidence toward ever-broadening business horizons. The completely remodeled head office, pictured on the following pages, is tangible evidence of Walker Bank's faith in the future of Utah and the Intermountain area.

It is, as you will see, a far cry from the once-upon-a-time days of that primitive old iron safe . . . but, nevertheless, a continuation of an enduring tradition.



Interior of banking quarters before recent remodeling.



New Accounts Department



TO NEWCOMERS... WELCOME!

In the center on the west side of the new banking lobby is the New Accounts

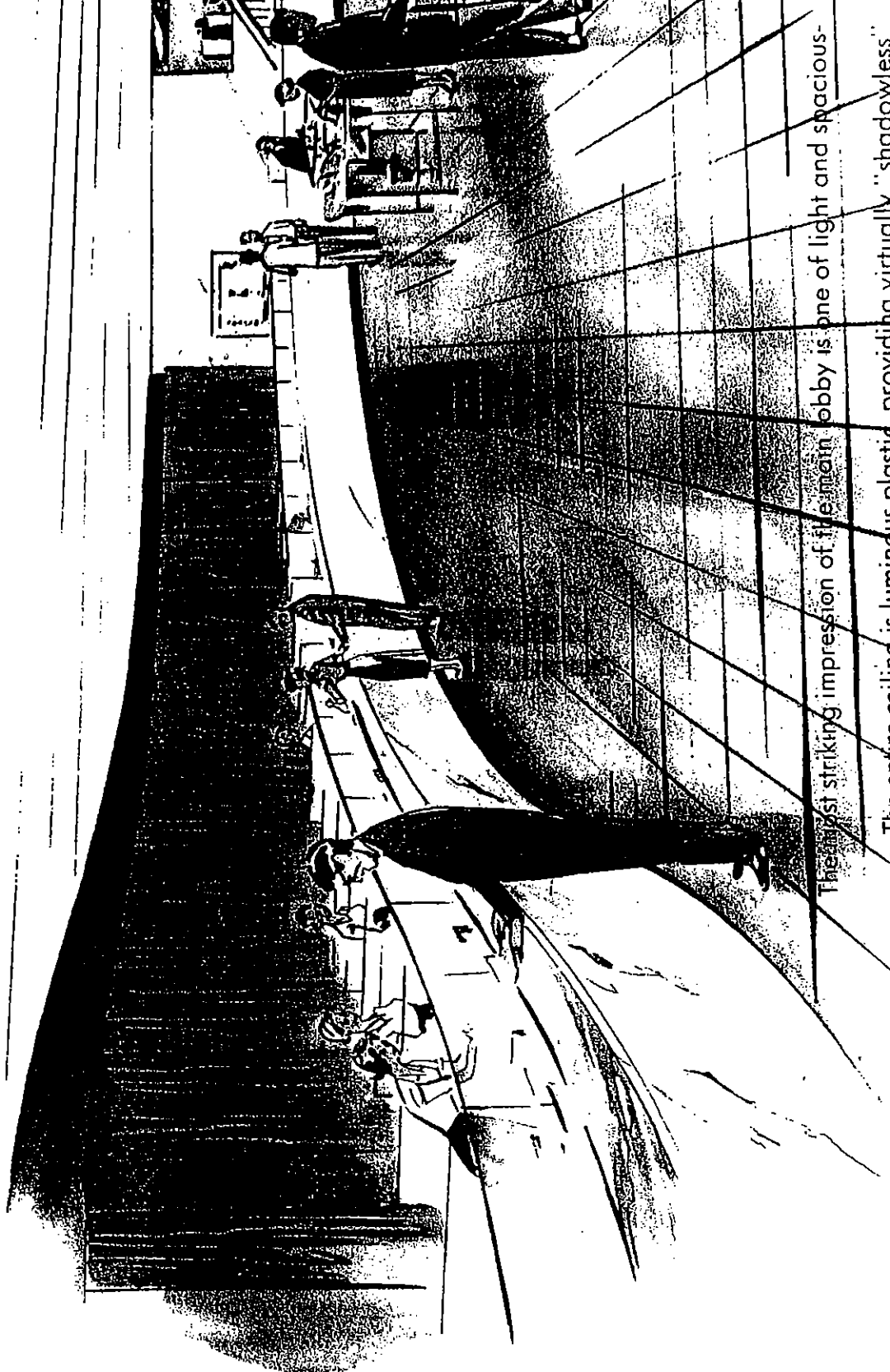
Department. Here, of course, is where new savings and checking account customers

become associated with the Walker Bank family. But more than that . . . here, too, they

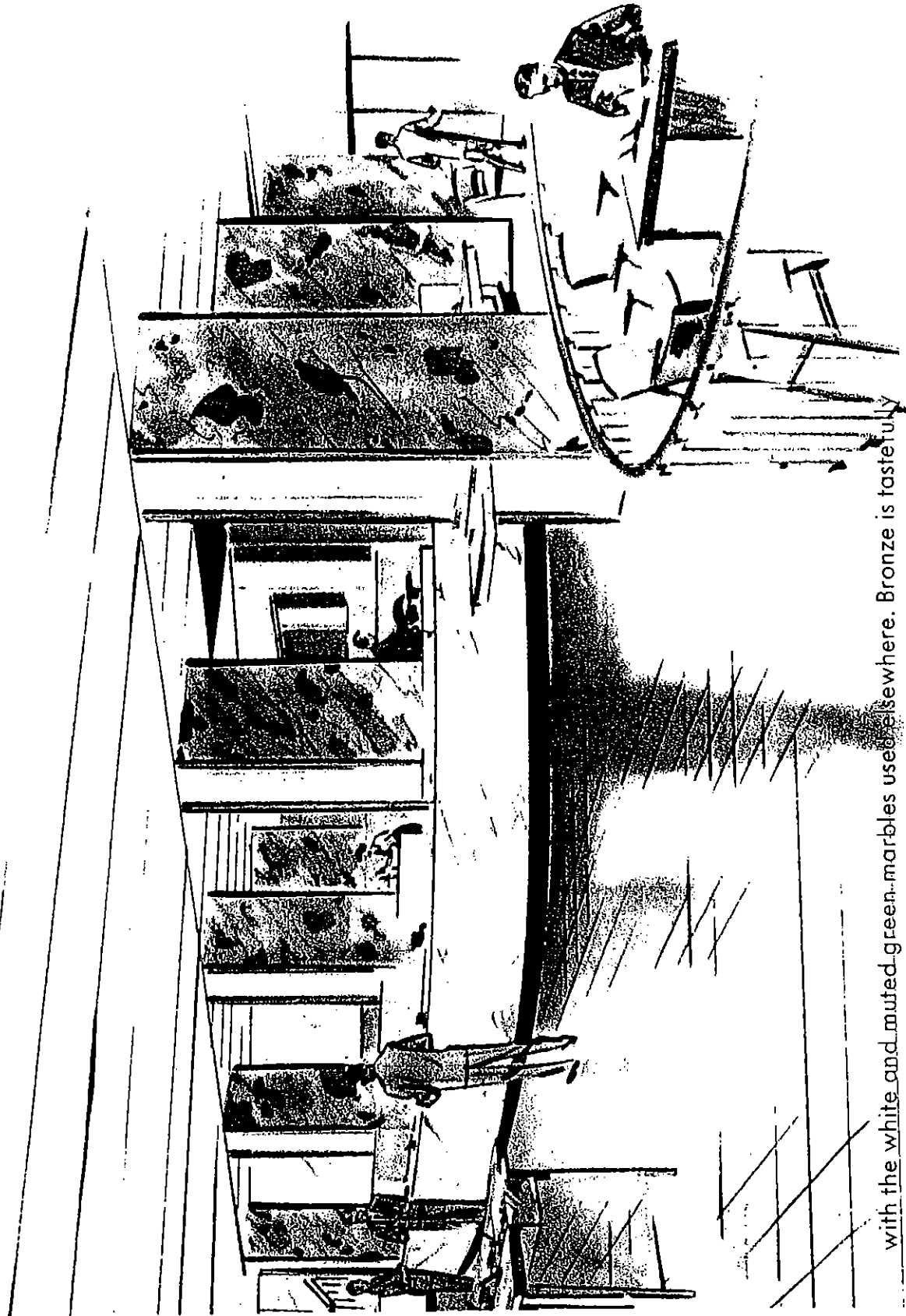
may learn for the first time of the vast number of additional services that Walker Bank

offers them. Moreover, if a customer is not sure just where to go for what he wants,

this Department serves as a convenient information center.



The most striking impression of the main lobby is one of light and spaciousness. The entire ceiling is luminous plastic, providing virtually "shadowless" lighting. Teak wood paneling on wall at left provides pleasing contrast



with the white and muted green marbles used elsewhere. Bronze is tastefully

used for accent. The floor is pre-cast terrazzo, and built-in electric adding

machines are a convenient feature of customers' writing desks in the lobby.

Utah, Idaho, Nevada

Pub by SL Tribune, SLC UT 1909

(

MATTHEW H. WALKER (Age 64)

Matthew H. Walker is one of the real pioneers of Utah, and the name of Walker is one of the best known and most respected in the inter-mountain region. Mr. Walker has gone through the rigors and hardships of the early settlers of Utah and by his own perseverance and industry has risen, and to-day is one of the leading financiers and business men of the Western country.

Matthew H. Walker is a son of Matthew and Mercy Long Walker. His father was a woolen merchant and hotel proprietor at Yorkshire, England, where Matthew H. was born January 16, 1845. When but five years of age he emigrated to America, and in 1852 he took the long and tedious wagon journey across the country to Salt Lake City, being but seven years old at the time of his arrival. He has seen the evolution of this great city from a vast wilderness to the splendid city it is to-day, and to him much of the credit of its magnificent upbuilding belongs; because he was ever foremost and the first to come to the front with his purse and brains when any progressive movement was at hand.

Born
to SLC

His education was meager, as in those days they had to do the best they could with the facilities they had for schools. But Mr. Walker managed to secure enough education to win for himself the distinction of being one of Utah's most distinguished and successful citizens, and to occupy a position in the financial and mercantile world second to none in the inter-mountain region.

Mr. Walker is the head of the firm of Walker Brothers, Bankers, for fifty years one of the largest financial institutions in Utah, established in 1859, and a stockholder in Walker Bros. Dry Goods Company. He is actively connected with the Opex Mines Company, Honerine Extension Mining Company, and many other mining companies throughout the inter-mountain region. Mr. Walker has never held political office of any kind, devoting his entire time and attention to his many business enterprises.

Business
Connections

He is a member of the Alta Club, Commercial Club, Country Club, the Young Men's Christian Association, and the Wasatch Lodge of Free and Accepted Masons. Mr. Walker was married January 1, 1865, to his first wife, who died in 1896, and in 1897 he married his present wife. He is the father of two children, John H. and Frances Glen Walker.

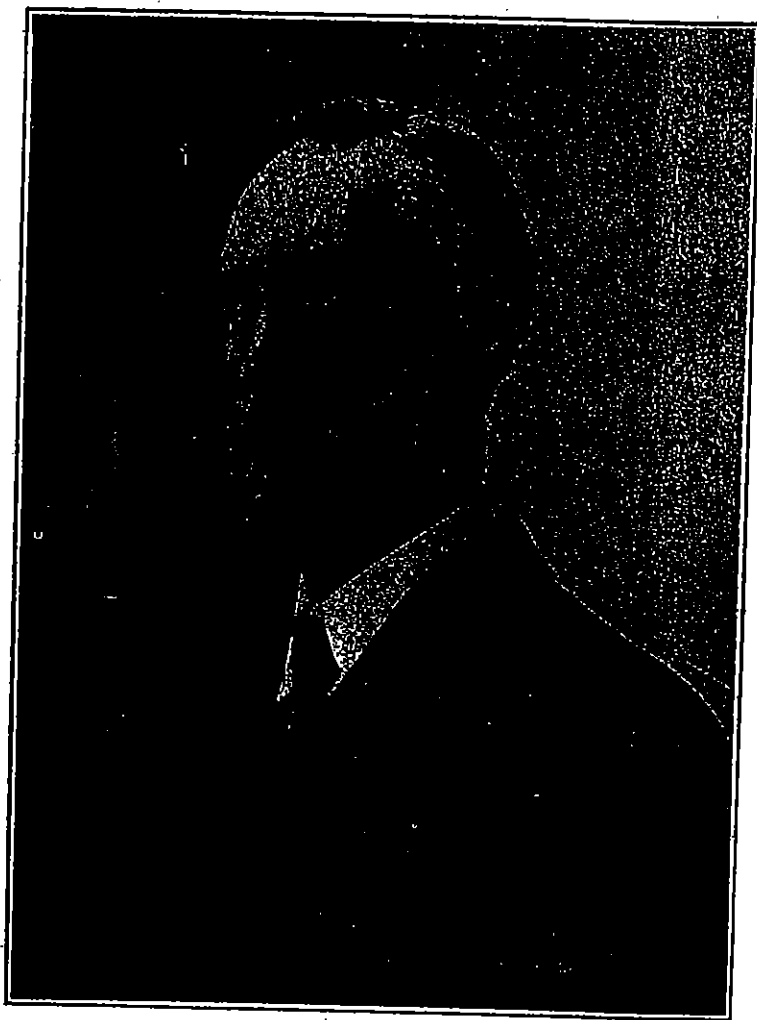
Social
Connections

Mr. Walker is to-day rated as one of the foremost financiers and most public-spirited citizens of Utah. The only public office he ever held was that of member of the Board of Education, elected in and holding the position from 1898 until 1902.

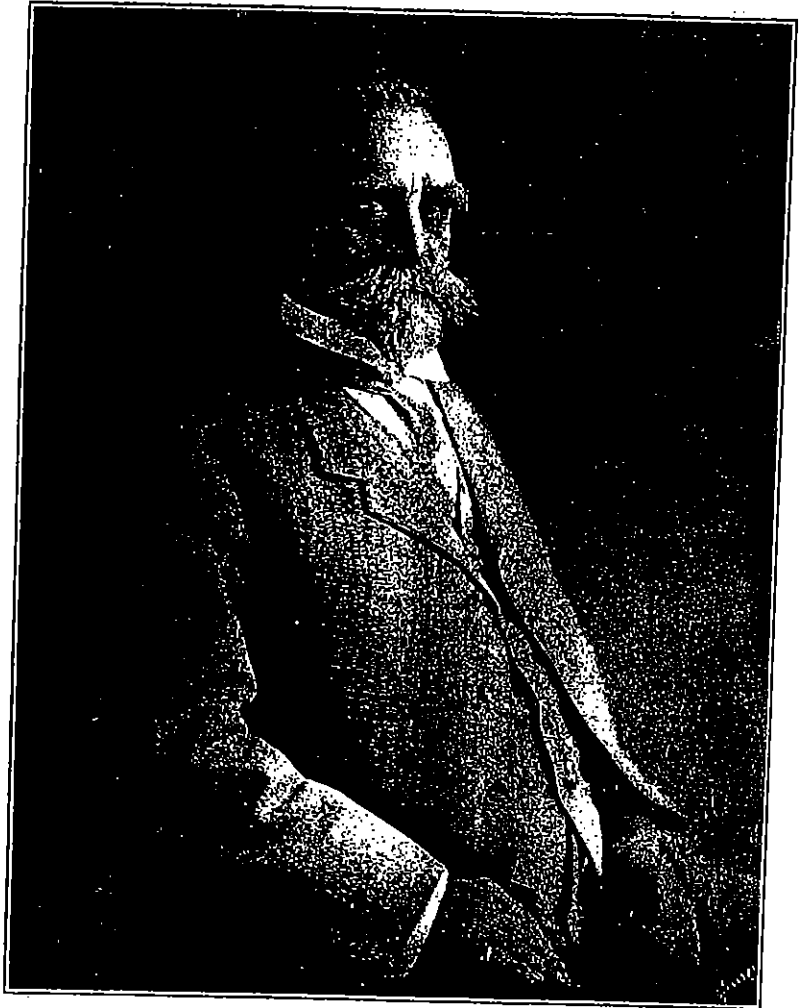
Public
Office

8 10
1709
- 50
1859

315
1909
- 1845
64



M. H. WALKER



D. F. WALKER

DAVID FREDRICK WALKER

The history of the inter-mountain country would be incomplete without the name of David F. Walker, who for over fifty-seven years has been one of the leading business men and most prominent and progressive citizens of Utah. David F. Walker was born April 19th, 1838, at Yeadon, Yorkshire, England. He was the third of the four famous Walker brothers, all of whom contributed so much to the upbuilding of Utah. His father was Matthew Walker, who was a wool merchant and hotel proprietor in England. He died in St. Louis, in 1850, on the way to Utah. His mother was Mercy (Long) Walker, who passed away in Salt Lake City in December, 1863. David F. Walker was educated in the public schools of England. He arrived in Salt Lake City, September 20th, 1852, being then but a boy of fourteen.

David F. Walker's first occupation in life after arriving in this country was as a peddler of notions in St. Louis, where he stayed for two years. Upon his arrival in Salt Lake he entered the employ of William Nixon, formerly of St. Louis, but then known as "The Father of Utah Merchants," who conducted a general merchandise store. Mr. Walker remained in this position until the spring of 1859, at which time (July 1st) the firm of Walker Brothers was established at Camp Floyd about forty miles southwest of Salt Lake. The four brothers made up the firm. David F. Walker was the prime mover in starting the business, having got the first stock of goods on credit, the stock consisting of \$90,000 worth of goods. The firm, which was originally formed for the purpose of selling supplies to the soldiers then encamped at Camp Floyd, remained there until the departure of the troops, when the stock was removed to Salt Lake City and the foundation laid for the present mammoth store which is second to none in Utah in every respect. The business was continued by the Walker brothers until 1886, and on January 20th of that year, Mr. Walker retired from the firm, selling out his interest to the remaining three brothers. In 1888 Mr. Walker went to San Francisco and entered business there. He built a magnificent country residence at San Mateo, California. It has four acres of lawn and covers six acres of rare plants and other foliage. The house has a frontage of one hundred feet and a ninety-foot depth, and is built in old Southern colonial style. Mr. Walker takes great pride in his California home and loves to work about the grounds among the plants and flowers, which is his chief recreation.

Mr. Walker was first married to Emeline Holmes, May 18th, 1859. She died in August, 1876, and their children were Emeline, Sarah, Ann, David F., Jr., Henry W., Maud, and Stella May.

On October 25th, 1883, Mr. Walker was married to Althea Hunt, who came from an old New York family and was born in the old Ninth Ward in New York City. To them have been born three children, of whom two are living, Althea Margaret and Clarence Hollister.

Mr. Walker is a member of the Pacific Union Club, and the Burlingame Country Club, of San Francisco, and a former member of the Alta Club, Salt Lake City, Utah.

Mr. Walker's residence in Salt Lake City is at No. 75 C Street.

Born

Walker
Bro
Star

San Fran

Mary



H. W. WALKER

Ascn

HENRY WALTER WALKER

Prominent among Salt Lakers in a business and social sense is Henry Walter Walker. Mr. Walker was born in Salt Lake City, February 12, 1868. He is the son of David F. Walker, who was a pioneer of Utah and one of the foremost citizens of the State, and Emeline Holmes, who died when Mr. Walker was nine years old.

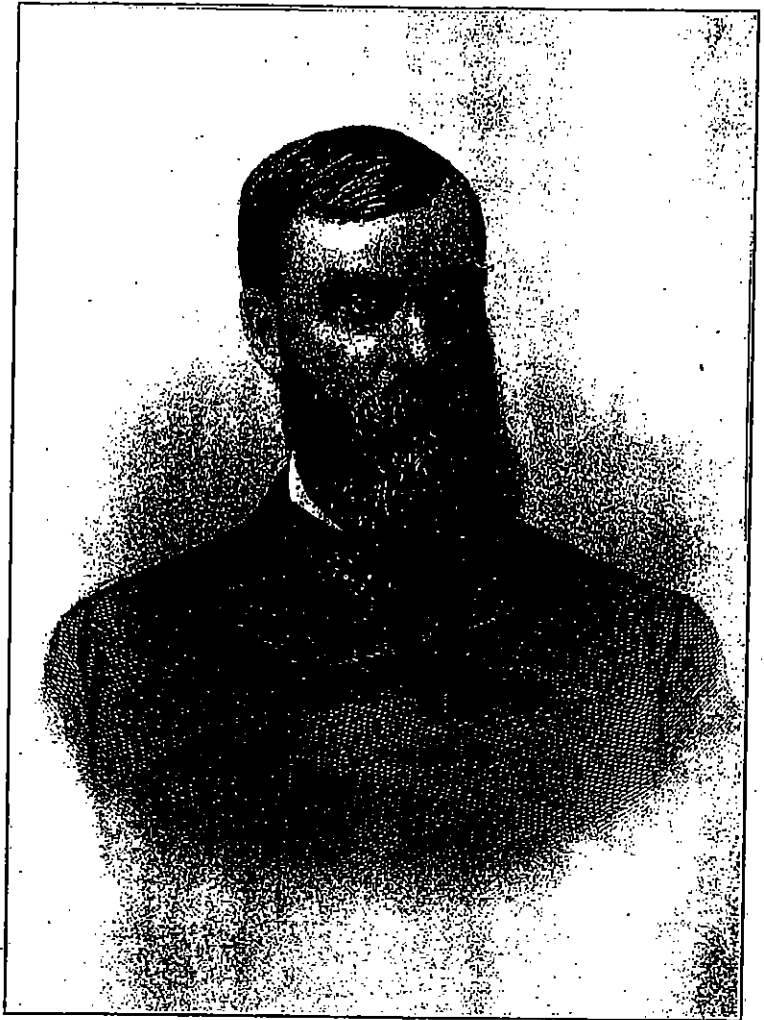
The young man obtained his early education in the public and private schools of Salt Lake City, and later attended school in Princeton, N. J., and Berkeley, Cal., and at an early age gave evidence of a promising career. After completing his education he returned to Salt Lake to take up the duties which were rightfully his. In June, 1890, he was married to Grace L. Putman, and a family of six children have since arrived to bless the union. The children are: Erminie, Ralph Putman, Ethlene, Natalie, Vern Randolph, and Carlton Holmes.

Mr. Walker has numerous local business interests, and in addition has various investments throughout the entire State. He is one of the principal owners of the Keith-O'Brien Company, Salt Lake's leading department store. For some time past he has been manager of this institution, and through his ability, integrity and painstaking attention he has succeeded in building one of the foremost business establishments of its kind in the West. Along other business lines, Mr. Walker has been equally successful. At various times he has interested himself in different mining companies with excellent success, and has at all times occupied the foremost place in the public welfare of the commonwealth.

A prominent clubman, Mr. Walker's name appears on the membership rolls of two of Salt Lake's best known institutions, namely, the Alta Club and the Commercial Club, and he is prominently identified with the Y. M. C. A. He is also a Mason, and in other respects has identified himself with the public life of the city. He occupies a handsome home at 1265 East First South Street, where in the bosom of his family, Mr. Walker is to be seen at his best. Tactful, well-informed, with a graceful and pleasing personality, Mr. Walker is possessed of a host of friends, all of whom are fully alive to his many good qualities.

Ever ready to extend the helping hand of friendship to a comrade in distress, Mr. Walker, during his business career in Salt Lake, has built up a reputation for justice, integrity and unselfishness which is regarded by many as one of his principal assets. In the years which have followed his return from college and his entry into business life, good fortune has ever been at his elbow, but in all that he has accomplished hard work and close application are responsible entirely for his success.

At the present time Mr. Walker occupies an enviable position in the ranks of the men who do things in Salt Lake City, and those whose privilege it has been to know and appreciate the depths of his personality do not hesitate to predict for him a future of even greater achievement.



JOSEPH ROBINSON WALKER (Deceased)

Robinson
Joseph Robinson Walker, deceased, merchant and banker, Salt Lake City, Utah, one of the most prominent business men of the State, was a native of Yeadon, a small place near Leeds, Yorkshire, England, being born there August 29, 1836. The family line is traced back as far as 1700. Matthew Walker, his father, married Mercy Long, and followed the vocation of a merchant in England, until the spring of 1850, when he brought his whole family, four sons and two daughters, to America.

Landing at New Orleans, the party ascended the Mississippi River to St. Louis, and settled there, the head of the family going at once into business. In 1851, during the scourge of cholera, the father and two daughters were carried off by the disease. Joseph R. had received a good practical education for a boy before leaving his native land, and gave promise of being of great assistance to his father at the store in St. Louis, when the death of the father proved a terrible blow to the family and interrupted their plans. All four of the boys, however, secured positions in fancy goods and notion stores, Joseph R. going into one on Broadway, where he held a place as a bright, active and efficient young clerk for two years.

At that time the fertile regions beyond the plains were attracting much attention, and during that period the mother and her boys discussed repeatedly the advisability of moving out to the then new Western country. In April, 1852, the decision was made. All their household effects were disposed of, a strong and specially made wagon was bought, and the family took the long and fatiguing journey over the plains and mountains to Salt Lake City, Utah, where they arrived without serious accident, in September, 1852. Upon their arrival the entire worldly possessions of the family amounted to a small sum of money, four oxen, an Indian pony, which had been bought from the Indians en route, in exchange for a rifle and some powder, and a steer obtained the same way from a trader for a keg of powder. The oxen were soon traded for an adobe house and lot, where the family lived for several months, and then leased a log house on the spot where they subsequently built their magnificent residences. Provisions were dear in Salt Lake in 1853, flour rising to \$20 per hundred pounds, and the Indian pony was traded for 800 pounds of that commodity, but only half the bargain price was paid, 400 pounds.

Until 1856, Joseph R. and his brothers worked during the winter in hauling wood from the mountains. Meanwhile, however, the Indians had begun to attack the settlements and were killing a great many people, and among the volunteers who enlisted to help protect the inhabitants of the farming regions near Salt Lake, was Joseph R. Walker. When the excitement had apparently subsided, thirteen men—Mr. Walker among the number—were detailed to drive a herd of cattle into Salt Lake City, a distance of eighty miles. The first night out they took proper precautions against surprise at night by Indians, and the result proved their wisdom. The stockade was attacked during the night by the Indians, who made several furious assaults in an effort to stampede the cattle and horses. The foe was beaten off, however, with a loss of five or six of their number, and without having damaged the stockade, but two horses and twenty cattle were shot and one of the men in the detail was wounded.

The trading instincts of Mr. Walker prompted him early in his career in Utah, to obtain a mule team, a wagon, and a stock of dry goods and notions, all on credit, and to begin business on his own account. His early training then proved of value to him, and this, combined with unusual talent and address, made him successful from the start. The entire outfit was paid for in the first few months, and from that time forward his progress was rapid. In 1856 Mr. Walker started for California, and in 1857 settled in Carson Valley as clerk for a trader, and later built a store at Gold Canon, in a placer-mining camp named Johnstown, near the afterwards famous Comstock lode. Here he found occupation and profit in a large trade and the exchange of goods to miners for gold dust.

In August, 1858, Mr. Walker returned to Utah. General Albert Sidney Johnston had established a camp of United States troops at Camp Floyd, about fifty miles from Salt Lake, and Mr. Walker, repairing to that point, served as a clerk with the army long enough to find out what the situation was, and then with his three brothers, opened a store at Camp Floyd with a general supply of dry goods, groceries, cigars and tobacco, and such other articles as could be sold to the soldiers, all bought in Salt Lake on credit, at sixty per cent. advance on first cost and thirty cents more per pound added for freight. The first year the brothers made a profit of \$20,000. Meanwhile, in Salt Lake, in 1859, the Walker brothers had opened a large general store and bank, and this business has been carried on successfully to the present day, although the four Walker brothers dissolved partnership in 1884. As at Camp Floyd, banking has always been carried on in connection with the general merchandising business.

Illustrative of the difficulties Utah merchants labored under in the early times, it is stated that, when in 1864 Mr. Walker went to New York City and bought a stock of goods worth \$250,000, he had to pay fifteen to twenty cents a pound for freight and found that it was impossible to get insurance on the stock while it was in transit, and when the goods were unloaded in Utah, they had cost him \$350,000. Mr. Walker was always a merchant and banker, but was later largely interested in real estate in Utah and California, and in mining enterprises in both States. The first stamp mill in Utah was built by the Walker brothers in the Ophir District.

In addition to being a member of the immense Walker Bros. Dry Goods Company, Joseph R. Walker was a member of Walker Bros., Bankers, and president of the Alice Gold & Silver Mining Company, at Walkerville, Mont., and extensively interested in mines and other enterprises. While he derived great pleasure from the management of large interests, he was a lover of home and family. He contributed liberally to worthy objects, and promoted all measures calculated to advance the welfare of the community in which he lived. He was a strong, genial, capable man, untiring in labor, alert to opportunity, a man of ideas and always sound in counsel. He was not a politician, but a business man, but took the lively interest in public affairs which every American citizen must feel. He died in the early evening of January 6th, 1901. Two years after the death of Mr. Walker, the heirs sold their interest in Walker Bros. Bank, and acquired control of Walker Bros. Dry Goods Company.

ell

Moved to Carson Valley

back to start of store

banking comm. w/ store

mining

died



S. S. WALKER, DECEASED

SAMUEL SHARP WALKER (Deceased)

The late Samuel Sharp Walker was the eldest of the four well-known Walker brothers, whose names are known, and honored and respected and who have accomplished so much towards the development and up-building of Utah and its resources.

Samuel Sharp Walker was a son of Matthew and Mercy Long Walker, and was born at Yeadon, Yorkshire, England, September 22, 1835. The elder Walker was a prominent wool merchant of Yorkshire, England, and emigrated to this country in 1850, and while on his way to Utah he died at St. Louis, Missouri. His wife survived him, and passed away in Salt Lake City in December, 1863. Samuel Sharp Walker, together with his brothers, J. R., D. F., and M. H., arrived in Salt Lake City in September, 1852. After a couple of years working in St. Louis as clerks and peddling notions they finally saved enough money to move on to Utah. The brothers were natural born merchants, and came to the notice of William Nixon, the father of general merchandising in Utah, who gave them employment. The family settled first in the Third ward, where they afterwards purchased property, gradually acquiring possession of the greater part of a city block in the Seventh ward, where they afterwards lived, and there they built the handsome homes of the Walker brothers at the present day.

Sharp Walker turned his attention to farming and engaged in agricultural pursuits until 1859, when the famous house of Walker Brothers was organized at Camp Floyd. Here he joined his brothers in conducting the business and supplying the United States troops with merchandise. They soon built up a large business and became wealthy. After the departure of the troops, the brothers moved their store to Salt Lake City, and the famous store of Walker Brothers has been a landmark there ever since, and has grown to be one of the largest and most complete dry goods establishments in the entire Western country. The firm started in a small way, but soon acquired the location in which they are at the present day. This was in 1866.

The firm afterwards engaged in finance, and the present banking house of Walker Brothers was the outcome. Mining and other investments were also made, including the famous Emma mine, which was afterwards sold to English capitalists. The firm met with much success and only a few reverses, notable among which was the burning of the Walker opera house July 3, 1889. After the fire the building was remodeled and made into an office building known as the Atlas block. This was burned in 1903 and later rebuilt, and is now one of the largest office buildings in the city.

The Walker brothers were substantial citizens, public spirited and benevolent in the use of their wealth, and up to the time of the death of S. S. Walker, which occurred in 1887, he was actively engaged in business in Salt Lake City.

Samuel S. Walker was married January 5, 1857, and was the father of ten children, Samuel, Frederick, Elizabeth, Emma, Mercy, Nellie, Matthew Sharp, Fannie, Doris, and John Walker.

Born

S.C.C.

Wm. Nixon

Business
Info

Marrina

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Walker Bank Building

other name/site number Walker Center

2. Location

street name 175 S. Main Street not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

Walker Bank Building
Name of Property

Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

COMMERCE/financial

COMMERCE/business

COMMERCE/business

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Skyscraper

foundation STONE: granite

walls STONE: granite

BRICK; TERRA COTTA

roof

other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Walker Bank Building
Name of Property

Salt Lake County, Utah
City, County and State

8. Description

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

- ECONOMICS
- COMMERCE
- ARCHITECTURE
- _____
- _____
- _____
- _____

Period of Significance
1911-1956

Significant Dates
1911

1953

Significant Persons
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Eames & Young, Architects

James Stewart & Co., Contractor

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Walker Bank Building
Name of Property

Salt Lake County, Utah
City, County and State

10: Geographical Data

Acreage of Property 0.32 acre(s)

UTM References
(Place additional boundaries of the property on a continuation sheet.)

A 1/2 ////// //////
Zone Easting Northing

B / ////// //////
Zone Easting Northing

C / ////// //////
Zone Easting Northing

D / ////// //////
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)
Beginning at SW corner Lot 4 Block 70 Plat A Salt Lake City Sur N 84 Ft. E 153.71 Ft S 89.9 Ft. W/LY 153.71 Ft. N 5.9 Ft to Beginning 5518-3014 5649-2445 6944-1252 7185-1092 9286-6392

Property Tax No. 1996 16-06-105-023-000

Boundary Justification

(Explain why the boundaries were selected.)
Determined by the lot which the building occupies.

See continuation sheet(s) for Section No. 10

11: Form Prepared By

name/title Susan Peltheram, Planner
organization Cooper Roberts Simonsen Associates date 6/5/2006
street & number 700 North 200 West telephone 801.355.5915
city or town Salt Lake City state UT zip code 84103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Walker Center Holdings LLC, c/o Vectra Management Group (contact person: Raju Shah, President)
street & number 429 West 33rd Street Suite 540 telephone 212.631.0202
city or town New York state NY zip code 10001

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

Narrative Description

The Walker Center Building is a 16-story steel frame skyscraper of the three-part vertical block type. The exterior is clad in granite, terra cotta, and tan brick, and the foundation is granite. Above the 16th story is a three-story tower inset from the main tower, containing the elevator shaft, an observation platform that is 225 feet above sidewalk level, and the neon Walker Center sign. Construction on the building began in November of 1911 and was completed in 1912. Upon its completion, the building was the tallest in Salt Lake City. Located on Main Street, in the heart of downtown Salt Lake City, the building occupies the northeast corner lot of the Main Street and 200 South Street intersection. The principal façade fronts west onto Main Street, with the secondary façade facing south on 200 South Street. The base part of the building is rectangular in shape with the upper parts above the fifth story forming an "L" shape. Constructed for the Walker Brothers Bank, the building was known as the Walker Bank Building until 1981. The property is in good condition and retains much of its original detailing; the overall integrity of the building is strong. Situated in the urban core of Salt Lake City, it is surrounded by buildings that are both smaller and larger than it. While many surrounding buildings are from a more recent time period, there are also several structures that remain from the same time period or earlier.

A steel skeleton and concrete floors comprise the frame of the building. The exterior of the lower part of the building is clad in granite for the first two stories and terra cotta for the third story. The middle part of the building is eleven stories encased with a tan brick. The upper part of the building consists of two stories of terra cotta and the three-story tower covered in terra cotta and brick.¹

The principal façade of the building faces Main Street and is symmetrical in design. The windows on the ground story are storefront size. A metal canopy above the ground story wraps around the building, covering both of the street-facing facades. A c. 1956 remodel simplified the entrances giving the façade its current symmetry. The metal canopy was another addition from this remodel, which included work on both the interior and exterior of the building. A secondary entrance for the bank from the south was also removed at this time.² Originally the first level of the principal façade was somewhat asymmetrical in detailing. The centrally located main entrance to the building was grand in design and detailing. The entrance to the bank was located one bay to the north and was accented with single-story fluted Doric columns. An entrance to the drug store located in the south corner of the building was simpler in design and located in the bay furthest to the south. The name of the building and the name of the bank were carved into the granite over their respective entrances.³ Prior changes to the storefront of the bank's Main Street entrance were made c. 1931, when the name of the bank was officially changed to Walker Bank and Trust Company. Historic photos show what appears to be a two-story metal storefront with fluted columns separating the two

¹ "Walker Structure Will Attain Lofty Heights." *Salt Lake Tribune*, October 15, 1911 and "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912.

² "A New Welcome From an Old Friend." *Walker Bank and Trust Company*. Brochure, 1958.

³ "Entrance Arrangement to Walker Building." *Salt Lake Tribune*, January 28, 1912 and *American Architect* 105, no. 1992, February 25, 1914.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

bays containing the bank's portion of the Main Street facade. This storefront was removed in the 1956 remodel. Bas-relief lion heads sit above the capitals of the columns for the corner bays, and the farthest east bay on the south facade. There were originally lions on the north bay of the west facade as well. It is assumed these were removed when the 1931 remodel added a storefront to this section of the facade. Simple detailing of round accent lights decorates the third floor of terra cotta. The 1931 remodel placed individual neon letters over the detailing on the third story to spell out Walker Bank on the west facade.⁴ Apparently the detailing underneath was not removed, as it is present on the third story today.

On the east end of the building is a five-story section, visible from the south. The base part of the building was originally three stories; two additional stories were added to the east section c. 1939. The window placement on the third story and the upper parts of the building is symmetrical in design, with the center windows recessed, serving to accentuate the height of the building. The middle part of the building is very limited in decorative details. Terra cotta trims the outside sets of windows. The glass in the windows of the middle and upper parts of the building, most of which are double-hung, is slightly reflective, likely replaced with the last major exterior remodel c. 1956. Narrow belt courses of terra cotta, two beneath and two above the 14th story, serve to distinguish the middle part from the decorative upper part. Decorative corbels beneath the lower belt course and egg and dart molding beneath the upper belt course add a touch of detail to the middle section of the building.

The upper part, comprised of the top two stories and the recessed three-story tower, has the greatest quantity and variety of decorative enhancements. The decorative detailing of terra cotta is primarily vertically oriented, drawing the eye of the observer upward and further enhancing the height of the building. Two-story decorative panels separate each of the window bays, using a combination of flowers, leaves, and cherubs in the detailing. Slight differences in detail and width distinguish the outer panels from those in the middle. The upper cornice of the building projects out with a modest overhang, and is supported with wide heavily ornamented double scroll brackets. The detail on the brackets includes a vertical strip of fish scale and a center petal medallion. Between the brackets is a row of rounded segmented arches with cherub faces and floral detailing. Egg and dart detailing is repeated above the brackets and arches, running underneath the cornice and around the upper edges of the brackets. The outer edge of the cornice is further enhanced with a lion head medallion above each bracket. The cornice and the decorative panels wrap around the corners of the rear east and north elevations; however, apart from this these rear elevations are not ornamented with granite or terra cotta and are faced only with brick.

The three-story recessed tower is decorated in a manner similar to the top two stories. The decorative vertical panels are repeated on the bottom two stories, using the same design pattern as the center panels from the main building. Above each of these panels are two narrow brackets that support the observation platform. These brackets are similar in style to the brackets below the main cornice, but are decorated with a lion head and floral designs. Two rounded segmented arches are located between the middle two brackets, but do not have the decorative detail as those on the main building, containing only a raised rectangle. Additional detail below the observation platform includes

⁴ Photographic documentation, Shipler Commercial Photograph Collection, #39845 and #39846, Utah State Historical Society

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

egg and dart molding between the brackets but not out around their edges. Neon signs flank the outside of the observation platform, with 8-foot individual neon letters spelling "Walker" and "Center" on alternating sides. The top story above the observation platform is decorated with wide decorative brackets, egg and dart, and a projecting cornice with lion heads above the brackets, in the same manner as the main cornice of the building. Above this cornice is a decorative balustrade around the perimeter of the three-story tower, with four stone eagles perched on the top of each side. A flagpole currently stands in the center of the roof atop the three-story tower.

The three-story tower has historically been used for the purpose of signage for the Walker Bank, going through three configurations prior to the current one. Each of the signs was illuminated.⁵ The first sign had Walker Bank in a single row of letters, affixed to each of the sides of the tower. The next sign for the bank, installed in the mid 1930's, had larger letters in two rows, with Walker being on top of Bank. Probably the most well known of the sign configurations came in the early 1950's. A 90-foot radio tower was erected in 1947 for use by the KDYL radio and television station, the first television station in Utah. After a few years the station moved the television transmitters, but the tower remained and on each of the four sides were hung letters to spell out Walker, while Bank was around the perimeter of the top of the building's three-story tower. It was this configuration that began the use of the sign as a weather beacon. The sign was blue for clear skies, flashing blue for cloudy skies, red for rain, and flashing red for snow. Visible from most parts of the valley, the flashing sign was seen by travelers as they drove into town. When the building was sold in 1983, the radio tower and the sign were torn down. Soon after this, the current sign was erected to indicate the change in name of the building to the Walker Center. The sign was configured to continue the weather beacon tradition. With taller office buildings built around the Walker building, the sign is less visible, and only from certain angles.⁶ The current owners are planning to rebuild the sign in the historic radio tower configuration, erecting a new 90-foot tower frame on which to affix individual neon letters spelling out "Walker" on each of the four sides. Individual letters spelling out "Center" will then be on all four sides of the building's tower. The proposed sign will continue the tradition of changing colors to indicate the weather forecast.

The interior of the building retains traces of its original character, although much of it has been renovated, the most extensive of which was the c. 1956 remodel of the entire ground floor and parts of other floors. A special pamphlet prepared by the bank in 1958 featured the changes. Other changes have been made to the upper office areas in the years since then, including removal of the center hallway on some floors to convert the area into a suite of offices. Original features that remain are a section of decorative plaster ceiling in the elevator lobby, a functional mail chute, some door hardware and marble treads on the stairs.

An eight-story parking garage with lower level retail space and penthouse offices was constructed on the parcel adjacent to the east side of the building in 1960. Tenants of the Walker building, as well as the general public, use the parking garage. Access to the garage from the building is on the fourth floor. Although the architecture of the parking garage is of a different style, it

⁵ Photographic documentation, Utah State Historical Society Collection.

⁶ Walsh, Rebecca. "Walker Center Sign Keeper Keeps Eyes on the Sky." Salt Lake Tribune. January 4, 1998.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

does orient to the street; the nature of downtown massing is of buildings side by side, so the parking garage does not diminish the historic integrity of the building.

The building is currently undergoing rehabilitation for federal tax credits. The majority of the proposed changes are to interior areas of the building – updating restrooms to bring them into compliance with ADA standards; upgrading the building systems; and remodeling the main entrance lobby to return it to a two-story entryway as it was historically. Other interior work includes remodeling the finishes on the first and sixth floors and in the elevators. The exterior work will include removal of the wrap-around canopy from the c. 1956 remodel and installation of a small canopy over the main entry only. Minimally invasive cleaning will be done on the exterior granite and terra cotta on the first three stories. In addition to the new sign mentioned previously, a new walkway will be constructed on the south side to connect the adjacent parking garage to the sixth floor of the building.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

Constructed in 1911-12 the Walker Bank Building is significant under criteria A and C for its influence on the Salt Lake City banking community in the early 20th Century as well as being an excellent example of a three-part vertical block skyscraper done in a Sullivanesque style in downtown Salt Lake City. The building was designed with the most modern of amenities and innovations in building equipment and design. These included outside light for each office room, ice water taps on each floor, and four gearless traction elevators. The construction of such a large building in downtown Salt Lake City was a monument to the growth, progress, and modernization of the city following Utah's acceptance as a state. Investing in the building signified the faith the Walker Brothers Bank had in the future of the city. One of the tallest buildings in the West for its time, it stands as an example of the success and growth of the financial sector of Utah during the 1900-1910's. It was also one of the last building projects completed prior to the start of World War I, which put an effective halt on major construction projects in downtown Salt Lake City.

Eames and Young, an architectural firm based in St. Louis, Missouri, designed the building for the bank. Both William S. Eames and Thomas Crane Young served as presidents of the St. Louis Chapter of the American Institute of Architects, in 1890 and 1909-10 respectively. Eames was also elected as National President of the Institute in 1904, the first from St. Louis to hold that office. They formed their partnership in 1885, which lasted until Eames' death in 1915. The firm achieved a national reputation, receiving good publicity for the duration of its existence and having their work featured and praised by professional journals such as *Architectural Record*.⁷

The building was designed with characteristics of Chicago School skyscrapers, containing the three parts of a classical column – the bottom floors functioning as the base, the middle stories as the shaft with little ornamental detail, and the top floors serving as the capital with a greater degree of ornamentation capped with a cornice. Stylistically, the building has hints of the Second Renaissance Revival, with its symmetry, accentuated belt courses, and modillions. It received national attention with a feature in the February 1914 issue of *American Architect*, as well as mention in the *New York Times*. The high-rise office building included several retail shop areas on the basement and ground floors, in addition to the bank's primary ground floor space. Retaining much of its original detailing and character, the building is in excellent condition.

History of the Walker Brothers

The Walker brothers' influence on Salt Lake City began soon after their arrival in September 1852. There were four brothers, all born in Yeadon, Yorkshire, England, – Samuel Sharp born September 22, 1835; Joseph Robinson born August 29, 1836; David Fredrick born April 19, 1838; and Matthew H born January 16, 1845. They, along with two sisters, emigrated to St. Louis, Missouri, with their parents, Matthew and Mercy Long Walker, in 1850. The father and two sisters died there

⁷ *St. Louis Architects: Famous and Not So Famous, Part 3 & 10*, Carolyn Hewes Toft

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

from cholera in 1851. In April 1852, the four brothers and their mother decided to move on west to Salt Lake City.⁸

The Walker brothers engaged in various pursuits prior to organizing their dry goods store in 1859. The store, first located at Camp Floyd about fifty miles southwest of Salt Lake City, profited well from the troops, and after their departure, the stock was relocated to Salt Lake City and the Walker Brothers Dry Goods Company became well-established there.⁹ In conjunction with their dry goods store, the brothers engaged in banking, which was commonly connected to the general merchandising business in those days.

The eldest brother, Samuel S., married Fannie Bascom, January 5, 1857, and together they had ten children. He was active as a businessman until his death on September 10, 1887.¹⁰

Joseph R., married to Mary Ann Carson in 1859, had seven children. In addition to his involvement with the Walker Brothers Dry Goods Company and the Walker Brothers, Bankers, Joseph was also president of the Alice Gold & Silver Mining Company in Montana. After his death on January 6, 1901, his heirs sold their interest in the bank and acquired control of the Walker Brothers Dry Goods Company.¹¹

David Fredrick, a prime starter of the dry goods store, married his first wife Emeline Homes in 1859, and together they had seven children. Emeline died in 1876; in 1883, David married his second wife, Althea Hunt, with whom he had three children. In 1888, having sold his interest in the brothers' business, he moved to San Francisco and started business there. His death was September 12, 1910.¹²

The youngest brother, Matthew H., was married to Elizabeth Carson in 1865. They had two children. After Elizabeth's death in 1896, he was married a second time in 1897 to Angelina Andrews Hague, with whom he had a daughter. In addition to his banking and merchandising involvements, Matthew served on the Board of Education from 1898 to 1902. He died on July 29, 1916.¹³

History of Walker Bank

The development of banking in Utah was united closely with the retail and merchandise business. The history of the Walker Brothers Bank, the first established in Utah Territory, is a good example of this union. At the time the brothers established their dry goods business in 1859, it was common for such stores to perform banking functions such as writing scrip, a local currency, in payment.¹⁴ The Walker brothers started a small store at Camp Floyd in 1859, serving the troops located there. They also bought and sold gold dust and had a safe in which customers could deposit money. A substantial profit was made there, allowing for a large purchase of surplus goods auctioned

⁸ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 344-7.

⁹ *Utah A Centennial History*, Wain Sutton, pg. 326

¹⁰ *Sketches of the Inter-Mountain States: Utah, Idaho, Nevada*. Pg. 347.

¹¹ *Ibid.*, pg. 344-5.

¹² *Ibid.*, pg. 103.

¹³ *Ibid.*, pg. 87.

¹⁴ *Utah A Centennial History*, Wain Sutton, pg. 954

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

off when the camp closed in 1861, and the stock was moved to the store in Salt Lake City. Soon after this, a department of the store was opened specifically for banking purposes.

With its start in 1859, it was one of the first banks established in the west, although official bank status was not granted until 1871, according to tax records.¹⁵ In 1866, the northwest corner of 200 South and Main Street was purchased and the store and bank were moved there. In 1885, a national charter was obtained to operate as the Union National Bank of Salt Lake City. In 1886, David Fredrick sold out his interest in the firm to the other three brothers. After the death of Samuel S. in 1887, Joseph R. and Matthew H. surrendered the bank's national charter and began to operate as a partnership, Walker Brothers Bankers. In 1903, two years after the death of Joseph R., his heirs sold their interest in the bank to Matthew H. and he sold his share of the Walker Dry Goods Company to them. This marked the separation of the bank from the store, and Matthew H. incorporated the bank under the original name, Walker Brothers Bankers on January 21, 1903.

In April 1905, the bank purchased the Salt Lake branch of the Wells Fargo and Company Bank. In 1911, the bank established a savings department and expanded their bank-by-mail service through an advertising campaign. It was also in this year that the important decision was made to build a permanent and suitable building for the bank. The M.H. Walker Realty Company was formed to handle the financing of the building and keep it separate from the bank.¹⁶ After the death of Matthew H., the last of the four Walker brothers, in 1916, the bank changed personality as new people directed it toward the future.¹⁷

In March 1931, the name of the bank was changed to the Walker Bank & Trust Company to feature the importance of the Trust Department.¹⁸ In 1956, the bank was sold to Transamerica (later to become Western Bancorporation) for \$20 million.¹⁹ It continued under the Walker name until June 1, 1981, when the bank, and all others in the Western Bancorporation system, changed its name to coincide with the change of the corporation's name: First Interstate Bank. A new building for First Interstate Bank was constructed in 1983 – across the street from the Walker Bank building on the northwest corner of Main Street and 200 South, and the Walker Bank building was sold.²⁰ The current name of the building, the Walker Center, retains the connection to its beginnings with the Walker brothers and their bank, and the building itself is a physical representation signifying the important contributions of the Walker brothers to the banking and mercantile history of Utah.

History of the Building

¹⁵ *Utah A Centennial History*, Wain Sutton, pg. 957-8.

¹⁶ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 274-5.

¹⁷ *Ibid.*, pg. 289.

¹⁸ "The Story of the Walker Bank and Trust Company" *Walker Bank and Trust Company*. Brochure, 1936, pg. 23

¹⁹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 386-8.

²⁰ *Ibid.*, pg. 402, illustration prior to pg. 375.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

After inquiries were made concerning a number of architects, the firm of Eames and Young was chosen to be the designer of the Walker Bank Building. James Stewart and Co., a contracting company used previously by the architecture firm, constructed the building. Demolition of the existing one-story buildings located on the corner began on November 1, 1911, although the official building permit was not issued until November 25, 1911, according to records.²¹ The site was located across Main Street from the Walker Dry Goods building, which was on the northwest corner of the 200 South and Main Street intersection. Matthew H. and his wife Angelina owned the property chosen for the building, selling it to the M.H. Walker Realty Company when the decision to construct a new bank building was made. The Smith Drug Company, previously located on the corner lot where the new bank was being built, reopened in the corner space of the completed new building. The president of Smith Drug Company, Frank A. Druehl, was also a member of the Walker Bank board of directors.²² The building opened for business on December 9, 1912, as the tallest building in Salt Lake City and one of the tallest in the west.²³ Although it has been called the tallest building in the west for its time, some sources refer to it more accurately as the tallest building between the Missouri river and the Pacific Coast, as there were buildings in San Francisco and Seattle that were taller than the Walker Bank building.

The building is an excellent example of an early steel frame office skyscraper of the three-part vertical block typology of base, shaft, and capital. This type is typical of other high-rise buildings from the time period in the United States, and also similar to other buildings designed by Eames and Young.²⁴ Stylistically, the architects followed characteristics of Chicago School skyscrapers, approaching the building as a classical column in regards to placement of ornamentation and detail. The building is a great example of a skyscraper in Salt Lake City that uses the approach of the Chicago School and incorporates hints of the Second Renaissance Revival style. The Second Renaissance Revival style is apparent especially on the upper part where the greatest degree of ornamentation is placed. The top two stories and recessed three-story tower are designed with symmetry, accentuated belt courses, arches, and modillions that support a wide cornice. Flowers, leaves, cherubs, and lions are used in the details, many of which are vertically oriented to accentuate the height of the building. When it opened for business, it was equipped with a bank of four gearless traction elevators, ice water on every floor, marble wainscoting on every corridor and outdoor light for each office.²⁵ The use of granite, light colored masonry and details such as the lion sculptures were common for the time of the building.

The lower, storefront part of the building has gone through two major changes in its history. The first was c. 1931, when a new metal storefront was added over the exterior granite of the bank's entrance in the north bays of the Main Street façade. The bank underwent a name change in 1931 to become the Walker Bank & Trust Company, and the façade was added showcasing the new name of the institution. This metal storefront was removed when the building underwent its last façade change

²¹ *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275-7 and Inspector of Building's Register of Permits and Bills (Salt Lake City, November 1911)

²² *Merchants and Miners in Utah*, Jonathan Bliss, pg. 275

²³ *Ibid.*, pg. 279.

²⁴ Walker Brothers Bankers, Advertisements, *Salt Lake Tribune* January 21, 1912 and February 18, 1912.

²⁵ "The Wright Building, St. Louis, MO.," *Architects' and Builders' Magazine*, n.s., 9, no. 3 (December 1907): 113-116.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

in c. 1956. This remodel altered the main entrance to the building, removing the two-story classical details surrounding the entry doors and adding a metal canopy above the ground floor that wrapped around both the Main Street and 200 South facades. This metal canopy currently remains in place, and has had minor alterations done to reflect the change in the building's name to the Walker Center, c. 1983.

The middle and upper parts of the building remain the same stylistically, except for replacement of the windows with a slightly reflective glass. The recessed three-story tower, historically used for signage purposes, has undergone only changes in the configuration of the sign. Currently, 8 foot individual neon letters spell out "Walker" and "Center" on alternating sides. Originally, letters spelling out "Walker Bank" in a single row were placed on each of the four sides. Around c. 1935, this was switched to a larger sign, with the "Walker" being above the "Bank", again on each of the four sides. The next sign change came when a local television station, which had used the roof for a transmitter tower, moved their transmitters but not the radio tower. The bank took advantage of the tower for use as a sign holder, wiring individual letters spelling out "Walker" on the four sides of the radio tower; letters spelling out "Bank" were placed around the sides of the three-story tower. This sign was well known in the community as a weather beacon, as it changed the color of its lights to reflect weather forecasts – blue for fair skies; flashing blue for clouds; red for rain; and flashing red for snow. This radio sign tower, the longest running configuration, remained in place for nearly 30 years until the building was sold in 1983, its use as a bank ended, and its name was changed to the Walker Center.

The Walker Bank building, easily identified by its recessed three-story tower atop the building, is one of the few remaining early 20th century skyscraper buildings left in downtown Salt Lake City. Along with the original First Security Bank Building at 67 South Main (determined NR eligible 8/82), the Continental Bank Building (now Hotel Monaco; NR listed 12/82) located diagonally across from the Walker building, and the Boston and Newhouse buildings located in the Exchange Place Historic District, the Walker Bank building is an important representation of the growth and progress of downtown Salt Lake City in the early part of the 20th century, when many improvements were made to downtown, such as paving of the streets, and the population of the city was growing dramatically.

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Walker Bank Building, Salt Lake City, Salt Lake County, UT

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Section No. PHOTOS Page 1

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Common Label Information Photos 1 - 8:

1. Walker Bank Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Susan Petheram
4. Date: 5/4/2006
5. Digital copy on file at Utah SHPO.

Common Label Information Photos 9 & 10:

1. Walker Bank Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Susan Petheram
4. Date: 6/28/2006
5. Digital copy on file at Utah SHPO.

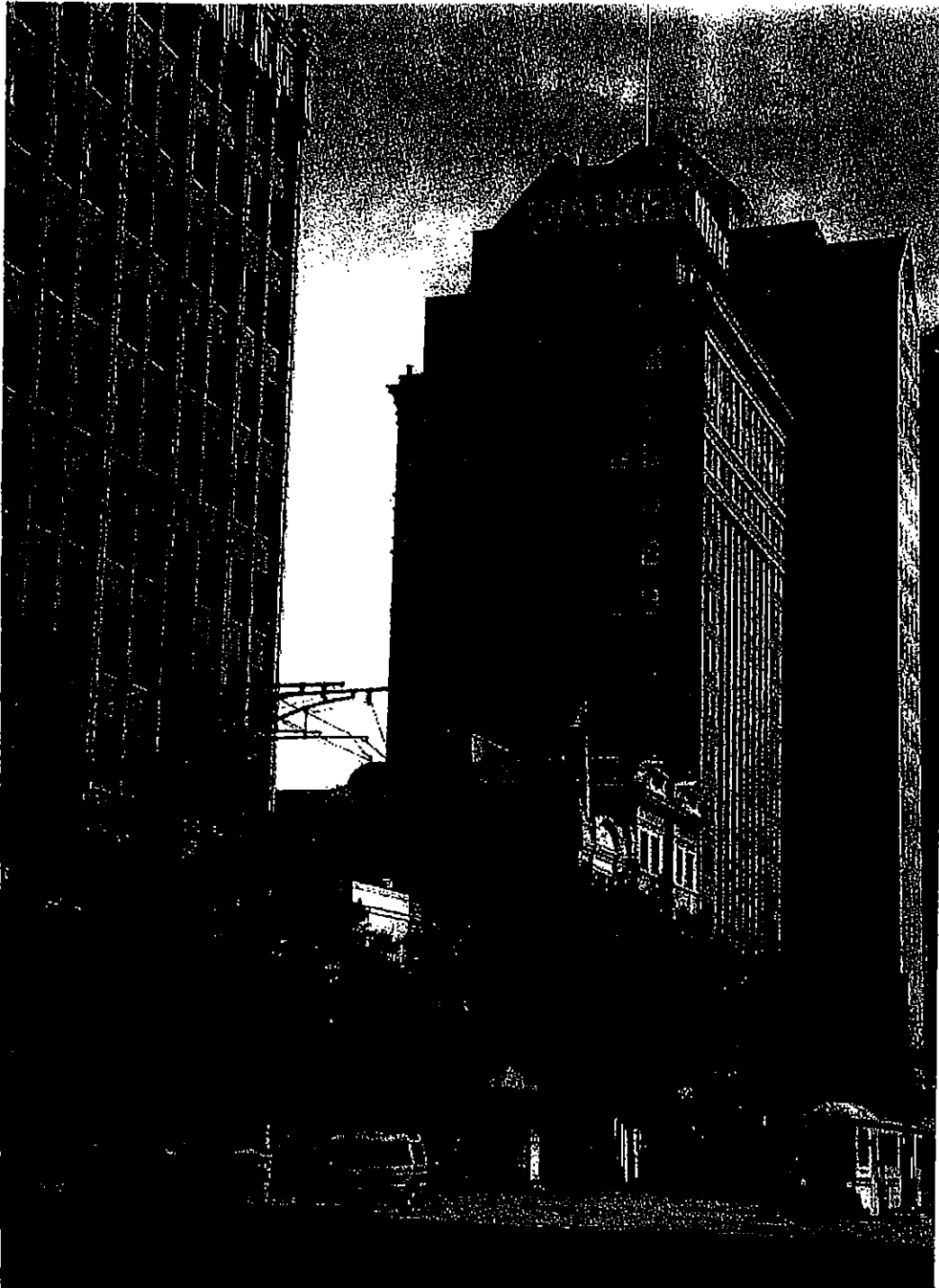
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Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 1:

6. North and West elevations of building. Camera facing southeast.



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Section No. PHOTOS Page 3

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 2:

6. South and East elevation of building. Camera facing northwest.



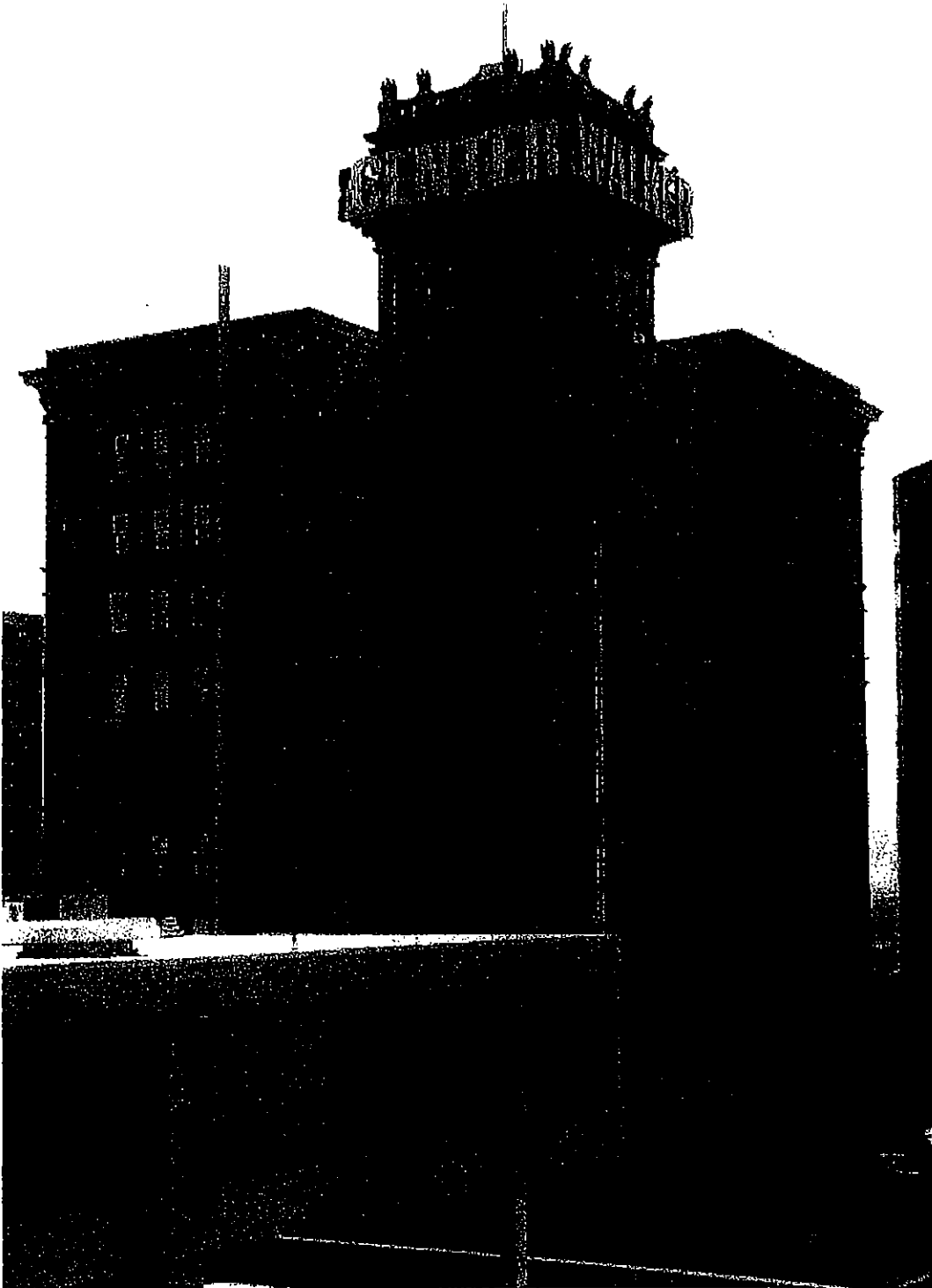
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Section No. PHOTOS Page 4

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 3:

6. East elevation of building. Camera facing west.



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Section No. PHOTOS Page 5

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 4:

6. East and North elevations of building. Camera facing southwest.



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Section No. PHOTOS Page 6

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 5:

6. Main Entrance and Canopy. Camera facing southeast.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 6:

6. West and South elevations of building. Camera facing northeast.



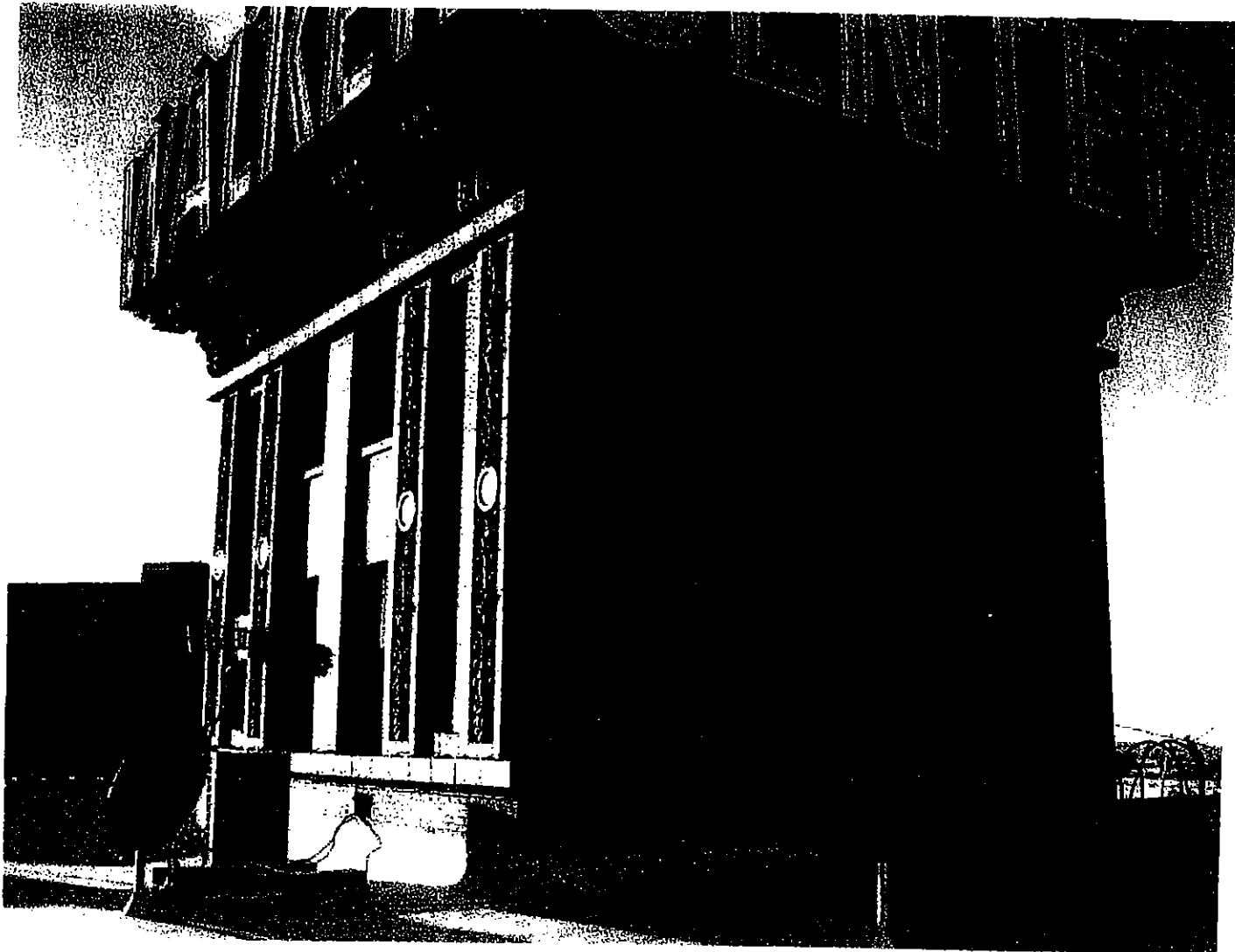
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 8

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 7:

6. Tower Detail. Camera facing northwest.



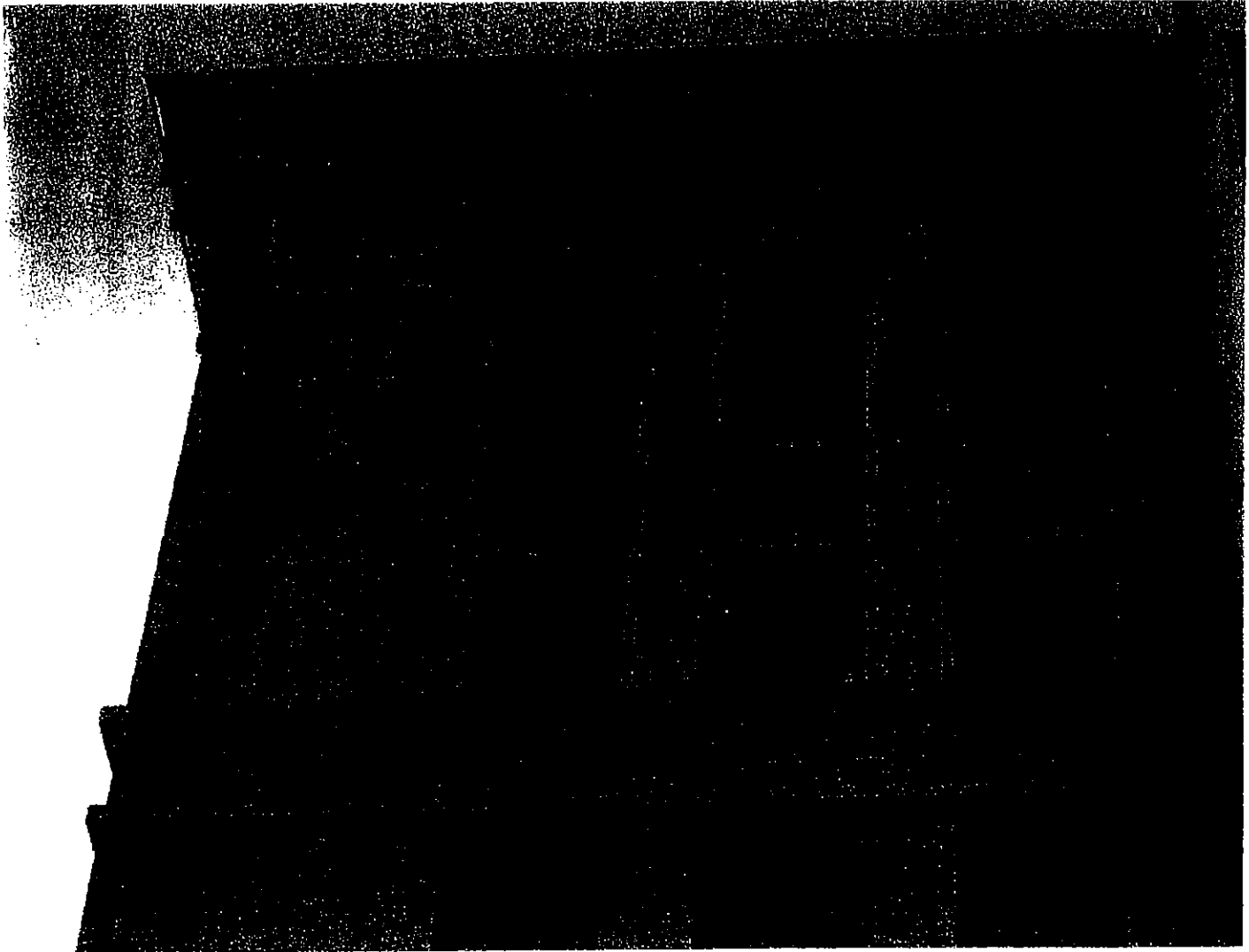
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 9

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 8:

6. Detail of upper stories. Camera facing west.



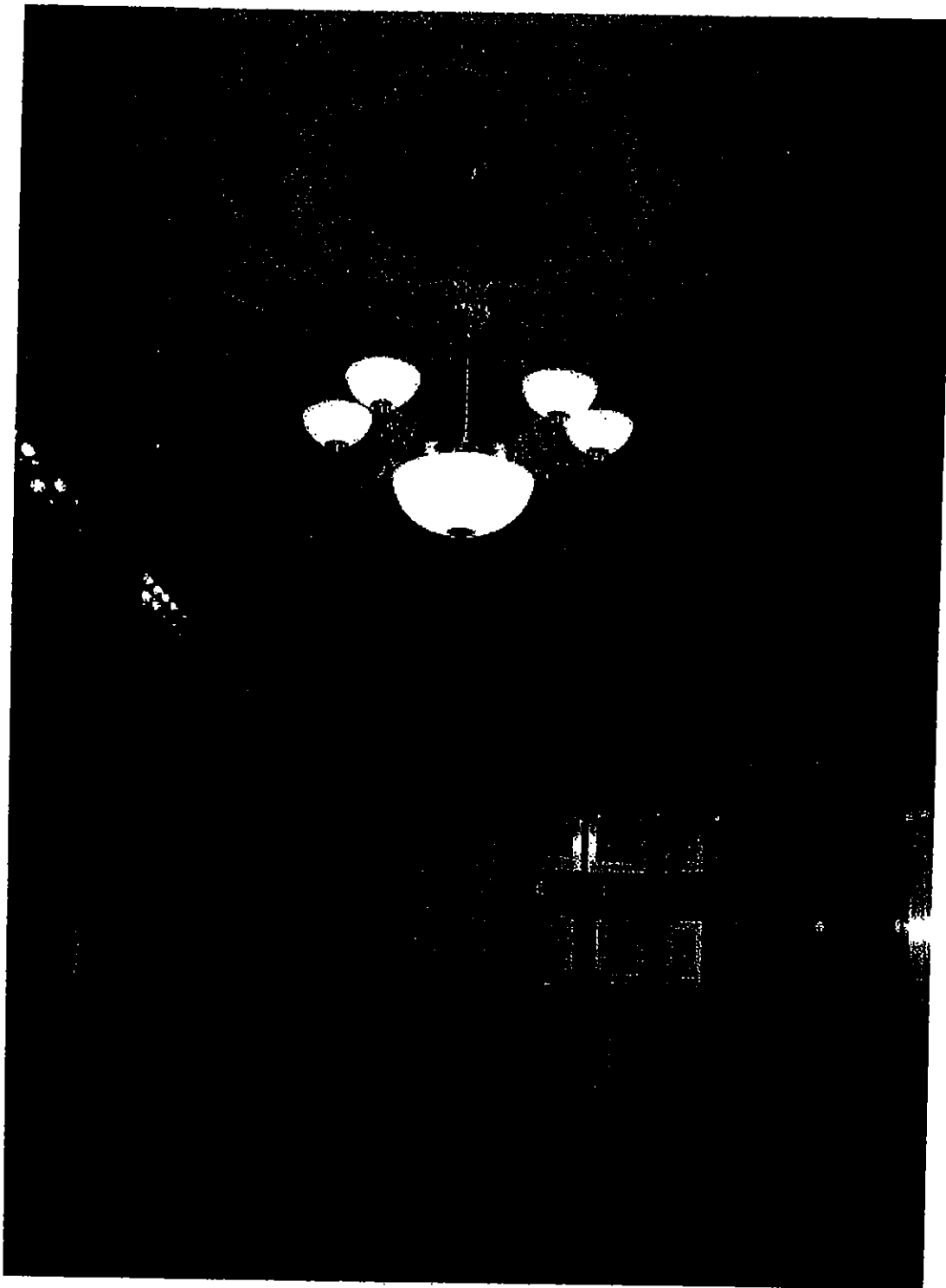
National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 10

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 9:

6. Interior. Elevator Lobby Ceiling.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 11

Walker Bank Building, Salt Lake City, Salt Lake County, UT

Photo No. 10:

6. Interior. Upper (Floor 3 and up) Stairwell.



Exhibit 3
Historic Landmark Commission
Minutes
October 4, 2006

Case 470-06-37 and 470-06-36 at 175 South Main Street. A request by Vectra Management Group, represented by Cooper Roberts Simonsen Associates to designate the Walker Bank Building on the Salt Lake City Register of Cultural Resources in order to place a roof sign on top of the building.

1. Case No. 470-06-37 (Petition No. 400-06-20), requesting the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission to place the Walker Bank Building on the Salt Lake City Register of Cultural Resources as a Landmark Site. (Staff – Janice Lew 535-7625 or Janice.lew@slcgov.com)
2. Case No. 470-06-36 requesting the Historic Landmark Commission transmit a favorable recommendation to the Board of Adjustment to allow the placement of a roof-top sign in the previous radio tower configuration which would include the attachment of neon letters on three sides. (Staff – Janice Lew at 535-7625 or Janice.lew@slcgov.com)

In the absence of Janice Lew, Ms. Coffey presented the case. Ms. Coffey indicated that the Commission will need to make a decision on two issues for this project. The petitioner wants to install a roof sign on top of the Walker Bank Building. This is only possible if it is a Landmark Site. The Board of Adjustment can allow a sign that might not otherwise be approved if the Historic Landmark Commission gives a positive recommendation. The building is currently in the process of being nominated to the National Register and the applicant has applied to obtain tax credits. The building meets the City requirements for a Landmark Site based on the historic merit of the property. The City Council has the final say on whether it is designated as a Landmark Site. The Historic Landmark Commission is to forward a positive recommendation to the Planning Commission regarding the designation. The Historic Landmark Commission would then forward a positive recommendation to the Board of Adjustment for the signage with the condition that any further signage on that building be in the form of a comprehensive signage package. The applicant wants the signage issue to be resolved before the designation issue is completed.

Commissioner Fitzsimmons asked if two separate motions were needed.

Ms. Coffey indicated yes, and that the request will go to the Board of Adjustment first. If the Board of Adjustment does not approve the sign then the proposed designation of a Landmark Site will not go to the Planning Commission.

A copy of the Staff Report is attached with these minutes.

Commissioner Fitzsimmons invited the applicant to come forward.

Wally Cooper, Architect, and Susie Petheram both of Cooper Roberts Simonsen Associates came forward. Mr. Cooper indicated that he had a power point presentation on the history of the sign. The owner is interested in placing this building on the City Register only if they can get approval of the signage. They want the tax credits through the Department of Interior. Placing the building on the National Register basically meets the owner's desire to preserve the building consistent with the Secretary of Interior standards. To place the building on the City Register

without the sign provides no benefit to the owner. But it is beneficial to the City to have it on the City register. It would make it more difficult to demolish the building.

Susan Petheram, planner with Cooper Roberts Simonsen then made a presentation. Construction of the building began in 1911 and was completed in 1912. It was at one time the tallest buildings on Main Street. The owner would like to get back the earlier sign configurations. The name was changed to Walker Center in 1983 when the bank was sold to First Interstate Bank. The first sign lasted about 20 years and read "Walker Bank". About 1935, the sign changed in size and had two rows that read "Walker Bank". The third change is the one the owners are interested in bringing back. A radio station, KDYL, was housed in the building next to the bank. When the radio station moved out they left the tower with the transmitters and the owners of the bank changed the configuration of the sign. They moved the letters that spelled "Walker" on all four sides and the letters spelling "Bank" on the perimeter of all three sides. At this time the sign was used as a weather beacon illuminating color on all sides. When blue flashed it was cloudy, solid blue meant sunny skies and red flashing meant rain but solid red meant snow. This was seen all over the valley. This is the character they wish to restore.

Mr. Cooper came back and talked about the signs of long ago. He explained how the City's sign ordinance changed completely all the signs of downtown. He would like to see that changed again and bring back the signs to bring more excitement to our town.

Commissioner Fitzsimmons opened the public hearing and asked if anyone had comments. Hearing none, he closed the public hearing and called for a motion.

Commissioner Hunter moved to send a favorable recommendation to the Board of Adjustment regarding the allowing of a roof sign on top of the building as shown in the drawings. It was seconded by Commission Lloyd. All voted "Aye". Motion passed.

Commissioner Hunter then moved to send a favorable recommendation to the Planning Commission to designate the building as a Landmark Site. It was seconded by Commission Haymond. All voted "Aye". The motion passed.

Exhibit 6c
PLANNING COMMISSION
November 8, 2006 Agenda/Minutes

NOTE: The field trip is scheduled to leave at 4:00 p.m.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 8, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES** from Wednesday, October 25, 2006.
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA**
 - a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.
 - b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.
 - c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.
 - d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council. Salt Lake City Property Conveyance Matters (Staff Doug Wheelwright at 535-6171; doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769; karryn.greenleaf@slcgov.com or Matt Williams at 535-6447; matt.williams@slcgov.com).
5. **PUBLIC HEARINGS**
 - a. **Petition No. 400-06-20** – a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is zone D-1 (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com).
6. **ISSUES ONLY HEARING** The Planning Commission will not make final decisions on the following petitions at this meeting:
 - a. Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:
 1. **Petition 410-06-38** –A planned development/conditional use request for:
 - a. Planned Development approval for more than one principal building per lot;
 - b. Conditional Use approval to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District;
 - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
 - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue (Staff– Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge. (Staff –Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 3. **Petition 400-06-38** – A request for the following partial street closures on:
 - Main Street to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge;
 - Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
 - West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures. Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
- c. **UNFINISHED BUSINESS**

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to three (3) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

The next Planning Commission meeting will be held on November 29, 2006. For additional information, please visit <http://www.slcgov.com/ced/planning>.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 8, 2006**

Present for the Planning Commission meeting were Tim Chambless, Babs De Lay, Peggy McDonough (Chairperson), Prescott Muir, Kathy Scott, Matthew Wirthlin (Vice Chairperson) and Mary Woodhead.

Present from the Planning Division were Cheri Coffey, Deputy Planning Director; Doug Wheelwright, Deputy Planning Director; Janice Lew, Principal Planner; Joel Patterson, Principal Planner, and Tami Hansen Planning Commission Senior Secretary.

Present from the Traffic Division were Randy Dixon and Joe Perrin.

A roll is being kept of all who attended the Planning Commission Meeting. Chairperson McDonough called the meeting to order at 5:47p.m. Minutes are presented in agenda order and not necessarily as cases were heard by the Planning Commission. Audio recordings of Planning Commission meetings are retained in the Planning Staff Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were, Tim Chambless, Peggy McDonough, Kathy Scott, Mary Woodhead. Salt Lake City Staff present were Doug Wheelwright, Deputy Planning Director and Kevin Young, Transportation Division Assistant Director.

APPROVAL OF MINUTES from Wednesday, October 25, 2006.

(This item was heard at 5:48 p.m.)

Commissioner De Lay moved to approve the October 25, 2006 minutes, Vice Chair Wirthlin seconded the motion. All voted "Aye". The motion passed with change noted.

REPORT OF THE CHAIR AND VICE CHAIR.

Mr. Alex Ikefuna was presented with a plaque for his diligent service as the Planning Director from August 2005 to October 2006.

PUBLIC NOTICE AGENDA

(This item was heard at 5:50p.m.)

- a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.
- b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.
- c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.

- d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council.

Chairperson McDonough noted that there were no comments or questions from the public or Commissioners, and the matters were approved.

PUBLIC HEARINGS

(This item was heard at 5:51 p.m.)

Petition No. 400-06-20 – a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is in the D-1 zone.

Chairperson McDonough recognized Janice Lew as staff representative.

Ms. Lew gave a brief overview of the project. She noted that the applicant is pursuing listing on the Salt Lake City register of cultural resources as a landmark site; concurrently with a request for additional signage. The applicant is proposing to rebuild the signage in its historic configuration and install a new sixty-four foot frame tower, which would include individual neon letters spelling out 'Walker' on each of the four sides of the tower. She noted that the height of the sign, as outlined in the zoning ordinance for a roof mounted sign, cannot exceed twenty percent of the height of the building or ten feet, whichever is less. Ms. Lew noted that it is the Landmark Site designation that provides the means to exceed the general requirements of the zoning ordinance, with respect to signs. She noted that the signage goes through a review process with the Board of Adjustment. The City Council is the approval body for this type of request with recommendations from the Historic Landmark Commission, as well as the Planning Commission.

Chairperson McDonough inquired if there were any questions from the Commissioners.

Vice Chair Wirthlin inquired about the significance of a building and/or property being placed on the register as a landmark site.

Staff Lew noted that if the Walker building were to be placed on the register, then any improvements to the exterior of the building would have to be reviewed through the Landmark Commission; there would also be an additional review process for any future demolition as well.

Commissioner Chambless inquired if there would be colorful, electric lighting associated with the new sign.

Staff Lew noted that the historic signage, which had various colors indicating the weather forecast, would also be restored.

Commissioner De Lay inquired why the Walker Bank Building process was being passed to the Planning Commission and then on to the City Council, and was not just an administrative decision.

Staff Lew noted because it is a zoning map amendment.

Chairperson McDonough invited the applicant, Vectra Management group to the table, represented by Wally Cooper and Susie Petheram.

Mr. Cooper noted that the owner of the Walker Bank Building was seeking this designation, to be able to put a replica of the original sign back on the building tower.

Ms. Petheram gave a short presentation including the following points:

- The Walker Building was constructed in 1911-1912; for the Walker Brothers' Bank, which was founded in 1859.
- The Walker Bank continued in that location until 1983, when the building was sold and the historic sign tower was torn down.
- The building is in excellent shape and carries historical integrity.
- It was listed on the Nation Register of Historic Places at the beginning of October, 2006.
- The original architects were Eames and Young out of St. Louis, Missouri.
- Construction began in the fall of 1911. It is a steel frame skyscraper, the building of which was well documented by the Shippler Commercial Photography Company, which took a photo of the building every one to two weeks as the building was being constructed.
- The exterior is clad in a combination of granite, brick, and terra-cotta with a granite foundation.
- This was the tallest building in Salt Lake City at the time, and showed the City's progress in becoming a large City in the West, as well as within the United States.
- The Walker Building is considered as a three part vertical block building, using stylistic components of the Chicago School skyscrapers. Most of the ornamental detail is in the top two stories, and was constructed so all the offices had natural light and operable windows.
- The building still contains modern, gearless, elevators which are still presently functioning.

Ms. Petheram noted that the Walker Building had gone through very few changes, including the removal of the sign tower which was constructed in 1953, which was originally built for the radio and television station KDYL. The Walker Brothers decided that they could use it to display the name of the building by placing 'Walker' on all four sides of the tower. She noted the signage was also used as a weather beacon: Constant Blue color indicated sunny skies, flashing blue meant cloudy skies on the horizon, a red color indicated rain in the forecast, and flashing red color meant that there was expected snow. Ms. Petheram noted that people from all over the Salt Lake valley could look to the Walker Building for their weather prediction.

Commissioner De Lay inquired about who was in charge of keeping the color of the sign lighting accurate to the weather forecast.

Ms. Petheram noted that presently it would be partially computerized; however, the building manager of twenty-five years would make sure the lighting was accurate.

Ms. Petheram also noted that the Walker Building was no longer the tallest building in the City, but it still had a prominence along the skyline.

Mr. Cooper noted that two floors had been added to the building on the east wing, making the current number there four floors, where originally there had been two floors.

Ms. Petheram noted that the floors were added in 1939, but the material used, including the hardware on the windows, matched the first two floors and were a very compatible addition. She noted that in 1960, a parking garage to the East of the building was also constructed for the Walker Center building.

Ms. Petheram noted that the building, considering its age, was in excellent condition. She also noted that when the tower was removed, it was under the condition that the same weather beacon configuration would be used for the signage.

Commissioner Muir inquired about what was in the base of the tower.

Ms. Petheram noted that the base included mechanical systems for the building.

She noted that the interior had gone through several changes over the years, but there were a few historical elements that remained, including; a section of ornate plaster ceiling in the main lobby, as well as the original stairway and marble tread.

Commissioner De Lay inquired about the design of the signage being proposed.

Ms. Petheram and Mr. Cooper showed visuals of the signage, which would include only the word 'Walker' rather than 'Walker Bank'.

Commissioner De Lay commented that it looked like the original.

Ms. Petheram noted that it was meant to look like the original, and bring back that element of the building, as well as Downtown.

Commissioner Chambless noted that television came to Salt Lake City in 1952, and the Walker Building was the first "skyscraper" in the City.

Mr. Cooper noted that roof signs in the 1950's were a standard way to advertise, and that this sign one of the earlier roof signs.

Commissioner Chambless inquired if the approval of the tower would bring the possibility that other businesses might try and elevate signs of their own; and would the Walker Building come back to the Commission in the future and ask for additional height for their tower.

Mr. Cooper noted that they would not, and what approval was sought at the moment was a designation to be on the Historical Register. He noted that the only way to restore the sign was through the approved designation of that process. He also noted that in order for surrounding buildings to have signs of this nature, they would have to be on the Historic Register and have historic precedence.

Staff Cheri Coffey noted that future sign inquiries for the Walker Building would be an issue for the Landmarks Commission and the Board of Adjustment. It had been heard by the Landmarks Commission, who sent a recommendation to the Board of Adjustment and they approved the sign, if it gets placed on the register.

Mr. Cooper noted that the original sign was approximately sixty-four-feet tall. The proposed new sign would match that.

Commissioner Scott inquired about the visual displays the applicant had brought as being the current state of the lobby area, or the proposed.

Mr. Cooper noted that it was the proposed plan, and that the owner was doing a substantial restoration/rehabilitation to the building, including; mechanical and electrical system, elevator upgrades, lobby upgrades. The signage would be part of the package of work that is being put into the building.

Commissioner Scott inquired about the use of the building after the reconstruction is completed.

Mr. Cooper noted it would be used as office spaces.

Chairperson McDonough inquired if the Commissioners had any more questions, and then opened the Public Hearing portion of the meeting.

Cindy Cromer (former Planning Commissioner) noted positively, that the Salt Lake Tribune had an article about the awards made by the Downtown Alliance discussing the recent activity done with historic properties Downtown. She noted that this project would be worthy of such recognition when it was completed. She noted that it had reminiscent qualities for her and she was thrilled about the project.

Kirk Huffaker (represented the Utah Heritage Foundation) noted he supported the project, and that it was a fabulous example of rehab in the Downtown area. He noted that by talking to Cooper Roberts Simonsen architects about the rehab of the building, he found that they had taken a tough project and solved a lot of issues to turn the project into a preservation success.

Commissioner De Lay inquired if there were any Community Council members present at the meeting.

Chairperson McDonough noted that there were not. She closed the public portion of the hearing and asked the applicant Mr. Cooper if he had any concluding remarks.

Commissioner Scott noted that it was refreshing to review a project that was such a credit to Salt Lake City and to improve upon it.

Regarding Petition 400-06-20 Commissioner De Lay made a motion based on the comments, presentation, analysis, and findings; which were presented in the Staff Report and again that evening; as well as a positive recommendation submitted by the Historical Landmark Commission, she moved that the Planning Commission forward a favorable recommendation to the City Council to designate the Walker Building on the Salt Lake Register of Cultural resources, and amend the zoning map accordingly.

Commissioner Chambless seconded the motion.

All in favor voted "Aye". The motion passed unanimously.

Issues Only Hearing

(This item heard at 6:16 p.m.)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. Petition 410-06-38 –A planned development/conditional use request for:
 - a. Planned Development approval for more than one principal building per lot;
 - b. Conditional Use approval to exceed the height regulations of 100 feet for mid-block buildings in the Central Business (D-1) District;
 - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
 - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue.

2. Petition 400-06-37 – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge.

3. Petition 400-06-38 – A request for the following partial street closures on:
 - a. Main Street to allow the sale of air-rights over a portion of Main Street to allow the construction of a skybridge;
 - b. Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
 - c. West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures.

Chairperson McDonough recognized Joel Paterson as staff representative.

Exhibit 7
ORIGINAL PETITION

PETITION NO. 400-06-20

PETITION CHECKLIST

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
<u>6/29/06</u>	<u>DLH</u>	Petition delivered to Planning
<u>6/29/06</u>	<u>JL</u>	Petition assigned to: <u>Janice Lew</u>
<u>11/8/06</u>	<u>JL</u>	Planning Staff or Planning Commission Action Date
_____	_____	Return Original Letter and Yellow Petition Cover
<u>11/28/06</u>	<u>JL</u>	Chronology
<u>11/28/06</u>	<u>JL</u>	Property Description (marked with a post it note)
<u>11/28/06</u>	<u>JL</u>	Affected Sidwell Numbers Included
<u>11/28/06</u>	<u>JL</u>	Mailing List for Petition, include appropriate Community Councils
<u>11/28/06</u>	<u>JL</u>	Mailing Postmark Date Verification
<u>11/30/06</u>	<u>JL</u>	Planning Commission Minutes
<u>11/28/06</u>	<u>JL</u>	Planning Staff Report
<u>11/28/06</u>	<u>JL</u>	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
<u>11/30/06</u>	<u>JL</u>	Ordinance Prepared by the Attorney's Office
<u>12-20-06</u>	<u>JLW</u>	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Janice Lew</u>	_____	Planner responsible for taking calls on the Petition
_____	_____	Date Set for City Council Action _____
_____	_____	Petition filed with City Recorder's Office



Inclusion

City Register of Cultural Resources

OFFICE USE ONLY	
Petition No.	10-10-10-10
Receipt No.	10-10-10-10
Date Received	10/10/10
File Case	10-10-10-10

HISTORIC LANDMARK COMMISSION

Individual Site Historic District Date: _____

Name of Applicant: Cooper Roberts Simonsen Assoc. Phone: 801. 355. 5915

Address of Applicant: 700 N. 200 West

E-mail Address of Applicant: susie@crsa-us.com Cell/Fax: 801. 355. 9885
casey@crsa-us.com

Applicant's Interest in Subject Property: Architect for Property Owner

Property Owner's Name: Vectra Management Group Phone: 801. 468-5960

Address of Subject Property: 175 S. Main Street

County Tax ("Sidwell #"): 1606105023 Zoning of Property: D-1 Central Business District

Please include with the application:

1. Completed Designation Form.
2. Current and historic (if available) photos of the building
3. Research materials used in meeting the criteria, including:
 4. title search
 5. biographical information or obituary
 6. tax card information and photo (if available)
 7. information on the architect or builder
4. Filing fee of \$500.00 plus \$100.00 per acre in excess of one acre, due at time of application.

Application **MUST** be submitted no later than three weeks prior to the Historic Landmark Commission meeting at which the project will be presented.


If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

Sidwell maps & names of property owners are available at:

Salt Lake County Recorder
 2001 South State Street, Room N1600
 Salt Lake City, UT 84190-1051
 Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Planning
 451 South State Street, Room 406
 Salt Lake City, UT 84111
 Telephone: (801) 535-7757

Signature of Applicant 
 Or authorized agent

Petition No. 400-06-20

By Cooper Roberts Simonsen Assoc.

Is requesting a Zoning Map Amendment
to place the Walker Bank Building on the
Salt Lake City register of Cultural
Resources as a Landmark Site.

Date Filed _____

Address _____