Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Preservation Planner

Date: July 1, 2010

Re: **National Register of Historic Places Nomination**

Attached please find the National Register of Historic Places nomination form for the following property:

- **PLNHLC2010-00401, Pacific Northwest Pipeline Building (Public Safety Building)** 315 East 200 South – An 8-1/2-story office building representing one of Utah's finest examples of the International Style in commercial architecture.

The National Register of Historic Places is the official federal listing of cultural resources that are significant in American history, architecture, archaeology, and engineering. As a Certified Local Government (CLG), the Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission regarding National Register nominations within the City's boundaries. A nomination is reviewed by the Board of State History prior to being submitted to the National Park Service, the federal organization responsible for the National Register.

The Board of State History will not be able to review this nomination until September. Since the consultant's contract expires in August, staff elected to bring the nomination to the Commission at this time. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the building and forward a recommendation to the Board of State History on the nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Pacific Northwest Pipeline Building

other names/site number Salt Lake City Public Safety Building

2. Location

street & number 315 East 200 South ☐ not for publication

city or town Salt Lake City ☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide _X_ local

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property _X_ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

	private
X	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
1	0	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

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE/Business

Current Functions
(Enter categories from instructions.)

GOVERNMENT/Correctional Facility

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Glass, porcelainized steel, thin stone (marble) veneer

roof: Asphalt

other: Aluminum (awnings)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This registration form is for the Pacific Northwest Pipeline Building and its associated 1-acre property and parking lot located in Block 50 of the original Salt Lake City plat. It is situated on the northeast corner of 200 South and 300 East in downtown Salt Lake City, Utah. The primary elevations face 200 South and 300 East. The property includes the building itself and an associated parking lot to the north of the building. Two annex building complexes located east and northeast of the Pacific Northwest Pipeline Building are located within the property boundary, but this portion of the property and these two building complexes are excluded from this registration. The Pacific Northwest Pipeline Building is an 8-1/2-story office building representing one of Utah's finest examples of International Style in commercial architecture. The building was erected between 1957 and 1958 according to the designs of Modern architects Slack and David Winburn, both Salt Lake City residents. Steel from Utah's Geneva Steel factory in Lehi was used in the framing of the building. The Modern Period elements include an emphasis on horizontality punctuated by strong vertical elements, an adherence to the ideals of "form follows function", the use of newly introduced structural materials such as porcelainized steel and curtain walls, and an incorporation of environmental controls suited to the setting of the property. The rectilinear profile of the building is accentuated by the flat roof, horizontal ribbons of windows, and aluminum window awnings. Vertical emphasis is added through the use of different materials and colors for the two external stair towers on the northeast and northwest corners of the building. The exterior of the building has seen essentially no modification since the building was constructed.

Narrative Description

The Pacific Northwest Pipeline Building is a mid-rise office building located at 315 East 200 South in Salt Lake City. The International Style building is constructed of structural steel framing on a concrete basement foundation. The exterior of the upper 7-1/2 stories of the building is clad in curtain walls composed of combinations of heat-resistant, single-pane glass set in aluminum framing and porcelain-enameled (porcelainized) steel panels. The first, at-grade story of the building is clad in a combination of window walls composed of reflective glass in aluminum frames, thin stone veneer panels in hues of brown and tan (on the south and west elevations), and orange-tan brick (only on the north and east elevations). The building has a flat, built-up roof and an overall blocky or cubic plan created by the interconnection of the main rectangular volume of the building and the external stair tower on the east elevation near the northeast corner of the building. The main footprint of the building measures approximately 150 feet long by 82 feet wide. The half-story penthouse occupies the eastern portion of the roof of the building and is stepped in from the edge of roof line of the story below it. A small secondary penthouse on top of the eastern stair tower houses mechanical equipment and extends the vertical height of the tower. A small cooling tower is also present on the roof but does not comprise a strong visual element in the overall form of the building. The building features both a basement and a sub-basement below street grade. The exterior of the building is effectively unmodified from its original construction, but the interior of the 95,000-square-foot building was completely remodeled in the early 1980s when it was renovated to house Salt Lake City's public safety operations.

The primary visual aesthetic of this International Style building is the interplay of horizontal and vertical planes combined with variation in texture and color. The use of curtain wall construction provided for the installation of nearly continuous rows of ribbon windows across the length of every story. The result is an exterior cladding that is roughly 50 percent glass and the visual effect that the building is light, open, and weightless. Below the row of ribbon windows is a row of porcelainized steel panels that are roughly square, being only slightly taller than they are wide.

The ribbon windows are present across the length of the southern elevation and the southern two-thirds of the east and west elevations. Each ribbon section consists of five windows, each of which consists of three stacked panels. The center pane in each window is an awning window, allowing greater flexibility for natural cooling than traditional office buildings of the historic period. The ribbon windows of the southern and western elevation are shaded by an aluminum louver awning system located immediately above each row of windows. The northern third of the western elevation is clad entirely in porcelainized steel panels that are darker gray in color than the panels elsewhere in the elevation. These dark panels create a strong vertical design element and mark the location of one of the building's interior stairwells. The northern third of the eastern elevation is occupied by the aforementioned stair tower. This tower, too, is clad entirely in porcelainized steel panels save for a single, small window opening for each story of the building in the south elevation of the tower. As with the northern portion of the western elevation, the porcelainized steel panels of the stair tower are primarily dark gray, emphasizing the verticality of the tower. Ribbon windows are present across the western two-thirds of the northern elevation, while the eastern third of the elevation contains small, individual window openings in a non-continuous configuration for the 2nd through 8th stories of the building.

The southern elevation of the building constitutes its primary façade and contains the original (and present) main entrance to the building. The entrance is located at the extreme eastern end of the elevation and is highlighted architecturally through the use of a projecting "frame" that extends along both sides of the entryway from the sidewalk to the top of the ribbon windows on the 8th floor of the building. This framing, which is clad in thin stone veneer, is accentuated by the absence of ribbon windows on the 2nd story and the lack of the window awnings that are present across all other windows in the southern elevation. The location in the 2nd story where the ribbon windows would normally be located is enclosed with porcelainized steel panels. This area was used historically, and is currently used, to display the name of the building's occupant(s). A secondary, and much smaller, public entry is located in the western elevation of the building, along its frontage on 300 East. Additional entryways are present in the northern elevation. The window treatment of the first (at-grade) story is different than that of the rest of the building. Full-height window walls consisting of five or more narrow vertical panes offer a decidedly different feeling to the street level façade. Further accentuating the difference is the presence of a projecting panel over the first story windows along the southern and western elevations. The projecting panel is clad in porcelainized steel to match the rest of the building.

Little remains of the original interior of the building as a result of the modern remodel during the 1980s. What was once an open plan largely devoid of interior dividing walls is now partitioned into smaller rooms. Elements of the original construction are present in the main lobby area, which features marble flooring and wall paneling, though much of it is obscured by interior dividing walls associated with the current use of the building. The original three-car high-speed elevator bank, located opposite the main entryway in the northern section of the building, remains intact as well.

8. Statement of Significance

Applicable National Register Criteria

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

- [X] 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.
- [X] 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1957 - 1960

Significant Dates

1957, 1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: Slack Winburn, David Winburn, Woolley & Mohr

Builder: Del Webb Construction

Period of Significance (justification)

The period of significance is defined by the areas of significance for the property. The primary area of significance is the architecture of the building. Construction of the building began in 1957 and was completed in 1958. The architectural style represented by the building and the material types used in its construction are a snapshot in time during the modernist movement, as it existed during the late 1950s. The secondary area of significance for the property is commerce. The Pacific Northwest Pipeline Corporation relocated its headquarters to Salt Lake City upon completion of the building in order to have their headquarters located near the midpoint of their massive, 1500-mile-long natural gas Northwest Pipeline, which stretched from New Mexico to Canada at that time. The pipeline itself played a significant role in growth and

development in western states, as transmission of natural gas expanded throughout the region. In Salt Lake City, the relocation of the company headquarters to Salt Lake City provided jobs to local residents and contributed to a period of significant economic growth associated with large-scale commercial development in Salt Lake City at that time. The Pacific Northwest Pipeline company merged with El Paso Natural Gas in January 1960. Immediately upon that merger, legal troubles ensued with anti-trust suits filed against the resulting company. The legal battles continued for 17 years, effectively stifling the impact of the company on a local level. The company, and its extensive pipeline network, remained a significant factor in regional development by providing natural gas to markets in the interior West and northwest coast.

Criteria Considerations (explanation, if necessary)

None

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Pacific Northwest Pipeline Building, built between 1957 and 1958, is an 8-1/2-story International Style commercial office building constructed of steel framing, glass curtain walls, and porcelainized steel. The building is significant under Criterion A for its contribution to the history of downtown Salt Lake City's mid-20th century commercial development. The building was a sign of Salt Lake City's growing economic prosperity and rise in regional prominence during the early post-war period. The Pacific Northwest Pipeline Building is also significant under Criterion C for its architecture. It was one of only a few International Style commercial buildings erected in Salt Lake City and was among the first to incorporate modern building techniques, including the use of curtain walls, and modern building materials, including aluminum and porcelain-enameled steel panels. The interior of the building included modern amenities reflecting the "high-tech" nature of this new construction. Among these were three high-speed elevators, piped background music throughout the building, an employee auditorium, and air conditioning on every floor. The building's design was the result of collaboration between two local architects, the father-and-son team of Slack W. and David Winburn. Slack Winburn, a prominent architect in local circles, had participated in the design of the First Security Bank Building (NRIS No. 05001107), though the exact nature of his role is unclear. The First Security Bank Building, located at 405 South Main Street and built between 1954 and 1955, was the first International Style commercial high-rise in Salt Lake City. It, too, was constructed using steel framing, curtain walls, and porcelainized steel panels. It is clear that Winburn drew upon this experience in the design of the Pacific Northwest Pipeline Building. The architectural firm of Woolley & Mohr oversaw construction of the building, which was built by the Del Web Construction firm of Phoenix, Arizona. The exterior of the building remains essentially as it did upon the completion of construction in 1958, and it represents one of Salt Lake City's finest examples of International Style commercial architecture. The Pacific Northwest Pipeline Building contributes to the historic resources of Salt Lake City, particularly those of the recent past.

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

Two areas of significance are relevant to the Pacific Northwest Pipeline building: Architectural and Commerce. The following sections summarize the important details relative to each theme. The building's significant architectural details are discussed first, followed the role the company played in both local and regional commerce.

Architecture

The Pacific Northwest Pipeline Building was constructed in 1957 and 1958 and is one the finest and few surviving examples of International Style commercial architecture in Salt Lake City. This mid-rise building, the exterior of which is almost entirely unaltered from its original design, clearly reflects the distinct tenets of Modernist architectural style and use of what were considered innovative construction materials.

The Modernist architecture movement arose in 1920s Europe among the likes of German and Swiss architects Walter Gropius, Ludwig Mies van der Rohe, and Charles-Edouard Jeanneret-Gris Le Corbusier. Gropius, in particular, defined the new vision of architecture with his founding of the Bauhaus school of architecture. The Bauhaus style, which was typified by flat roofs, smooth facades, and cubic shapes, was a rejection of what was seen as unnecessary or "bourgeois" architectural details of the traditional architecture of the time, details that included such things as cornices, eaves, and decorative details like verge board or patterned shingle siding. The essence of the Bauhaus tenet and the Modernist movement it inspired was the notion that the form of a building should follow from its function rather than artificially

imposing internal functions that had to be adapted to the available space and its configuration. This philosophy resulted in the opening up of internal spaces through the selective removal of interior dividing walls, which provided not only greater flexibility within buildings but also greater mobility and greater use of ambient light. Doing so, of course, created challenges for building sound structures. This in turn resulted in the application of more modern construction materials, such as structural steel and exterior curtain walls, which provided internal stability and reduced the load weight of external walls.

Although Austrian-born architect Richard Neutra is often credited for introducing the International Style to the United States when he emigrated in 1929, the first documented public use of the term "International Style" appeared by American architect Philip Johnson and author Henry Russell Hitchcock in their 1932 publication *The International Style: Architecture Since 1922*, which was part of an architecture exhibition at the Museum of Modern Art in New York. In essence, the term "International Style" was coined to reflect the American twist on the Bauhaus school of architecture that developed, in large part, when famed European Modernist architects like Gropius and van der Rohe emigrated to the United States to escape the rising power of the Nazi party in post-World War I Germany.

Despite its introduction in the early part of the 1900s, the International Style did not reach its heyday in America until the post-War War II period, specifically in the late 1940s and 1950s. Spurred by the many technological advances made during the war, the International Style became a symbol of American success and progressiveness attributed capitalism. It soon became a favored style for corporate architecture, though it also made its way into the residential sector.

Slack W. Winburn, the principal design architect for the Pacific Northwest Pipeline Building, was very much a product of the Modernist movement and a proponent of the International Style. Born in Missouri in 1895, Winburn began his architectural education as a draftsman in Idaho Falls. After serving in Europe during World War I, he continued his studies at the famed Ecole des Beaux Arts in Toulouse, France. Winburn returned to the U.S. in around 1920, locating in Salt Lake City and forming a partnership with architect James L. Chesbro. After only a brief period, Chesbro left the state and Winburn joined the firm of prominent architect, Walter Ware, for whom he worked from 1924 to 1927. In speaking of his philosophy on architecture in 1934, Winburn exposes his Modernist approach in stating that good architecture "must fulfill its need in a straightforward, logical manner" and that "the exterior [of a building] should express something of the plan".[1] Winburn continued, noting that architecture "must be good, true, and beautiful in outline, form, and color ... To be good it must fulfill its function; to be true there must be no pretense, no striving for effort, not vanity expressed; no use of cheap material in imitatin of an expensive one; to be beautiful it must fulfill the requirements of the first two in a logical plan and practical exterior in such a way that in form, outline, and color, the beholder is inspired beyond what the eye beholds."[2]

Winburn also promoted the use of modern construction materials, particularly concrete and steel stating that the "use of these two materials [in architecture] has brought about the nearest approach to a universal style of design the world has known ... It started as 'modernistic,' but in the hands of capable designers the possibilities of straight-forward, simple building has reached almost every nation of the world."[3]

The Pacific Northwest Pipeline Building exhibits all of the tenets espoused by Winburn and embodied in the International Style. Winburn's experience on the First Security Bank Building, completed two years prior to commencement of construction on the Pacific Northwest Pipeline Building and Salt Lake City's first International Style high-rise, clearly influenced his choices in design and material as the two buildings share many similarities. The Pacific Northwest Pipeline Building is cubic in form, consisting of the boxy main structure with a separate stair tower to provide a vertical accent. It is composed of traditional modernist materials, including heavy steel framing clad in curtain walls and porcelain-enameled steel panels, all of which lend the building a sleek and open look. The color palette is muted, consisting of pale grays, blues, and whites. The use of ribbon windows, accented by aluminum louver window awnings on the southern and western façades emphasizes the rectilinear form of the building. Internally, the building originally included all of the hallmarks of Modernism: automatic high-speed elevators, automatic air conditioning, piped-in background music, and open floor plans that leveraged the extensive use of the ribbon windows to provide natural light deeper into the building. Winburn teamed with his son and fellow architect, David Winburn, to design the Pacific Northwest Pipeline Building, and the effort was reportedly their first major collaboration as architectural partners.

In addition to applying the fundamental design principles derived from the earlier Bauhaus movement, Winburn also appears to have incorporated the concept of fitting a building into its setting, a concept most likely influenced by Winburn's brief study with famed American architect Frank Lloyd Wright. This concept of fitting the building into its setting is reflected in the design of the half-story penthouse office and conference room suite, which overlooks the Salt Lake Valley and

[1] *Deseret News*, December 15, 1934, "Three Types of Architecture in Utah Given Study."
[2] Ibid
[3] Ibid

provides grand view of the Wasatch Mountains to the east, and the application of aluminum louver awnings above the ribbon windows on the southern and western façades – the two elevations that would experience the greatest amount of year-round direct sunlight given the latitude of Salt Lake City.

The Pacific Northwest Pipeline Building was one of Slack Winburn's final major projects of his career. Prior to it, he had earned a reputation as one of Salt Lake City's premier architects and designed everything from monuments to single family homes to apartments and commercial structures. Among his more famous local works are: the Harris Apartments (NRIS No. 91001445), Elaine Apartments, 26 residences on Quayle Avenue, the Goodyear Tire and Rubber Company Building, and the Nels Hall House (NRIS No. 80003923) – all during the late 1920s; the World War II Memorial Building in Memory Grove during the 1930s; the University Gardens housing complex for World War II veterans during the 1940s; and the Ballif Hall men's dormitory at the University of Utah in the 1950s.[4] Winburn died in April 1964 at the age of 68.

Construction of the $2.5 million was followed closely in local newspapers of the time. While several other large-scale commercial construction projects were underway at the same time, the Pacific Northwest Pipeline Building, with its 95,000 square feet of floor space, was by far the largest. Newspapers repeatedly noted the use of modern construction materials, particularly the "porcelain steel skin" and the fact that the building's exterior would be approximately 50 percent glass. They also noted that the "novel feature of the office building will be the use of background music throughout the structure".[5] The papers also touted the interior amenities of the building including "the gas operated air conditioning system [that] will maintain a constant temperature throughout the building … [and] the fresh air intake [that] will be filtered of impurities through electro-magnetic screens".[6] Newspaper photographs documented the progress of construction on nearly a monthly, and sometimes weekly, basis. The half-story penthouse and executive office suite also garnered a lot of attention as a prestige detail of the building. Construction progress was regularly chronicled in local newspapers:

- The ground breaking ceremony for the building was held on Tuesday, March 12, 1957, and construction work began two days later.[7]
- By late June 1957, steel framing had progressed to the 5th floor.[8]
- Less than one month later, on July 6, 1957, newspapers reported that the building was 20 percent complete and standing seven stories tall. The steel framing was expected to be completed by the end of July, and plumbers, electricians, and plasterers were already working on the lower floors. Installation of the porcelainized steel skin was to begin within a few days.[9]
- By the end of the year, the building was reportedly ahead of schedule, with the installation of the window glass completed at the end of November and installation of the porcelainized steel skin and aluminum trim underway.[10]
- In early February 1958, the first occupant of the building, Pacific Northwest Pipeline Corporation's Project Manager, Vann Kerns, moved into an office of the 5th floor. The building was reported to be 80 percent complete, and plans rent the entire 4th floor and 2500 square feet of the main floor for private office space were made public.[11]
- On Sunday, May 11, 1958, the *Salt Lake Tribune* reported that the building was complete and would be open for business the following day. In addition to the roughly 300 employees expected to occupy the building, the Massachusetts Mutual Life Insurance Company had secured lease space on the prestigious building's 4th floor.[12]

The Del Webb Construction Company of Phoenix, Arizona, served as the construction contractor for the project. The architectural firm of Woolley and Mohr served as the on-site supervising architects for the project. The Dell Webb company was allotted 18 months to complete construction under their contract with the Pacific Northwest Pipeline Corporation. Construction progressed quickly and the building opened for full occupancy on May 12, 1958, nearly 6 weeks

[4] Nielson, Jimmy. 2003. "Slack Winburn: Ideology and Architecture", Manuscript on file at Utah Division of State History, Salt Lake City.
[5] *Salt Lake Tribune.* December 1, 1957, pg. D9, col. 3. "Workers Fitting Metal Skin Around Pipeline Building."
[6] *Salt Lake Tribune.* February 9, 1958, pg. 10D, col. 7. "Pacific Northwest Pushes Work on S.L. Structure."
[7] *Salt Lake Tribune.* March 12,1957, pg. 28, col. 6. "Ground-Breaking Launches $2½ Million S.L. Building."
[8] *Salt Lake Tribune.* June 23, 1957, pg. C15, col. 1. "S.L. Skyline Takes on New Shape."
[9] *Salt Lake Tribune.* July 6, 1957, pg. 16B, col. 4. "Steel Towers 7 Stories High On Pacific Pipe's S.L. Site."
[10] *Salt Lake Tribune.* December 1, 1957, pg. D9, col. 3. "Workers Fitting Metal Skin Around Pipeline Building."
[11] *Salt Lake Tribune.* February 9, 1958, pg. 10D, col. 7. "Pacific Northwest Pushes Work on S.L. Structure."
[12] *Salt Lake Tribune.* May 11, 1958, pg. 16C, col. 7. "Pacific Northwest Opens New Structure Monday"

before the July 1st deadline.[13] A significant factor in the speed of construction was the use of local steel products, thereby reducing shipping time, and the use of curtain wall construction. The structural steel for the building (i.e, framing, girders, etc.) was provided by the Columbia-Geneva Steel Division of the United States Steel Corporation near Orem, Utah,[14] while the porcelainized steel panels came from the Cupples Company of St. Louis, the same supplier used for the nearby First Security Bank Building.[15]

As one of Utah's finest, and few surviving, examples of International Style architecture, the Pacific Northwest Pipeline Building is significant for its architecture. It expresses the truest tenets of the Modernist school of architecture in the desire for simple, clean, and open design reflecting the use of interior space and fitting into the local setting. The exterior of the building has not been modified in any appreciable manner, and the result is a building that stands as a clear and recognizable reflection of Salt Lake City's growing economic and regional role in the immediate post-war era. For this reason, the Pacific Northwest Pipeline Building makes a significant contribution to the historic resources of Salt Lake City.

Commerce

The Pacific Northwest Pipeline Corporation's relocation of its headquarters to Salt Lake City in 1956 played a significant, though short-lived, role not only in bolstering Utah's post-war economy but also in signaling the rise of the city as key player in regional commerce. Salt Lake City has long been seen as the Crossroads of the West because the intersection of many interstate railroads there, but it had also been seen as a quirky, isolationist throwback to its pioneer days and not a progressive or modern city. The construction of the Corporation's headquarters building drew much attention because of the rising tide of excitement and concern over the company's standing in regional energy trade, and the use of International Style architecture bespoke of the growing sophistication and "worldliness" of Salt Lake City's business sector. Additionally, the pipeline operated by the Corporation played, and continues to play, a key role in the energy market of the United States and contributed to broader regional economic growth through the expansion of available energy resources in major western markets.

The 1,500-mile long Pacific Northwest Pipeline was completed in late 1956 by Fish Northwest Constructors[16] and stretched from New Mexico to the Canadian border. The first gas through the line was delivered to Baker City, Oregon in August 1956. The Houston-based company moved its headquarters to Salt Lake City in 1955, occupying the newly completed First Security Bank Building and the Pacific National Life Building as construction of the pipeline began. In 1954, in advance of building the pipeline, a group of engineers from Fish Northwest Constructors formed the Pacific Northwest Pipeline Corporation to ultimately manage and operate the pipeline.[17] The Board of Directors of the Corporation, which was also based in Houston, determined to relocate company headquarters to Salt Lake City because of its proximity to the geographic center of the pipeline and the ease of accessibility to the city itself.[18] By the middle of 1956 they had secured lease space in the First Security Bank Building, the Darling Building, and the Beneficial Life Building, all in the downtown Salt Lake City area, as temporary offices while their new headquarters building was being constructed. By this time, the Corporation had also secured the property on 300 East and 200 South on which their headquarters building would be constructed. The reported sale price of the property alone was more than $500,000.[19] The location of the property was carefully chosen and situated the company headquarters no more than two blocks away from the new headquarters building being constructed on 100 South and 200 East by the Corporation's most substantial customer, Mountain Fuel Supply Company.[20]

The Pacific Northwest Pipeline Corporation bolstered Salt Lake City's post-war economy in more ways than one. Money was infused into the local economy through the use of Columbia-Geneva Steel as the manufacturer and supplier of the more than 560 tons of structural steel for the building and the hiring of many local Utah residents to fill positions both in the company headquarters and its support facilities along the pipeline. While many of the estimated 250 to 300 employees of the headquarters building relocated from Houston along with the corporate operations, many others were hired from among Salt Lake City residents. Field operating facilities, including metering stations, production facilities, and compressor stations were also established along the pipeline around the time the new headquarters building was being erected, and

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[13] Ibid.
[14] *Salt Lake Tribune*. February 3, 1957a, pg. B1, col. 4. "PNP Ready to Construct $2 Million S.L. Building."
[15] Broschinsky, Korral. 2005. National Register of Historic Places Registration Form for the First Security Bank Building, Salt Lake City, Utah. NRIS 05001107.
[16] *Moab Times Independent.* April 26, 1956. "Northwest Pipeline Selects Salt Lake City Headquarters".
[17] ANTITRUST: "Final Word for El Paso", www.time.com/time/magazine/article/0,9171,906962,00.html, accessed on June 1, 2010
[18] *Moab Time Independent.* 1956.
[19] *Salt Lake Tribune.*1957a.
[20] Ibid.

many of these were staffed by Utah residents. The estimated annual payroll of the company in 1956 was $1.5 million.[21] Newspapers reported expectations that the impact of the company's relocation to Salt Lake City would be far reaching, noting that "Company officials expressed pleasure at the move to Salt Lake and forecast that the impact of the Pacific Northwest pipeline will be felt not only in business and economic areas but also in the civic, social and religious life of the communities."[22]

With the relocation of the Pacific Northwest Pipeline Corporation to Salt Lake City, Utah's capital city received greater attention from other corporations around the West, particularly those in the energy industry. Customers and suppliers of the corporation alike either relocated existing operations or established new operations in the area to be closer to the decision-makers at Pacific Northwest. Subsidiary companies that spun off from the Corporation also located many of their operations in Salt Lake City.

The impact of the Pacific Northwest Pipeline Corporation on Salt Lake City during the company's early years was immediate and meaningful, spurring new economic growth and drawing attention to the modern role of the city in the region. But, as with any industry subject to the whims of the boom and bust cycle, the substantial influence of the Corporation soon gave way to a much more moderated but still long-term role in the community. Much of this change was the result of a protracted anti-trust lawsuit that plagued the company almost from its beginnings.

Within a few years of its founding in 1954, the Pacific Northwest Pipeline Corporation found itself in financial straits, facing an uphill battle to provide sufficient assets to complete the then-planned Pacific Northwest Pipeline. In need of a benefactor, the Corporation had entered into negotiations with the El Paso Natural Gas Company (El Paso), and by late 1956, the companies had merged, with El Paso acquiring Pacific Northwest. Under the merger, the Pacific Northwest Pipeline Corporation operated as a separate division of El Paso, with its own offices and directors.[23] El Paso invested heavily in the operations of the Pacific Northwest Pipeline and immediately planned a $30 million expansion to the system for 1957. The merger of the two companies was not complete until 1960.

The natural gas juggernaut created by the merger of the Pacific Northwest Pipeline and El Paso Natural Gas companies drew the attention of others in the energy industry, and almost immediately upon the completion of the merger, several anti-trust lawsuits were filed against El Paso Natural Gas. The lawsuits contented that the resulting company, which owned the lion's share of the natural gas infrastructure in the West and held a combined majority of contracts to supply natural gas to local distributors, constituted a monopoly. The filing of the lawsuit started a prolonged legal battle that included three hearings before the United States Supreme Court, the first of which resulted in the court setting aside the merger in 1962. Over the 10 years following the first Supreme Court decision, El Paso Natural Gas and the Pacific Northwest Pipeline Corporation battled over how the assets of the joint-company should be distributed. Both companies had invested heavily in their facilities and operations, and both wanted control of the primary pipeline, the then-2,200-mile-long Pacific Northwest Pipeline. In 1974, the Supreme Court issued its final ruling in the case, and the Pacific Northwest Pipeline Corporation was granted control of El Paso's Pacific Northwest Pipeline division.

The long, drawn-out court case stifled the company's growth for more than a decade. Company officials were reluctant to invest in facilities and operations that they might not own when the case was settled. Despite the difficult times, the Pacific Northwest Pipeline Corporation persisted and maintained their Salt Lake City headquarters. In the late 1970s, the company abandoned its flagship headquarters building on 200 South. A few years later in 1983, the company was purchased by the multi-national conglomerate, Williams Companies, Inc., and became their subsidiary, known as the Williams-Northwest Pipeline. The Pacific Northwest Pipeline Building was acquired by the municipal government of Salt Lake City in 1979 and converted to their public safety center.

Despite the somewhat inglorious end to the fanfare and promise symbolized by the construction of the modern and high-tech Pacific Northwest Pipeline Building in 1957 and 1958, the Pacific Northwest Pipeline Corporation created a legacy for Salt Lake City as not only a crossroads for transportation but also for natural gas and other energy resources. It also thrust the city into the regional and national spotlight as a progressive and modern city as pictures of the company's International Style headquarters building graced newspapers across the country in articles recounting the details of the anti-trust lawsuit.

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[21] *Moab Times Independent.* 1956.
[22] Ibid.
[23] *Salt Lake Tribune. 1957a.*

9. Major Bibliographical References

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

ANTITRUST. 2010. "Final Word for El Paso", www.time.com/time/magazine/article/0,9171,906962,00.html, accessed on June 1, 2010.

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_____. 1957b. "Ground-Breaking Launches $2½ Million S.L. Building", March 13, pg. 28, col. 6.

_____. 1957c. "S.L. Skyline Takes on New Shape", June 23, pg. C15, col. 1.

_____. 1957d. "Steel Towers 7 Stories High On Pacific Pipe's S.L. Site", July 7, 1957, pg. 16B, col. 4.

_____. 1957e. "Workers Fitting Metal Skin Around Pipeline Building", December 1, pg. D9, col. 3.

_____. 1958a. "Pacific Northwest Pushes Work on S.L. Structure", February 9, pg. 10D, col. 7.

_____. 1958b. "Pacific Northwest Opens New Structure Monday", May 11, pg. 16C, col. 7.

Previous documentation on file (NPS):

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

Primary location of additional data:

__X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X__ Other
Name of repository: **Utah Heritage Foundation**

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

10. Geographical Data

Acreage of Property 1 acre
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12	425540	4513139	3	12	425590	4513139
2	12	425540	4513062	4	12	425590	4513062

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

The NRHP boundary is as follows: Commence 37.5 feet east from the southwest corner of Lot 1, Block 50, Plat B of the Salt Lake City Survey, then 5.9 feet west, 373.5 feet north, 264.4 feet east, 264.4 feet south, and west to the beginning. This boundary is roughly equivalent to the southwestern quarter of Block 50.

Boundary Justification (Explain why the boundaries were selected.)

This property boundary was selected as it is the closest equivalent of the historical property boundary at the time the Pacific Northwest Pipeline Building was constructed. The boundary excludes two annex building complexes and an access corridor associated with the current municipal use of the Pacific Northwest Pipeline Building. These properties were annexed after the 1970s acquisition of the Pacific Northwest Pipeline Building by the Salt Lake City Corporation.

11. Form Prepared By

name/title Sheri Murray Ellis, M.S., RPA

organization SWCA Environmental Consultants date June 3, 2010

street & number 257 E. 200 S., Ste. 200 telephone 801.322.4307

city or town Salt Lake City state UT zip code 84111

e-mail sellis@swca.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Pacific Northwest Pipeline Building

City or Vicinity: Salt Lake City

County: Salt Lake County State: Utah

Photographer: Sheri Murray Ellis

Date Photographed: June 25, 2010

Description of Photograph(s) and number:

1 of 20. Pacific Northwest Pipeline Building; Camera facing northwest.

2 of 20. Pacific Northwest Pipeline Building; Camera facing north.

3 of 20. Pacific Northwest Pipeline Building; Camera facing northeast.

4 of 20. Pacific Northwest Pipeline Building; Camera facing east-southeast.

5 of 20. Pacific Northwest Pipeline Building; Camera facing southeast.

6 of 20. Pacific Northwest Pipeline Building; Camera facing south-southwest.

7 of 20. Pacific Northwest Pipeline Building; Easter tower; Camera facing south.

8 of 20. Pacific Northwest Pipeline Building; Camera facing southwest.

9 of 20. Pacific Northwest Pipeline Building; Camera facing north-northwest.

10 of 20. Pacific Northwest Pipeline Building; Penthouse office suite; Camera facing north-northwest.

11 of 20. Pacific Northwest Pipeline Building; Enframed entry detail; Camera facing north-northwest.

12 of 20. Pacific Northwest Pipeline Building; First (at-grade) story, south elevation window, projecting panel, and thin stone veneer detail; Camera facing northwest.

13 of 20. Pacific Northwest Pipeline Building; First (at-grade) story, west elevation window, projecting panel, and thin stone veneer detail; Camera facing south.

14 of 20. Pacific Northwest Pipeline Building; Thin stone veneer of enframed entry; Camera facing north.

15 of 20. Pacific Northwest Pipeline Building; Close-up of thin stone veneer on west elevation; Camera facing east.

16 of 20. Pacific Northwest Pipeline Building; Example of window curtain wall construction on east elevation; Camera facing west.

17 of 20. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from east elevation; Camera facing west.

18 of 20. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from south elevation; Camera facing northwest.

Photographs: CONTINUED

Name of Property: Pacific Northwest Pipeline Building

City or Vicinity: Salt Lake City

County: Salt Lake County State: Utah

Photographer: Sheri Murray Ellis

Date Photographed: June 25, 2010

Description of Photograph(s) and number:

19 of 20. Pacific Northwest Pipeline Building; Overview of aluminum louver window awnings on south elevation; Camera facing northwest.

20 of 20. Pacific Northwest Pipeline Building; Close-up of aluminum louver window awning and window detail on south elevation; Camera facing north.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Municipal Building Authority of Salt Lake City Corporation

street & number 451 South State Street telephone 801.535.7752

city or town Salt Lake City state UT zip code 84114

1 of 20. Pacific Northwest Pipeline Building; Camera facing northwest.

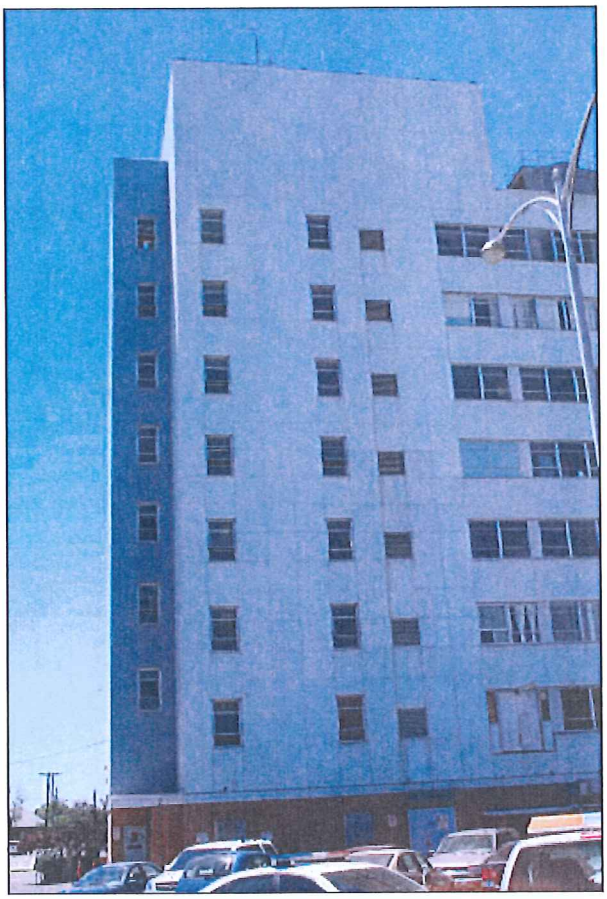
2 of 20. Pacific Northwest Pipeline Building; Camera facing north.

3 of 20. Pacific Northwest Pipeline Building; Camera facing northeast.

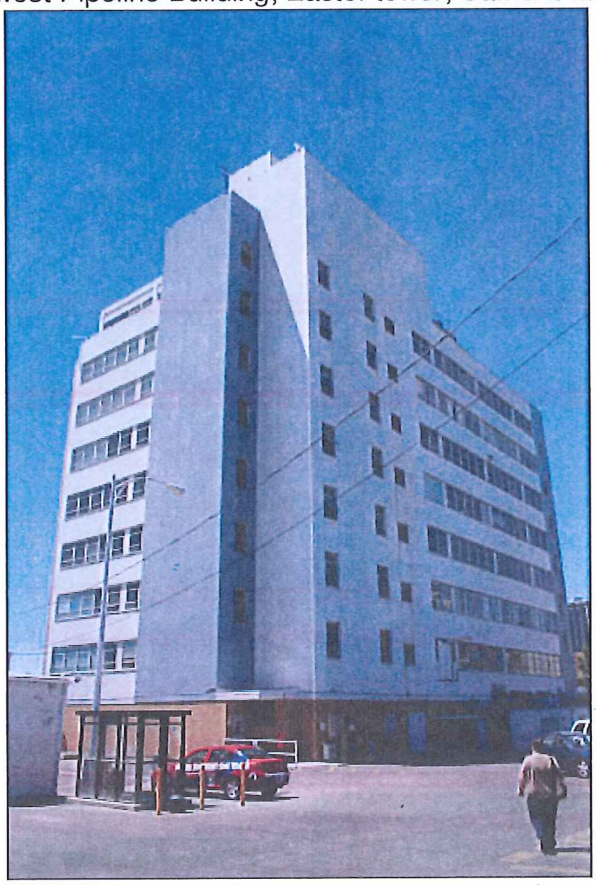
4 of 20. Pacific Northwest Pipeline Building; Camera facing east-southeast.

5 of 20. Pacific Northwest Pipeline Building; Camera facing southeast.

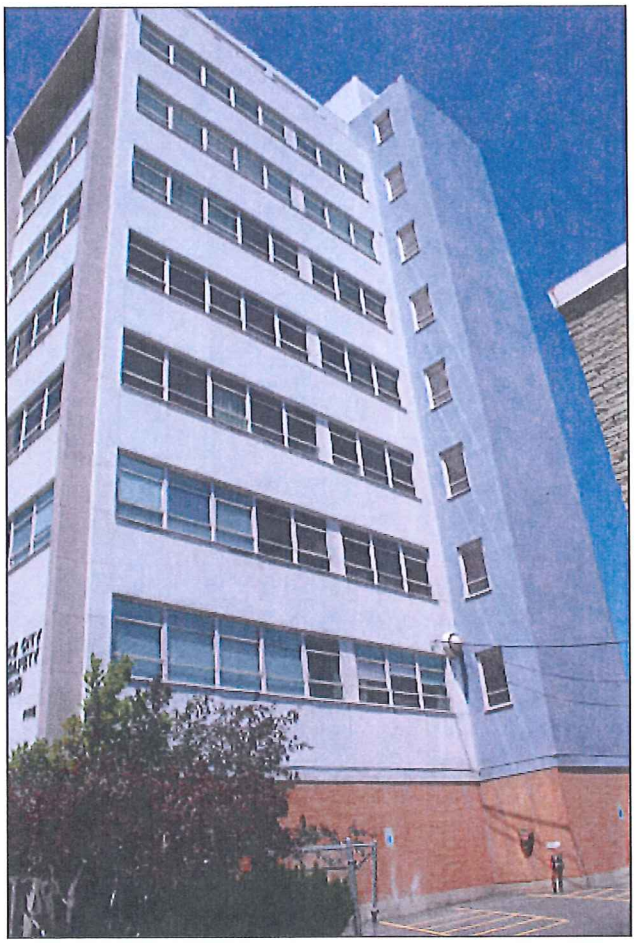
6 of 20. Pacific Northwest Pipeline Building; Camera facing south-southwest.



7 of 20. Pacific Northwest Pipeline Building; Easter tower; Camera facing south.

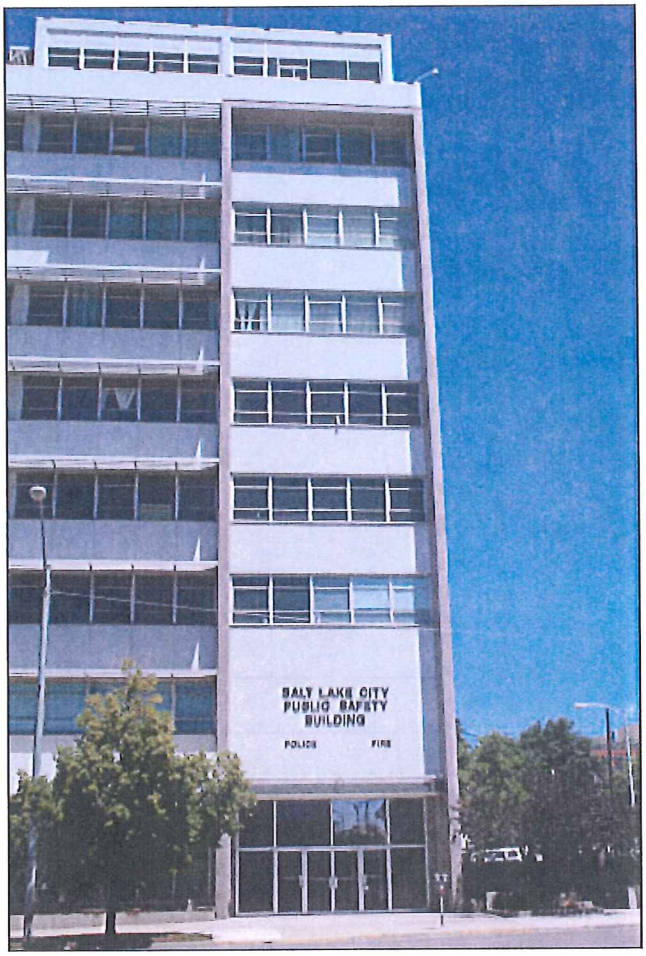


8 of 20. Pacific Northwest Pipeline Building; Camera facing southwest.



9 of 20. Pacific Northwest Pipeline Building; Camera facing north-northwest.

10 of 20. Pacific Northwest Pipeline Building; Penthouse office suite; Camera facing north-northwest.



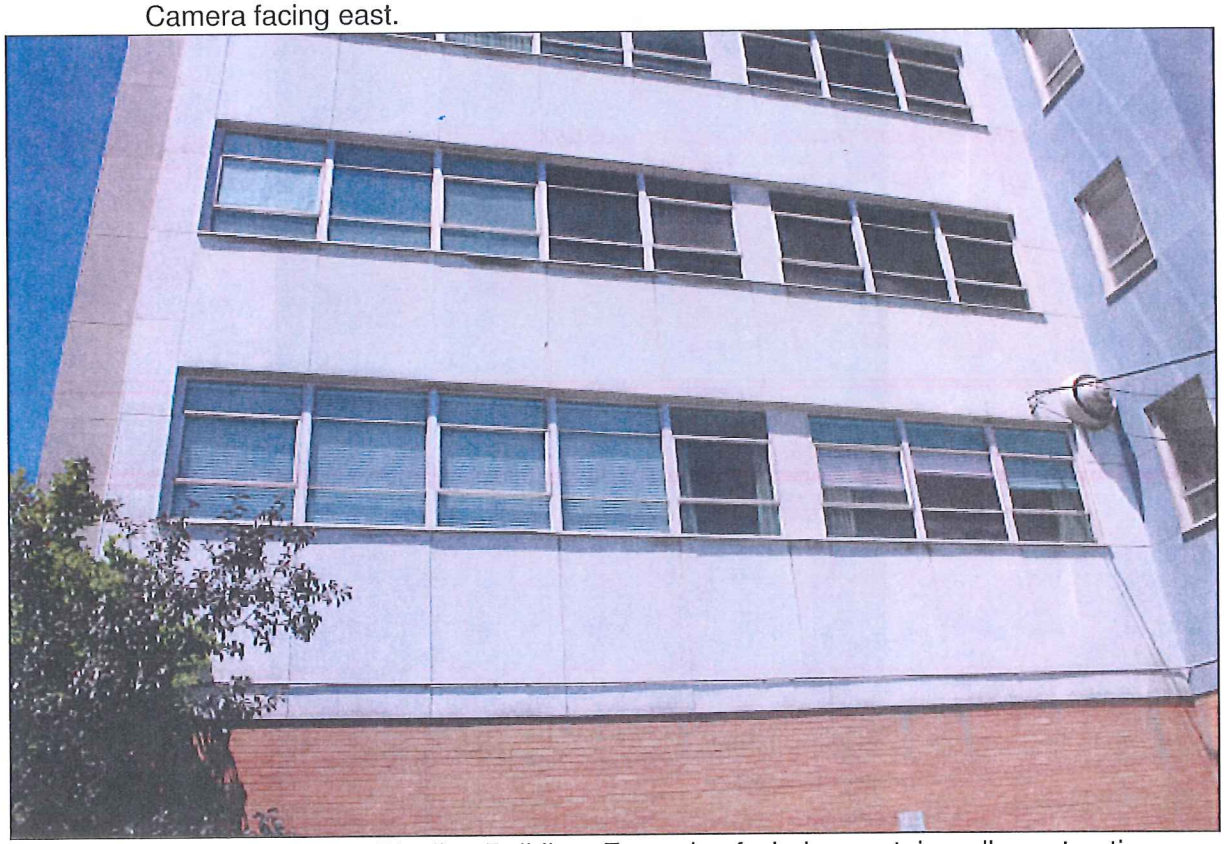
11 of 20. Pacific Northwest Pipeline Building; Enframed entry detail; Camera facing north-northwest.

12 of 20. Pacific Northwest Pipeline Building; First (at-grade) story, south elevation window, projecting panel, and thin stone veneer detail; Camera facing northwest.

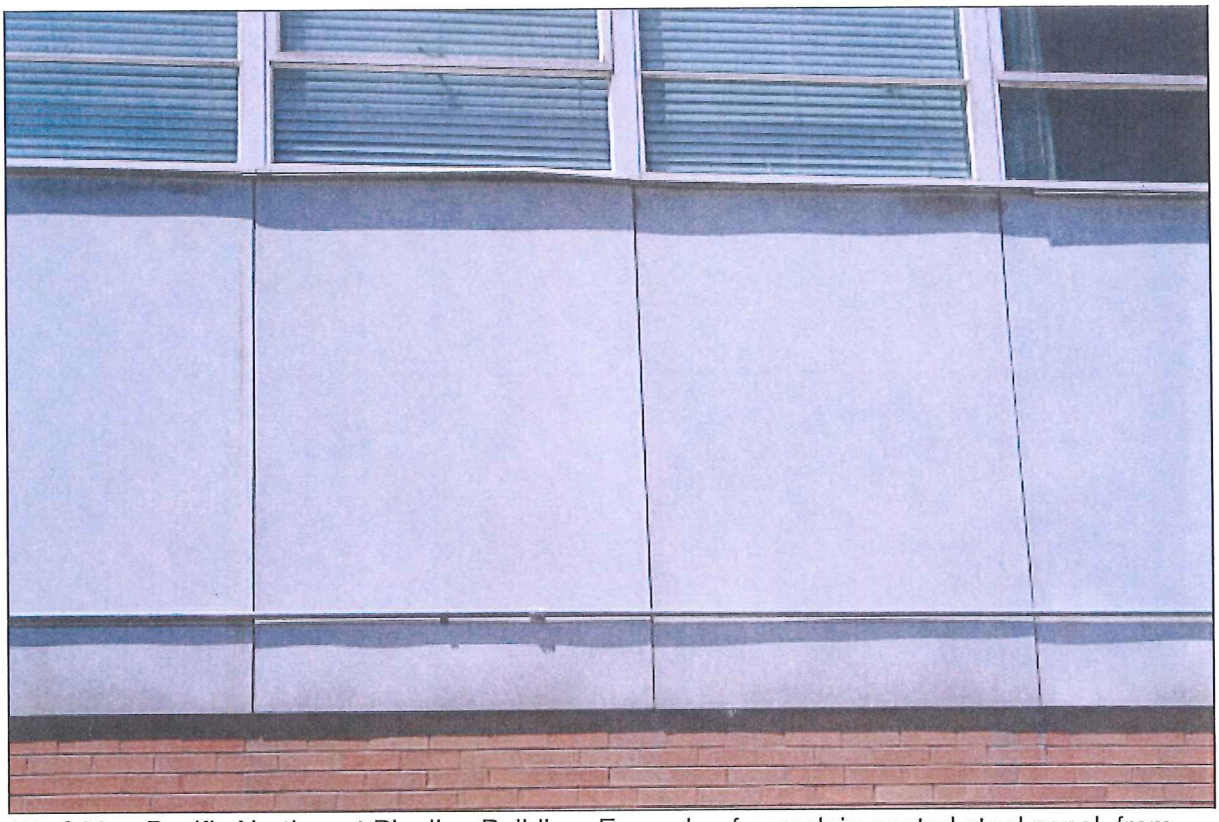
13 of 20. Pacific Northwest Pipeline Building; First (at-grade) story, west elevation window, projecting panel, and thin stone veneer detail; Camera facing south.

14 of 20. Pacific Northwest Pipeline Building; Thin stone veneer of enframed entry; Camera facing north.

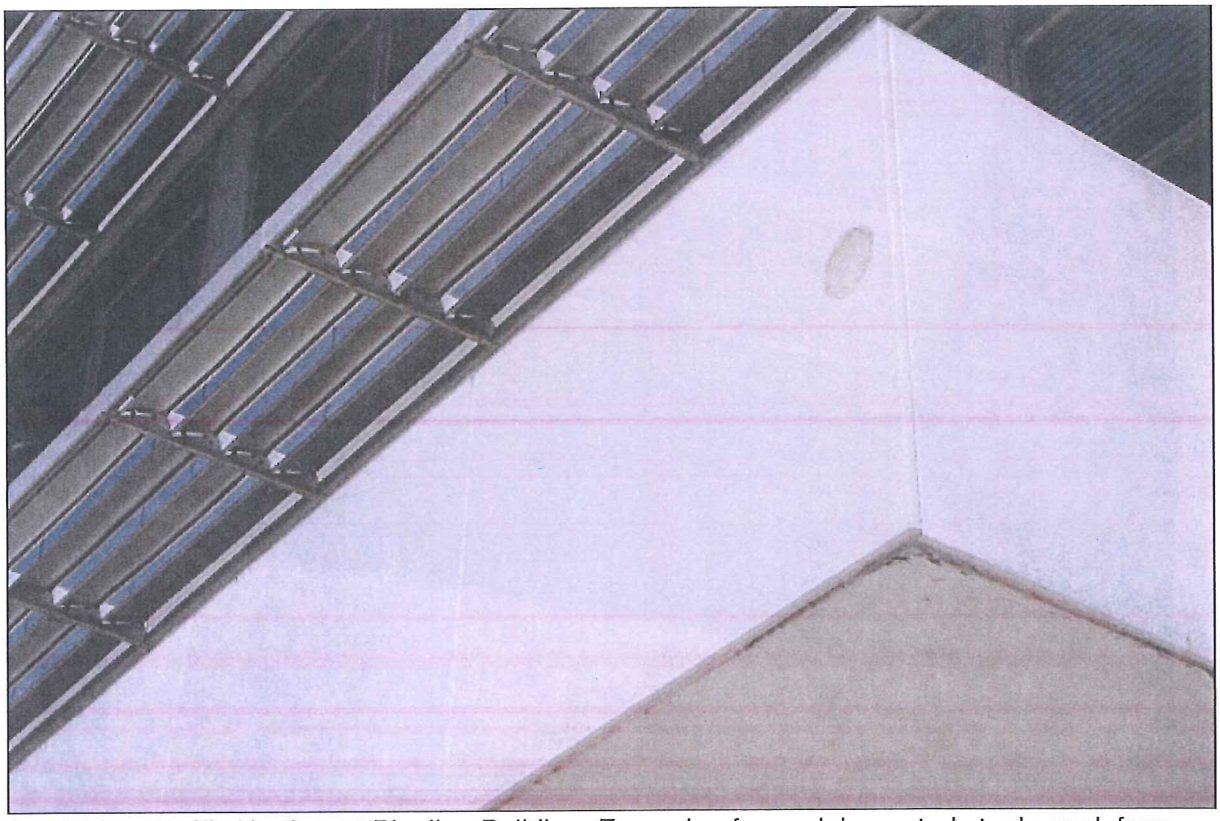
15 of 20. Pacific Northwest Pipeline Building; Close-up of thin stone veneer on west elevation; Camera facing east.



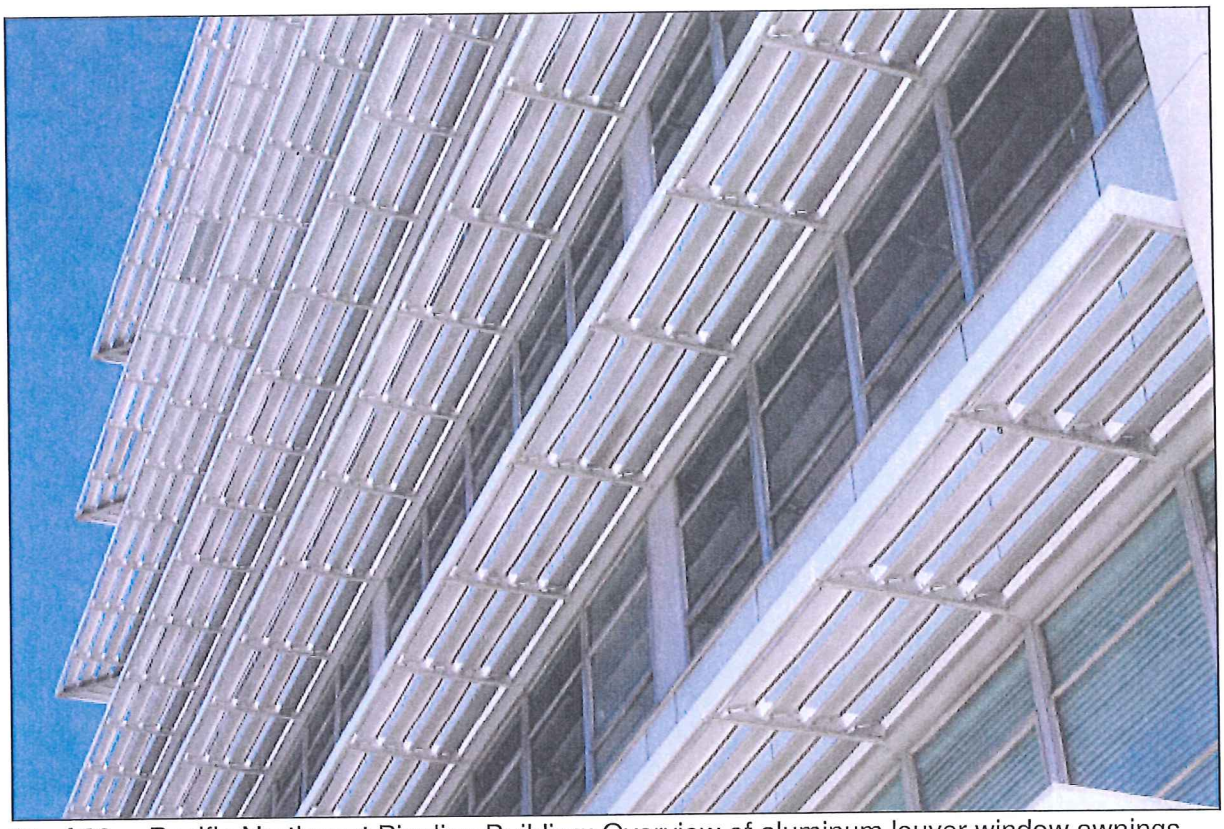
16 of 20. Pacific Northwest Pipeline Building; Example of window curtain wall construction on east elevation; Camera facing west.



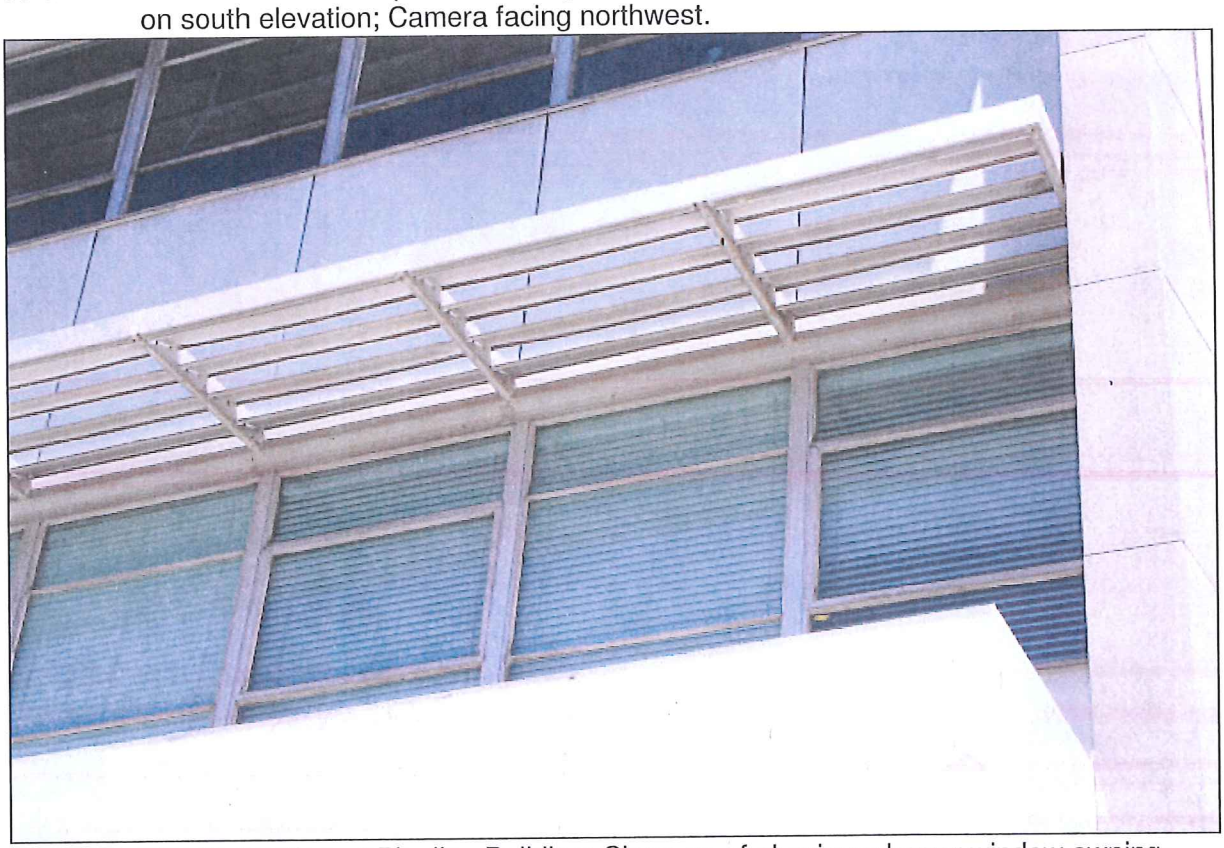
17 of 20. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from east elevation; Camera facing west.



18 of 20. Pacific Northwest Pipeline Building; Example of porcelain-coated steel panel, from south elevation; Camera facing northwest.



19 of 20. Pacific Northwest Pipeline Building; Overview of aluminum louver window awnings on south elevation; Camera facing northwest.



20 of 20. Pacific Northwest Pipeline Building; Close-up of aluminum louver window awning and window detail on south elevation; Camera facing north.