



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Preservation Planner

Date: December 17, 2010

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

Attached please find the Reconnaissance Level Survey and National Register nomination for the locally-designated Westmoreland Place Historic District.

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 review the National Register nomination during their February meeting. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the neighborhood and forward a recommendation to the Board of State History on the nomination.

Attachments:

- A. Reconnaissance Level Survey
- B. Final Report
- C. National Register Nomination

Attachment A
Reconnaissance Level Survey

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/	OutB	Yr.(s)	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
	Ht	N/C	Built					
1344 S FILMORE STREET EARL DUNSHEE/JOHN R & ALICE	C	0/1 1.5	1914	REGULAR BRICK SANDSTONE	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	EARL DUNSHEE; SHED DORMER/BALCONY
1347 S FILMORE STREET CLARK O. & MARY DUNSHEE	A	0/1 1.5	1914	SHINGLE SIDING REGULAR BRICK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	CALIFORNIA BUNGALOW
? 1351 S FILMORE STREET	B	0/1 1	c. 1933	REGULAR BRICK	COLONIAL REVIVAL	OTHER RESIDENTIAL SINGLE DWELLING	10	IVY-COVERED
1352 S FILMORE STREET	A	0/1 1.5	c. 1935	SANDSTONE HALF-TIMBERING	ENGLISH COTTAGE ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	PREALE J. HARDY
1353 S FILMORE STREET SHEPARD, J. LEO & NELLIE, HOUSE	A	0/1 2	c. 1922	STRIPATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	10 85	ARCH-TAYLOR WOOLLEY & C. EVANS
1360 S FILMORE STREET CALLOW, CHARLES & ETHEL,	A	1/0 1.5	c. 1936	STRIPATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10 85	ALEX BROWN, BLDR.
1363 S FILMORE STREET CHARLES & LILA REEDER	A	0/1 1	c. 1917	STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	10 85	COMMONWEALTH INV. CO.; CALIFORNIA BUNGALOW
1370 S FILMORE STREET J. FRANK & ROSE BRUINS HOUSE	A	1/0 1	c. 1914	SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	DUNSHEES; 1962 EXCAV. BASEMENT
1371 S FILMORE STREET PARKER, GEORGE & NELLIE,	A	0/1 2	c. 1928	STRIPATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10 85	CONTRACTOR-OLOF NILSON
1374 S FILMORE STREET DAVID JENKINS/JOHN & EMMA	C	1/0 1	c. 1922 c. 1995	REGULAR BRICK STUCCO/PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	CAMELBACK
1380 S FILMORE STREET RANSOME, WILLIAM & NELLIE,	A	0/1 1	c. 1916	SHINGLE SIDING COBBLESTONE	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	10 85	C.O. DUNSHEE
1335 S GLENMARE HOEBEL, OTTO P. &	A	1/0 1	c. 1913	STUCCO/PLASTER	ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	10 85	CALIFORNIA BUNGALOW

?≈approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

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Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1341 S GLENMARE	A	0/1	c. 1929	STUCCO PLASTER	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	DATE SEEMS LATE; 1913? CONFLICTING HISTORIES
BRAMWELL HOUSE 1344 S GLENMARE	A	1 0/1	1916	SHINGLE SIDING ROCK-FACED CONC. BLK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	C.O. DUNSHEE
TANDOWSKI, DAVID & LENA 1347 S GLENMARE	A	0/1 1	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	R.B. AMUNDSON
1350 S GLENMARE	A	0/0	c. 1915	REGULAR BRICK	PRAIRIE SCHOOL ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	10 85	BRUNEAU-HILL INV. CO.
HARRY & LULA LEONARD 1353 S GLENMARE	A	1 0/1	c. 1922	STUCCO/PLASTER STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	GEO. M. WALSH; FAUX THATCHING;
1358 S GLENMARE	A	0/0	c. 1916	STUCCO PLASTER	PRAIRIE SCHOOL BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	J.C. SORENSON
THOMAS C. SORENSEN HOUSE 1359 S GLENMARE	A	1 0/1	c. 1913	SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	EARL DUNSHEE
HOLMES, GUY H. & PEARL, 1361 S GLENMARE	C	1/0 1.5	c. 1945 c. 1983	SYNTH. STUCCO/EIPS	LATE 20TH C.: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	1966 GARAGE
1365 S GLENMARE	A	0/1	c. 1924	STRIATED BRICK WOOD:OTHER/UNDEF.	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE SINGLE DWELLING	10 85	JOHNSTON BLDG. CO; BSM.T EXCAVATED 1956
WALTER H. ALDER HOUSE 1366 S GLENMARE	A	0/0 1	1920	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10 85	RYBERG BROS.
RYBERG, WILLIAM & MARIE, 1373 S GLENMARE	B	1/0 1	c. 1950	STRIATED BRICK	COLONIAL REVIVAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	GEO. O. GEE; NEW DOOR, SIDELIGHTS
1374 S GLENMARE DUNSHEE, CLARK O./RYBERG,	A	0/1 1	1915	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10 85	C.O. DUNSHEE

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1508 E HARRISON	B	0/1 1.5	c. 1916	STUCCO/PLASTER HALF-TIMBERING	BUNGALOW CLIPPED-GABLE COTTAGE	CLIPPED-GABLE SINGLE DWELLING	10	C.O. DUNSHEE; SHUTTERS, CLIPPED-GABLE COTTAGE DORMER
1512 E HARRISON	C	1/0 1.5	c. 1950 c. 1998	STUCCO/PLASTER STRIATED BRICK	NEO-ECLECT.: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	LITTLE LEFT OF ORIG. HOUSE
1520 E HARRISON	A	0/1 1.5	c. 1914	STUCCO/PLASTER REGULAR BRICK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10	R.J. CHAMBERLAIN, BUILDER
1526 E HARRISON	B	0/1 1.5	c. 1926	BRICK:OTHER/UNDEF.	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	FLAT-ROOFED DORMER
1532 E HARRISON	A	0/1 1	c. 1930	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	S.E. MULCOCK, BLDR.
1538 E HARRISON	A	0/1 1	c. 1931	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	S.E. MULCOCK, BLDR.
1542 E HARRISON	C	0/1 2	c. 1914	SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10	DUNSHEE; NEW 2ND FLOOR
1546 E HARRISON	B	0/1 1	c. 1952	STRIATED BRICK WOOD:OTHER/UNDEF.	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	SHUTTERS, NEW WINDOWS
1547 E HARRISON	C	0/1 2	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	O. NILSON, BLDR. NEW WING TO E, NEW WINDOWS
1554 E HARRISON	B	1/0 1	c. 1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	GEO. A BOWLES & SON, BLDR.; NEW DOOR, WINDOWS
1560 E HARRISON	B	0/1 1	c. 1916	SHINGLE SIDING REGULAR BRICK	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10	BAR TILE ROOF; PORCH FILLED IN, 1950S?
? 1564 E HARRISON ZESE, WILLIAM & LOALA, HOUSE	C	0/1 2	c. 1914	SHINGLE SIDING COBBLESTONE	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 79	DUNSHEE; CALIFORNIA BUNGALOW; NEW 2 ND FLOOR

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1565 E HARRISON	B	0/1	c. 1936	REGULAR BRICK CLAPBOARD SIDING	MINIMAL TRADITIONAL COLONIAL REVIVAL	WWII-ERA COTTAGE SINGLE DWELLING	10	STORMS, SHUTTERS
		1						
1570 E HARRISON	B	1/0	c. 1928 c. 1973	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	1973 ROOM ADDN. 2 STORY REAR
		1						
? 1576 E HARRISON DUNSHEE, EARL, HOUSE	B	1/0	1913	SHINGLE SIDING COBBLESTONE	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 87	DUNSHEE; SIMILAR TO 1471 WESTMINSTER
1584 E HARRISON	A	1/0	1916	REGULAR BRICK SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	COMMONWEALTH INV. CO.
BEZZANT, ARCH, HOUSE		1						
1543 E SHERMAN AVENUE	A	0/1	c. 1930	STUCCO/PLASTER HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10 85	
HUNT, E. ARDEN/WOOD,		1						
1551 E SHERMAN AVENUE	B	1/0	1921	SHINGLE SIDING	COLONIAL REVIVAL	OTHER RESIDENTIAL SINGLE DWELLING	10 85	EDW. WALLACE, BLDG., NEW SHINGLE CLADDING
SMITH, DANA T., HOUSE		1						
1555 E SHERMAN AVENUE	B	1/0	1923	BRICK-OTHER/UNDEF. CLAPBOARD SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	10 85	SHED DORMER; FAUX MUNTINS
WORLEY, DR. WILLIAM & HAZEL,	1.5							
1569 E SHERMAN AVENUE	B	1/0	1913	REGULAR BRICK SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 79	E. DUNSHEE; NEW WINDOWS, N. ADDN?
PACE, CHARLES E., HOUSE		1						
? 1577 E SHERMAN AVENUE	A	0/1	1914	STUCCO/PLASTER	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	EARL DUNSHEE
WILLIAM & ARVILLE SIBLEY		1						
1579 E SHERMAN AVENUE	C	1/0	c. 1927	STRIATED BRICK HALF-TIMBERING	NEO-ECLECT.: OTHER ENGLISH TUDOR	OTHER RESIDENTIAL SINGLE DWELLING	10 85	TOWER ADDED, 1990S?
EDGEHEILL, ALICE U., HOUSE		1.5						
1516 E WESTMORELAND	B	0/0	c. 1939	ROMAN BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10 85	ALSO 1321 S. 1500 EAST; BAR TILE ROOF
WYETH, JOHN C., HOUSE		2						
1525 E WESTMORELAND	B	0/1	c. 1919	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10 85	C. O. DUNSHEE, BUILDER; VINYL SOFFITS & WINDOWS
SIMPSON, CARL & NANCY,		1						

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	Ht	N/C						
1533 E WESTMORELAND BADGER, ASHBY J. & LITKA,	B	0/0 2	c. 1940	STRIATED BRICK SANDSTONE	MINIMAL TRADITIONAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10 85	1956 GARAGE W/ PATIO; 1989 ADDITION
1540 E WESTMORELAND	B	0/0 1.5	c. 1932	STUCCO/PLASTER	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	RYBERG & SORENSON, BLDRS; NEW WINDOWS, GARAGE W/ PATIO OVER
1526 E 1300 SOUTH	B	0/2 1	c. 1940	ALUM./VINYL SIDING SANDSTONE	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	~1530, SHUTTERS
1544 E 1300 SOUTH	A	1/0 1	c. 1923	SHINGLE SIDING ROCK-FACED CONC. BLK	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	10	NEWMAN BLDG.
1548 E 1300 SOUTH	A	0/1 1	c. 1916	STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10	ALBERT WALLIN, BLDR? 1955 GARAGE
1552 E 1300 SOUTH	C	1/0 1	c. 1951	ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	HERRICK CO; 1956 GARAGE; NEW PORCH
1562 E 1300 SOUTH	B	1/0 1	c. 1927	REGULAR BRICK	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE SINGLE DWELLING	10	METAL PORCH RAILING
1564 E 1300 SOUTH	A	1/0 1	c. 1916	REGULAR BRICK STUCCO/PLASTER	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	NYE
1568 E 1300 SOUTH	B	0/1 1	c. 1946	STRIATED BRICK SHINGLE SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	EDW. BEROWITZ, BURNED IN 2010
1572 E 1300 SOUTH	B	0/1 1	c. 1939	REGULAR BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	L. BARTHOLOMEW
1576 E 1300 SOUTH	B	0/1 1	c. 1936	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	CAPITOL HOME BUILDERS; METAL PORCH
1584 E 1300 SOUTH	B	0/0 1	c. 1940	CLAPBOARD SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	VINYL WINDOWS

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1594 E 1300 SOUTH	B	0/1 1	c. 1939	ASBESTOS SIDING CERAMIC TILE	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	METAL CASEMENTS
1325 S 1500 EAST	B	0/0 1	c. 1950	STRIATED BRICK SANDSTONE	SPLIT LEVEL (GEN.)	SPLIT LEVEL WITH SINGLE DWELLING	10	NEW WINDOW, DOORS
1337 S 1500 EAST	A	0/0 1.5	c. 1937	ASBESTOS SIDING	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	R. ANDERSON; +1341; GARAGE UNDER
1347 S 1500 EAST	A	1/0 1	c. 1915	SHINGLE SIDING STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	10	CALIFORNIA
1353 S 1500 EAST	B	0/0 2	c. 1951	STRIATED BRICK ALUM./VINYL SIDING	MINIMAL TRADITIONAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	MARVIN A. CURTIS
1361 S 1500 EAST	A	0/1 1	c. 1923	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	VINYL RAILING
1369 S 1500 EAST	B	0/0 1.5	c. 1936	STRIATED BRICK	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE SINGLE DWELLING	10	DATE SEEMS LATE; SKYLIGHT ON W SLOPE
1373 S 1500 EAST	B	0/0 1	c. 1950	STRIATED BRICK ALUM./VINYL SIDING	MINIMAL TRADITIONAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	+ 1375; J.C. MARTIN; NEW WINDOWS, ALUMINUM
1377 S 1500 EAST	B	0/1 1	c. 1921	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	10	NEW PORCH SUPPORTS; 1926 GARAGE

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1344 FILMORE ST
C



1347 FILMORE ST
A



1351? FILMORE ST
B



1352 FILMORE ST
A



1353 FILMORE ST
A



1360 FILMORE ST
A



1363 FILMORE ST
A



1370 FILMORE ST
A



1371 FILMORE ST
A



1374 FILMORE ST
C



1380 FILMORE ST
A



1335 GLENMARE ST
A



1341 GLENMARE ST
A



1344 GLENMARE ST
A



1347 GLENMARE ST
A



1350 GLENMARE ST
A



1353 GLENMARE ST
A



1358 GLENMARE ST
A



1359 GLENMARE ST
A



1361 GLENMARE ST
C



1365 GLENMARE ST
A



1366 GLENMARE ST
A



1373 GLENMARE ST
B



1374 GLENMARE ST
A



1508 HARRISON AVE
B



1512 HARRISON AVE
C



1520 HARRISON AVE
A



1526 HARRISON AVE
B



1532 HARRISON AVE
A



1538 HARRISON AVE
A



1542 HARRISON AVE
C



1546 HARRISON AVE
B



1547 HARRISON AVE
C



1554 HARRISON AVE
B



1560 HARRISON AVE
B



1564? HARRISON AVE
C



1565 HARRISON AVE
B



1570 HARRISON AVE
B



1576? HARRISON AVE
B



1584 HARRISON AVE
A



1543 SHERMAN AVE
A



1551 SHERMAN AVE
B



1555 SHERMAN AVE
B



1569 SHERMAN AVE
B



1577? SHERMAN AVE
A



1579 SHERMAN AVE
C



1516 WESTMORELAND
B



1525 WESTMORELAND
B



1533 WESTMORELAND
B



1540 WESTMORELAND
B



1526 E 1300 SOUTH
B



1544 E 1300 SOUTH
A



1548 E 1300 SOUTH
A



1552 E 1300 SOUTH
C



1562 E 1300 SOUTH
B



1564 E 1300 SOUTH
A



1568 E 1300 SOUTH
B



1572 E 1300 SOUTH
B



1576 E 1300 SOUTH
B



1584 E 1300 SOUTH
B



1594 E 1300 SOUTH
B



1325 S 1500 EAST
B



1337 S 1500 EAST
A



1347 S 1500 EAST
A



1353 S 1500 EAST
B



1361 S 1500 EAST
A



1369 S 1500 EAST
B



1373 S 1500 EAST
B



1377 S 1500 EAST
B

Historic Building Report/Counts from RLS Survey

RLS Year: 10

SALT LAKE CITY

Utah State Historic Preservation Office Data

Evaluation

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	31	45%
B ELIGIBLE/CONTRIBUTING	29	42%
C INELIG./NON-CONTRIBUTING	9	13%
Total:	69	

Evaluation - All

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	31	45%
B ELIGIBLE/CONTRIBUTING	29	42%
C INELIG./NON-CONTRIBUTING	9	13%
Total:	69	

Construction Date Decade

(A or B rated buildings only)

Decade	Quantity	Percentage
1910s	21	35%
1920s	16	27%
1930s	14	23%
1940s	4	7%
1950s	5	8%
Total:	60	

Original Use Category

(A or B rated buildings only)

Original Use	Quantity	Percentage
RESIDENTIAL	60	100%
Total:	60	

Original Use RLS Year:

(A or B rated buildings only)

Original Use	Quantity	Percentage
R1 SINGLE DWELLING	56	93%
R2 MULTIPLE DWELLING	4	7%
Total:	60	

Type Category

(A or B rated buildings only)

Plan / Type Category	Quantity	Percentage
RESIDENCES	45	75%
RESIDENCES - LATE 20TH CENTURY	11	18%
RESIDENCES - MULTI-FAMILY	4	7%
Total:	60	

Type:

(A or B rated buildings only)

Plan / Type	Quantity	Percentage
RU BUNGALOW	18	30%
RI PERIOD COTTAGE	10	17%
RI PERIOD COTTAGE	6	10%
RU BUNGALOW	5	8%
HA WWII-ERA COTTAGE	5	8%
RQ CLIPPED-GABLE COTTAGE	3	5%
HZ OTHER LATE 20TH C. TYPE	3	5%
AA DOUBLE HOUSE / DUPLEX	3	5%
RZ OTHER RESIDENTIAL TYPE	2	3%
RQ CLIPPED-GABLE COTTAGE	1	2%
HJ SPLIT LEVEL WITH GARAGE	1	2%
HB WWII-ERA COTTAGE W/GAR.	1	2%
HA WWII-ERA COTTAGE	1	2%
AA DOUBLE HOUSE / DUPLEX	1	2%
Total:	60	

Historic Building Report/Counts from RLS Survey

RLS Year: 10

SALT LAKE CITY

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Utah State Historic Preservation Office Data

Material Category

(A or B rated buildings only)

Material Categories	Quantity	Percentage
BRICK	38	40%
VENEER	31	33%
WOOD	18	19%
STONE	6	6%
CONCRETE	2	2%
Total:	95	

Material - Details

(A or B rated buildings only)

Materials	Quantity	Percentage
BA SHINGLE SIDING	13	14%
BE CLAPBOARD SIDING	3	3%
BZ WOOD:OTHER/UNDEF.	2	2%
CA REGULAR BRICK	17	18%
CD STRIATED BRICK	18	19%
CR ROMAN BRICK	1	1%
CZ BRICK:OTHER/UNDEF.	2	2%
DB SANDSTONE	4	4%
DD COBBLESTONE	2	2%
EA STUCCO/PLASTER	13	14%
EH ASBESTOS SIDING	2	2%
EI ALUM./VINYL SIDING	4	4%
EM HALF-TIMBERING	11	12%
ET CERAMIC TILE	1	1%
FC ROCK-FACED CONC. BLK	2	2%
Total:	95	

Material - Details

(A or B rated buildings only)

Frequency Order

Materials	Quantity	Percentage
CD STRIATED BRICK	18	19%
CA REGULAR BRICK	17	18%
EA STUCCO/PLASTER	13	14%
BA SHINGLE SIDING	13	14%
EM HALF-TIMBERING	11	12%
EI ALUM./VINYL SIDING	4	4%
DB SANDSTONE	4	4%
BE CLAPBOARD SIDING	3	3%
FC ROCK-FACED CONC. BLK	2	2%
EH ASBESTOS SIDING	2	2%
DD COBBLESTONE	2	2%
CZ BRICK:OTHER/UNDEF.	2	2%
BZ WOOD:OTHER/UNDEF.	2	2%
ET CERAMIC TILE	1	1%
CR ROMAN BRICK	1	1%
Total:	95	

Historic Building Report/Counts from RLS Survey

RLS Year: 10

SALT LAKE CITY

Utah State Historic Preservation Office Data

Style Category

(A or B rated buildings only)

Style Categories	Quantity	Percentage
EARLY 20TH CENTURY	44	56%
PERIOD REVIVAL	23	29%
WWII / POST-WAR	11	14%
LATE 20TH CENTURY	1	1%
Total:	79	

Style - Details

(A or B rated buildings only)

Styles	Quantity	Percentage
LL SPLIT LEVEL (GEN.)	1	1%
RC COLONIAL REVIVAL	7	9%
RG ENGLISH COTTAGE	7	9%
RT ENGLISH TUDOR	9	11%
TA ARTS & CRAFTS	16	20%
TB BUNGALOW	18	23%
TG CLIPPED-GABLE COTTAGE	4	5%
TP PRAIRIE SCHOOL	6	8%
WW MINIMAL TRADITIONAL	11	14%
Total:	79	

Style - Details

(A or B rated buildings only)

Frequency Order

Styles	Quantity	Percentage
TB BUNGALOW	18	23%
TA ARTS & CRAFTS	16	20%
WW MINIMAL TRADITIONAL	11	14%
RT ENGLISH TUDOR	9	11%
RG ENGLISH COTTAGE	7	9%
RC COLONIAL REVIVAL	7	9%
TP PRAIRIE SCHOOL	6	8%
TG CLIPPED-GABLE COTTAGE	4	5%
LL SPLIT LEVEL (GEN.)	1	1%
Total:	79	

Contributing Outbuildings

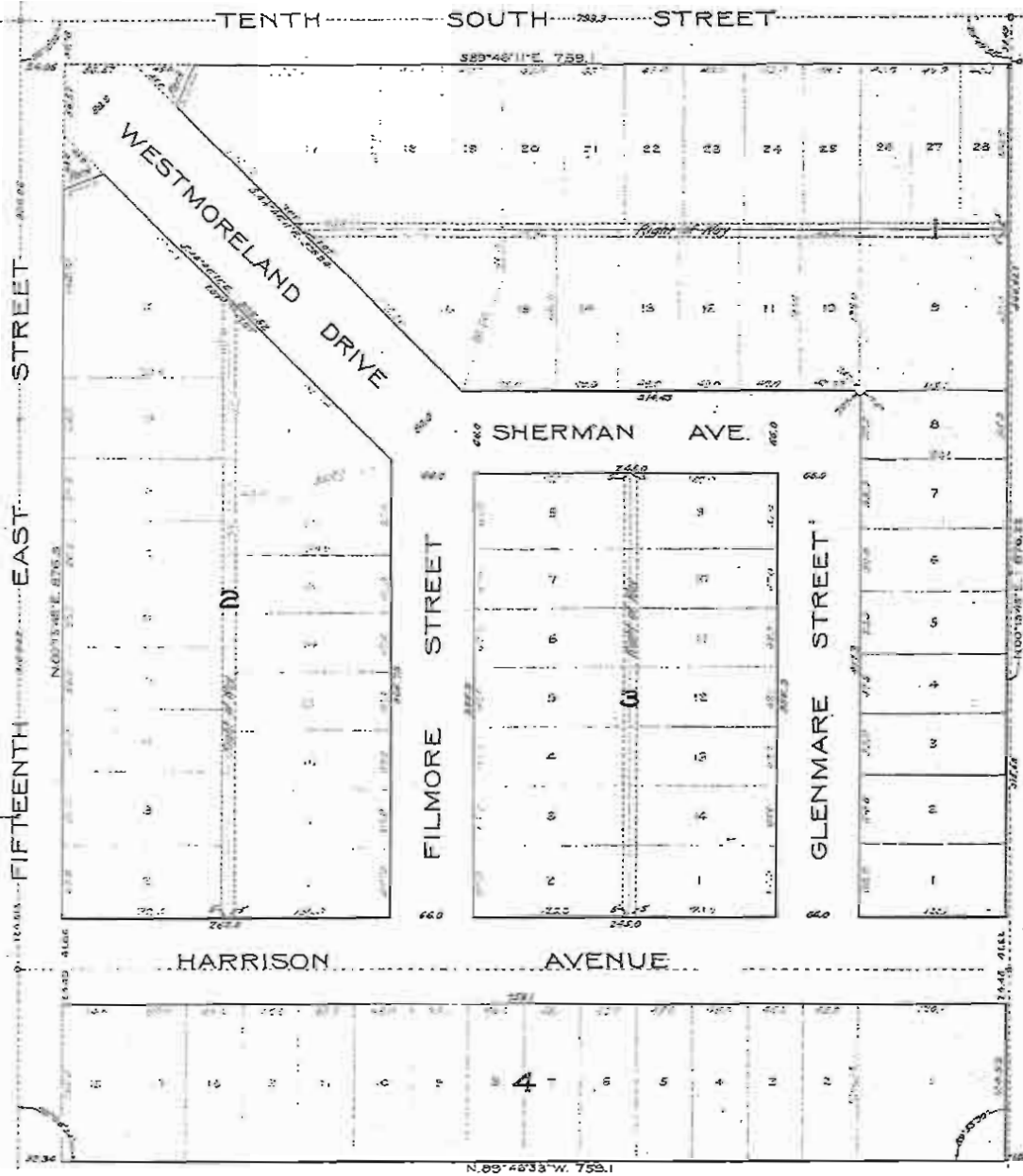
	Total
26 properties with 0 outbdgs. =	0
33 properties with 1 outbdgs. =	33
1 properties with 2 outbdgs. =	2
Grand Total	35

Non-Contributing Outbuildings

	Total
45 properties with 0 outbdgs. =	0
15 properties with 1 outbdgs. =	15
Grand Total	15

Height

Description	Quantity
1 story(s)	45 75%
1.5 story(s)	10 17%
2 story(s)	5 8%
Total	60



WESTMORELAND PLACE

A SUBDIVISION OF
 Lot 11 and part of Lot 10, Block 12, 5-Acre Plat C, Big Field Survey
 and
 Lot 3, Block 12, Section 16, T.15, R.1 E., S.1 M, Local Survey.

Scale: 1" = 60'

Presented to the Board of City Commissioners for their
 City Engineer authorized to approve May 8, 1914.

Approved and filed May 8, 1914.

Robert W. ...
...

SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by the Commonwealth Investment Company, a corporation, is located and described as follows, to-wit: Beginning at the southeast corner of Lot 11, Block 12, 5-Acre Plat C, Big Field Survey, thence running N. 78.7 feet to the southeast corner of Lot 10, Block 12, 5-Acre Plat C, Big Field Survey, thence running N. 78.7 feet to the southeast corner of Lot 3, Block 12, Section 16, T.15, R.1 E., S.1 M, Local Survey, thence running S. 89° 46' 11\"/>

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE.

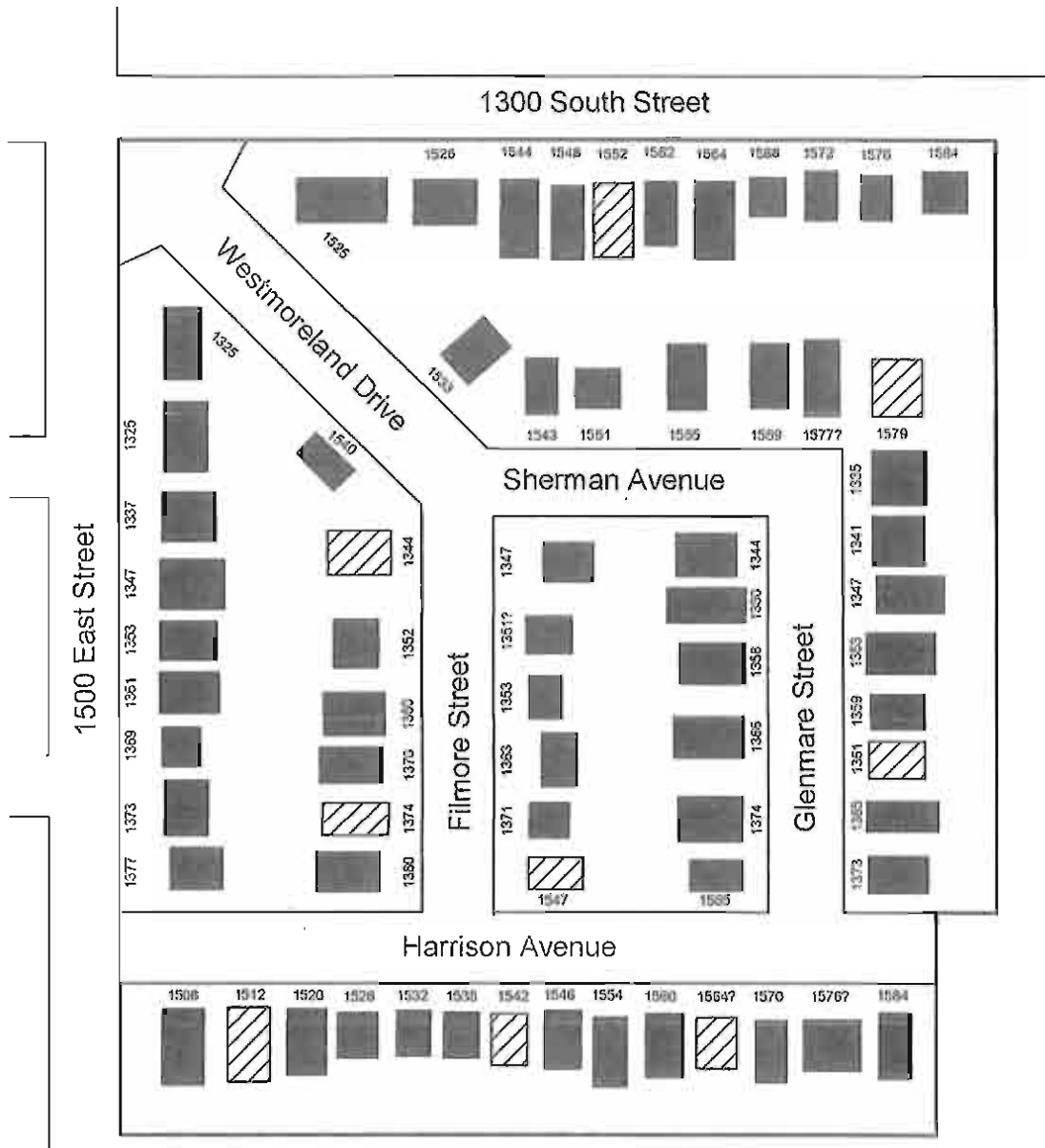
Westmoreland Drive, 200 feet wide and 462.5 feet long, running northwest and southeast.	
Sherman Avenue, 66.0 feet wide and 736.0 feet long, running east and west.	
Filmore Street, 66.0 feet wide and 736.0 feet long, running east and west.	
Glemmare Street, 66.0 feet wide and 736.0 feet long, running east and west.	

OWNERS' DEDICATION.
 These all lots by these presents that the Commonwealth Investment Company, a corporation, by its President and Secretary, certify and the Commonwealth Life Insurance and Investment Company, a corporation, by its President and Secretary, purporting to be the owners of the above described tract of land, have caused the same to be subdivided into lots, blocks, streets, avenues, parks, etc. to be hereinafter known as WESTMORELAND PLACE, as hereby indicated for the beneficial use of the public all parcels of land designated in the foregoing certificate, and the same shall be held in trust for the public use of the public.

ACKNOWLEDGEMENTS BEFORE NOTARY PUBLIC:
 State of Ohio, County of Hamilton, City of Dayton. I, the undersigned, a notary public in and for said county of said State, George W. ...
 State of Ohio, County of Hamilton, City of Dayton. I, the undersigned, a notary public in and for said county of said State, ...

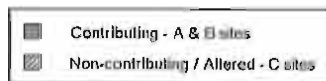
309568
 Recorder of Deeds of
 The Commonwealth Investment Company
 1157 1/2 Ave. S.W., S.W. 1110
 1000 1/2 Ave. S.W., S.W. 1110
 1157 1/2 Ave. S.W., S.W. 1110
 1157 1/2 Ave. S.W., S.W. 1110

F-1



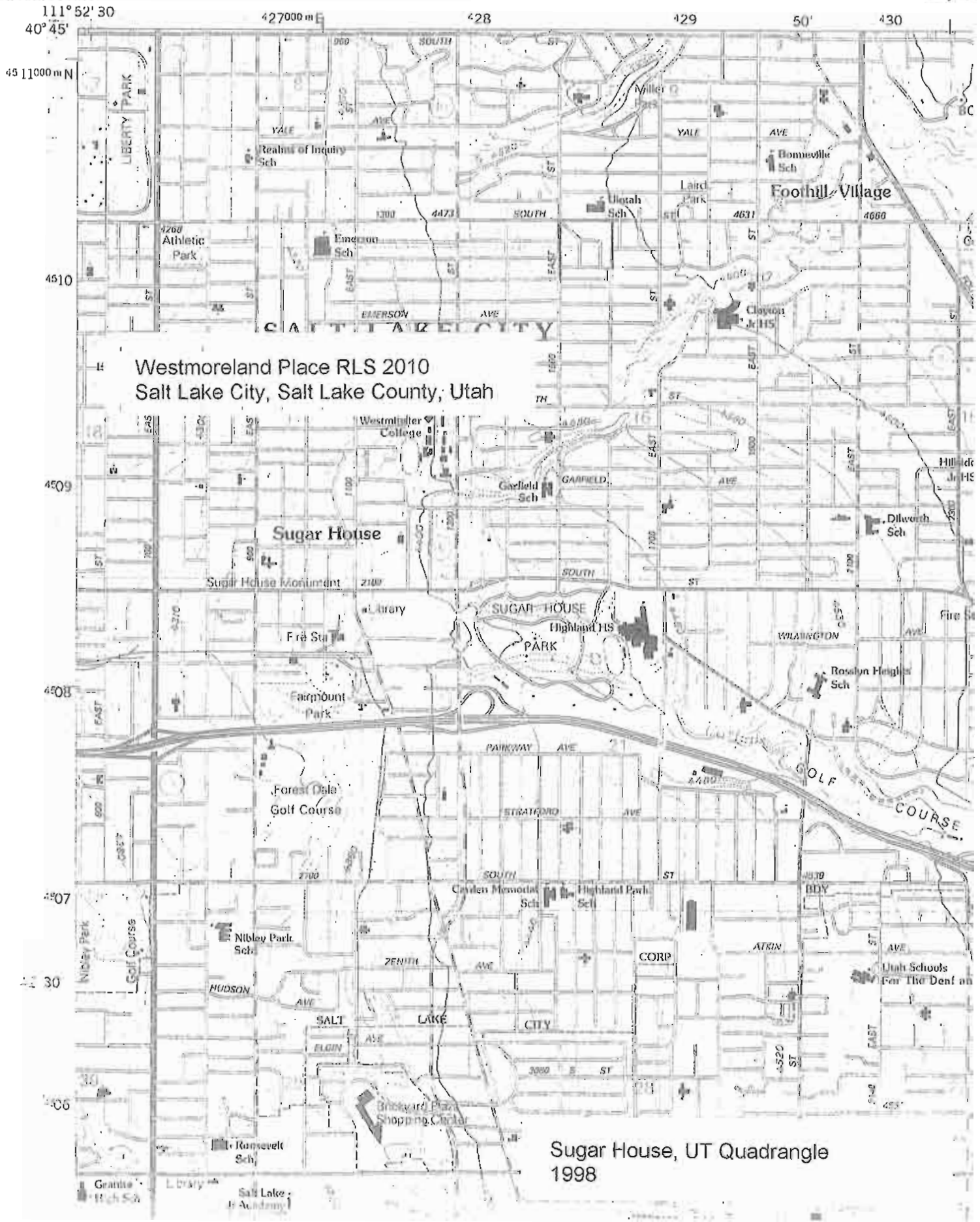
Westmoreland Place
 Reconnaissance Level Survey 2010

Salt Lake City, Salt Lake County, Utah



Beatrice Lufkin

NTS



Westmoreland Place RLS 2010
Salt Lake City, Salt Lake County, Utah

Sugar House, UT Quadrangle
1998

Attachment B
Final Report



Westmoreland Place

SALT LAKE CITY

STANDARD RECONNAISSANCE LEVEL SURVEY

FINAL REPORT

OCTOBER 2010

Prepared by:

Beatrice Lufkin
Historic Preservation Consultant

Prepared for:

Salt Lake City Planning Division

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	Architectural Survey Data for Westmoreland Place (Building List)	
	Survey map	
	Survey area marked on USGS map	
	CD with digital images of buildings	

I. Statement of Project Objectives

The purpose of the survey was to document the historic buildings in the designated Westmoreland Place neighborhood, to update the relevant information files in the statewide database of information on historic buildings in Utah¹ created and maintained by the Utah State Historic Preservation Office (SHPO), and to provide recommendations for use by the Salt Lake City Planning Division in preservation efforts within the surveyed area. The survey will enable the Planning Division staff and Historic Landmark Commission to make informed decisions regarding design review and planning actions affecting the area. This documentation will also provide a written and photographic record of the historic buildings that may be demolished or altered in the future as well as to promote preservation of the buildings documented.

A Reconnaissance Level Survey also serves to identify buildings and districts that may potentially be eligible for nomination to the National Register of Historic Places, based on visual criteria, either individually or as part of a larger historic district. The creation of a National Register district for the Westmoreland Place neighborhood will follow completion of the Reconnaissance Level Survey.

II. Boundaries of the Survey Areas

The survey was standard, i.e., all buildings in the survey area were photographed, not just those that were constructed within the historic period. The Salt Lake City Planning Division set the boundaries for the survey area to match those of the original Westmoreland Place subdivision plat. The City estimated that the area included 50+ properties to be surveyed although the actual number of resources surveyed was 69. Streets included in the survey area were:

- Filmore Street
- Glenmare Street
- Harrison Avenue
- Sherman Avenue
- Westmoreland Drive
- 1300 South Street
- 1500 East Street

III. Fieldwork Techniques

The standard survey was conducted in accordance with the Utah State Historic Preservation Office (SHPO) Standard Operating Procedures for Reconnaissance Level Surveys, Revised February 2010. Reconnaissance Level Survey forms as revised in May of 1999 were used to record the survey data.

¹ The Utah Historic Sites Database, kept in MS Access format. The information in it is available to the public.

Photographs were taken using a Nikon D50, a digital 35 mm single lens reflex camera with an 18-55 mm lens. A CD with digital jpeg images of the principal buildings with addresses was provided to both the City and the SHPO. In addition, both the City and the SHPO received printed copies of the report, photographs on photo sheets with addresses and evaluations, and data sheets. When possible, the photographs were taken so that two elevations can be seen on the primary building. Photographs for reconnaissance level surveys are best taken after the trees and bushes have lost their leaves in the late fall or winter but time constraints for this project required that the photographing be done when the leaves were still out.

Visible addresses were used whenever possible. If an address was not visible for a building, the address was extrapolated from neighboring structures and marked on the survey forms with an asterisk. Question marks were marked on the map and photo sheets to denote approximate addresses.

Buildings documented in the survey were recorded with regard to address, estimated construction date, exterior building materials, height, architectural style and type, original use of the property and the number of existing out buildings (as well as their contributing or noncontributing status). Each site was photographed and recorded on the survey map.

All buildings surveyed were evaluated using criteria developed by the SHPO to indicate age and integrity and assigned a value of A, B, or C. A building receiving an "A" evaluation must be more than fifty years old, retain its historic integrity and also possibly be considered as either historically or architecturally significant. It must be unaltered or have only minor alterations or additions. Buildings with a "B" designation retain most of their historic integrity but have some modifications that prevent an "A" evaluation. "B" buildings may be considered for the National Register of Historic Places as part of a multiple property submission or a historic district based on their historic associations rather than their architectural significance.

Buildings with a "C" designation have lost their architectural integrity as a result of intrusive modifications. These alterations may include the application of vinyl or aluminum siding, incompatible additions in terms of scale and massing, removal or enclosure of the front porch, or changes in window openings. A "C" building may not be eligible for the National Register but may have important local historical value and be listed on a city register. A, B, and C buildings were constructed during the historic period. A and B buildings are eligible as contributing buildings in a historic district.

The National Park Service criteria for inclusion in the National Register of Historic Places (1966) state that a property must be at least fifty years old, with some exceptions, to be included. To extend the usefulness of the survey, buildings constructed in 1965 or earlier are considered within the historic period. There are no properties constructed in 1966 or later in Westmoreland Place.

The construction date recorded will be the date found on a building permit if available through the Salt Lake City Planning Division Office Alchemy automated system or based on a visual estimate if the building permit is not available.

Existing data on properties in Westmoreland Place was examined before beginning the study. Machine-readable records on 30 properties were found in the SHPO statewide database of information on cultural resources in Utah. The majority of the previous listings of Westmoreland Place buildings in the Utah Historic Sites Database are from the study of the East Side of Salt Lake City conducted by Peter Goss and the students in his University of Utah architecture classes in 1985-6.

IV. Brief Outline History

1. Exclusive Streetcar Subdivision (1913-1939)

Salt Lake City in the first decades of the twentieth century began residential expansion on the east bench of the valley, to the southeast of the already settled city area, to accommodate its population growth. Beyond the sharp rise that flattens out along 1300 East Street, the East Bench offered fresh air and mountain views, above the coal-smoke-filled air of the city. Developers platted the land and vigorously promoted the new subdivisions. The population of the city increased from c. 93,000 to c. 150,000 during this time period.² Streetcars brought the residents of the new southeast areas of the city to jobs and shopping in the downtown area from the Westmoreland Place area in eighteen minutes³ on the streetcar line that ran along 1500 East. In the 1920s Salt Lake City had more streetcar tracks per capita than any other city in the United States.⁴ Automobiles were also accommodated in the new subdivisions with small garages, frequently frame, built at the rear of the lots, often after the house was built.

Westmoreland Place was developed by the Dunshee brothers, Earl and Clark O., who moved to Salt Lake City from Iowa in the late nineteenth century. The Dunshees worked in the newspaper business for the *Salt Lake Herald* in Salt Lake City before they began their career as real estate developers. Earl Dunshee was known for having built the first restricted residential area in Salt Lake City, Westminster Heights.⁵ The Dunshee brothers filed the plat for the Westmoreland Place subdivision in May of 1913.

Charles Sumner Greene and his brother, Henry Mather Greene, had an architectural practice in Pasadena, California at the turn of the twentieth century. They built high style custom Arts and Crafts residences that showcased the beauty of fine woods and stone and were intended for specific sites. The Greenes designed the interiors, frequently including the furniture. One of their masterpieces was the 1908 Gamble House on Westmoreland

² 53,531 in 1900 and 92,777 in 1910.

³ June 3, 1913 *Salt Lake Tribune* article on Westmoreland Place.

⁴ Anderson, *Growth Patterns of Salt Lake City*, p. 145.

⁵ As noted in his obituary in the *Salt Lake Tribune*.

Place in Pasadena. Presumably, the name chosen by the Dunshees was a reference to the Greene and Greene work in Pasadena on Westmoreland Place.

Bungalows were popular in America for single-family homes in the first quarter of the 20th century. Both the vernacular Prairie School and Arts and Crafts styles were popularized and repeatedly featured with floor plans and photos in the shelter magazines of the time such as *Ladies Home Journal*, *Architectural Record*, *House Beautiful* and *Good Housekeeping*.

The Dunshee brothers acted as realtors, selling lots through their Commonwealth Investment Company, with Clark O. Dunshee as secretary of the company. Both had offices in prominent office buildings in Salt Lake City; Earl Dunshee in the Walker Bank Building and C.O. in the Newhouse Building.⁶ Their frequent newspaper advertisements noted that they wanted to attract “a better class” of owners. Westmoreland Place was to be a restricted residential neighborhood in that lots could only be sold to Caucasians, and buyers must spend at least \$3000 on their residence. Only single, unattached, residential dwellings could be constructed on the lots and these must be set back twenty-five feet from the front property line.⁷ The subdivision was advertised as “The Tract With the Beautiful Entrance”⁸ referring to the stone pillars at the entrance on the southeast corner of 1500 East and 1300 South Streets. The two tiny⁹ triangular parks that flank the diagonal entrance to Westmoreland Drive are found on the original plat map.

The Dunshee-built houses date only from the first decade of the subdivision. The brothers left Salt Lake City for Los Angeles in the 1920s and other builders completed the subdivision. The economic boom of the 1920s brought more residential construction in Salt Lake City. A variety of period cottages and late bungalows were built in the city and Westmoreland Place during this time. The early 1930s were the harsh years of the Great Depression and little residential construction took place until near the end of the decade.

2. World War II and Midcentury Infill (1940-1965)

The years of World War II slowed the growth of the subdivision but the postwar years led to the building out of the subdivision with infill. By 1950, there were 61 residences in the survey area,¹⁰ with a handful of vacant lots still available. Salt Lake City achieved its highest population ever of 189,454 in 1960. By the end of this period in 1965, all lots were occupied in Westmoreland Place.

⁶ Advertisement for Westmoreland Place lots in the April 13, 1913 *Salt Lake Tribune*.

⁷ These restrictive covenants are found in the original warranty deeds of the properties as well as noted in various newspaper articles, e.g. in the 5/11/1913 *Salt Lake Tribune*.

⁸ *Ibid.*

⁹ Equilateral triangles with a base of 34.44' and sides of 45'.

¹⁰ 1950 Sanborn Insurance Company Map.

The last streetcar was gone from Salt Lake on May 31, 1941¹¹ but Westmoreland Place was still served with public transportation. The streetcar tracks were removed from 1500 East Street and the street repaved. Bus service on the route along 1500 East Street followed, however, still providing access to shopping and offices in the downtown and Sugar House commercial areas.

4. Out of Period (1966-2010)

No new residences were constructed in this period as the subdivision had been built out earlier. There was little population pressure on Westmoreland Place as the population of Salt Lake City had decreased by the 1970 census. The city has had gradual growth in subsequent years but has not again reached the population level of 1960.¹² Uintah Elementary School on 1300 South Street to the north was demolished and replaced by a new structure in 1993. Westmoreland Place remains a desirable East Bench residential area. Yards are landscaped and the mature street trees form a canopy overhead. The major changes to the houses in Westmoreland Place in this period are additions and renovations.

V. Summary of Results

General Findings

The survey documented sixty-nine primary structures, all built in the first two-thirds of the twentieth century. All were built during the historic period; sixty of the residences (eighty-seven percent) are eligible/significant or eligible/contributing. The statistical summary of the survey data for the contributing buildings only, the Historic Building Report/Counts from RLS Survey, is appended to this report. Digital images with addresses and evaluations of their historic integrity are included in printed copies as well as on CD. The list of the buildings themselves, in address order, is included in the appendix in the report titled Architectural Survey Data for Westmoreland (Building List).

All of the primary buildings surveyed were residential. Most are single-family but there are four duplexes. The majority of the contributing buildings have a single story (forty-five or seventy-five percent); ten have 1.5 stories (seventeen percent). There are five contributing buildings (two percent) with two full stories.

Garages from the earlier decades are detached structures located at the rear of the lot with concrete driveways leading to the street. By the midcentury years they are found under the houses or attached, occasionally with a patio on top. Of the fifty garages/outbuildings recorded, thirty-five are contributing (built within the historic period) and fifteen are noncontributing (more recent structures, most likely replacements for earlier structures).

¹¹ McCullough, C.W. "The Passing of the Streetcar," in *Utah Historical Quarterly* 24(1956), 223.

¹² 189,454 in the 1960 U.S. Census and c. 183,171 in the 2009 estimate.

The most popular cladding material is brick and varieties of brick appear on thirty-eight or forty percent of the primary structures. Veneers which include stucco/plaster, half-timbering, asbestos siding and ceramic tile are used in thirty-one or thirty-three percent of the houses. Wood, stone and concrete are the remaining cladding materials used. The prototypical house in the subdivision is a single story brick bungalow with a small detached garage set to the rear of the lot.

Findings by Contextual Period

1. Exclusive Streetcar Subdivision (1913-1939)

During these decades fifty-one or eighty-five percent of the contributing buildings in Westmoreland Place were constructed. As predicted, the earliest and most frequently occurring house type is the bungalow in the general bungalow style (eighteen), Arts and Crafts style (sixteen) as well as the vernacular Prairie School style (six). Bungalows comprise more than one third (twenty-three or thirty-eight percent) of the contributing buildings. There are also four (or seven percent) clipped-gable cottages (with truncated or jerkinhead roofs) from the 1920s.

Period cottage types were popular in the 1920s and 1930s in Salt Lake City and constitute over a quarter of the contributing primary buildings (sixteen or twenty-seven percent) in Westmoreland Place. English Tudor styling with its distinctive half-timbering is found on nine examples, followed by the English Cottage style on seven houses. A few structures with Colonial Revival styling details are found on six houses.

The bungalows and period cottages range from modest single-story vernacular cottages to high-style slightly larger one-and-a-half or two-story residences. Brick is the primary wall cladding with half-timbering and stucco found in the gable ends of the English Tudor examples. Most are single family houses but two duplexes date from the end of this period: 1516 East Westmoreland/1321 South 1500 East from 1939, and 1337/1341 South 1500 East in 1937.

2. World War II and Midcentury Infill (1940-1965)

Houses from this period were built as infill in the established Westmoreland Place neighborhood. The World War II and post war period provided fifteen percent of the principal contributing structures in the survey area; seven percent from the 1940s (four primary structures) and eight percent (five primary structures) from the 1950s. There is one Colonial Revival style house with the majority (eleven or fourteen percent of the contributing primary buildings) in the simpler Minimal Traditional style. There is one 1950 split-level on 1500 East. Two of the four Westmoreland Place duplexes date from this period. The house at 1526/1530 East 1300 South was built in 1940 and the one at 1373/1375 South 1500 East in 1950

3. Out of Period (1966-2010)

Westmoreland Place continues to be a desirable residential East Bench residential neighborhood. No complete new construction took place in this era. Several examples of camel-backs, two-story additions at the rear of single-story bungalows, were found, in addition to other additions and renovations. The additions and/or renovations during this period have adversely affected the historic integrity of nine (thirteen percent) of the buildings.

VI. Recommendations

National Register

The creation of a National Register Historic District for Westmoreland Place will be completed as part of this contract. The majority of the buildings surveyed (eighty-seven percent) is eligible/significant (forty-five percent) or eligible/contributing (forty-two percent) and will be contributing buildings in the future historic district.

Local Historic District Designation

In August of 2010, the Salt Lake City Council voted to establish the Westmoreland Place Historic District including the landscaped area in the front of the subdivision on the northwest and apply the H Historic Preservation Overlay Zoning District to properties located within the Westmoreland Place Subdivision.

Intensive Level Surveys

A reconnaissance level survey (RLS) is a visual evaluation of the exteriors of structures and does not provide specific histories on the individual buildings.¹³ Intensive Level Surveys (ILSes) are the appropriate vehicles to establish a firm construction date, document the historic era owners, builders, architects and residents of the building, and record its history. Further information on the history and architecture of the various buildings would inform preservation plans for the area. These surveys would provide current information to allow the Planning Division Staff and the Historic Landmark Commission to make informed decisions regarding planning actions affecting the potential Westmoreland Place Historic District. This information will also provide a higher level of certainty regarding historic district status to property owners in the district as well as be used to update the database at the State Historic Preservation Office (SHPO).

¹³ If the Salt Lake City Planning Division Alchemy system has building permit records that contain the dates of remodels and additions to surveyed buildings, these are included in the survey data. The building permit date, if available, is the date used for the construction date in the database, although actual construction may have taken place in the following year.

All of the buildings in the Westmoreland Place subdivision should be considered for further intensive level survey research. Although student papers are available on some of the houses, primarily the bungalows, the papers are 25+ years old and not conducted to current practices of historic preservation research.¹⁴ The period cottages and mid-century World War II-era houses were not included in the earlier research studies. Priority for ILS research should be given to buildings that retain their historic integrity (an evaluation of A or B) without previous research. The noncontributing historic era buildings with C evaluations should also be candidates for further investigation.

Eligible/Significant buildings without previous research

1352 South Filmore Street
1347 South Glenmare Street
1353 South Glenmare Street
1520 East Harrison Avenue
1532 East Harrison Avenue
1538 East Harrison Avenue
1544 East 1300 Street
1548 East 1300 Street
1564 East 1300 Street
1337 South 1500 East
1347 South 1500 East
1361 South 1500 East

VII. Bibliography

Alexander, Thomas G. and James B. Allen. *Mormons and Gentiles, A History of Salt Lake City*. Vol. V, The Western Urban History Series. Boulder, Colorado: Pruett Publishing Co., 1984.

Anderson, Charles Brooks. "The Growth Pattern of Salt Lake City, Utah, and its Determining Factors." Ph.D. dissertation, New York University, 1945.

Architectural survey data for Salt Lake City from the statewide database of information on cultural resources in Utah at the Utah State Historic Preservation Office.

Boyce, Ronald R. "An Historical Geography of Greater Salt Lake City, Utah." University of Utah, MS Thesis, 1957.

Brinkerhoff, Jane and Stephanie Turner. "Westmoreland Place: A Retrospective of homes built between 1913 and the early 1920's." A student paper from the

¹⁴ For example, in the student papers a number of the speculative houses built by the Dunshees were given the historic name of Dunshee although the Dunshees did not live in the houses. Current historic preservation practice is to give the structure the name of the first owner/inhabitant of the house, not the builder.

- University of Utah Graduate School of Architecture. December 1993. Available at the Salt Lake City Planning Division and the Utah State Historic Preservation Office.
- Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: A Guide*. Salt Lake City, Utah: Graduate School of Architecture, University of Utah, and Utah State Historical Society, 1991.
- Goss, Peter. Various "Structure/Site Information Forms." Available at the Salt Lake City Planning Division and the Utah State Historic Preservation Office.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture (1600 to 1940)*. National Trust for Historic Preservation. Washington, D.C.: The Preservation Press, 1994.
- Plat map of Westmoreland Place. Available at the Salt Lake County Records Office.
- Powell, Allan Kent, ed. "Population." In the *Utah History Encyclopedia*. Salt Lake City, UT: University of Utah Press, 1994.
- Salt Lake City Directory*. Salt Lake City: R.L. Polk and Company, 1930-1960.
- Salt Lake Tribune*.
- Sanborn Map Company. Fire insurance maps of Salt Lake City, Utah. 1950.
- Sillitoe, Linda. *A History of Salt Lake County*. Utah Centennial County History Series. Salt Lake City: Utah State Historical Society/Salt Lake County Commission, 1996.
- Utah Light & Traction Company. *Salt Lake City: Where to Go & How to Get There*. [1940]. Available at the Utah History Research Center, Utah State Historical Society.
- Various student University of Utah College of Architecture student papers. Available at the Salt Lake City Planning Division office.

Location

1577 Sherman Ave.
Salt Lake City, UT

Features

Built in 1914

2,531 sq. feet

3 Bedrooms, 2 Baths

.16 Acre Property

Forced Air Heating

Swamp Cooler

Hardwood Floors Throughout

Updated Kitchen

Built in Buffet

Art Glass French Doors

Fully Landscaped Yard

Mature Landscaping

Sprinkler System

MLS# 975857



Suzanne Allred
801.580.8856



Original Arts & Crafts style gumwood interior in living room, dining room and inglenook including built-in bookcases & dining room sideboard. Hardwood floors throughout with quarter-sawn oak floors in living room, dining & inglenook. Antique art glass interior doors. Spacious kitchen & breakfast room with art glass french doors leading to walled garden. Front garden designed by landscape designer Rob McFarland. Home office & wine cellar. Beautiful tree-lined street, in historic Westmoreland Place near 15th and 15th.

Square footage and lot size which are provided as a courtesy are approximate. All other information contained herein was supplied by the seller. It is the buyer's responsibility to verify all information.

Attachment C
National Register 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 Westmoreland Place Historic District

other names/site number _____

2. Location

street & number Roughly bounded by 1300 South, 1500 East, Sherman Avenue and
1600 East Streets

	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 at the following level(s) of significance:

national statewide local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Westmoreland Place Historic District
 Name of Property

Salt Lake County, Utah
 County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

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

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

Contributing	Noncontributing	
60	9	buildings
		district
		site
		structure
		object
60	9	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

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVE-

MENTS: Bungalow/Craftsman and Prairie School

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

and Tudor Revival

OTHER: Minimal Traditional

Materials
 (Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK, STUCCO,

WOOD: shingle, weatherboard

roof: ASPHALT, OTHER: bar tile

other: STONE: sandstone

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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

The Westmoreland Place Historic District is a small residential neighborhood located on the East Bench of Salt Lake City, Salt Lake County, Utah. It is located thirteen blocks south and fifteen blocks east of Salt Lake City's business center. Its sixty-nine primary structures are entirely residential. Single-family houses predominate but there are four duplexes scattered along the perimeter of the subdivision. Uniformly sized mature shade trees line the streets in the parking strips creating an urban canopy with their branches. Concrete curbs, gutters and sidewalks are found throughout the district. The houses have uniform setbacks and the garages are primarily located at the rear of the lots. All of the houses in the district were built in the period from 1913 to 1952; the majority in the then popular bungalow and period revival cottage styles. Westmoreland Place was designated a local historic district by Salt Lake City in 2010 and is protected by restrictive zoning ordinances.

Narrative Description

Westmoreland Place Historic Place is a subdivision laid out in 1913 by the Dunshee brothers, Earl and C.O. Dunshee, using the then popular Craftsman style for bungalows, based on the houses designed by the architect brothers, Greene and Greene, on Westmoreland Place in Pasadena, California. Distinctive rock-faced granite ashlar "gatehouses" (or entrance structures) [Photograph 1] bracket the entrance to the district at the intersection of 1500 South and 1300 East Streets with the name of Westmoreland Place incised on a panel [Photograph 2]. The gatehouses and the grand entrance of Westmoreland Drive that runs diagonally from the northwest corner of the district between the pillars to the intersection of Fillmore and Sherman Streets visually and physically differentiate the district from the surrounding neighborhoods which are laid out in a rigid grid pattern. Small triangular parks extend to the northwest next to the gatehouses and a circular grassy park area is maintained at the southeast corner of the intersection of 1500 East and 1300 South Streets [Photograph 3].

The historic district contains sixty-nine (69) primary resources, all built within the historic period. It retains a high degree of historic integrity as the majority (87%) of the resources, sixty (60), contributes to the historic character of the district. There are fifty (50) detached garages set to the rear of the lots with concrete driveways leading to the street and thirty-five (35) of these are from the first several decades of the historic period. However, these are not being included in the resource count. In the original subdivision plat ten-foot wide alleys were laid out but appear to have never been utilized. By the midcentury years garages were built under the houses on the slope along 1500 East Street or attached to the houses, occasionally with a patio on top. None of the structures in the district is individually listed on the National Register.

The collector streets of 1300 South and 1500 East form the north and west boundaries of the district. The south boundary includes the houses on the north side of Harrison Avenue and roughly 1400 East on the eastern edge. The Westmoreland Place Historic District has the same boundaries as the Westmoreland Place subdivision platted in 1913. The Yalecrest Historic District [listed 2007] is located directly to the north. Westmoreland Drive enters the district at a diagonal, between the entrance pillars [Photograph 4]. The interior streets revert to the rectilinear grid pattern of the

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surrounding city street system. All of the streets in the district are paved with curbs, gutters and sidewalks. Street lighting is provided by non-historic lamps comprised of plastic globes atop metal poles on concrete bases [Photograph 5]. The well-maintained established landscaping, uniform setbacks, mature shade trees, and uniform scale of the houses make this a visually cohesive neighborhood. The district is known for its collection of Craftsman style bungalows and period revival cottages and remains a desirable address in Salt Lake City.

Survey Methods and Eligibility Requirements

The buildings in Westmoreland Place were classified as either contributing or noncontributing to the district based on the reconnaissance level survey of the area conducted in October 2010.¹ Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

A – Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C," architectural significance; also, buildings of known historical significance.

B - Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as "A" buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D – Out-of-period: constructed outside the historic period.²

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to determine the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

Architectural Styles, Types and Materials by Period

Exclusive Streetcar Subdivision (1913-1939)

A streetcar line ran along the western boundary of Westmoreland Place on 1500 East and provided rapid access to the downtown business center in 1913. The Dunshee brothers used the streetcars as a selling point in their newspaper advertisements for the subdivision, noting that a resident of Westmoreland Place could be downtown on the streetcar in eighteen minutes. The bungalows and period cottages from this era range from modest single-story vernacular cottages to high-style slightly larger one-and-a-half or two-story residences. Most are single-family houses but two duplexes date from the end of this period. Brick is the primary wall cladding with half-timbering and stucco found in

¹Lufkin, Beatrice. *Westmoreland Place Standard Reconnaissance Level Survey, Salt Lake City, Salt Lake County, Utah*. Final Report, October 2010. The boundaries of the historic district are the same as those of the 2010 reconnaissance level survey.

² *Reconnaissance Level Surveys, Standard Operating Procedures*. Utah State Historic Preservation Office, Rev. October 1995.

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the gable ends of the English Tudor examples. Many of the early California and airplane bungalows are shingle-sided.

Of the fifty-one houses built during this initial era, twenty-three or thirty-eight percent are bungalows. They were the first houses to appear in Westmoreland Place and the Dunshee brothers built the majority of them. Bungalows were the most popular house type in Utah during the first decades of the twentieth century, at the time of the expansion of Salt Lake City onto the East Bench. The rectangular plans, low profiles with wide eaves and low-pitched roofs characterize the Westmoreland Place bungalows with styling variations from the Craftsman and Prairie School styles. The California and the airplane bungalow, two of the less common Craftsman subtypes and rarely seen in Utah, are found in Westmoreland Place. California bungalows have open gable ends with distinctive exposed framing members. The airplane bungalow has a single small room with many windows on the second floor.

The Dunshees are responsible for many of the California bungalows. A fine example of a Craftsman bungalow in the unusual airplane variant is the house at 1347 South Filmore Street, built as a model home in 1914 and lived in by one of the developers of Westmoreland Place, Clark O. and Mary Dunshee [Photograph 6]. It has the characteristic style elements of a low-pitched roof, exposed framing elements, and ribbon windows or grouped casements. Its single room on the second floor also has ribbon windows. Battered cobble rock piers and a full-width open porch with exposed wooden structural elements distinguish the shingled Craftsman California bungalow variant built by the other Dunshee brother, Earl, in 1913 at 1576 East Harrison Avenue [Photograph 7]. Earl Dunshee and his wife lived in the house. The Commonwealth Investment Company, a Dunshee brothers company, built the side-gabled stuccoed California example at 1363 South Filmore Street in 1917 for Charles and Lila Reeder, of the Mullett-Kelly department store. It has exposed rafters on the front-gabled open porch and simple square supports [Photograph 8]. C.O. Dunshee built the nearby shingle-sided bungalow at 1380 South Filmore Street in 1916 with the projecting gabled porch and river rock battered piers capped by concrete coping. The ribbon windows light the façade [Photograph 9]. Another California 1915 bungalow with the distinctive open structural elements on the cross-gabled porch that rest on massive stuccoed piers is at 1347 South 1500 East Street [Photograph 10].

Prairie School style bungalows were built at roughly the same time as the Craftsman bungalows. Their horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, brick walls, casement windows, and prominent front porches is modeled on the early Midwestern work of Frank Lloyd Wright. The example at 1548 East 1300 South, built in 1916, has the characteristics of the style, including the cast stone coping for the porch knee wall and window sills [Photograph 11].

Clipped-gable cottages were common near the end of the bungalow era up to the late 1920s in Utah. There are four examples in Westmoreland Place Historic District. The striated brick clipped-gable cottage at 1365 Glenmare Street from 1924 has fluted columns supporting the open front porch and cornice returns [Photograph 12].

Period revival cottages from the 1920s and 1930s in several styles constitute sixteen (or twenty-seven percent) of the contributing primary buildings in Westmoreland Place. The side-gabled English cottage style period revival cottage at 1353 South Glenmare Street built by the architect George W. Welch for his own residence in 1922 has rolled shingles at the roof edges to imitate thatching, occasional single bricks in the stucco-clad wall surfaces, a tabbed door surround and prominent chimney [Photograph 13]. A round-arched door, ribbon windows and a gabled entrance bay with faux

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half-timbering at the peak characterize the English Tudor style brick period cottage built in 1931 by the builder S. E. Mulcock at 1538 Harrison Avenue [Photograph 14].

Colonial Revival styling was very popular for residential architecture in Salt Lake City, in addition to its use for religious, commercial and institutional buildings. There are seven examples of it in the Westmoreland Place Historic District. The wooden-shingled side-gabled house at 1551 Sherman Avenue has a symmetrical façade and gabled entry porch supported by square columns with a curved underside [Photograph 15]. The locally prominent architectural firm of Woolley and Evans designed the two-story brick house at 1353 Filmore Street for the dentist, J. Leo Shepard, in 1922. It has many elements of the style including a broken pediment over the door, keystones on the first floor windows, multiple light sashes, and a symmetrical façade [Photograph 16]. One of the two duplexes built by R. Anderson in 1939 at 1337/1341 South 1500 East has a symmetrical facade, non-operational shutters, low-pitched hipped roof, and pedimented window heads, wall dormers and paired enclosed entrance porches [Photograph 17].

World War II and Midcentury Infill (1940-1952)

The subdivision was built out in the years just before and after World War II. A total of nine houses or fifteen percent of Westmoreland Place was built during this era; four in the 1940s and five in the 1950s. Minimal traditional styling is found on eight single-family houses as well as two duplexes. Many from this era were built in the few remaining empty lots on the streets on the perimeter of the subdivision. The minimal traditional style has little ornament, medium-pitched gable roofs with close eaves and the entrance typically set asymmetrically on the façade. The World War II cottage is the most frequent form for single-family minimal traditional style houses. The 1950 duplex at 1373/1375 South 1500 East Street is symmetrical with garages on the first floor on the front-facing gabled bay [Photograph 18]. The last house built in Westmoreland Place Historic District is a minimal traditional World War II-era cottage with an inset porch under the main hipped roof constructed in 1952 at 1546 Harrison Avenue [Photograph 19].

Out of period (1953-2010)

No buildings were constructed during this period but alterations and additions have been made to the existing houses. Most changes appear to be construction to acquire additional living space; three add second floors to bungalows. The example at 1374 Fillmore Street is a camelback, adding a synthetic stucco-sided second floor to the rear of a brick bungalow [Photograph 20]. The Dunshee California bungalow at 1564 Harrison Avenue is shingled with a shingled second floor addition [Photograph 21]. The late modern-looking house at 1361 Glenmare Street is an update of the original house built in 1945 [Photograph 22].

Summary

The Westmoreland Historic District contains one of the best collections of intact Craftsman bungalows in Salt Lake City. It is also enhanced with contemporary examples of Prairie School style bungalows, various types of period revival cottages and World War Two cottages, providing a variety of early to mid-twentieth century building styles and types. The styles reflect the historic periods covered during the building period of the district, although the area is most renowned for its bungalows, particularly those of the Dunshee brothers. The neighborhood is visually cohesive with mature street trees, uniform setbacks, and well-maintained landscaping. All of the residences in the district were built during a forty-year period in the historic era and the majority retains their historic integrity. The

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examples with modern changes and/or additions that no longer retain their historic integrity still have the scale and massing that fit with the rest of the district and do not detract from the overall integrity of the district. In addition to the work of the Dunshees, a variety of local builders were involved in the construction of the houses in the district. They range from local carpenters and masons like Alex Brown to the renowned architectural firm of Evans and Woolley. All of the construction by the various builders retains the high standards for design, landscaping and materials set by the Dunshees.

Statistical Summary of the Westmoreland Place Historic District

Evaluation/Status	<u>Contributing</u> (A or B)	<u>Non-contributing</u> (C)
Primary resources	87% (60)	13% (9 altered)

Total (69 primary resources)

Construction Dates (contributing primary resources only)	<u>1910s</u> 35%	<u>1920s</u> 27%	<u>1930s</u> 23%	<u>1940s</u> 7%	<u>1950s</u> 8%
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Original Use (contributing primary resources only)	<u>Residential</u> (single dwelling) 56	<u>Residential</u> (multi-family) 4
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Construction Materials³ (contributing primary resources only)	<u>Brick</u> 54%	<u>Veneer</u> 33%	<u>Wood</u> 8%	<u>Stone</u> 4%	<u>Concrete</u> 0%
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Architectural Styles (contributing primary resources only)	<u>Bungalow</u> 38%	<u>Period Revival Cottage</u> 27%	<u>Clipped-Gable Cottage</u> 7%
	<u>WWII-era Cottage</u> 12%	<u>Double House/Duplex</u> 7%	

Height	<u>1 story</u> 75%	<u>1.5 story</u> 17%	<u>2 story</u> 2%
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³ Totals add to more than 100% as a building may have more than one building material used.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1913-1952

Significant Dates

1913

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Taylor A. Wooley and Clifford Evans, George W. Welch

Earl Dunshee and Clark O. Dunshee

William Ryberg and Eric Ryberg

Period of Significance (justification)

Criteria Considerations (explanation, if necessary)

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

The Westmoreland Place Historic District is significant under both Criteria A and C for its association with the development of the residential East Bench of Salt Lake City in the streetcar era and its intact collection of early twentieth century housing, particularly Craftsman bungalows. It is locally historically significant under Criteria A as an example of a designed subdivision built on a streetcar line on the East Bench by out-of-state developers or land merchants, Earl and Clark Dunshee, who were drawn to Salt Lake City by its tremendous growth at the turn of the last century. It was planned as an exclusive subdivision restricted to more affluent buyers and marketed through newspaper advertising. All aspects of the neighborhood were planned and executed by the Dunshees from the sidewalks, curbs, gutters, street trees, to the grand entrance through stone gate houses with grass-covered park areas on either side. The marketing was successful and Westmoreland Place residents were prominent citizens of Salt Lake City.

The Westmoreland Place Historic District is also significant under Criteria C for its well-preserved collection of early to mid-twentieth century housing types. It is unique in Salt Lake City for its intact assortment of Craftsman bungalows, including examples of the uncommon-to-Utah subtypes, the airplane bungalow and a variety of California bungalows. It is known primarily for the Craftsman bungalows built by the Dunshees, complemented with period revival cottages and WWII-era cottages, contributed by other local builders. It remains one of the most intact collections of architecturally significant bungalows and period cottages in the Salt Lake City. Because the development of the subdivision occurred over a short period of time, less than forty years, the area is visually cohesive. The setbacks are uniform, and the house types are compatible in terms of massing and scale. The Westmoreland Place Historic District contributes significantly to the historic resources of Salt Lake City and is an excellent example of an exclusive East Bench bungalow subdivision built out with period cottages.

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

After statehood for Utah was obtained in 1896, the population of Salt Lake City almost doubled from 1900 to 1910.⁴ Expansion of its residential areas began on the east bench of the valley, to the southeast of the already settled city area. Beyond the sharp rise that flattens out along 1300 East Street, the East Bench offered fresh air and mountain views, above the coal-smoke-filled air of the city. Real estate developers platted the land and vigorously promoted the new subdivisions. Streetcars brought the residents of the new southeast areas of the city to jobs and shopping in the downtown area. Residents could get from Westmoreland Place to the business center in eighteen minutes⁵ on the streetcar line that ran along 1500 East Street.

Earl and Clark O. Dunshee filed the plat for the Westmoreland Place subdivision in May of 1913. The Dunshee brothers moved to Salt Lake City from Iowa with their parents in the late nineteenth century. They both worked in the newspaper business for the *Salt Lake Herald* in Salt Lake City before they began their career as real estate developers. Clark was the chief editor of the paper and Earl was the

⁴ 53,531 in 1900 and 92,777 in 1910.

⁵ June 3, 1913 *Salt Lake Tribune* article on Westmoreland Place.

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circulation manager. Earl Dunshee was known for having built the first restricted residential area in Salt Lake City, Westminster Heights, also on the East Bench.⁶

The Dunshee brothers acted as realtors, selling lots through their Commonwealth Investment Company, with Clark O. Dunshee as secretary of the company. Both had offices in prominent office buildings in Salt Lake City; Earl Dunshee in the Walker Bank Building and C.O. in the Newhouse Building.⁷ Their frequent newspaper advertisements noted that they wanted to attract “a better class” of owners and that no lot was more than one block from the streetcar line. Westmoreland Place was to be a restricted residential neighborhood in that lots could only be sold to Caucasians, and buyers must spend at least \$3,000 on their residence. That price ensured that only the more affluent could afford to buy and build in the subdivision. Only single, unattached, residential dwellings could be constructed on the lots and these must be set back twenty-five feet from the front property line.⁸ The subdivision was advertised as “The Tract With the Beautiful Entrance”⁹ referring to the stone pillars at the entrance on the southeast corner of 1500 East and 1300 South Streets. The two tiny¹⁰ triangular parks that flank the diagonal entrance to Westmoreland Drive are found on the original plat map. Tennis courts were planned and advertised but never executed.

Another pair of brothers, Charles Sumner Greene and Henry Mather Greene, influenced the Dunshee brothers in their architectural choices in Westmoreland Place. The Greene brothers practiced architecture in Pasadena, California, from 1893 to 1914, and are considered to have inspired the Craftsmen style trends in the United States. They built high style custom Craftsman residences that showcased the beauty of fine woods and stone intended for specific sites in Southern California. One of their most renowned works is the 1908 Gamble House located on Westmoreland Place in Pasadena, California. Greene and Greene designed the interiors as well, frequently including the furniture. Their designs received extensive publicity in popular shelter magazines of the time such as *Ladies Home Journal*, *Architectural Record*, *House Beautiful*, and *Western Architect*, and began to affect residential designs across the country. The *Craftsman Magazine*, published by Gustav Stickley from 1901-1917, specialized in the style. Presumably, the name chosen by the Dunshees for the subdivision was a reference to the Greene and Greene work in Pasadena on Westmoreland Place.

The Dunshee-built houses date only from the first decade of the subdivision as the Dunshee brothers left Salt Lake City for Los Angeles in 1922 and other builders completed the build-out of the subdivision. The economic boom of the late 1920s brought more residential construction in Salt Lake City, particularly on the East Bench. A variety of period cottages and late bungalows were built in the city and Westmoreland Place during this time.

The years just before and after World War II brought many workers to the Salt Lake valley for the war industries and created a great need for housing. All of the vacant lots in Westmoreland Place were

⁶ As noted in his obituary in the *Salt Lake Tribune*.

⁷ Advertisement for Westmoreland Place lots in the April 13, 1913 *Salt Lake Tribune*. Both buildings are listed in the National Register of Historic Places. The Walker Bank Building is listing #06000929, the Newhouse Building is a contributing building in the Exchange Place Historic District.

⁸ These restrictive covenants are found in the original warranty deeds of the properties as well as noted in various newspaper articles, e.g. in the 5/11/1913 *Salt Lake Tribune*.

⁹ Ibid.

¹⁰ Equilateral triangles with a base of 34.44' and sides of 45'.

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built out, including four duplexes, towards the end of the historic period. The last house in Westmoreland Place was built in 1952.

Architecture

Bungalows were the most popular house type in Utah and the western United States for single-family homes in the first quarter of the 20th century. They were the first houses to appear in Westmoreland Place. Bungalows are usually one or one-and-a-half story with an interior open design, low-pitched roofs and wide overhanging eaves. They frequently have casement windows and a dormer on the front slope of the roof. Broad porches and verandas unite the houses with their building sites. The two primary bungalow styles found in Westmoreland Place are the Craftsman and the vernacular Prairie School.

The Craftsman style, especially as seen in the work of Charles Sumner Greene and Henry Mather Greene in southern California, combines elements of the British Arts and Crafts movement with Oriental wooden architecture. Greene and Greene were brothers who practiced architecture in Pasadena from 1893 to 1914. Their high-style fully-designed houses were publicized in the shelter magazines of the time including *Ladies Home Journal*, *Architectural Record*, *House Beautiful* and *Good Housekeeping*. Floor plans and pattern books helped to popularize the style. Frequently the interiors featured fine woods and built-in cabinets and bookcases. The houses were clad in wooden shingles or clapboard. The Dunshee brothers featured the Craftsman style in their bungalow designs and appear to have taken design elements for the Salt Lake City Westmoreland Place Historic District from the street of the same name in Pasadena. The Greene and Greene masterpiece of Craftsman architecture, the Gamble House, is located on Westmoreland Place in Pasadena.

Two varieties of Craftsman bungalows found in the Westmoreland Place Historic District, the California and the airplane bungalow, are infrequently seen elsewhere in Utah. The California bungalow is usually shingle-sided but there are also brick and stucco-clad examples. The major characteristic is the front-facing open gable end over the front porch. It has exposed squared framing elements; rafters, purlins, ridge beams and brackets. The single airplane bungalow has the characteristic small room on the second floor with windows on all four sides. The name is thought to come from either the panoramic view possible from the second floor, like that from an airplane, or the resemblance of the single small room on the second floor over to the cockpit of an early twentieth century airplane.

Prairie School style bungalows are typically brick with smooth wall surfaces, low-pitched hipped roofs and wide eaves. The horizontal lines are emphasized, particularly in the cast stone or concrete coping above the knee walls of the front porches and the window sills. The style is roughly derived from the early Midwestern work of Frank Lloyd Wright. Two renowned Utah architects, Clifford Percy Evans and Taylor Woolley, both served as apprentices to Frank Lloyd Wright in his Oak Park studio, and returned to practice together in Utah. They are credited with helping to spread the Prairie School style throughout Utah. One of their designs is in the Westmoreland Place Historic District.

Historically based period revival styling was popular in Utah from the Victorian era through the 1930s. Steeply pitched roofs, asymmetric massing and the decorative use of various cladding materials are characteristic of the style which refers back to earlier periods in the popular English Cottage or English Tudor variants frequently used for residential construction. Their surge in popularity in the

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1920s is often attributed to the U. S. soldiers returning from World War I who were exposed to the vernacular French and English historic architectural styles in Europe. They both refer back to vernacular medieval English houses. English Cottage and English Tudor style houses share many characteristics and are frequently distinguished by the faux half-timbering on the English Tudor examples. Both cottage styles are frequently brick. A number of the period revival cottages were constructed by builders also active elsewhere on the East Bench in Salt Lake City. Decorative features refer back to earlier architectural styles with shorthand elements like panels of half-timbering in gable ends to denote the English Tudor style, smooth wall surfaces and round arches for the simple English cottage and classical motifs for Colonial Revival. These were particularly fashionable in the years between the World Wars.

Minimal traditional styles are found in the late 1930s through the 1950s in Utah and use simplified Colonial Revival style elements. Chronologically as well as stylistically, they are between the period revival cottages and more modern styles and types. They have medium pitched gable roofs, close eaves, and are usually asymmetric in shape. The entry door frequently has simple columns or pilasters.

Architects and Builders

Builders and land developers frequently moved into the houses they were building in the heavily advertised subdivisions on the east side of Salt Lake City. Earl and Clark Dunshee platted the subdivision, promoted it, and built almost one quarter of its houses. They are by far the most prolific builders in the subdivision. Both brothers lived in Westmoreland Place with their wives. By the time they left for California in 1922, thirty houses had been completed. Other builders completed the rest of Westmoreland Place over the next thirty years.

The Ryberg brothers, William E. and Eric, were involved in much of the early construction in Westmoreland Place and were the major contractors for the Dunshees. Their company, Ryberg Brother Contractors of Logan, was formed in 1912. Eric Ryberg lived in 1374 Glenmare Street and after 1922 in 1344 Filmore Street. William Ryberg lived at 1366 Glenmare Street with his wife, Marie. The brothers were next-door neighbors on Glenmare Street, sharing a driveway. They teamed as Ryberg and Sorenson to build 1540 Westmoreland Drive in 1932. J. C. Sorenson built the bungalow at 1358 Glenmare Street.

Taylor Woolley and Clifford Evans were principals at the Miller, Woolley and Evans architectural firm in Salt Lake City in 1922. Taylor A. Woolley apprenticed with Frank Lloyd Wright at his studio in Oak Park and also in Fiesole, Italy, working on the Wasmuth Portfolio. Taylor Woolley is credited with the popularization of the Prairie School style in Utah and also served as State Architect. He worked in the Prairie School style as well as later in the Colonial Revival style. The 1922 Colonial Revival style house at 1353 Filmore Street that they designed is an early example of the style in the area.

George W. Welch built and lived in his own house in Westmoreland Place. He and his partner, Carl W. Scott, formed the Salt Lake City-based architectural firm of Scott and Welch. In the 1920s they designed Copperton, a new company town for the Utah Copper Company on the southwest side of the Salt Lake valley. They are also known for their work designing schools, libraries and other public buildings across Utah with the New Deal W.P.A. program.

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A number of builders and contractors were also active in the Yalecrest neighborhood to the north. In 1928 several builders constructed English Tudor houses. Olof Nilson, contractor, built 1371 Filmore Street; George A. Bowles and Son, 1554 Harrison Avenue, and R. B. Amundson, 1347 Glenmare Street. Sidney E. Mulcock in 1931-2 constructed two neighboring English Tudor style houses at 1532 and 1538 Harrison Avenue. Herrick and Company built 1552 East 1300 South Street in 1951. N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder. Herrick and Company provided design as well as construction services.

Several builders have a single house in Westmoreland Place. R.J. Chamberlain in 1914 built 1520 Harrison Avenue. Newman Building built 1548 East 1300 South Street in 1916. Edw. Wallace did 1551 Sherman Avenue in 1921. In 1936 Capitol Home Builders built 1576 East 1300 South Street and Alex Brown, a Salt Lake City carpenter, constructed the English Tudor style house at 1360 Filmore Street. R. Anderson built 1337 South 1500 East Street in 1937.

Early owners/residents

The subdivision was actively marketed to relatively affluent buyers including business people, managers and professionals. A number of the early owners and residents of Westmoreland Place were managers and owners of retail establishments in downtown Salt Lake City. Charles Reeder, secretary-treasurer of the Mullett-Kelly Company department store lived with his wife, Lila, at 1363 Filmore Street. Samuel and Carrie Ashby lived at 1370 Filmore Street from 1922 to 1951 during which time Samuel worked as a salesman and a buyer at the Paris department store. Another buyer from the Paris, Samuel Ashby, bought the 1922 Prairie School style bungalow 1374 Filmore Street, in 1942. Henry Segil was manager of "the Mode," a women's clothing shop, when he lived with his wife, Julia, in the Dunshee bungalow at 1347 Filmore Street. David Tandowski and his wife, Lena Marks, bought the bungalow at 1344 Glenmare Street in 1917. David Tandowski was a tailor and owned Tann and Company, Tailors and Drapers. William and Arville Sibley lived in the Dunshee bungalow at 1577 Sherman Avenue from 1914 to 1917 while William Sibley was treasurer of Auerbach's Department Store. The next owner, Sperry W. Lawson, was the secretary of the Decker-Patrick Company Department Store.

In addition to the builders noted above who lived in the subdivision, a variety of business people and managers resided there. J. Frank and Rose Brujins moved in to their house at 1370 Filmore Street in 1914 while he was a superintendent with the United States Forest Service. John C. Edgheill was an agent for a Boston wool company, a former Juab County state senator, and the owner of 1344 Filmore Street from 1914 to 1922. William C. Zeese was a member of the Salt Lake City detective/police department as he and his wife, Leola, lived at 1564 Harrison Avenue in 1914. Herbert Legg was a vice-president for Landes & Co., dealers in industrial machinery, when he lived in the Dunshee bungalow at 1576 Harrison Avenue in 1920.

Charles and Ethel Callow were the first owners/residents of the English Cottage at 1360 Filmore Street in 1936 as Charles Callow was working as an engineer. George P. Parker was elected Attorney General in Utah in 1928, the year he and his wife, Nellie, bought the English Tudor at 1371 Filmore Street. Joseph Pence was president of Graceland College and Mayor of Boise, Idaho, before he moved to Salt Lake City in 1922 to practice law. He and his wife, Lucia, and bought and lived in the Craftsman bungalow at 1380 Filmore Street. Francis Goeltz was a urologist affiliated with St.

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Mark's Hospital when he moved into the house at 1335 Glenmare Street in 1915. Dana T. Smith was an attorney for the Oregon Short Line Railroad when he bought the house at 1551 Sherman Avenue in 1921. A number of the houses were speculative and rented for the first few years. The Dunshee bungalow at 1576 East Harrison Avenue that was built in 1914 and rented until 1926 when Charles E. West, an employee of the Utah Fuel Company, purchased it.

Summary

Westmoreland Place Historic District is significant for the quality and number of intact bungalows and period revival cottages as well as the prominent citizens who lived there in the early twentieth century. Because the development of the subdivision occurred over a short period of time, less than forty years, the area is visually cohesive. The setbacks are uniform, and the house types are compatible in terms of massing and scale. It contains an exceptional grouping of examples of Craftsman bungalows not found elsewhere in Salt Lake City, particularly the airplane and California subtypes. It remains one of the most intact collections of architecturally significant bungalows and period cottages in the Salt Lake City. The Westmoreland Place Historic District contributes significantly to the historic resources of Salt Lake City and is an excellent example of an exclusive East Bench bungalow subdivision later built out with period cottages.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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

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Anderson, Charles Brooks. "The Growth Pattern of Salt Lake City, Utah, and its Determining Factors." Ph.D. dissertation, New York University, 1945.

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McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Powell, Allan Kent, ed. "Population." In *Utah History Encyclopedia*. Salt Lake City, UT: University of Utah Press, 1994.

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Sillitoe, Linda. *A History of Salt Lake County*. Utah Centennial County History Series. Salt Lake City: Utah State Historical Society/Salt Lake County Commission, 1996.

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Various student papers. Available at the Salt Lake City Planning Division and the Utah State Historic Preservation Office.

<p>Previous documentation on file (NPS):</p> <input type="checkbox"/> preliminary determination of Individual listing (36 CFR 67 has been requested)	<p>Primary location of additional data:</p> <input checked="" type="checkbox"/> State Historic Preservation Office
<input type="checkbox"/> previously listed in the National Register	<input type="checkbox"/> Other State agency
<input type="checkbox"/> previously determined eligible by the National Register	<input type="checkbox"/> Federal agency
<input type="checkbox"/> designated a National Historic Landmark	<input checked="" type="checkbox"/> Local government
<input type="checkbox"/> recorded by Historic American Buildings Survey # _____	<input type="checkbox"/> University
<input type="checkbox"/> recorded by Historic American Engineering Record # _____	<input type="checkbox"/> Other
<input type="checkbox"/> recorded by Historic American Landscape Survey # _____	Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property c. 13.0 acres
(Do not include previously listed resource acreage.)

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

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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

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Roughly bounded by 1300 South, 1500 East, Sherman Avenue and 1600 East Streets. See map for exact boundary area.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries chosen are those of the original subdivision as platted.

11. Form Prepared By

name/title Beatrice Lufkin
organization _____ date December 2010
street & number 1460 Harrison Avenue telephone 801-583-8249
city or town Salt Lake City state UT zip code 84105
e-mail bluf4@xmission.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: Westmoreland Place Historic District

City or Vicinity: Salt Lake City

County: Salt Lake State: UT

Photographer: Beatrice Lufkin

Date Photographed: September-December 2010

Description of Photograph(s) and number:

Photograph 1. Gatehouse entrance. Camera facing northwest.

Photograph 2. Name panel. Camera facing southeast.

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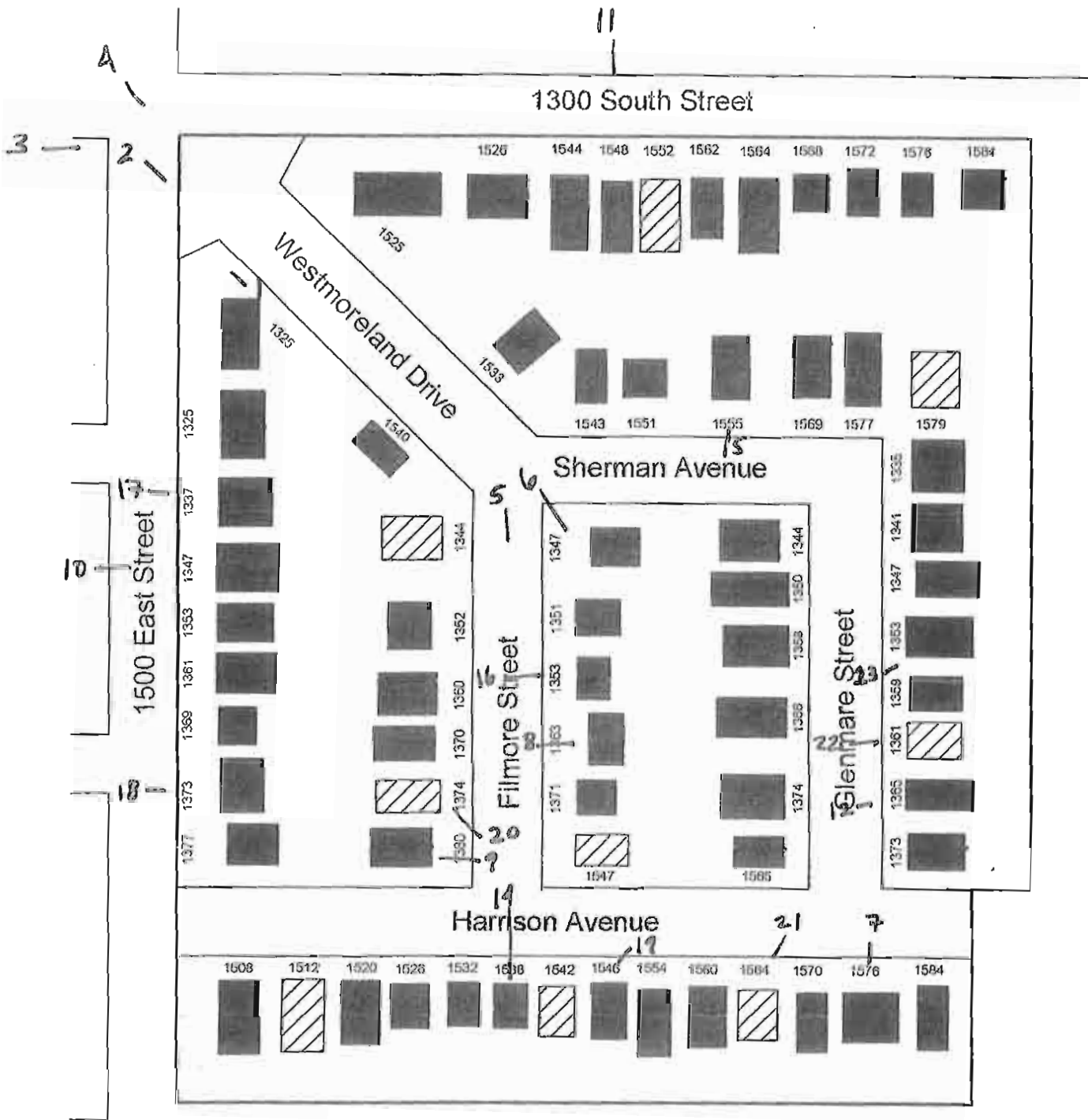
- Photograph 3. Round grassy area and entrance. Camera facing east.
- Photograph 4. Entrance to Westmoreland Place. Camera facing southeast.
- Photograph 5. Streetscape. Camera facing south on Fillmore Street.
- Photograph 6. 1347 Fillmore Street. Camera facing southeast.
- Photograph 7. 1576 Harrison Avenue. Camera facing south.
- Photograph 8. 1363 Fillmore Street. Camera facing east.
- Photograph 9. 1380 Fillmore Street. Camera facing west.
- Photograph 10. 1347 South 1500 East Street. Camera facing east.
- Photograph 11. 1548 East 1300 South Street. Camera facing south.
- Photograph 12. 1365 Glenmare Street. Camera facing east.
- Photograph 13. 1353 Glenmare Street. Camera facing northeast.
- Photograph 14. 1538 Harrison Avenue. Camera facing south.
- Photograph 15. 1551 Sherman Avenue. Camera facing north.
- Photograph 16. 1353 Filmore Street. Camera facing east.
- Photograph 17. 1337 South 1500 East Street. Camera facing east.
- Photograph 18. 1373 South 1500 East Street. Camera facing east.
- Photograph 19. 1546 Harrison Avenue. Camera facing southwest.
- Photograph 20. 1374 Filmore Street. Camera facing northwest.
- Photograph 21. 1564 Harrison Avenue. Camera facing southwest.
- Photograph 22. 1361 Glenmare Street. Camera facing northeast

Property Owner:

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

name DISTRICT NOMINATION – MULTIPLE OWNERS
street & number N/A telephone N/A
city or town N/A state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

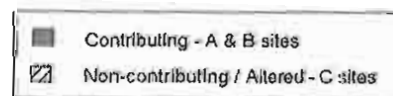


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Salt Lake City, Salt Lake County, Utah



Photo key





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11



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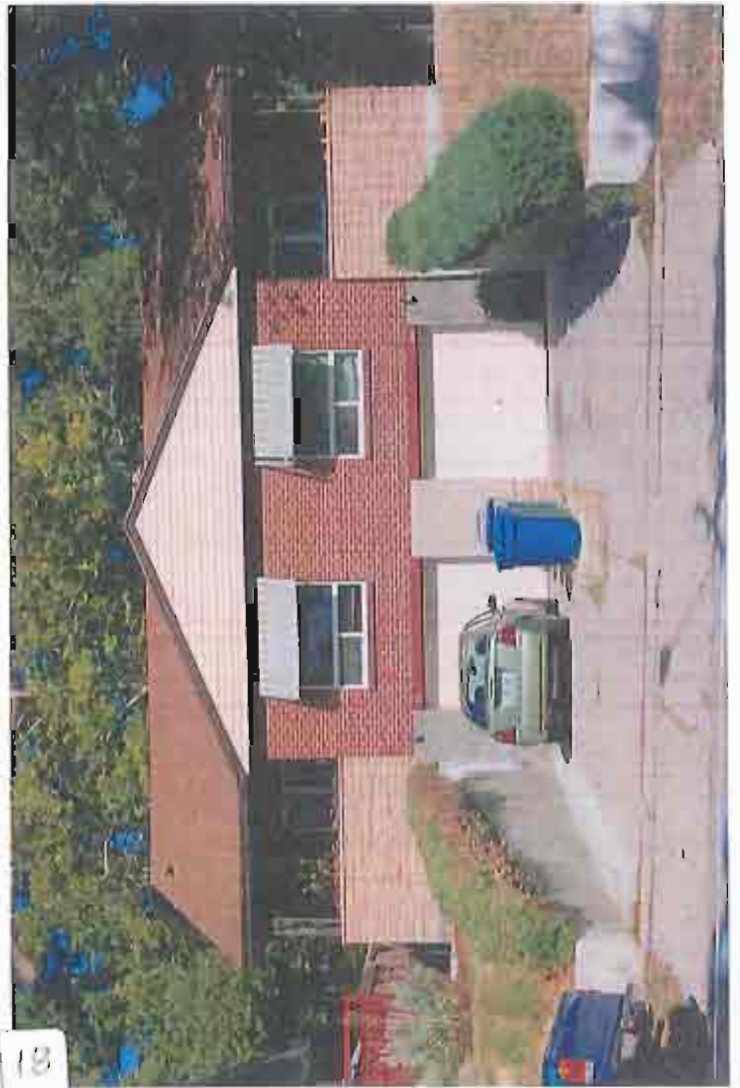
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Westmoreland Place RD