

## Ch.18 WESTMORELAND PLACE

### A HISTORY OF APARTMENT AND MULTI-FAMILY DEVELOPMENT

The following background on the historical development of apartment and other multifamily buildings in the Westmoreland Place district draws directly from the reconnaissance level survey of the district in 2010. (Lufkin 2010)

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 13 blocks south and 15 blocks east of Salt Lake City's business center. Its 69 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.



1500 East

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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. The Dunshee brothers filed the plat for the Westmoreland Place subdivision in May of 1913.

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.

All of the primary buildings surveyed were residential, and Westmoreland Place is almost exclusively single-family residences. There are four duplexes. The majority of the contributing buildings have a single story (45 or 75%); 10 have 1.5 stories (17%). There are five contributing buildings (2%) with two full stories.

### **Exclusive Street Car Subdivision (1913-1939)**

Two duplexes date from the end of the period. These are 1516 East Westmoreland/1321 South 1500 East from 1939, and 1337/1341 South 1500 East from 1937.

### **World War II and Midcentury Infill (1940-1965)**

Two 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.



*Harrison Avenue*