

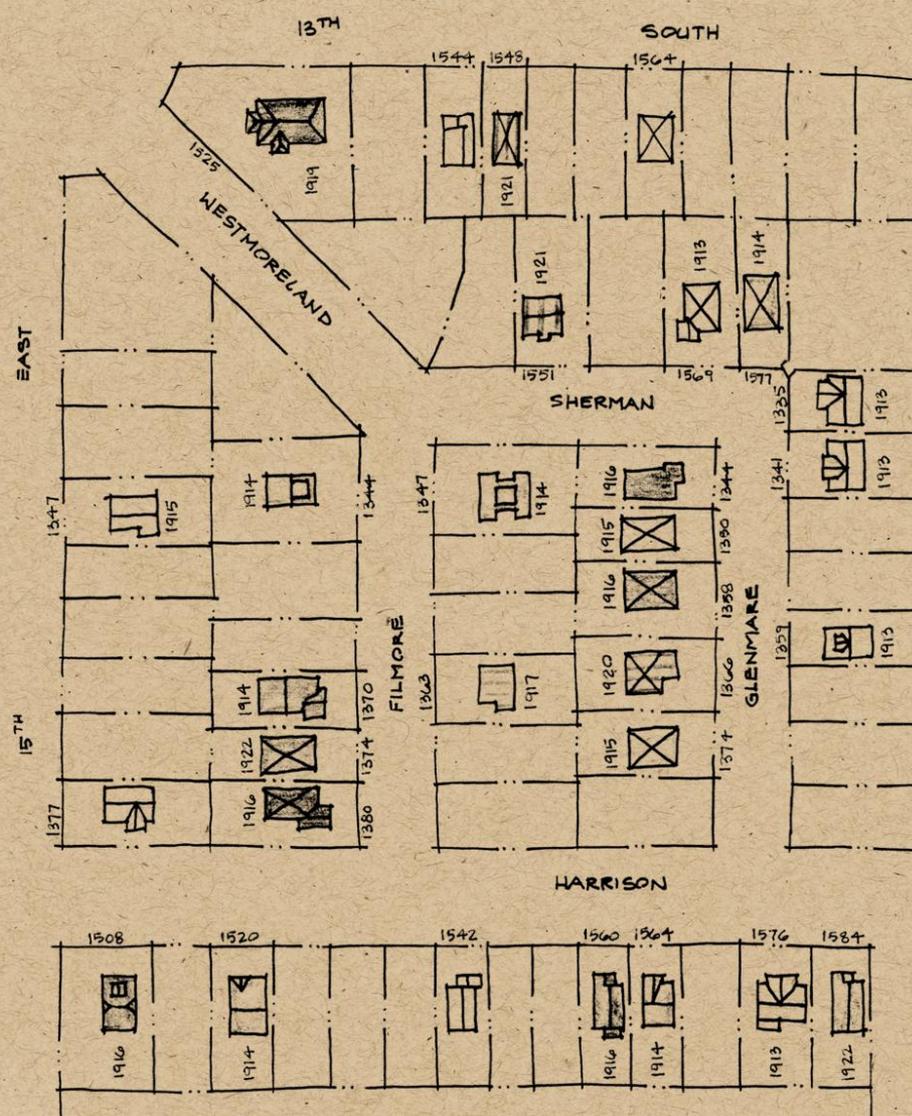


WESTMORELAND PLACE
NEIGHBORS





WESTMORELAND
PLACE



Westmoreland Place was created by the Dunshee Brothers in 1913. This map shows the original bungalow homes built from 1913 to 1922.



This home was built for Clark Dunshee as a model home for the Westmoreland Place development in 1914.



Another classic Arts & Crafts bungalow.
An example of one of the smaller homes the neighborhood offers.



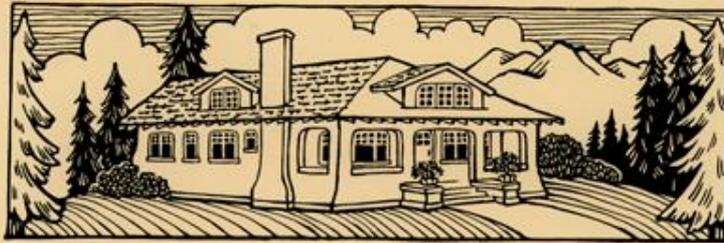
Two of the two-story tudor style homes.



Cottages on Filmore Street.



A mission style bungalow on Sherman Avenue built in 1914.



Graphic by O'Very Covey

The *UTAH HERITAGE FOUNDATION* Presents:

The Westmoreland Place Bungalow Tour

Saturday, October 21 & Sunday, October 22

Noon to 4:00 p.m. both days

Enjoy guided tours of six beautifully preserved bungalows in the historic Westmoreland Place neighborhood.

Tickets for the tour cost \$10.00.

For more information about the tour or purchasing tickets, please call the Utah Heritage Foundation at

533-0858.

Sponsored by:
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Utah Heritage Foundation home tour in 1995 showcased the bungalows of Westmoreland Place.



“The high quality of building design and construction, together with uniform setbacks, well landscaped lots and streets lined and shaded by mature trees, creates a consistency of character”

Peter Goss, Architectural Historian



Heritage

The Utah Heritage Foundation Newsletter
September / October 1995

Vol. 29, Number 5

Tour, Exhibit, and Lecture Series Explore Arts and Crafts Movement in Utah



Graphic designed by O'Way Covery for the Utah Museum of Fine Arts, University of Utah. The Bungalow Lifestyle and the Arts and Crafts Movement in the Intermountain West exhibit.

This fall a Utah Heritage Foundation houses tour, a museum exhibit, and a lecture series will offer history and architecture enthusiasts a variety of opportunities to explore the influence of the Arts and Crafts Movement in Utah. The home furnishings and architecture which grew out of the Arts and Crafts Movement became popular in Utah during the early-twentieth century. In particular, the bungalow became the most popular house type in the state. The Utah Heritage Foundation's Westmoreland Place Bungalow Tour will examine the history and design of bungalows from this period and provide an opportunity to see how these houses have been preserved, restored, and adapted to a modern "Bungalow Lifestyle." The tour will run from 12:00 p.m. to 4:00 p.m. on Saturday, October 21, and Sunday, October 22, 1995.

Six bungalows built between 1914 and 1916 in the historic Westmoreland

Place subdivision of Salt Lake City (1300 South 1500 East) will be featured on the tour. Individually, each of the houses provides an excellent example of the architectural designs, materials, and craftsmanship advocated by proponents of the Arts and Crafts Movement. Collectively, the houses are part of a subdivision carefully planned to present an exclusive yet "informal" lifestyle. One highlight of the tour is the beautiful Clark and Mary Dunshee House built by Westmoreland Place developer Clark O. Dunshee as the model home for the subdivision.

Tickets for the Westmoreland Place Bungalow Tour may be purchased at the UHF office (Memorial House in Memory Grove Park, 485 North Canyon Road) from 8:30 a.m. to 5:00 p.m. on weekdays beginning October 2. Advance ticket sales will also take place at the museum store of the Utah Museum of Fine Arts, University of Utah (1530 East South Campus Drive, SLU) from 10:00 a.m. to 5:00 p.m. on weekdays beginning October 2. Tickets may be purchased during the tour itself in front of any of the six houses on the tour. The price of the tickets is \$10 whether purchased in advance or at the tour. Parking for the tour

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Developing Westmoreland Place



Note: This history of Westmoreland Place as well as the histories of four of the houses in the neighborhood are based on a study done by Jane Briscoerhoff and Stephanie Turner. Their paper, along with accompanying maps, newspaper ads and articles, floor plans, and slides, can be examined in the State Historic Preservation Office at the Utah State Historical Society.

On April 26, 1913, Earl and Clark Dunshee recorded a plat for the development of an exclusive new subdivision in Salt Lake City to be known as Westmoreland Place. The name for the subdivision, according to Clark Dunshee's daughter, was chosen by the Dunshee brothers' British wives. In their fondness for English place names, the women dubbed their husbands' first Salt Lake City development "Westminster Heights" and planned to name a third subdivision which was never built "Westchester." The name "Westmoreland Place" also indicates the Dunshee brothers' connection to architectural developments in southern California.



The entrance to Salt Lake City's Westmoreland Place is given a sense of formality by two sets of entrance parks.

"Westmoreland Place" is the name of a fashionable subdivision of bungalows in Pasadena, California, in which perhaps the most famous bungalow ever built, architect Greene and Greene's Gamble House, is located.

The site the Dunshee brothers chose for Westmoreland Place was on the relatively undeveloped East Bench of Salt Lake City above the hazy coal smoke, dust, and congestion of the city. In order to create an upscale image for their development, the Dunshees placed numerous restrictions on the sale of lots in the subdivision. Because there were no zoning laws during this period, developers commonly used restrictive covenants, including racial restrictions, to control the sale of lots and construction of buildings in new neighborhoods. Lots in Westmoreland Place were sold only to whites and buyers had to agree to sell their property only to other whites in the future. The Dunshees required buyers to spend at least \$3,000, the price of an average or slightly above-average home, in building their residence. In order to prevent buyers from living in a shack on their property while building their house, buyers were not allowed to construct a garage until after their house was completed. To help ensure an attractive appearance for the neighborhood, 25 foot front setbacks and 35 foot rear setbacks were required.

Westmoreland Place lay beyond the paved streets of the city when it was platted in May 1913, but by June newspaper articles noted that paving was on its way. One article mentions that the paving was on "the direct road to the new Country Club," which was touted as another desirable aspect of the subdivision's location. While Westmoreland Place was meant to appeal to the automobile owner, residents could also ride the 15th East street car which ran right in front of the subdivision. An ad for a nearby development noted the attractiveness of riding this street car past fine residences with passengers of "culture, refinement—of the progressive type," including your lawyer, banker, and other "desirable" neighbors.

A July 1913 newspaper article announced plans to build two beautiful parks at the entrance to Westmoreland Place. These shrub and flower filled parks were to face on to 10th South (now 13th South) and 15th East. According to the article, the idea of building parks was "gaining popularity among owners of the better class of property in Salt Lake City and the Dunshee company is among the first to begin these improvements." It appears, however,

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The home tour featured six bungalows and was in conjunction with an exhibition at the Utah Museum of Fine Arts called the "Bungalow Lifestyle and the Arts & Crafts Movement in the Intermountain West."

One of several articles in the press about Westmoreland Place.

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The Salt Lake Tribune ARTS Sunday, October 15, 1995

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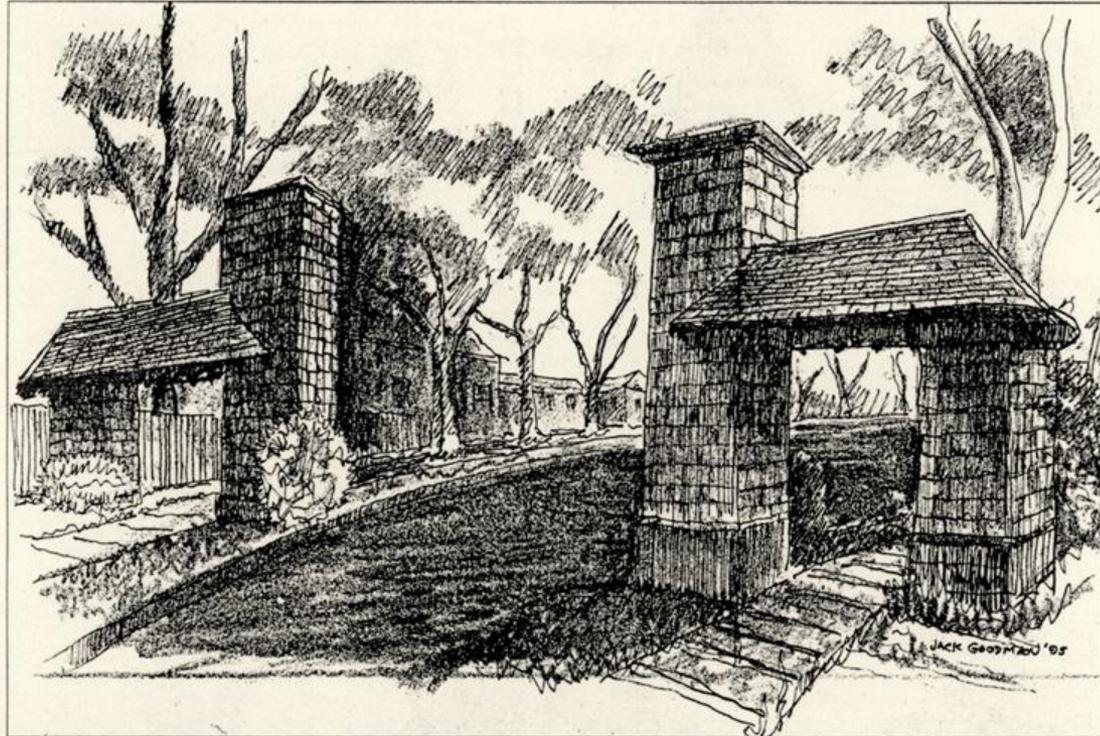


JACK GOODMAN

Pay \$10, Solve the 'Mystery' of Gatehouses

At times the lack of curiosity exhibited by some friends can be positively unsettling. Just the other day, one such asked me to explain the twin, low-roofed stone structures at the easterly intersection of 1500 East and 1300 South. "I've driven past that odd corner every weekday for a dozen years," he said. "But I haven't spotted a sign explaining those two oddly shaped half buildings. Just what are they anyway?"

In timely fashion, a Utah Heritage Foundation missive turned up in many local mailboxes almost simultaneously with his inquiry — a Heritage Foundation



Jack Goodman

Gatehouses at entrance to Westmoreland Place, developed by Dunshee brothers in 1913.

Utah variant, and the interior design items of the Arts and Crafts movement. Many of the latter are currently being displayed at the Utah Museum of Fine Arts at the University of Utah.

The Westmoreland Place development had its beginnings in April, 1913 when the brother filed a plat for a new "exclusive

tage Foundation newsletter makes clear that no municipal zoning laws existed in Salt Lake in 1913. Instead, subdividers used restrictive covenants to control construction. Dunshee lots could only be sold to members of the white race, back then and in the future! The Dunshees required purchasers to spend at least

1916 home of William H. and Nellie Ransome, distinguished by its alternating rows of wide and narrow shingles; the William and Leola Zeese house at 1564 Harrison (1914) with a roof ridge line paralleling the street and exposed framing under the eaves; and the 1914 William R. and Arville Sibley house at 1577 E. Sherman,

.. T . B . E ..

BUNGALOW
LIFESTYLE



A N D · T H E · A R T S · & · C R A F T S

.. M O V E M E N T · I N · T H E ..

.. I N T E R M O U N T A I N · W E S T ..

Catalog from the exhibition.



Possibly endangered.

This home on Filmore Street sold more than a year ago
and is in need of restoration.

It is unclear what the new home owner has intended for this bungalow.



Possibly endangered.

This Prairie style home recently sold, and the new owner has mentioned the possibility of an addition or remodel. Built in 1915, it was originally owned by one of the Ryberg brothers who worked with the Dunshee Brothers and constructed many of the homes in Westmoreland Place.



Possibly endangered.
This bungalow will be on the market for sale later this week.



A majority, more than 70%, of people polled in the Westmoreland Place neighborhood said they would be in favor of some kind of protection.

The others have indicated a willingness to learn more about what an Historic District designation would entail.

With the assistance of the city, this will help preserve our unique and beautiful Westmoreland Place neighborhood for years to come.



WESTMORELAND PLACE
NEIGHBORS



PAGE 1 THE SALT LAKE TRIBUNE



"IF WE'D MOVED I WOULD HAVE MISSED THE CHARM OF THE OLD NEIGHBORHOOD."