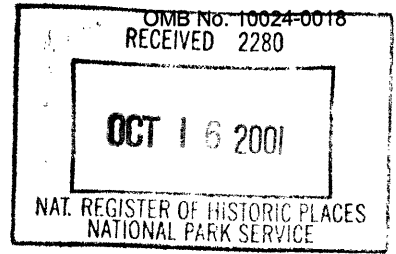


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1283

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lewis, Dr. David and Juanita, House

other name/site number \_\_\_\_\_

2. Location

street & town 1403 East Westminster Avenue  not for publication

city or town Salt Lake City  vicinity

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

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  See continuation sheet for additional comments.)

[Signature] 10/2/01  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] 11-29-01  
Signature of the Keeper Date of Action

Edson H. Beall

Lewis, Dr. David & Juanita, House  
Name of Property

Salt Lake City, Salt Lake County, Utah  
City, County and State

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS: Bungalow/Craftsman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation STONE  
walls STONE  
WOOD: shingle  
roof ASPHALT: shingle  
other \_\_\_\_\_

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Lewis, Dr. David & Juanita, House  
Name of Property

Salt Lake City, Salt Lake County, Utah  
City, County and State

## 8. Description

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

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

### Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

### Period of Significance

c.1911-1951

### Significant Dates

c.1911

c.1930s

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Clark & Earl Dunshee/Builders

### Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Lewis, Dr. David & Juanita, House  
Name of Property

Salt Lake City, Salt Lake County, Utah  
City, County and State

## 10. Geographical Data

Acreage of Property .22 acres

### UTM References

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

1 1/2 4/2/8/2/0/0 4/5/0/8/8/2/0  
Zone Easting Northing

2 / / / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

THE WEST 1/2 OF LOT 25 AND ALL OF LOT 26, 27, AND 28, BLOCK 5, WESTMINSTER HEIGHTS.

Property Tax No. 16-16-355-001

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically, and continue to be, associated with the property.

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Paddington Campos and Roger Roper, Utah SHPO Staff

organization Utah SHPO date September 14, 2001

street & number 300 Rio Grande telephone 801-533-3500

city or town Salt Lake City state UT zip code 84101

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

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

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

## Property Owner

name/title Paddington Campos

street & number 1403 East Westminster Avenue telephone \_\_\_\_\_

city or town Salt Lake City state UT zip code 84105

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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### Narrative Description

The Dr. David H. and Juanita Lewis House was constructed as a single-family dwelling in approximately 1911. The shingle-sided residence is situated on a .22-acre lot in the original Westminster Heights subdivision. Character-defining features of the neighborhood include bungalow-style houses and cobblestone retaining walls. At the time of this writing, the exterior of the Lewis house has been recently restored to its original siding material, a historic dormer on the west side that was at one time removed has been replicated, and the house contributes to the historic qualities of the area.

Architecture of the Arts and Crafts Movement is reflected in the use of "natural" materials in the California Bungalow style. The foundation is faced with granite cobblestones of various sizes with deeply raked mortar joints, giving way to cedar shingle siding, which is divided part way up by a belt course, accentuating the horizontal feeling of the house. The roof is "hipped on the right side and gabled on the left, with wide eaves, exposed rafters, and ridge parallel to the street. There is a front facing gablet at the right end of the roof ridge, and a projecting gabled porch spanning the left side [corner] of the facade, supported by square wood posts on cobblestone piers and railing wall."<sup>1</sup> Two cobblestone chimneys rise from the center roof ridge, topped by concrete caps similar to those of the piers and railing walls. Additional features include original casement and double-hung windows with geometric muntin patterns; stained/leaded glass bay windows; front door and sidelights; tongue and groove porch ceiling; and cobblestone retaining wall along the front sidewalk.

The historic integrity of the interior remains as well. Seven rooms make up the interior space: living, dining, two bedrooms, kitchen, bath, and sunroom/breakfast room. The basement, which was formerly about 60% crawl space, has been excavated recently. Some of the features in the home typical of Arts and Crafts architecture include: quarter-sawn oak front door with hammered brass hardware; fir cabinetry, box beams, and moldings stained and shellacked; window seat with storage compartments and built-in hot water radiator, writing desk; built-in buffet/bay window; art glass bay and cabinet windows; dining room plate rail; and original brass hardware on doors and cabinets, with pyramidal-head nails. The fireplace consists of a surround of irregularly colored brick and a hearth of 6" x 6" green tiles, topped by a long mantle of quarter-sawn white oak, and is located at the east side of the living room, midway along the main bearing wall which spans the length of the house. The floors on the west side of the house are constructed of quarter-sawn white oak with mahogany parquet border, while those on the east are a natural finished maple. A noteworthy feature of the dining room is the recently uncovered original Dutch-scene wallpaper frieze occupying the space between the plate rail and head casing surrounding the room (cited in *The Salt Lake Tribune*, April 21, 1912, p. 26.).

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<sup>1</sup> Goss, Peter. "Westminster Heights Survey for Historic District." Prepared for the Salt Lake City Historic Landmarks Commission and Planning Commission, 1986.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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Similar to some of the other houses in Westminster Heights, the house is built on a rectangular footprint, except that the south wall of the entryway is on an angle rather than parallel to the street, so that one enters the house toward the northeast direction. A slight separation exists between the entryway and the living room, accomplished through the use of two waist-high partitions. The whole of the west side of the house is "open," with rooms divided only by shoulder-high built-in bookcases and colonnades that represent a transformation of space without obstructing one's view. The east half of the house consists of two bedrooms accessed through the living room and separated by a bathroom, with the kitchen and sunroom in the back portion of the east side.

The interior floor plan appears to be unaltered. While the bathroom location is original, it has been remodeled, circa 1960s. The kitchen contains evidence of some cosmetic remodeling, done c. 1930s, although the historic windows and moldings remain. One interesting feature of note is the original, still functioning "California cooler," or "cooler cabinet," which is a tall built-in cupboard adjacent to the outside wall with top and bottom vents for air circulation and cooling of food. The original sunroom/breakfast room ceiling height of 8' 3" is lower than that of the rest of the ceilings (9'3"), accentuating its cozy, yet open feeling. It is surrounded by windows on its two outside walls, in keeping with the Arts and Crafts philosophy of gradual transitions between indoors and out.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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### Narrative Statement of Significance

The Lewis House, built c.1911, is significant both as an excellent example of the Arts & Crafts style in Salt Lake City and as a key component of the city's first Arts & Crafts subdivision. The carefully restored exterior and largely intact and restored interior make this house one of the most expressive and complete Arts & Crafts bungalows in the city. The Lewis House was also one of the first homes constructed in Westminster Heights subdivision, a development that introduced "California-style" architecture and Arts & Crafts-inspired development to Salt Lake City. Sited on a corner lot with a cobble-rock retaining wall in front and a natural ravine behind, the Lewis House exemplifies the design and lifestyle qualities espoused by the Craftsman movement: the use of natural, handcrafted materials and the integration of the built and natural environments.

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The Dr. David H. and Juanita Lewis house, built c.1911, is a substantial representation of the early influences of Arts and Crafts as well as West Coast architectural styles on local architecture. The home is one of the best of the few remaining examples of the early California Bungalow style in Salt Lake City,<sup>2</sup> and illustrates the transition from mostly eastern influences to western ones, in which ideas began arriving from California, rather than exclusively from large cities east of Utah, in the early 1900's. During this period, California produced the largest variety of bungalows of any state in the nation, and the evolution of this house form caught the attention of the rest of the country, which looked to the West Coast for guidance.<sup>3</sup> A 1908 article in *The Craftsman* goes so far as to state that:

There is growing up in this country, especially on the Pacific Coast, a style of house that seems to come naturally into harmony with [the use of cobblestones and boulders]...and we have found the best examples of this in the new building art that is developing so rapidly in the West.<sup>4</sup>

The Lewis house and others in Westminster Heights exemplify characteristics of what is sometimes referred to as the "Craftsman" house,<sup>5</sup> particularly the California Bungalow, which has been described as the first truly definitive American architectural style.<sup>6</sup> It is also significant in illustrating a period and type of suburban growth in Utah during the first quarter of the twentieth century. Built by Clark and Earl Dunshee, investors and developers who created small neighborhood subdivisions, this

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<sup>2</sup> Although a complete study has not been done, the only other area in Salt Lake City that appears to incorporate a strong California Bungalow stylistic influence is Westmoreland subdivision, also built by the Dunshee brothers.

<sup>3</sup> Lancaster, Clay. *The American Bungalow: 1880-1930*. New York, NY: Abbeville Press, Inc., 1985, p. 151.

<sup>4</sup> Stickley, Gustav. *The Craftsman*. November 1908. Also featured in Stickley's *Craftsman Homes*. "The Effective Use of Cobblestones as a Link Between House and Landscape," 1910, p. 102.

<sup>5</sup> In regard to architectural styles, originally the term "Craftsman" would have referred strictly to house plans featured in Gustav Stickley's *The Craftsman* periodical, but eventually it was popularized into a wider application.

<sup>6</sup> Winter, Robert. "The California Bungalow." *California Architecture & Architects, Number 1*, David Beghard, editor. Los Angeles: Hennessey & Ingalls, Inc., 1980

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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home is a noteworthy example of their work in Salt Lake City, and is also important as part of what is reportedly the first "restricted" subdivision in the city, with enforced building covenants.

### Early Suburbs:

At the turn of the 20th century Utah was enjoying a period of prosperity due to industries such as mining, agriculture, and livestock, which drew many people to the Salt Lake City area. Firms such as Ashton & Jenkins, and Kimball & Richards, as well as the Dunshee Brothers,<sup>7</sup> were actively involved in developing new subdivisions in the city as a result of the building boom and interest in investing in real estate in Salt Lake City.<sup>8</sup> The early suburbs were viewed in a manner quite different from the common perception of the 1950s through today. They were "sub-urban," or not fully urban, in that by the 1890s the residential developments outside the urban setting were perceived as places of clean air with living conditions of the country, but because of the streetcar, they were minutes from downtown,<sup>9</sup> allowing the middle and upper middle classes an opportunity to have the American dream of a single family home that allowed for private space both inside and outside. By around 1910 conditions continued to change, and the middle and working-class citizens were moving out to the suburbs in large numbers, facilitated by the trolley systems. People moving in from the farm and out from the city combined to create an altered architectural pattern, and with this came the creation of a significant architectural type--the suburban house form.<sup>10</sup> It wasn't until the advent of post-World War II housing development that the pastoral qualities of the suburb of the late 19th and early 20th century began to fade.<sup>11</sup>

As alluded to previously, at the turn of the century the suburban model was changing. The increased cost of real estate in the city led land speculators and developers to survey undeveloped areas, imprinting streets and creating a landscape neither rural nor urban, where people could enjoy both city and country lives.<sup>12</sup> Profits were abundant for developers of the early twentieth century, and some learned that greater profits could be realized from "new arrangements of streets and structures, from new building materials, and from integrated beauty." People in search of rural settings and something "unique would force private developers to reach new levels of residential design and new levels of profit."<sup>13</sup>

The suburbs were practical because the land was less expensive and allowed for the building of an individual home on a lot. They provided psychological advantages because they were "images of

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<sup>7</sup> Erlandsson & Haws, p. 3; also, *The Salt Lake Tribune*, May 11, 1913.

<sup>8</sup> "Real Estate News and the City's Building Operation," *Salt Lake Tribune*, May 30, 1909, p. 20.

<sup>9</sup> Roper, Roger V. "The 'Unrivalled Perkins' Addition': Portrait of a Streetcar Subdivision. *Utah Historical Quarterly*, Utah State Historical Society, 1986, p. 46.

<sup>10</sup> Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, Massachusetts: The MIT Press, 1986, p. 16.

<sup>11</sup> Stilgoe, John, *Borderland: Origins of the American Suburb, 1820-1939*. New Haven, CT: Yale University Press, 1988, p. 5.

<sup>12</sup> *Ibid.*, p. 41.

<sup>13</sup> Stilgoe, p. 226.



## National Register of Historic Places Continuation Sheet

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Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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sturdy independence in their apartness from their neighbors." And, they were traditional as an American idea and historical experience in contrast to Europe. American house-designers generally conceived of houses as individual units set in landscapes rather than one among many similar buildings.<sup>14</sup>

By the mid-1920s Salt Lake City reflected the national trends of contemporary planning. Growth in the city at that time was happening primarily to the east and south of the city center and between 1906-1930, 439 new residential subdivisions were recorded with the county recorder's office. Land subdivision was relatively stable during this period and was marked by the desire to make the city a good place in which to live.<sup>15</sup>

### Arts and Crafts Movement:

Architectural influences in the Utah suburbs during the first quarter of the twentieth century grew largely out of the Arts and Crafts Movement. [For the purposes of this paper, only a brief description is given, as it would be impossible to attempt to define the Arts and Crafts Movement in this limited space. Some of the bibliographical sources listed provide a more in-depth description of this international movement.] Beginning in Great Britain and developing further through John Ruskin, William Morris and others during the latter part of the 19th century, the American counterpart of the Movement was also gaining popularity in the United States during the late 19th and early 20th centuries. Two of Ruskin's books, *Seven Lamps of Architecture*, and *The Lamp of Truth*, called craftsmen, architects, and artists to return to the tenets of honesty in purpose, materials, and manufacture.<sup>16</sup> The use of natural and hand-made materials with little or no superfluous decoration, an emphasis on nature and the landscape, and an awareness of social reform, are some of the ideals that marked this movement. Other dimensions of the philosophy address the reform of domestic architecture and household arts, economics, politics, and culture.<sup>17</sup> While its objectives were many and varied, one commonality of the Movement was the desire to elevate the level of the craftsman [and woman--many artists from the period were women] to that of the artist,<sup>18</sup> and to view objects--no matter how utilitarian--as potential art. The bungalow is one of the house forms that best manifested itself within this philosophy, which is partially described in the following:

Its whole purpose [the bungalow] is to minimize the distinction that exists between being inside and outside of four walls. The rooms of such a building should consequently be spacious...finished in wood simply designed and stained so as to keep...natural texture and hue. The exterior should...sink

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<sup>14</sup> Gowans, p. 30.

<sup>15</sup> Aegerter, John F. "Inglewood and Parkview: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats." Thesis (M.U.P.): University of Illinois at Urbana-Champaign, 1988, p. 29.

<sup>16</sup> Makinson, Randell. *Greene and Greene: Architecture as a Fine Art*. Salt Lake City, UT: Gibbs Smith, 1977, p. 12.

<sup>17</sup> Goss, Peter L., and Trapp, Kenneth R. *The Bungalow Lifestyle and the Arts and Crafts Movement in the Intermountain West*. Utah Museum of Fine Arts, University of Utah, 1995.

<sup>18</sup> Johnson, Bruce. *Arts and Crafts: The Early Modernist Movement in American Decorative Arts, 1894-1923*. New York, NY: House of Collectibles, 1992, p. 1.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

its architectural individuality and tend to disappear in its natural background. Its most prominent architectural member will inevitably be its roof. The type is most completely and happily fulfilled in the houses of...Greene and Greene.<sup>19</sup>

### Dunshee Brothers:

Clark O. and Earl Dunshee were born in Fairfield, Iowa, and settled in Utah with their parents Alfred and Zeruah Dunshee in the late 1800s. In their youth they worked for The Salt Lake Herald newspaper, for which Earl was the manager, and shortly thereafter they became involved with real estate and land development.<sup>20</sup> The Dunshee brothers, as well as other developers, saw the opportunities of investing in property on the "outskirts" of the town, and Westminster Heights, with its building covenants, is credited with being the "first restricted residential area in Salt Lake City."<sup>21</sup> Advertisements for the subdivision state that the homes "will contain many new features never before attempted in Salt Lake," emphasizing its location above the coal smoke, dust, and congestion of the city on the relatively undeveloped bench above 13th East Street, then considered the outskirts of the city. The overall streetscape of the planned subdivision consisted of a concentration of California and mission bungalows, which was uncommon for Utah at that time.

Both brothers built homes and resided in Westminster Heights. Earl's house, described as "the first residence of the extreme mission type, common to Southern California, to be erected in Salt Lake City,"<sup>22</sup> was built in 1910 at 1379 Westminster Avenue. Clark resided at 1343 Westminster Avenue in Westminster Heights until 1913 when he moved to 1347 Fillmore Street in Westmoreland Place, another subdivision developed by the Dunshees.<sup>23</sup> Contracts required that structures face the street no less than twenty feet from the front line of the property, and residences were to be single family dwellings built with a minimum appraised value of \$3,000.<sup>24</sup>

The Dunshees hoped to be innovative with the use of a new style of housing and expected that these California bungalows would attract the attention of influential people in the community.<sup>25</sup> It can be speculated that because other developers were using the bungalow as a building style important to new subdivisions, the Dunshees may have felt that they could better compete by using an unusual design of bungalow--the California type.<sup>26</sup>

Westminster Heights was carefully planned and surveyed to make it an appealing subdivision. The use of natural materials was important in completing the overall ambience associated with the

<sup>19</sup> "An Architect of Bungalows in California," *Architectural Record*, 1906, pp. 308-11.

<sup>20</sup> Erlandsson & Haws, p. 2.

<sup>21</sup> *The Salt Lake Tribune*, "Former Salt Lake Real Estate Executive Dies on Coast," December 17, 1954, p. B8.

<sup>22</sup> *Salt Lake Tribune*, October 3, 1909, p.12.

<sup>23</sup> "Salt Lake City Directory," R.L. Polk & Company, 1913.

<sup>24</sup> Erlandsson & Haws, p. 7.

<sup>25</sup> *Ibid.*, p. 8

<sup>26</sup> *Ibid.*, p. 10.

## National Register of Historic Places Continuation Sheet

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Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

California bungalow form. For example, granite cobble retaining walls were attractive elements that imparted a unity to the neighborhood, and many homes in Westminster Heights used this as one of their building materials, demonstrating the Dunshee brothers' familiarity with California building trends. An article from *Architectural Record* of 1905 stated that bungalows from California "should be...low, simple unpretentious buildings. They sit snug and close to the ground with overhanging eaves, and great surfaces of roof. They are only one story high, or at most one story and attic and are stained dark on account of the dazzling brilliancy of the California sunlight. The porches are designed to be well shaded. Rough stones are used for the chimneys and visible foundations much more often than brick, doubtless because they are more available."<sup>27</sup> Similar building materials used in Utah included clinker brick (brick fired closest to the heat source, thereby becoming deformed), utilized because of its organic, irregular qualities. Other Arts and Crafts designers frequently used this type of brick throughout the country, but obviously regular brick would have been used more commonly.

While the Dunshee brothers had planned to build at least twenty or more California Bungalows in Westminster Heights,<sup>28</sup> it appears that no less than fifteen were actually constructed under their direction on Westminster Avenue alone, and two more on the corners of Ramona Avenue and Hollywood Avenue at 14th East Street. In regard to bungalows of similar age and style on these and neighboring streets in Westminster Heights, it is uncertain who the builders were at this point in time, as further research is yet to be done. However, it is possible that the Dunshees built many more homes in the subdivision, as a newspaper article in 1912 describing the Lewis house states that "These [previously built Dunshee houses], with the thirty homes already up and occupied, will make Westminster Heights the best built up subdivision in the city."<sup>29</sup> In addition to the Lewis home, some of the other houses in Westminster Heights constructed with California bungalow stylistic features by the Dunshees include but are not limited to the following:

1304 Westminster	1388 Westminster (Dayton House, 1911)
1340 Westminster	1414 Westminster
1343 Westminster (C.O. Dunshee House, 1912)	1433 Westminster
1357 Westminster	1452 Westminster
1363 Westminster	1466 Westminster
1369 Westminster (Cohn House, 1917)	1471 Westminster
1375 Westminster (I.E. Myer House, 1913)	1401 Ramona
1379 Westminster (E. Dunshee House, 1910)	1401 Hollywood

During their development of Westminster Heights, two architectural firms were working with the Dunshees. Pope and Burton, prominent Utah architects, were actively involved in designing a few

<sup>27</sup> "Some California Bungalows," *Architectural Record*. Vol. 18, 1905, p.223.

<sup>28</sup> Erlandsson & Haws, p. 25.

<sup>29</sup> *The Salt Lake Tribune*, "A New Westminster Heights Bungalow," May 12, 1912, p. 26.

## National Register of Historic Places Continuation Sheet

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Lewis, Dr. David & Juanita, House, Salt Lake City, Salt Lake County, UT

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California bungalows for Westminster Investment Company,<sup>30</sup> and Arthur J. Hamilton was in close contact with the Dunshees in the revision of existing floor plans from pattern books.<sup>31</sup>

For various reasons that remain to be positively determined, records indicate that while many lots sold, a number of the houses were not constructed until much later. At the time of this writing, it can only be speculated what the actual factors were for Westminster Heights not being developed more extensively. One of the most likely explanations is that of the streetcar line not extending farther into the southeast suburbs at that time.<sup>32</sup> In the 1920s, both of the Dunshee families moved to Los Angeles, California where they apparently continued to reside.<sup>33</sup>

### Lewis House:

The Lewis House at 1403 Westminster was built c.1911 by Clark and Earl Dunshee, and is almost identical to its original exterior appearance. The low, horizontal single-story house with broad eaves utilizes taper-sawn shingle siding, natural wood finishes, and multiple casement and double-hung windows to fulfill the gradual transition between indoor and outdoor space. The large, double-gabled, corner entry porch supported by granite cobblestone piers and railing walls further develops this concept.

The use of leaded art glass panels in the bookcases, buffet, and bay window, executed in a stylized floral/leaf design, strongly suggests the concept of bringing outside landscaping and natural elements to the indoors. The stained and shellacked fir woodwork throughout the house continues this concept, and combined with the layout of the west half of the house, the moldings, box-beams, and window arrangement create a strong north-south directional sensation. The dark wood also elicits a different spatial perception than some of the other houses in Westminster Heights wherein gumwood constitutes the principal woodwork material.

The house's architectural elements and design suggest that the Dunshees or their associates may have been influenced by Gustav Stickley and his publication *The Craftsman*, architects Charles and Henry Greene of Pasadena, California, and to a lesser degree, the Prairie School of Frank Lloyd Wright. The influence of Greene & Greene in particular is evident in the use of the Westmoreland name for a subsequent subdivision developed by the Dunshees near Westminster Heights. The name is presumably derived from the street Westmoreland Place, site of the prominent Gamble House in Pasadena, featured in popular publications of the period. Additionally, the location of the bungalows on the northern edge of Westminster Heights recalls the placement of many of the renowned California bungalows overlooking the Arroyo Seco, also in Pasadena. The Lewis house,

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<sup>30</sup> *The Salt Lake Tribune*, March 24, 1912, p. 23.

<sup>31</sup> *The Salt Lake Tribune*, Sept. 13, 1908, p.25.

<sup>32</sup> Erlandsson & Haws, p. 29.

<sup>33</sup> *The Salt Lake Tribune*, "Former S.L. Real Estate Executive Dies on Coast," December 17, 1954, p. B8. Also, "Salt Lake City Directory," R.L. Polk & Company, 1923.

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situated on the terraces above Emigration Creek, hints further that inspiration from the Greene brothers may have extended beyond architectural styles to the location and placement of some of their structures.

The Lewis house is a significant Arts and Crafts and California Bungalow that illustrates some of the influences that began arriving from California shortly after the turn of the century. As stated earlier, principle influences in architectural style had previously come from the larger cities east of Utah. While these influences continued to some degree, the shift to the West was significant, altering not only architecture but also sociological ideas about vacationing, clothing, and other trends. The romantic idealization, and the "myth of California,"<sup>34</sup> in general imparted a more relaxed Western lifestyle (or at least the perception of such) with a greater focus on and awareness of the organic, natural, and outdoor settings.

### Dr. David H. & Juanita Lewis, and Subsequent Owners:

The house was built circa 1911 for Dr. David H. Lewis an ear, nose, and throat specialist, and his wife, Juanita. They lived in the home until about 1922 when they moved to New Mexico.

In 1931, Dr. Harry S. Scott and his wife Anna Thomas Scott bought the house, but apparently had been renting it from 1923 to 1931. Dr. Scott was a prominent surgeon and lived in Utah for over 70 years. Born on June 20, 1869, in Warren, Pennsylvania, he was a veteran of the Spanish-American War and an active member of the Elks Lodge. Anna Scott died unexpectedly November 1, 1939, and shortly thereafter Dr. Scott sold the house and eventually moved to 139 East South Temple. He died at the age of 95 on February 3, 1965. An interesting side-note is that Dr. Scott gave his large taxidermy collection to the Allen Family, owners of Allen Park, which borders directly north of the Lewis House. The family still retains most of the collection on their property.

In about 1943 Dr. Scott sold the house to Ralph G. Stafford, a driver for Interstate Transit Lines, and his wife Emma. Mr. Stafford cared for and maintained the house for about 42 years until his death in 1985. From approximately 1985 until 1998, George and Linda Allen and their family occupied the home. The current owners, Paddington Campos and Janet Sloan, purchased the home in September 1998 and continued the restoration process.

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<sup>34</sup> Winter, Robert (editor). *Toward a Simpler Way of Life: The Arts and Crafts Architects of California*. Berkeley and Los Angeles, California: University of California Press, 1997, p. 1.

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### Common Label Information:

1. Lewis, Dr. David & Juanita, House
2. Salt Lake City Salt Lake County, Utah
3. Photographer: Roger Roper
4. Date: August 2001
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. South elevation of building. Camera facing north.

### Photo No. 2:

6. West elevation of building. Camera facing east.

### Photo No. 3:

6. South & east elevations of building. Camera facing northwest.

### Photo No. 4:

6. North elevation of building. Camera facing south.

### Photo No. 5:

6. North elevation detail of building. Camera facing southeast.

### Photo No. 6:

6. Interior of building.

### Photo No. 7:

6. Interior of building.