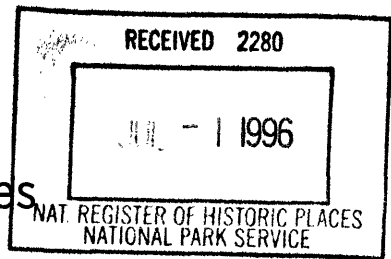


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Cohn, Henry A. and Tile S., House
other names/site number _____

2. Location

street & number 1369 E. Westminster Avenue N/A not for publication
city or town Salt Lake City N/A vicinity
state Utah code UT county Salt Lake (035) 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 X 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] Date 6/25/96
Signature of certifying official/Title _____
Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau _____

In my opinion, the property X 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 this 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 of the Keeper [Signature] Date of Action 8/5/96

Cohn, Henry A. and Tile S., House
Name of Property

Salt Lake City, Salt Lake County, 035, UT
City, 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	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>	<u>0</u>	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 Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT
Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD/Shingle

roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Cohn, Henry A. and Tile S., House
Name of Property

Salt Lake City, Salt Lake County, 035.UT
City, County, and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines 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" on all 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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1917

Significant Dates

1917

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Heinemann, Alfred J. (Architect)

Dunshee, Clark (developer/builder)

Dunshee, Earl (developer/builder)

Narrative Statement of Significance

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

X 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University (Utah)
- Other

Name of repository:

State Historic Preservation Office

X See continuation sheet(s) for Section No. 9

Cohn, Henry A. and Tile S., House
Name of Property

Salt Lake City, Salt Lake County, UT
City, County, and State

10. Geographical Data

Acreeage of property 0.16 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

B / /// ///
Zone Easting Northing

C / /// ///

D / /// ///

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning .

The West 14.5 feet of Lot 7, all of Lot 8 and the East 23.0 feet of Lot 9, Block 4, WESTMINSTER HEIGHTS, according to the official plat thereof.

Property Tax No.

16-16-351-008-0000

___ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are the original property lines of the building. The boundary describes lot encompassing original dwelling and original garage.

___ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Rick P. Summers/Utah SHPO Staff

organization N/A

date May 1996

street & number 1369 Westminster Avenue

telephone (801) 486-0726

city or town Salt Lake City

state UT zip code 84105

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/or 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 Rick P. and Laurie G. Summers

street & number 1369 Westminster Avenue

telephone (801) 486-0726

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

Narrative Description

The Henry A. and Tile S. Cohn house was built as a single family dwelling in 1917. The redwood colored shingle sided single story residence, and an original garage, are situated on a lot in the original Westminster Heights subdivision. Character-defining features of the neighborhood include bungalow-style houses and cobblestone retaining walls. The exterior of the Cohn house is unaltered and it contributes to the historic qualities of the area.

The Arts and Crafts period is reflected in the use of materials in the California Bungalow style. Exterior shingle siding alternates courses of thick banding with a thin division pattern. There are twin gable projections at the front (south) elevation and the lower gable shelters a large open-timbered entry porch constructed of multiple large single span framing members in a geometric pattern. The porch and entry stairs are defined by a clinker brick wall with washed aggregate concrete caps. A pergola projecting over a porte cochere and terrace emphasize the low, horizontal lines of the home. The pergola rests on column bases of clinker brick with aggregate caps to match the porch detailing. The chimney is exposed in the terrace space and crafted of clinker brick. Exposed rafter tails, purlins, and knee braces with tongue and groove ceiling and porch sheathing characterizes the large overhangs of the roof. The original casement and double-hung windows remain.

The interior of the house has also maintained its historic integrity. Seven rooms define the interior space: living, dining, kitchen, bath, two bedrooms, and sunroom/breakfast room. The half basement is unfinished. Interior Arts and Crafts features include gumwood trim and moldings, quarter-sawn oak flooring in all living spaces except the bathroom and kitchen, a built-in gumwood bookcases about the fireplace with art glass executed in a trellised ivy motif, a built-in gumwood buffet in the dining room with art glass of grapes and grape vine motif, and an entry door and cabinet hardware executed in muntz metal crafted in a geometric form with pyramidal head mounting screws.

The plan of the home is based upon a rectangular spatial organization. The large quarter sawn oak entry door is faced with gum veneers on the interior and bisects the front wall through which one enters the living room. The entire west wall of the living room is occupied by a fireplace framed in mottled brown (possibly Grueby) craftsman tile with a simple red gum mantle and flanked by two art glass bookcases. From this viewpoint, the extended spaces of the living room flows into the adjacent dining room and then into the kitchen space. The dining room is separated from the living room through the use of a doorway partition which does not obstruct one's view from one space to the next, but stands as the representation of a transformation of space. From the north wall of the living room there is a hallway that accesses two bedrooms. One bedroom occupies the northwest portion of the house. The other is found in the center of the home in the most northern portion of the home. The kitchen lies just east of the rear bedroom. Another interesting characteristic of the home is the inclusion of very large closets. The closet in the first bedroom is narrow but long and contains a casement window. The second bedroom also has a very large

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

walk-in style closet. The molding detail in the front public spaces is repeated throughout the home in the rear utilitarian bedrooms, kitchen, bath and sunroom.

The interior floor plan is largely unaltered. The kitchen contains evidence of some remodeling done c.1960s and it has experienced a fire that resulted in the loss of the original buffet on the north wall, and at which time new cabinetry was probably installed. The bath space is original except for the removal of a portion of a three-and-one-half feet tall partition wall dividing the closet and bath in the northwest corner of home (c.1975). The bath contains the original wall-hung sink, clawfoot tub, and medicine cabinet, but remaining cabinetry is not historic. The sunroom/breakfast nook is located adjacent to the rear entry and kitchen in the northeast corner of the dwelling. The original sunroom ceiling height of eight feet departs from the ceiling height of nine feet in the remainder of the home, giving this small (10' x 10') room a cozy atmosphere. The sunroom utilizes six casement windows (three each on the north and east exterior walls) to provide substantial natural light and a smooth transition to the outside.

The lot contains a contributing detached single car garage, built in 1917, with complimentary roof lines, exposed rafter ends, and siding. Two original swinging doors with five divided light windows on the upper one third remain functional. The elevated lot is defined with large river granite cobble retaining walls along the front property (pedestrian elevation) and along the driveway entry, a feature incorporated throughout the street in front of other homes in the original subdivision.

 See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Henry A. and Tile S. Cohn home, built 1917, is significant in its representation of the early influences of West Coast architectural styles on local residential architecture. This home is one of the best and few remaining¹ examples of the early California Bungalow style in Salt Lake City. It helps to mark the shift from predominately eastern influences to western ones as ideas began to arrive primarily from California, rather than cities east of Utah such as Denver, in the 1910s. The Cohn house and detached garage, both constructed in 1917, embody elements characteristic of the Craftsman Bungalow, in particular the vernacular of the California Bungalow, a style that has been described as the first truly definitive American architectural style.² It is also significant in describing a period and type of suburban growth in Utah during the first quarter of the twentieth century. Built by the Dunshee Brothers, investors who developed small neighborhood subdivisions, this home is one of the best examples of their work in Salt Lake City.

Early Suburbs:

Utah was enjoying a period of prosperity in the early 1900s. Mining, agriculture and livestock, among other industries, drew people to Salt Lake City. Firms such as Ashton & Jenkins, and Kimball & Richards, as well as the Dunshee Brothers, were actively involved in developing subdivisions in Salt Lake City.³ The building boom and interest in investing in real estate in Salt Lake City at the turn of the century lead to the development of many new subdivisions.⁴ The earliest suburbs were thought of in a different light than they have been perceived in the 1950s through today. Early suburbs were sub-urban, or not fully urban. By the late 1890s the residential developments outside the urban setting were considered a retreat from the grime and grit of the city and afforded the middle and upper classes a chance to have the American dream of a single family home that accommodated private space both inside and outside. By 1910 things changed and the middle- and working-class citizens were moving out to the suburbs by the thousands, facilitated by public transportation (in Salt Lake City, the trolley). People moving in from the farm and out from the city combined to create an altered architectural pattern. With this came the

¹ 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.

² Winter, Robert. The California Bungalow. California Architecture and Architects, Number I, David Beghard, editor. Los Angeles: Hennessey & Ingalls, Inc., 1980.

³ Erlandsson & Haws, p.3. and *Salt Lake Tribune*, May 11, 1913.

⁴ "Real Estate News and the City's Building Operation", Salt Lake Tribune, May 30, 1909, p.20.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

creation of a significant architectural type -- the suburban house form.⁵ It wasn't until the advent of the post-WWII housing development that the pastoral qualities of the suburb of the late 19th and early 20th century began to vanish.⁶

Just after the turn of the century the suburban form began to change. The increased cost of real estate in the city led land speculators and real estate developers to survey fields and meadows, imprinting streets and creating a landscape, neither rural nor urban, where people could enjoy both city and country lives.⁷ Profits were abundant for developers of the early twentieth century. 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."⁸

The suburbs were practical because the land was less expensive and afforded the building of an individual home on a lot. They provided psychological advantages because they were "images of sturdy independence in their apartness from their neighbors." And, they were traditional as an American idea and historical experience in contrast to Europe. The American house-designer conceived of houses as individual units set in landscapes rather than one among many similar buildings.⁹

By the mid-1920s Salt Lake City mirrored the national trends of contemporary planning. Growth in the city during this period was occurring primarily to the east and south of the city center and between 1906-30, 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 to live.¹⁰

⁵ Gowans, Alan. The Comfortable House: North American Suburban Architecture, 1890-1930. Cambridge, Massachusetts: The MIT Press, 1986, p. 16.

⁶ In the early 1930s a debate about the tackiness of the suburbs began, establishing the lines of argument still evident today (Stilgoe, John R. Borderland: Origins of the American Suburb, 1820-1939. New Haven, Connecticut: Yale University Press, 1988, p.5). Automobile transportation of the 1930s changed the dynamics between urban and suburban lifestyles. "The freedom of movement the automobile produced undermined the unity achieved by streetcars and eventually made suburbs independent entities (Barth, p.57). Also, massive federal intervention fueled the exodus of middle-class Americans from troubled cities and helped to change concept of the suburb (Stilgoe, p.5).

⁷ Barth, p. 41.

⁸ Stilgoe, p.226.

⁹ Gowans, p.30.

¹⁰ Aegerter, p.29.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

Arts and Crafts Movement:

Architectural influences in the suburbs during the first quarter of the twentieth century in Utah grew largely out of the Arts and Crafts movement. This movement, started in England by William Morris, was gaining popularity in the United States during the first part of the twentieth century. The use of hand made materials with the structural elements expressed in decorative ways, and blending with nature and the landscape were ideals that marked this movement. The bungalow is one of the house forms that worked well within these guidelines.

Its whole purpose (the bungalow) is to minimize the distinction which 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 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.¹¹

Dunshee Brothers:

Developers such as Clark and Earl Dunshee saw the opportunities of investing in property on the "outskirts" of Salt Lake. Westminster Heights is credited as being the "first restricted residential area in Salt Lake City." Advertisements for the subdivision state that "(homes) . . . will contain many new features never before attempted in Salt Lake," touting its location above the hazy coal smoke, dust, and congestion of the city on the relatively undeveloped bench above 1300 East, then considered the "outskirts" of the city. The overall streetscape of the planned subdivision consisted of a concentration of California bungalows which was uncommon for Utah at the 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,"¹² 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 Dunshee Brothers.¹³ The Dunshees were known for their contribution of restricted subdivisions and enforcement of covenants. Contracts required that structures face the street no less than twenty feet from the front line of the property. The residences were to be single family dwellings built with a minimum appraised value

¹¹ "An Architect of Bungalows in California", Architectural Record, 1906, pp. 308-11.

¹² Salt Lake Tribune, October 3, 1909, p. 12.

¹³ Salt Lake City Directory, R.L. Polk & Company, 1913.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

of \$3,000 to attract an upper class clientele restricted to Caucasians.¹⁴ The Dunshees hoped to be innovative with the use of a new style of housing and hoped that these California bungalows would attract the attention of influential people in the community.¹⁵ Perhaps because other developers were using the bungalow as a style important to new subdivisions, the Dunshees may have felt that they could better compete by using an unusual style of bungalow, the California style.¹⁶

Westminster Heights was carefully planned and measures were taken to make it an appealing subdivision. The use of natural materials were important in completing the ambience associated with the bungalow house form. For example, cobble rock retaining walls were attractive additions that provided unity to the neighborhood. Many homes in Westminster Heights used cobble rock as a principle building material, demonstrating the Dunshee brothers' familiarity with California building trends. An article from Architectural Record of 1905 stated that bungalows from California:

Should be south in ... low simple unpretentious buildings. They set 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.¹⁷

Materials used in Utah also included clinker brick, utilized because of its organic qualities and unevenness. This brick was fired too close to the heat source while being formed, becoming deformed. Arts and Crafts designers frequently used this type of brick throughout the country.¹⁸

Although the Dunshee brothers had planned to build approximately twenty homes in Westminster Heights,¹⁹ it appears that only half that many were actually constructed under their direction. Other houses in Westminster Heights constructed with California bungalow stylistic features by the Dunshee brothers include:

¹⁴ Erlandsson & Haws, p. 7.

¹⁵ Ibid, p.8. Also "A New Westminster Heights Bungalow", *Salt Lake Tribune*, May 12, 1912, p.26.

¹⁶ Erlandsson & Haws, p.10.

¹⁷ "Some California Bungalows", Architectural Record. Vol 18, 1905, p.223.

¹⁸ Erlandsson & Haws, p.25.

¹⁹ *Salt Lake Tribune*, March 24, 1912, p.23.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

1340 Westminster
1343 Westminster, 1912, Clark & Mary Dunshee
1379 (was 1373) Westminster, 1910, Earl Dunshee
1388 Westminster, 1911, owned by Clark Dunshee at time of construction, sold to Walter Dayton in 1911
1407 (was 1403) Westminster, 1911, Juanita Lewis
1414 Westminster
1421 Westminster
1466 Westminster
1471 Westminster

Two architectural firms were involved with the Dunshee brothers during their development of Westminster Heights. The Dunshee brothers were in close contact with Arthur J. Hamilton in the revision of existing floor plans from pattern books.²⁰ Another firm by the name of Pope and Burton, prominent Utah architects, were actively involved in designing a few California bungalows for Westminster Investment Company.²¹

Westminster Heights was not as successful as the Dunshee's had hoped as records indicate that many lots sold but that many of the houses were not constructed until much later. Theories and speculation can only be given that perhaps Westminster Heights was never fully developed due to financial failures and because the trolley line was never extended beyond 1300 South.²² In the early 1920s both of the Dunshee families moved to Los Angeles where they lived for the remainder of their lives.²³

Cohn House:

The Cohn home at 1369 Westminster was built in 1917 by Clark and Earl Dunshee. The exterior appearance of this house closely matches a bungalow attributed to architect Arthur J. Heinneman built in California and featured on the color cover of "Sweet's Bungalows", 1911²⁴. Physical evidence for the possibility that this house was modeled after the Heinneman house exists in the use of heavy anchor chains that appear to support the end gable over the front porch and the projecting timbered porte cochere. The only differences appear to be a reversed view of the front

²⁰ "Salt Lake City is Now Spreading Out.", p.25.

²¹ Erlandsson & Haws, p.11.

²² Erlandsson, Bengt, and Gregory Haws. "Research for Westminster Heights", December 1993.

²³ *Salt Lake City Directory*, R.L. Polk & Company, 1923.

²⁴ Winter, p.30. This bungalow appears in color on the cover of Sweet's Bungalows and also as Plan No. 101 on p.20. Sweet gives the Heinemans no credit whatsoever. Photograph from Heineman archive, Greene and Greene Library, Gamble House, Pasadena, CA.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

elevation and the use of a continuous clinker porch wall on the Cohn house on the front with stairs entering from the side rather than a front stairway bisecting the porch wall. According to conversations before his death between Mr. Heinemann (architect) and Robert Winter (historian), it is thought that this home design was used only in the construction of eight homes nationwide.²⁵

The low, horizontal single-story house with broad overhanging eaves utilizes shingle-siding, natural wood finishes, and multiple casement windows to provide the transition between indoor and outdoor space. The large gabled entry porch and an outdoor pergola terrace constructed in organic elements of rough clinker, broad open timbers with exposed joinery and grey aggregate caps, also contribute to develop this concept more fully.

The use of the art glass panels in the bookcases flanking the fireplace in an ivy entwined trellis pattern directly suggests the bringing of outside landscaping and natural elements indoors. The expanse of the west axis of the exterior porte cochere was originally joined by a large cedar trellis densely covered with English ivy (deteriorated and removed). That trellis was visible from the interior through two small casements directly above the ivy motif art glass. It is believed that the art glass executed in a grape theme for the dining room buffet was similarly used to echo a grape arbor along the east property line.

The use of gumwood in the molding around the casement windows and doors in the rear living quarters. Only four other homes in Westminster Heights used gumwood. Most other homes in the original subdivision contain dark stained mahogany as principal woodwork material. This introduction of a lighter stained wood creates a very different spatial feeling than that received in other homes.²⁶

The architectural elements and design strongly suggest the influence of the Greene and Greene Brothers of Pasadena, California, on the Dunshee brothers. This influence is evident in the use of the *Westmoreland* name for a subsequent subdivision developed by the brothers near Westminster Heights. The *Westmoreland* name is likely derived from the street *Westmoreland Place*, site of the prominent Gamble House in Pasadena featured in popular publications of the period. The siting of 1369 Westminster is also strongly reminiscent of the siting of many of the celebrated California bungalows over the Arroyo Secco in Pasadena. The Cohn house is sited on the terraces overlooking Emigration Creek, indicating that the inspiration of the Greene brothers on the Dunshees probably extended beyond architectural style to the location and siting of the residence.

The Cohn house is a significant Arts & Crafts and California Bungalow structure that clearly shows the influence that began coming from California just after the turn of the century. Primary influences in architectural style had previously come from the large cities east of Utah. While these influences continued to some to degree, the shift to the west was significant, altering not only

²⁵ Interview, Winter, 1996.

²⁶ Erlandsson & Haws.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

architecture but social ideas about vacationing, clothing, and other trends. Generally, the disposition became more relaxed, and the western lifestyle with a focus on the organic, or natural, setting.

Henry and Tile Cohn, and Subsequent Owners:

Henry Cohn was a prominent Salt Lake City business man who was listed on the property title in 1917. Born in Germany on Christmas day, 1845, he immigrated directly to Salt Lake in 1869. He was in business for many years with Frederick and Samuel Auerbach. In 1879 he opened a commission business that soon became devoted largely to the buying of wool. He was also active in real estate, mining, and irrigation. Henry Cohn was one of the founders of the North Point Irrigation company and was director at the time of his death at age 75 in 1921. In the 1914 presidential election he was the Taft elector who carried the Utah vote to Washington. He was married to Tile Solomon Cohn. They apparently occupied the home briefly during 1917-18.

Lloyd and Florence Ewing bought the home for \$4,000 in 1919 and occupied it through 1923. Mr. Ewing was a representative of the Bayley-Underhill Overall and Work Clothes, a business located in the Dooley Building at West Temple and 200 South in Salt Lake City. He moved to Los Angeles, California in 1923.

In 1924, the home was occupied by Robert Bower Ritchie and his wife, Gertrude D. Sage. He was born in Fifeshire, Scotland, in 1886 and emigrated to New York in 1910 after receiving his degree from the University of Edinburgh. In 1911 he came to Salt Lake where he was associated with Peat, Marwick, Mitchell and Co., a New York CPA firm. During their occupancy of the home at 1369 Westminster, Robert was accountant/treasurer for the Merrill Co. of Salt Lake City (lumber brokers) where he handled institutional and commercial accounts until 1933. He later was the chief accountant for the Western Building & Loan Co. and was elected as the company's secretary-treasurer in 1939. Robert was active in civic affairs and the business community as a member of Wasatch Lodge, No. 1, Free and Accepted Masons; Utah Consistory, Ancient and Accepted Scottish Rite, and El Kalah Shrine and was affiliated with Ambassador Athletic Club and the Bonneville Knife and Fork Club.

Between 1932-42, the home, with ownership passing between Arthur White, S. H. Harman, and Tracy Loan & Trust, was rented by three different families. Chas A. Engle, an engineer, and his wife, Clara, occupied the home in 1932. Fred A. Abegg was an associate Plant Breeder for the USDASPD and rented the home from 1933 through 1938. From 1939 through 1941, Carl Devore, Manager of the Chevrolet Division of GMSC rented the home with his wife Maude.

In the war years of 1942 and 1943 it appears as if the home was vacant. Allen J. Kenneth, AS&R Co., and his wife, Joyce, purchased the home in 1944 and likely resided there until 1946. Oliver C. Martin, salesman for Lyman Manufacturing and his wife Vanice purchased and resided in the home from 1946 through 1949 or 1950. From 1951 through 1985, the home has been occupied by John and Nada K. Schiess and/or their family. The current owners, Rick and Laurie Summers, purchased the home in May, 1985.

___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 10

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

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__ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 11

Cohn, Henry A. and Tile S., House, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Cohn, Henry A. and Tile S. House, Salt Lake City, Salt Lake County, UT
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Rick P. Summers
4. Date: December 1995
5. Negative on file at Utah SHPO.

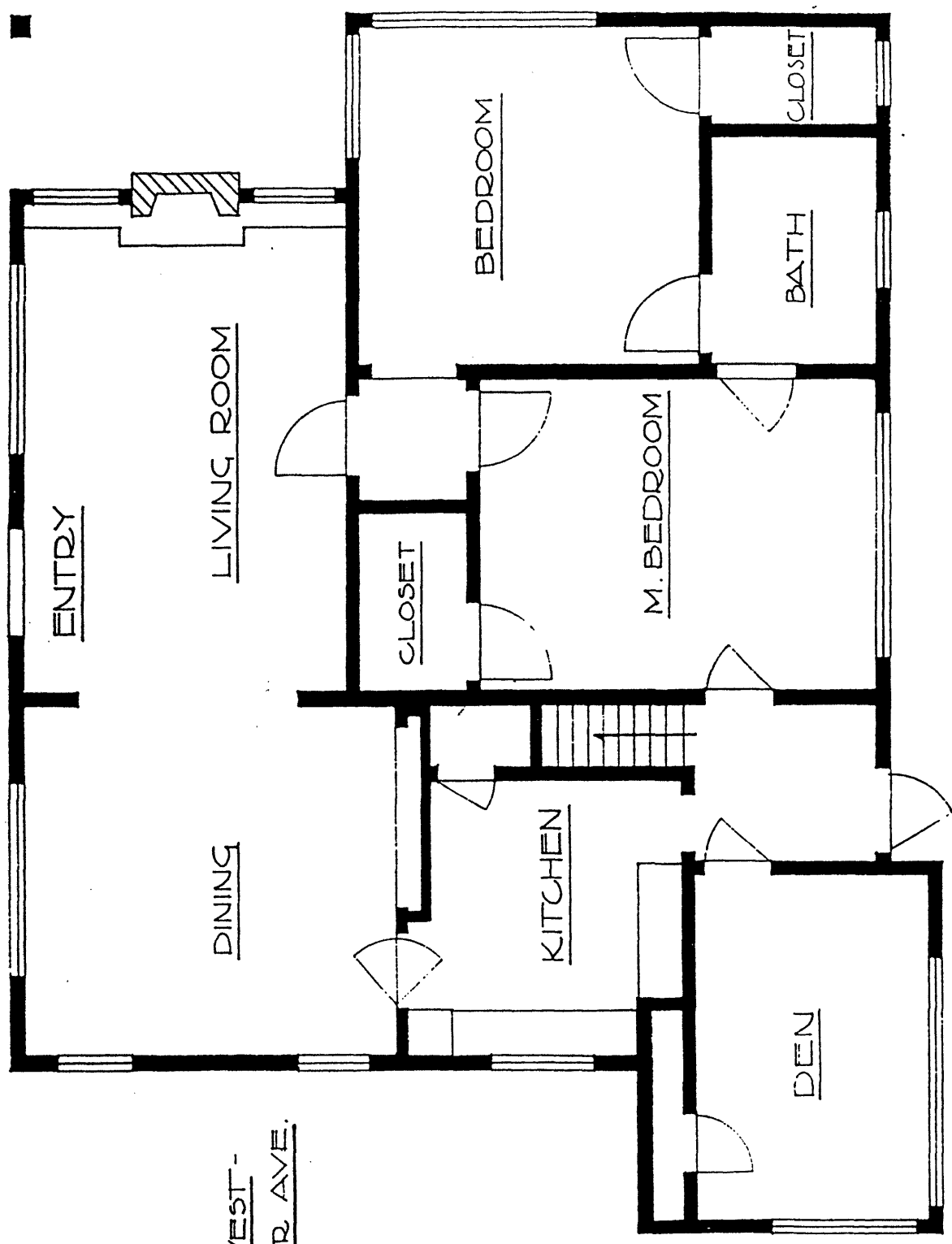
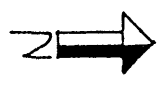
Photo No. 1

6. Southeast elevation of building. Camera facing northwest.

Photo No. 2

6. Southwest elevation of building. Camera facing northeast.

__ See continuation sheet



1369 WEST -
MINSTER, AVE.

FLOORPLAN