



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): House at 257 McHenry Street

Address: 257 McHenry Street

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-500-1

Current Owner: Armstrong Park City LLC

Legal Description (include acreage): THAT PART OF LOT 16 LYING E'LY OF ROADWAY ALL LOTS 17 & 18 BLK 60 PARK CITY SURVEY M31-688 M67-542 M90-364 M250-514 1815-642 (1972-1648)

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

## DESCRIPTION

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Architectural Style: T/L cottage type

No. Stories: 1

Number of Associated Structures:  Accessory building(s). #  Structure(s). #

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: ,original location: )

Materials: (Describe the visible materials)

Exterior Walls: Brick-tex, aluminum siding

Foundation: Not verified

Roof: Cross-wing roof form sheathed in metal and rolled material

Windows/Doors: Large fixed casement and WWII-era fixed casement with multiple horizontal panes, and four-over-four double-hung sash type in addition

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

257 McHenry is T/L cottage that was under reconstruction when the most recent available photos were taken. The T/L cottage was one of the main three house types built during the historic Park City mining era. The extent of the proposed reconstruction is unknown. The house has undergone significant alterations, including an addition onto the stem wing. The roof is sheathed with standing seam metal and a rolled asphalt material. The covered porch is a shed roof that extends off the stem wing roof. The original porch supports have been replaced by metal supports. The house had been clad in aluminum siding with a bricktex siding in the gable; these appear to have been placed over the original wood drop siding but have recently been removed exposing the original drop novelty siding on the original house. A section of the gable front is missing the original siding and the vertical wood planking underlayment is exposed. A large aluminum multi-pane slider window is centered below the front gable and a large fixed single pane window is underneath the covered porch. A paired four-over-four double hung sash type is on in stem wing addition. A tall concrete block chimney has been built to the right of the front façade. The foundation is

not visible and its material is unknown. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value

## SIGNIFICANCE

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Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Little is known about the early history of this house, as deeds were not recorded in the conventional manner. 257 McHenry sits in Park City block 60, but the land was owned by the Townsite Company and later United Park City Mines and land development companies while the improvements were sold through quit claim deeds recorded in the "miscellaneous" pages of records. These abstracts feature vague property descriptions, and the early owners are thus unclear. A 1926 record of Park City landowners lists the landowner as the Townsite Company, though they did not own the improvements (the house in this case).

One of the few confirmed residents of 257 McHenry, which was built at some point prior to the 1907 Sanborn map, is James Hayes, who was renting the house as of the 1940 census. Hayes was born on May 10, 1903, in Leadville, Colorado. He mined in Park City until his death of congestive heart failure on October 1, 1955. Hayes's landlord was probably "Yates," whose name was handwritten on the 1941 Sanborn map, indicating ownership at that time. There were a couple of Yates families at the time in Park City, however, and it is unclear which one owned the house.

The first personal owner of the lot was Herbert Armstrong, who purchased the land from the Coalition Land Company in 1983. Currently owned by Armstrong Park City LLC, the house is under a renovation that was approved through a historic district design review and appears to include a new concrete foundation and recladding

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993

## PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)









*257 McHenry Street. Southwest oblique. November 2013.*



*257 McHenry Street. West elevation. November 2013.*



257 McHenry Street. Northwest oblique. November 2013.



257 McHenry Street. Construction sign. November 2013.

# MAPS

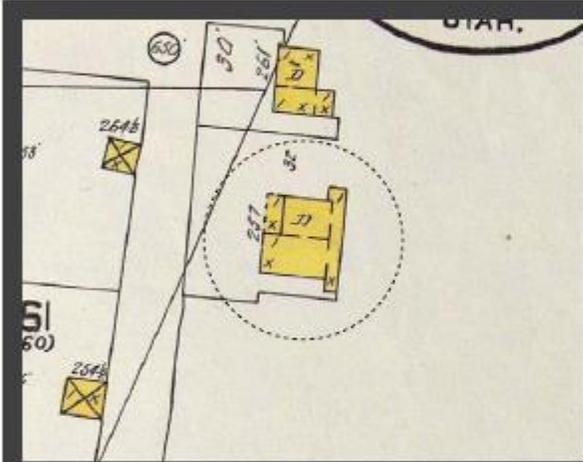
257 McHenry Street, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundaries)

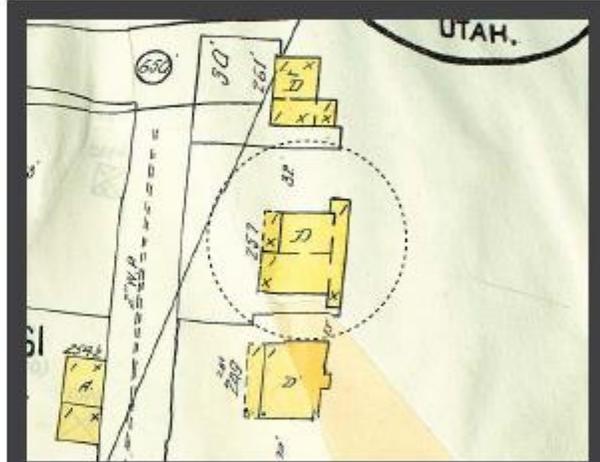
1889

(outside of 1900 Sanborn boundaries)

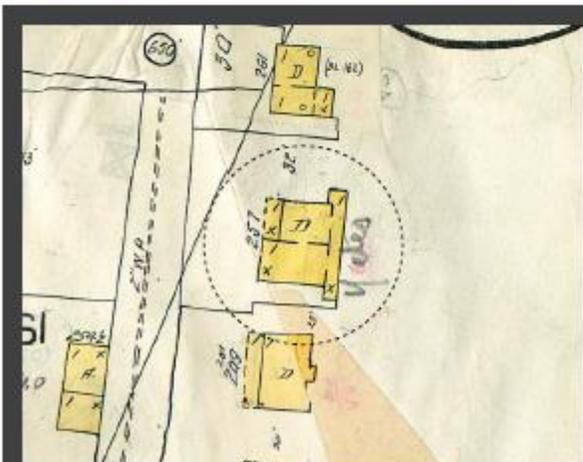
1900



1907



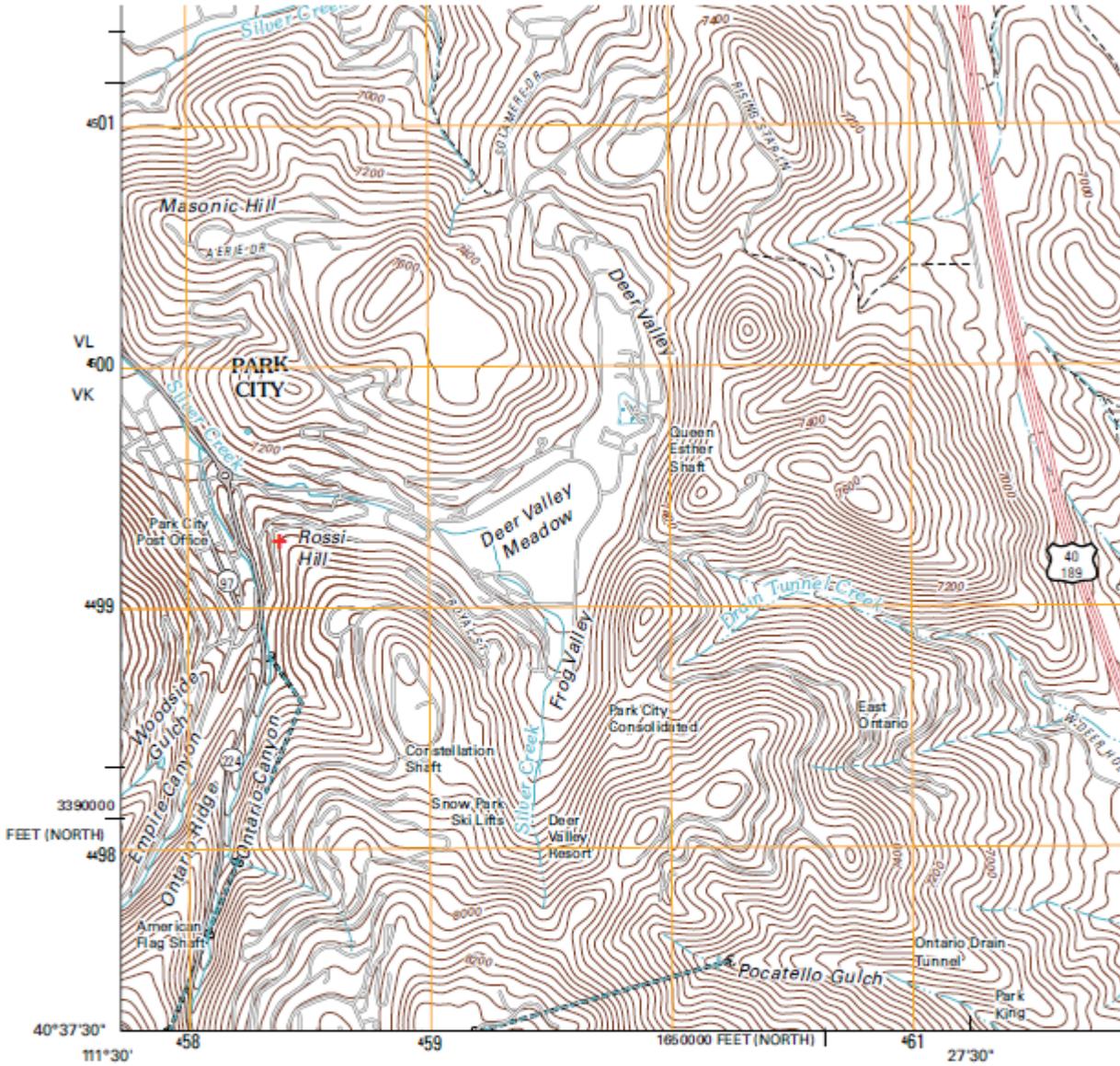
1929



1941

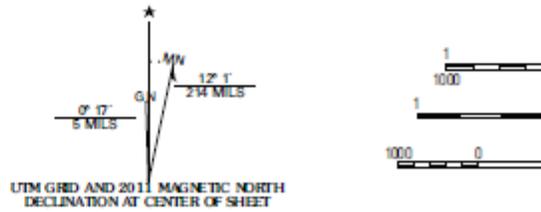


257 McHenry Street, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zone)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
M. VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]

Address: 257 McHenry Street  
 City: Park City, UT  
 Current Owner: Armstrong Park City LLC  
 Address: (see historic site form for address)

Tax Number: PC-500-1  
 Legal Description (include acreage): PC BK 60 Ely pt. L16, L17, L18 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. Md.aughlin	W		[L1-18]
11/21/1916	P.F. Ryan (sheriff)	Park City Townsite	Sheriff's Deed		"pt.5,6,7,8,9,16,17,18"
12/7/1959	Summit County	United Park City Mines Co.	Q.C.D.		[following tax sale, L1-13, 16-18]
1/1/1971	United Park City Mines Co.	Treasure Mt. Resort Co.	Agreement		"pt. 16,17,18" [rest of form]
6/11/1971	United Park City Mines Co.	Greater Park City Co.	Sp. W.D.		
6/12/1975	Gr. P.C. Co. & Tr. Mtn. Resort Co.	Ramshire, Inc.	Sp. W.D.		
2/10/1977	Ramshire, Inc.	Coalition Land Company	Q.C.D.		
2/10/1983	Coalition Land Company	Herbert Armstrong	Q.C.D.		
9/5/2006	Herbert Armstrong	Armstrong Park City LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 5/5/2014

since the Holy Father brought the sacred college up to its full strength in January 1953. These would not normally justify a new consistory, but it is believed that the Pope is anxious to bestow the cardinalate on one of the outstanding figures of the church. This is Monsignor Giovanni Battista Montini, 57 year old Archbishop of Milan and up till Nov. 1, 1954, pro-secretary of state. Possibly too he may later have greater honors bestowed upon him, who knows? That Cardinal Mindszenty's presence in Red Hungary's Vacz prison led to a remarkable revival of faith among its 2,000 inmates. This is revealed by one of the Cardinal's fellow prisoners, Dr. Lazo Toth, Hungarian Catholic newspaperman, who was tried and sentenced with the Cardinal. A diary kept by Dr. Toth, who died earlier this year, has been smuggled out of Hungary following the journalist's death. Cardinal Mindszenty whom Hungarian Reds claimed to have released from jail was an inmate at Vacz, from 1949 to 1953. That a "Living Father Damien," a priest who, for 28 years of his priesthood, has been a leper, recently celebrated the golden jubilee of his ordination at the leper settlement of Makogai, Fiji Islands. On this occasion he received a message of blessing and congratulation from His Holiness Pope Pius XII. Father Choblet is highly praised for his work among "his fellow lepers" for 28 years on Tarawa Island, by the British resident commissioner Sir Arthur Grumble, of these British possessions, and close friend of this priest-leper.

**A GOLDEN JUBILEE OF MARRIAGE  
1905-1955**

Mrs. Chick Lloyd's parents, living Twenty-first street, Salt Lake, celebrate their fiftieth year of wedlock happiness on Sunday next, October 9, first with church services, in the morning at St. Ann's, and then will have open house from 2 p.m. till 6, with anticipation of 200 relatives and friends gathered to congratulate jubilarians, Mr. and Mrs.

St. Mary's wishes to send its best wishes on this auspicious occasion to the couple so blessed by God to see this great occasion indeed.

**OUR GI'S OVER THE WAVES**

Not much by way of news has come of late from our brothers-in-arms, all seems quiet on the West German front, where Robert Al Cullen and Ted Smith are stationed. From Greenland Billy Smith writes to say, he has had no immediate news of his expected home leave, but does report terrific gales up to ninety miles an hour on the icy cap, ironically named Greenland, perhaps with a little less of glaciers than farther north, towards the Polar regions.

**A PASSING AWAY**

On Saturday morning, in Miners' hospital, James Hayes, after long illness, died peacefully. Holy Rosary was recited on Monday evening in Olpin's Mortuary and Requiem Mass for his eternal rest was at 10 o'clock on Tuesday, followed by the funeral ceremonies.

**FALL BAZAAR COMING UP**

This will be on Saturday, Nov. 5, in Memorial building. We would like to notify early all ladies wishing to make articles of work for same, that the time for such may be ample. Tickets should be available during this week. We hope each parishioner will accept one book at least in every household.

**VISITORS TO ST. MARY'S  
SUNDAY**

From Salt Lake at ten mass were Mr. and Mrs. Robinson, formerly of Pasadena, California, but now transferred to Utah by his insurance company. They thought our church a little gem on the hill, although as Californians they must have seen majestic churches. There also to 11:30 at Memorial building, Heber City came Mr. and Mrs. Herbert Beebe with daughter from Connecticut and Caribou, Maine, on



From where I sit... *by* Joe Marsh

**Shades of Tom Sawyer!**

Hack Willis had just stopped the tractor so's he could cool off at the pump, when a young insurance salesman came up the drive.

Hack was tired of plowing, and needed insurance on his new barn. But he also needed to get that winter rye in fast. The salesman, an eager kid, noticed hesitation. "I come from a farm," he said. "Why don't you look at these booklets—got all the dope—and I'll take that plow a couple of rounds for you."

Young fellow laid off a pretty straight furrow, too. It was almost dark before Hack—sitting

in the shade—was able to decide just what kind of policy to get.

From where I sit, to be a good salesman—or a good citizen—it always helps to "put yourself in the other man's place." He may have a different sort of job with different problems... he may prefer to close a deal over, say, a friendly glass of beer while you might prefer something else. But both of you can co-operate if you make it a "policy" to try.

*Joe Marsh*

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Park Record, 10/6/1955