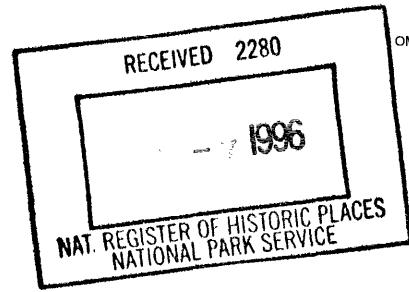


United States Department of the Interior  
National Park Service



# 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 Lee, Charles W. and Leah, House

other names/site number \_\_\_\_\_

### 2. Location

street & number 277 West 100 North N/A not for publication

city or town Torrey N/A vicinity

state Utah code UT county Wayne code 055 zip code 84775

### 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] 10/1/96  
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 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] 11-15-96  
Signature of the Keeper Date of Action

Lee, Charles W. and Leah, House  
Name of Property

Torrey, Wayne County, Utah  
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>3</u>	<u>3</u>	buildings
		sites
<u>1</u>		structures
		objects
<u>4</u>	<u>3</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

0

### 6. Function or Use

Historic Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling  
AGRICULTURE: agricultural outbuilding  
DOMESTIC: secondary structure  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
\_\_\_\_\_  
\_\_\_\_\_

### 7. Description

Architectural Classification  
(Enter categories from instructions)

MID 19TH CENTURY  
LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation STONE: Sandstone  
walls WOOD: Log  
\_\_\_\_\_  
roof WOOD: Shingle  
other \_\_\_\_\_  
\_\_\_\_\_

Narrative Description

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

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# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Lee, Charles W. and Leah, House, Torrey, Wayne County, UT

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## Narrative Description

The Charles William and Leah Arminda Young Lee House, built c.1895 and renovated in 1995, is part of a small compound of buildings on a one-quarter block lot at 277 West 100 North in Torrey, Utah. In addition to the house, there are several other buildings on the site, including a c.1915 bunkhouse, a c.1935 WPA outhouse, a c.1975 octagonal cabin, a stone chicken coop (rebuilt in 1995), and a stone cistern, 1901.

The house was constructed as a hall-parlor, one story log building, roughly 21'-9"x 17'-0". The centered front door with two flanking window openings exhibit the symmetry common to Classical style buildings constructed in remote parts of Utah into the early 20th Century. The house also exhibits Folk Victorian characteristics, such as a hipped roof, although the simplicity of the structure offers few other stylistic cues. The exterior walls of the building rest on a sandstone foundation. The exterior walls are built of logs of varying dimensions joined at the corners by half-dovetail notching. The inside of each log was hewn to provide a relatively smooth vertical surface upon which to finish the interior. The logs were chinked with a lime-based mortar. This chinking was severely deteriorated and was replaced with similar, lime-based mortar in the 1995 renovation.

No original windows were in place on the house before renovation, but the size of the window openings indicate that they were a combination of casement and double-hung, wood-framed windows. Presently, the windows are four over four double-hung windows on the front facade, and four light casement windows on all other facades. All windows are wood frame windows and are placed in the original openings in the walls.

The roof (probably the second roof, installed during the historic period) on the building prior to the 1995 renovation was a hipped, wood-framed structure, with wood shingles. As indicated by the use of 2x4 radially-sawn lumber for the rafters, this roof appears to have replaced an earlier roof of unknown construction and appearance. A simple box cornice at the eaves also appears to have been replaced, probably at the same time as the roof. The roof and cornice were completely rebuilt in 1995, basically duplicating the materials and shape of the old roof. However, the pitch is slightly different to accommodate a sleeping loft, and the overhang and fascia boards are somewhat larger. Before and after photos show that the appearance has not been significantly changed.

The interior of the house was originally a hall-parlor configuration, with a loft over the smaller, east room. A tongue-and-groove finish floor was supported by log joists on grade. Interior walls were plastered, and the roof framing and ceiling joists were exposed. Openings in the roof indicate the house was heated with a stove. In the 1995 renovation, remnants of the interior partition were removed, making a single room inside the house. New stud walls were placed inside of the original log walls, resting on a new concrete foundation. The new walls were covered with a double layer gypsum wallboard, with a skim coat of plaster to duplicate the original plaster walls. New rough hewn timber ceiling joists and roof framing members were left exposed, and a sleeping

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## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Lee, Charles W. and Leah, House, Torrey, Wayne County, UT

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loft was built in the east end of the attic. These rebuilt features mimic those parts of the original building.

An additional part of the 1995 renovation of the Lee House was the building of a new, detached bathroom/laundry room nine feet south of the original building. This 10'-0"x 12'-9", stuccoed, gable roofed building is linked to the house by a wood pergola and deck. The bath/laundry addition was constructed as a detached structure in an effort to maintain the historic integrity of the log house.

Several other buildings are on the site. Southeast of the house is a small single cell, gable roofed bunkhouse. This c.1910 historically contributing building is covered with stucco and has an overhanging porch built of logs. East of the house is a c.1975 octagonal cabin. This building does not fall within the historic period and is non-contributing. Also near the house is a contributing wood outhouse, reportedly constructed c.1935 using WPA funds. In addition there are a number of other outbuildings on the site, including a non-contributing stone chicken coop (once in ruins, but rebuilt in 1995), and a contributing now-abandoned stone cistern with wood well structure above.

\_\_\_ See continuation sheet

Lee, Charles W. and Leah, House  
Name of Property

Torrey, Wayne County, Utah  
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)

SOCIAL HISTORY

EXPLORATION/SETTLEMENT

Period of Significance

1895-1946

Significant Dates

1895

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

### 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: Wayne County
- University
- Other

Name of repository:

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

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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Lee, Charles W. and Leah, House, Torrey, County, UT

### Narrative Statement of Significance

The Charles W. and Leah Lee House, built c.1895, is significant in describing the prevalence of log construction in Torrey at the time of its settlement in the 1890s. Buildings constructed of log were common during its settlement but now comprise only a small percentage of the existing historic buildings. The abundance of log, the isolation of Torrey, and the relative poverty of its first residents contributed to the prevalence of log structures during the settlement phase. Log buildings ranged from single family residences such as the Lee House to the Torrey Log Church/Schoolhouse. Today, only eight examples of log buildings survive. Of these only the Lee house and two others remain in use as residences.

Wayne County, located in south-central Utah, was settled in the late nineteenth century by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). The desert environment and geographic isolation of the area made it foreboding for settlers, with several communities established only later to be abandoned. However many settlers came from other parts of Utah seeking the freedom that Wayne County's isolation provided. The Torrey area was settled c.1884 by Peter Brown, who farmed and ranched in a valley northwest of the present community.<sup>1</sup>

Water supplies affected the settlement of the area. In the 1890s settlers expected water to be brought from the Fremont River (the largest stream of water in Wayne County) by a canal, a survey having been made for its location. But when nothing was done about digging it, most people moved away and the LDS branch that had been established in 1890 was discontinued and a branch was not re-established until 1898.<sup>2</sup>

Charles William Lee and his wife Leah Arminda Young Lee were two of the early settlers of Torrey, living in the town by 1894.<sup>3</sup> Charles was born in 1862 in New Harmony, Utah. He was the son of John D.<sup>4</sup> and Sarah Caroline Williams Lee.<sup>5</sup> Charles Lee married Leah Arminda Young in St.

<sup>1</sup> Snow, Anne. Rainbow Views -- A History of Wayne County (Daughters of the Utah Pioneers of Wayne County, 1953), p.131.

<sup>2</sup> Snow, pp. 248-60.

<sup>3</sup> Snow, p.260.

<sup>4</sup> John D. Lee is known for his involvement in the Mountain Meadows Massacre of September, 1857. In the massacre, a group of California-bound emigrants were killed by Mormon militiamen. John D. Lee was later executed for his role in the massacre.

<sup>5</sup> Manetta Prince Henrie, Descendants of John D. Lee, privately published, 1963, p.519.

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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Lee, Charles W. and Leah, House, Torrey, County, UT

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George, Utah, in 1881. It is presumed that the Lees built their house soon after arriving in Torrey. The land upon which the house sits was part of 160 acres patented by Lee in 1904.<sup>6</sup> In 1894, Charles was one of a group of investors who bought the water rights to nearby Sand Creek. In an effort to attract more settlers to the area, Lee sold shares of Sand Creek water for five dollars each.<sup>7</sup> Charles W. Lee is listed in the 1900 through 1918 editions of the Utah State Gazetteer as a blacksmith and horseshoer. He is also listed as town constable in 1903.

Like many of the buildings in Torrey, the Lees built their house out of log, a locally abundant building material. By the 1890s milled lumber and manufactured building materials were widely available throughout most of Utah, but the isolation of Torrey and the poverty of its settlers were factors in the continued use of log houses. The development of the local economy supports the idea that the economic gain in the area advanced slowly.

The livestock industry is the oldest and most important in the county. Grazing areas were what first lured settlers to this area. However, the transporting of cattle to the closest market in Nephi, Sanpete County, was a disadvantage because the cattle lost considerable weight while traveling. In 1896 the Denver and Rio Grande Railroad built a line in the Sevier Valley that cut the distance to the market in half, however the marketing of the cattle was still a problem. It wasn't until the 1930s when the highways and trucking system was developed that the area overcame most of its marketing adversity.

The dairy industry was considered an extension of ranching and did not produce significant revenue for the area. Other sources of economic development in the area included sheep herding. This relatively expensive operation required herders on the range at all times, camp movers, supplies, and equipment specific to the industry. Until 1918 all sheep in the area were sheared by hand. The amount of wool processed increased three times once the process was mechanized. Large scale farming was not pursued in the area due to the rugged terrain, lack of sufficient water for irrigating crops, and a short growing season for most of the area. Small scale farming was, however, a necessity and each family raised much of their own food. Some timbering occurred throughout the region, but was not extensive.<sup>8</sup>

Log construction was common in Mormon settlements as they migrated West. Mormon pioneers were skilled woodsmen and log was the predominant material of initial construction. Log buildings were, however, seldom intended to be permanent structures. The goal of almost every family was to build a permanent house of frame or brick or to enlarge and improve the original log cabin.

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<sup>6</sup> All ownership records are taken from the deed records of the Wayne County Recorder, located in the Wayne County Courthouse, in Loa, Utah.

<sup>7</sup> Snow, p.260.

<sup>8</sup> Snow, pp.27-68.

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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Lee, Charles W. and Leah, House, Torrey, County, UT

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Brigham Young expressed his opinion that "Log buildings do not make a sightly city."<sup>9</sup> He also recognized the need to discourage an unlimited use of logs because of the limited supply of timber in most areas. Although adobe was the predominant sequential replacement material in most communities, there were area where log continued to be used.<sup>10</sup> Timber quality, notching techniques, and regional influences played a part in the use of log on a more permanent basis, as well as the isolation and economic hardships of an area such as Torrey.

Similarly, architectural styles popular throughout the United States were widely drawn upon for new buildings in Utah; but these styles were slow to reach Torrey. The Lee house, while simple and vernacular in nature, does exhibit characteristics that show the builder's exposure to contemporary building influences such as a symmetrical facade and hall-parlor plan. The finished interior space is unusual to this type of building. The hipped roof feature is unusual for a small log cabin and was probably added at a later date, but during the historic period. The Lee House is unique as one of two hipped-roof log buildings in Torrey, the other example being the Torrey Log Church/Schoolhouse, a National Register-listed property.

It is not possible to verify if any of the other buildings on the site date to the Lee's period of ownership. It is possible that the bunkhouse and the stone chicken coop date from this time, but there are few clues beyond a cursory informed visual examination of the buildings. The cistern may have been built during the Lee's occupancy of the site. After the initial settlement period when early settlers had to haul water in barrels for culinary use during the winter, they began storing water in cisterns (a deep hole was dug, then concrete was poured, and it was carefully covered).<sup>11</sup>

Local custom holds that the house was occupied at some time by a Mr. Ostberg. Ostberg was reportedly a mason who worked on the stone schoolhouse in Torrey. The stonework on the stone chicken coop resembles that of the Schoolhouse, so it is possible that Ostberg built the chicken coop. A check of the Utah State Gazetteer from 1900 to 1930 revealed no men named Ostberg in the Torrey area, so it is not known if the story is correct.

At some time prior to 1915 ownership of the property changed to Celia (or Cecelia) A. Heath, daughter of Charles and Leah Lee. The record of this change of ownership does not appear in Wayne County records. Celia Heath sold the property in August of 1915 to Ralph and Cora Heath, who owned the property until August 1930, when it was bought by J.M. and Evangeline Tappan. The Tappans also maintained a residence in Cainville, Wayne County. A number of

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<sup>9</sup> Young, Volume 8, p.79. Pitman, Leon. "A Survey of Nineteenth-Century Folk Housing in the Mormon Culture Region". Louisiana State University, unpublished dissertation, May 1973, p.59.

<sup>10</sup> Pitman, pp.58-64.

<sup>11</sup> Snow, p. 261.



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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Lee, Charles W. and Leah, House, Torrey, County, UT

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improvements, such the outhouse. According to information supplied to the current owners by local residents, the outhouse was built using fund supplied by the Works Progress Administration of the United States Government. The Tappans sold the property in 1948 to Ivan and Wanda Lee. The Lees lost the property in a court case in 1956; the property was auctioned and re-purchased by J.M. and Evangeline Tappan. They remained the owners until 1969 when it was sold to June S. Carroll, of Los Angeles, California. Val Antczak and Barbara Polich purchased the property from Mrs. Carroll's estate in 1990.

\_\_\_ See continuation sheet

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## National Register of Historic Places Continuation Sheet

Section No. 9 Page 7

Lee, Charles W. and Leah, House, Torrey, Wayne County, UT

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### Bibliography

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Carter, Thomas. "North European Horizontal Log Construction in the Sanpete-Sevier Valleys." Utah Historical Quarterly 52, No.1 (Winter 1984): 50-71.

Cotton, J. Randall. "Log Houses in America." The Old-House Journal 18, No.1 (January/February 1990): 37-44.

Henrie, Manetta Prince. Descendants of John D. Lee. privately published (Microfilm Copy at LDS Church Family History Library, Salt Lake City) 1963.

Pace, Jessie, and Charles M. Shepherd. Torrey Log Church/Schoolhouse National Register of Historic Places Nomination Form. (Copy at Utah SHPO.) January 1993.

Pitman, Leon. "A Survey of Nineteenth-Century Folk Housing in the Mormon Culture Region". Louisiana State University, unpublished dissertation, May 1973, pp. 55-81.

The Polk Company, Utah State Gazetteer and Business Directory, 1900, 1903, 1908, 1912, 1914, 1916, 1918, 1922, 1927, 1930 Editions.

Snow, Anne, comp. Rainbow Views: A History of Wayne County. Daughters of the Utah Pioneers of Wayne County, 1953.

\_\_\_ See continuation sheet

Lee, Charles W. and Leah, House  
Name of Property

Torrey, Wayne County, Utah  
City, County, and State

10. Geographical Data

Acreeage of property 1.6 acres

UTM References  
(Place additional UTM references on a continuation sheet.)

A 1/2 4/6/2/7/6/0 4/2/3/9/0/4/0  
Zone Easting Northing

B / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

All of Lot 2, Block A, Torrey Township Survey

Property Tax No. T0-76

\_\_\_ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries encompass the lot included as part of the land patented by Charles W. Lee in 1904. The lot retains the original property lines as laid out in the Torrey township survey.

\_\_\_ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Nelson W. Knight, Architectural Historian

organization Smith Balle Hyatt Architects

date August 1996

street & number 845 South Main Street

telephone (801)298-1666

city or town Bountiful

state UT zip code 84010-

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 Val R. Antczak and Barbara Polich

street & number 1365 Michigan Avenue

telephone (801)583-6158

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.

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# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 8

Lee, Charles W. and Leah, House, Torrey, (county) County, UT

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## Common Label Information:

1. Lee, Charles W. and Leah, House
2. Torrey, Wayne County, Utah
3. Photographer: Kim Hyatt
4. Date: March 1996
5. Negative on file at Utah SHPO.

## Photo No. 1

6. Northwest elevation of building. Camera facing southeast.

## Photo No. 2

6. East elevation of buildings. Camera facing west.

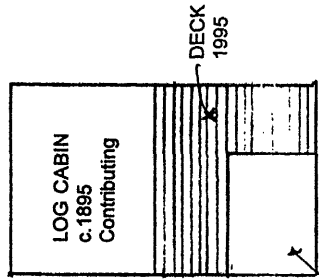
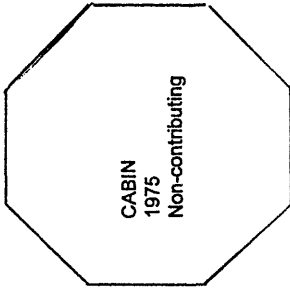
## Photo No. 3

6. Interior of building. Camera facing west.

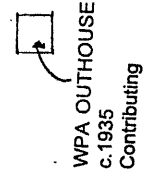
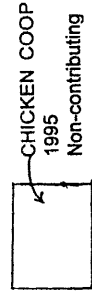
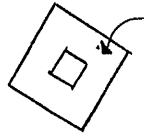
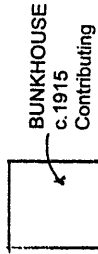
\_\_ See continuation sheet

100 NORTH

300 WEST



ADDITION (BATH)  
1995  
Non-contributing



CHARLES AND LEAH LEE HOUSE  
277 WEST 100 NORTH  
TORREY, WAYNE COUNTY, UTAH  
SITE PLAN  
1996

