



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): Frank Payne House

Address: 1266 Park Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: ARPC-2

Current Owner: Alpine Retreat @ Park City LLC

Legal Description (include acreage): UNIT 2 ALPINE RETREAT @ PARK CITY CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1727 SQ FT TOGETHER WITH AN UND 16.67% INT IN THE COMMON AREA; ? AC

**STATUS / USE**

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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**

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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: Drop siding

Foundation: Not verified

Roof: Cross-wing roof form sheathed in asphalt shingles

Windows/Doors: Paired double-hung sash type

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.)

1266 Park is a T/L cottage that has undergone some changes. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The house matches with the house shown on the 1907 and 1929 Sanborn Insurance maps as 1260 Park Ave, and that house is labeled as both 1260 and 1266 on the 1941 map, so it is likely that there was an address change at some point. The house shown in the c. 1940 tax photo has been expanded to the south since, and the stem wing appears much longer in recent photos. The cross gable roof is sheathed with composition shingles. The walls are clad with drop-novelty siding, including the addition. The windows are different from what is shown in the early tax photo, currently being mostly one-over-one double hung sash windows. The windows in the tax photo are either different types, or in different locations. Currently, there is a pair of windows in the front gable end and another pair on the front façade of the addition. In the porch area, the wood door and double hung window have switched places from their positions in the early tax photo. The porch is covered by a shed roof that extends from the main roof and is supported by square posts. 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.)

This house appears on the 1907 Sanborn Insurance map, which was the first map to cover this area of Park City, making it difficult to determine when exactly this house was built. The first individual to own the house was Frank Payne, who purchased it in 1904. Frank and Nellie Payne owned the house for the majority of the historic period. They appear on the 1910, 1920, and 1930 censuses, living in this house with their children. Frank was born in 1878 in New York, and Nellie was born in the same year in Kansas. Frank was a deputy sheriff and also a miner, and was the secretary for a miners union for a time. In 1940 they were living in a neighboring house, and renting the house out. Nellie died in 1956, and Frank sold the house to Gary and Sue Boyle in 1958. It is currently owned by Alpine Retreat @ Park City LLC.

## 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.)

*1266 Park Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940







*1266 Park Avenue. Northwest oblique. November 2013.*



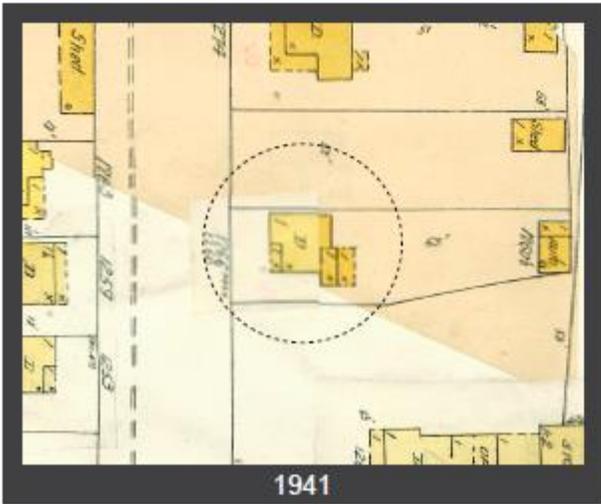
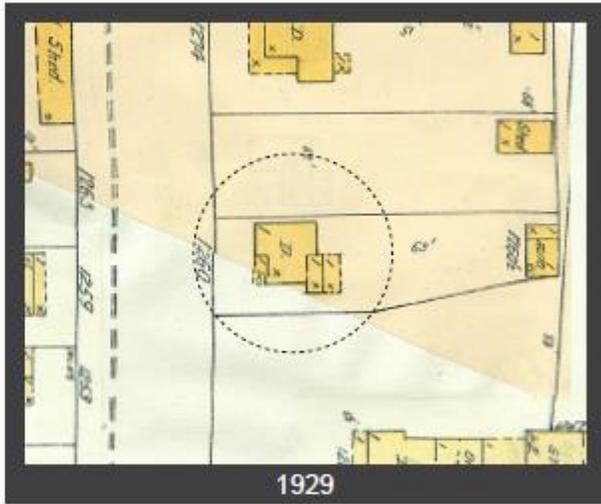
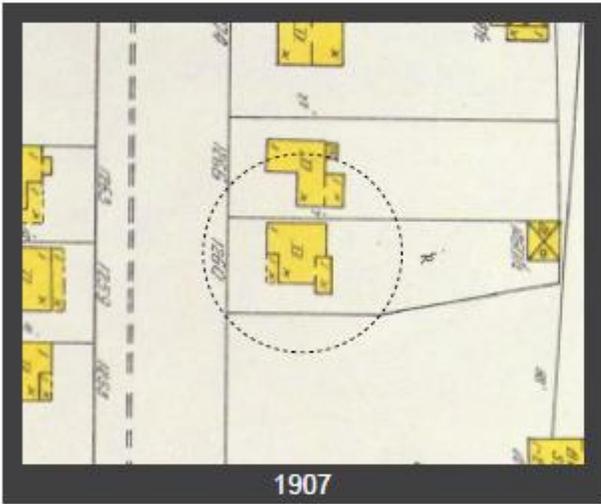
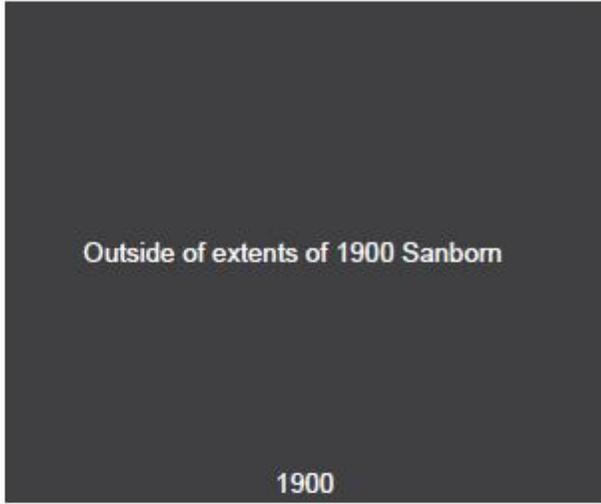
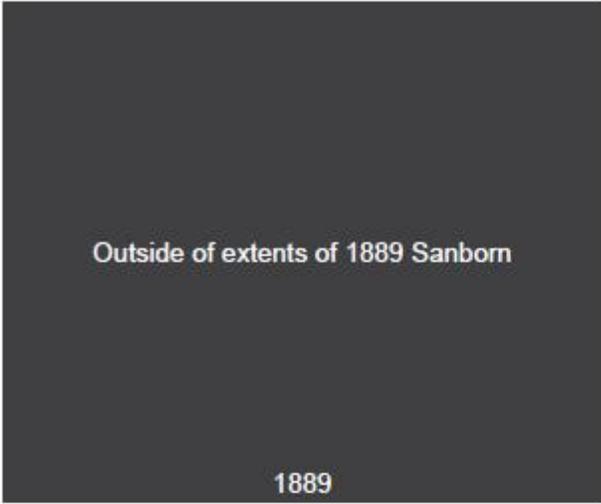
*1266 Park Avenue. West elevation. November 2013.*



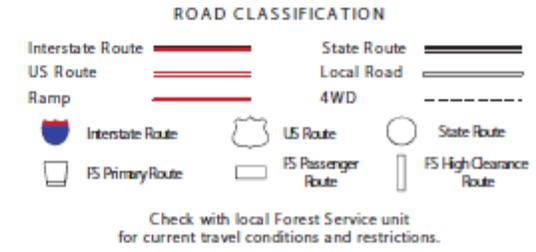
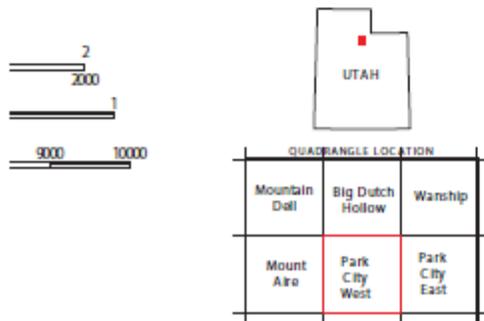
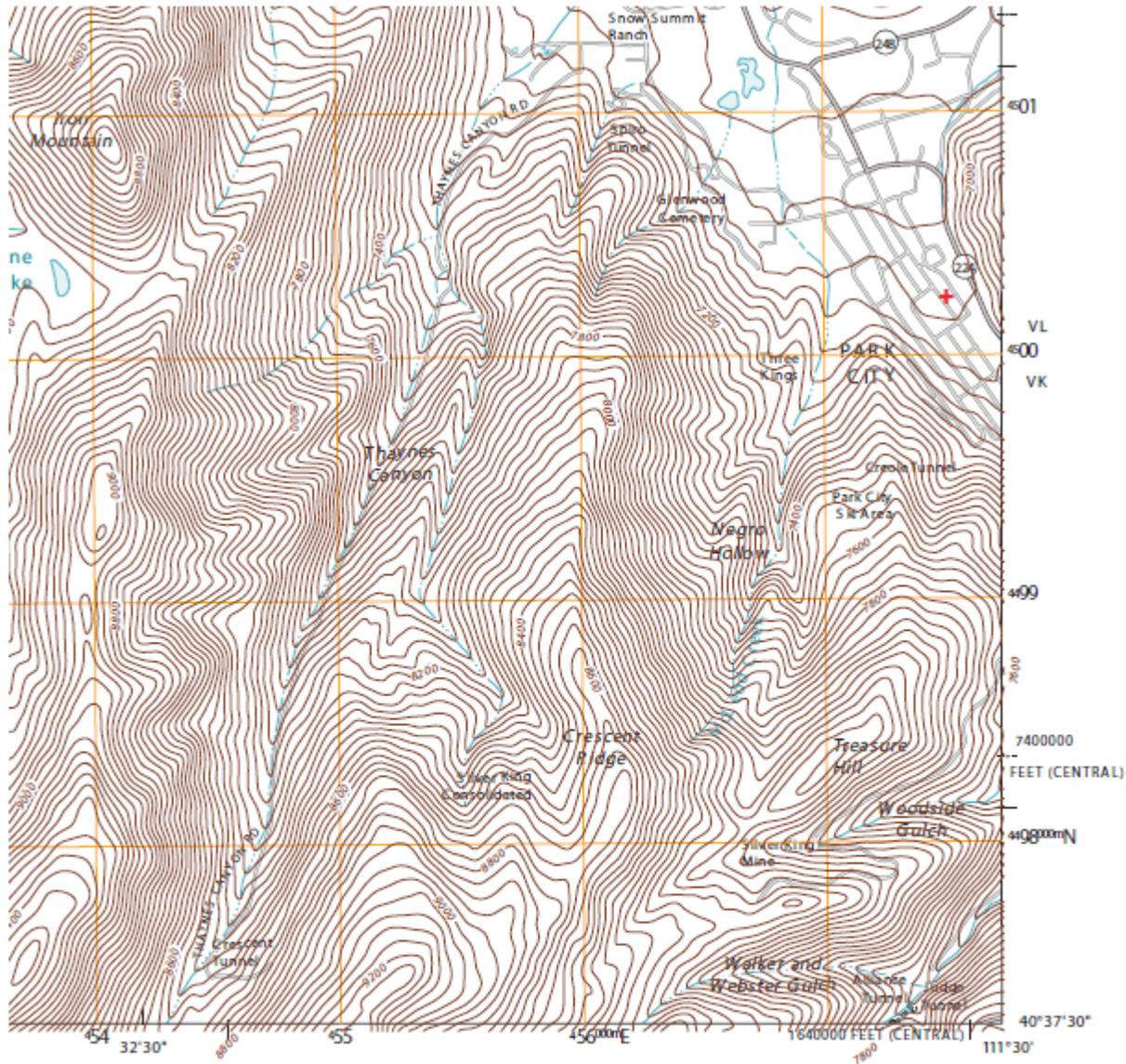
*1266 Park Avenue. Southwest oblique. November 2013.*

# MAPS

1266 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



1266 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—USGS Map



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



1266 Park Avenue, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940



