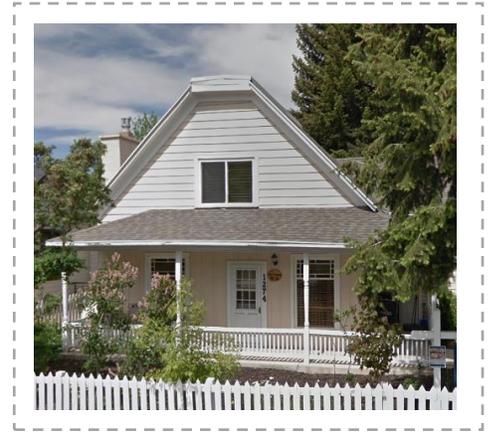




**HISTORIC SITES INVENTORY
HISTORIC SITE FORM**
PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Mary Payne House

Address: 1274 Park Avenue

Date of Construction: c. 1911

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: ARPC-1

Current Owner: Alpine Retreat @ Park City LLC

Legal Description (include acreage): UNIT 1 ALPINE RETREAT @ PARK CITY CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1791 SQ FT TOGETHER WITH AN UND 16.67% INT IN THE COMMON AREA; ? AC

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

Architectural Style: "L" cottage or "T" cottage

No. Stories: 1.5

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-novelty wood siding (and front elevation portion of vertical wood board and batten siding)

Foundation: Not visible and therefore its material cannot be verified

Roof: Asphalt shingle

Windows/Doors: Window mix of double hung with wood casements, aluminum casements, and picture windows with transoms above

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

1274 Park was originally a hall-parlor house, but was modified to the point that it resembled a gable front in the historic period. The hall-parlor is one of the three main house types built during the historic Park City mining era. The modifications occurred between 1907 and 1929 and consist of a large gabled addition being built on the front of the house and a small addition to the south side. These changes are speculated to have occurred around 1912, when this property and adjacent property were purchased and merged by Mary Payne. The truncated gable roof is sheathed with composition shingles, as is the hipped roof covering the porch. A brick chimney is located on the west corner of the house and is a newer addition not seen in the c. 1940 tax photo. The walls are mostly clad with either aluminum or vinyl siding, except for the area underneath the porch structure, which is covered with board-and-batten siding. Some of the windows are obscured by large trees and cannot be identified, but a few can be seen. There is a picture window with a transom to the left of the door and a sliding window centered just above the porch structure in the gable. This window was shortened and altered to be a sliding window since the 1940s tax

photo. The door appears to be a wood frame door with a multi pane upper light. The porch wraps from the front façade to the south of the house, and the porch roof is supported by lathe turned wood posts. The foundation is not visible in available images, and its material is unknown. A wooden picket fence separates the lot from the sidewalk. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

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.)

No information could be found on the early owners of this property, up until 1912, when this lot and the adjacent lot were purchased by Mary Payne and merged into one. It is suspected that it was during this time that the house underwent the modifications that created its current form.

Mary Payne appears on the 1920 and 1930 census, living in this house with some of her children. She was born in New York in 1855. She was married to John Payne in 1869, and came to Park City in 1881. John died between 1910 and 1920. Mary lived until 1936, at which time the property passed onto her son Frank, who lived in the house during the 1940 census. Frank was a deputy sheriff and also a miner, and was the secretary for a miners union for a time. The house was sold in 1946 to Delmas Brierly. The property is currently owned by Alpine Retreat @ Park City LLC.

REFERENCES

- 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

(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.)

1274 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







1274 Park Avenue. Northwest oblique. November 2013.



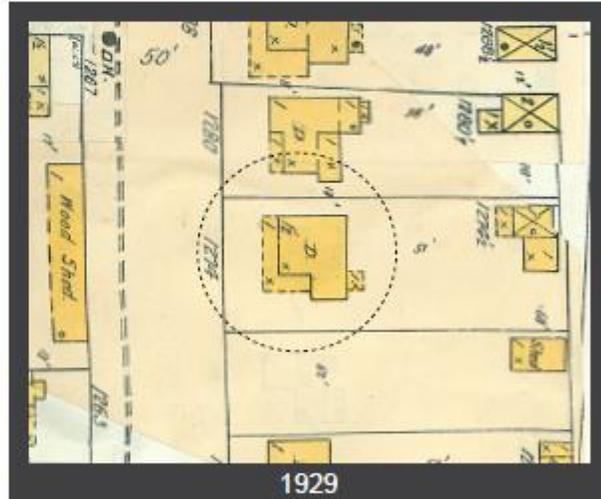
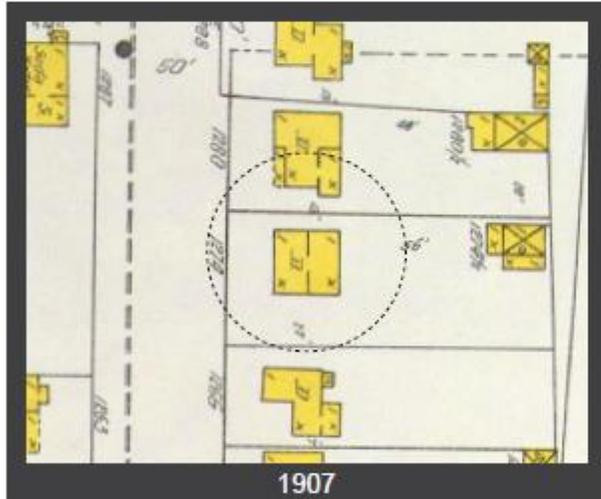
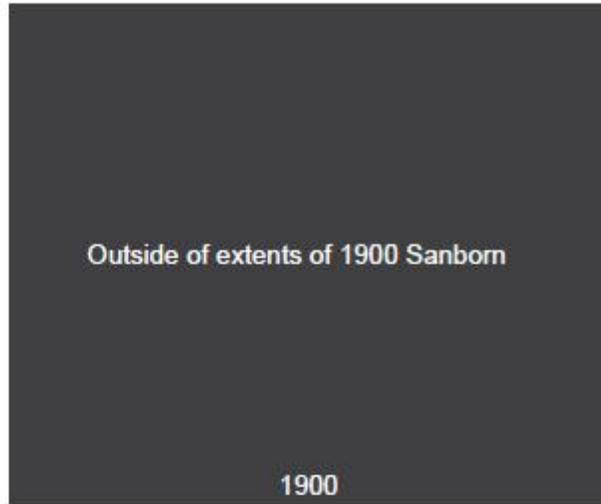
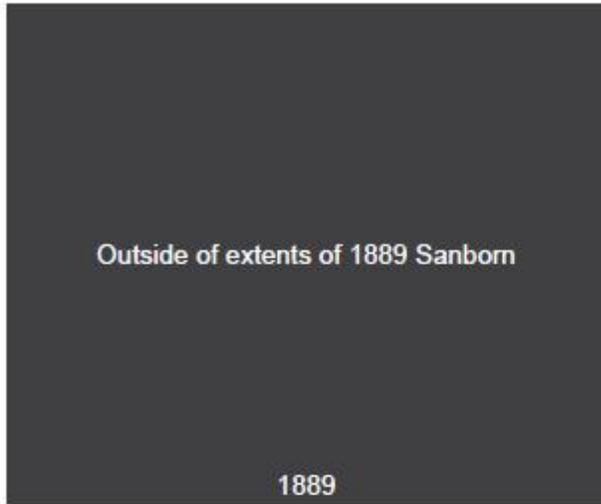
1274 Park Avenue. West elevation. November 2013.



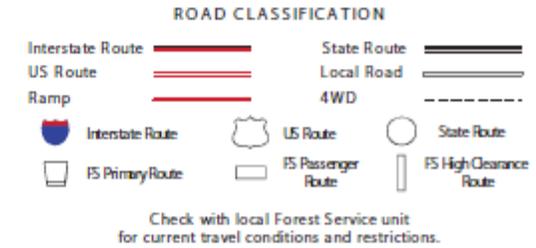
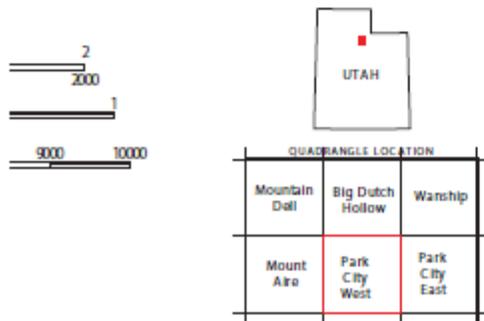
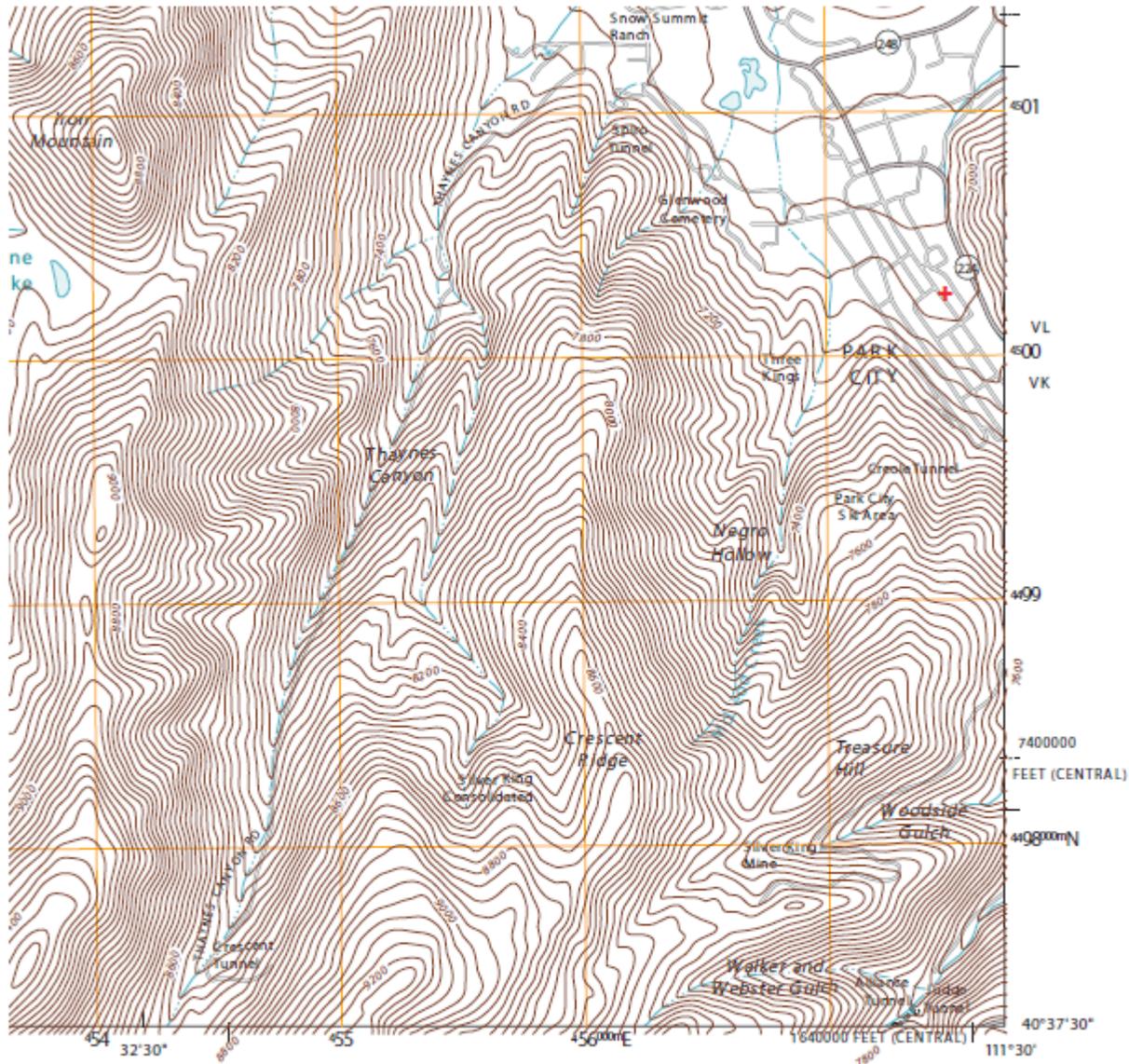
1274 Park Avenue. Southwest oblique. November 2013.

MAPS

1274 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1274 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 1274 Park Avenue
 City: Park City, UT
 Current Owner: Alpine Retreat @ Park City LLC
 Address: (see historic site form for address)
 Tax Number: ARPC-1
 Legal Description (include acreage): Unit 1 Alpine Retreat @ P.C. Condo., platted 6/12/2001 (SA BK57 L17-L19) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W.		[L1-44]
1/30/1905	3rd J. Dist. Court	John Johnson	Decree		"N1/2 18, 19, S1/2 20"
1/30/1905	3rd J. Dist. Court	Hugh McDonald	Decree		"17, S 1/2 18"
2/23/1912	Louisa Johnson	Mary Payne	Deed		"N1/2 18, 19, S1/2 20"
4/11/1912	Hugh McDonald	Mary Payne	W.D.		"17, S 1/2 18"
11/18/1940	3rd District Court	Mary E. Payne, Estate	Decree of Dist.		"17, 18, 19, S1/2 20, 23, 24, 26, 27, 28"
8/13/1946	Loretta Hintz, et al	Delmas E. Brierly, et ux	Q.C.D.		[as guardians of G. Payne, incompetent]
5/9/1951	Delmas E. Brierly, et ux	Philip G. Thomas, et ux	Q.C.D.		[L17-20, 25-26]
4/29/1960	Philip G. & Katherine M.C. Thomas	Stanley M. & Edna E. Fisher	Special W.D.		"17, 18, 19, S1/2 20, S1/2 25, 26"
4/23/1992	Edna E. Fisher, widow	Sue F. Boyle & Edna E. Fisher	W.D.		"17, 18, 19, S1/2 20, S1/2 25, 26"
6/7/2000	Edna E. Fisher	Gary D. & Sue E. Boyle	W.D.		[BOYLE-1 plat]
5/25/2001	Gary D. & Sue E. Boyle	Alpine Retreat @ Park City LLC	W.D.		[L14-19, S1/2L20, N1/2L25, 26-31]

Researcher: John Ewanowski, CRSA Architecture
 Date: 4/23/2014

1274 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Death of Mrs. Mary Payne

Mrs. Mary Payne was born in Westport, New York, October 21, 1854. Was married to John Payne there in 1869, came to Park City November 1, 1881, died in our city, Monday, November 2, 1936, from causes incident to age.

"Smooth the locks of silver hair,
On our mother's brow with tenderest
care,

Gather the robe in final fold
Around the form so still and cold;
Lay on her bosom, pure as snow,
The fairest, sweetest flowers that grow,
Kiss her and leave her our hearts de-
light;

Her pain is over she sleeps tonight."

After a long, busy and useful life she died as she had lived—honored, trusted and loved. She reared her own monument while she lived in the hearts of all who knew her. Her life was completed if work all done and well done constitutes completion. Her Christian life was beautiful from its beginning to its close, and through all the vicissitudes and sorrows that she met in the way, her faith in God never wavered.

Mrs. Payne is survived by three sons, J. Frank, Sam and Clarence Payne of this city; three daughters, Mrs. Frances O'Hagen, Butte Montana; Mrs. Ellen Billings, Whittier, California, and Mrs. Loretta Helntz, this city; two nieces, Mrs. Ed. Pettit and Mrs. John Simmons, this city; sixteen grandchildren and one great-grandchild.

She was a devoted member of the Catholic church.

Funeral services will be held Friday morning from St. Mary's church at 10 o'clock. Burial will be in the Glenwood cemetery. Rosary will be recited by Rev. Thomas Butler Thursday evening at 9 o'clock at the family residence on lower Park Avenue.

Park Record 11/5/1936