

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John F. Cunningham House**

Address: 606 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-118

Current Owner Name: SCHULTZ JOHN A T/C

Parent Parcel(s):

Current Owner Address: 7890 MCCLAIN DR STE 1 SCOTTSDALE, AZ 85260

Legal Description (include acreage) LOT 31 BLK 8 PARK CITY SURVEY; Acres 0.04

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
- city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House

No. Stories: 1 ½

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: 1957 tax card indicates no foundation; 1968 tax card indicates a stone foundation; not verified.

Walls: Drop siding.

Roof: Truncated gable roof form sheathed in asphalt shingles.

Windows/Doors: Paired casement with transom and large single-light windows with decorative fixed transom windows. The entry door is a frame-and-panel with decorative transom.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 1 ½-story frame house has not been significantly modified over time. The house remains as it was described in the National Register nomination (see Structure/Site Form, 1983). According to the Planning Department, the owner modified the main door, transom and window under the recessed porch and was made to return the elements to as close to the original as possible. The historic materials, however, were lost. The changes are minor and do not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in the earliest photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

¹ National Register nomination.

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

- Photo No. 1:** West elevation. Camera facing east, 2006.
- Photo No. 2:** West elevation. Camera facing east, 1995.
- Photo No. 3:** West elevation. Camera facing east, 1983.
- Photo No. 4:** West elevation. Camera facing east, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. PC 118

Brown House

Location Lillian BARKINSON
 Kind of Bldg. Res St. No. 606 Park Ave
 Class 3 Type 1 2 3 4 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		967		\$ 1880
2	x x		378	176	665
	x x				

Gar.—Carpport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gab</u> Mtl. <u>Plg.</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ 55 @ 1 ⁰⁰	55	
Rear _____ 84 @ 50	42	
Porch _____ @		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @		
Plumbing _____ @		
<u>Ceiling</u> Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>But</u>	50	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	411	
Plumbing {	350	
		Class <u>1</u> Tub <u>1</u> Trays _____
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>		
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____		
Total Additions	908	

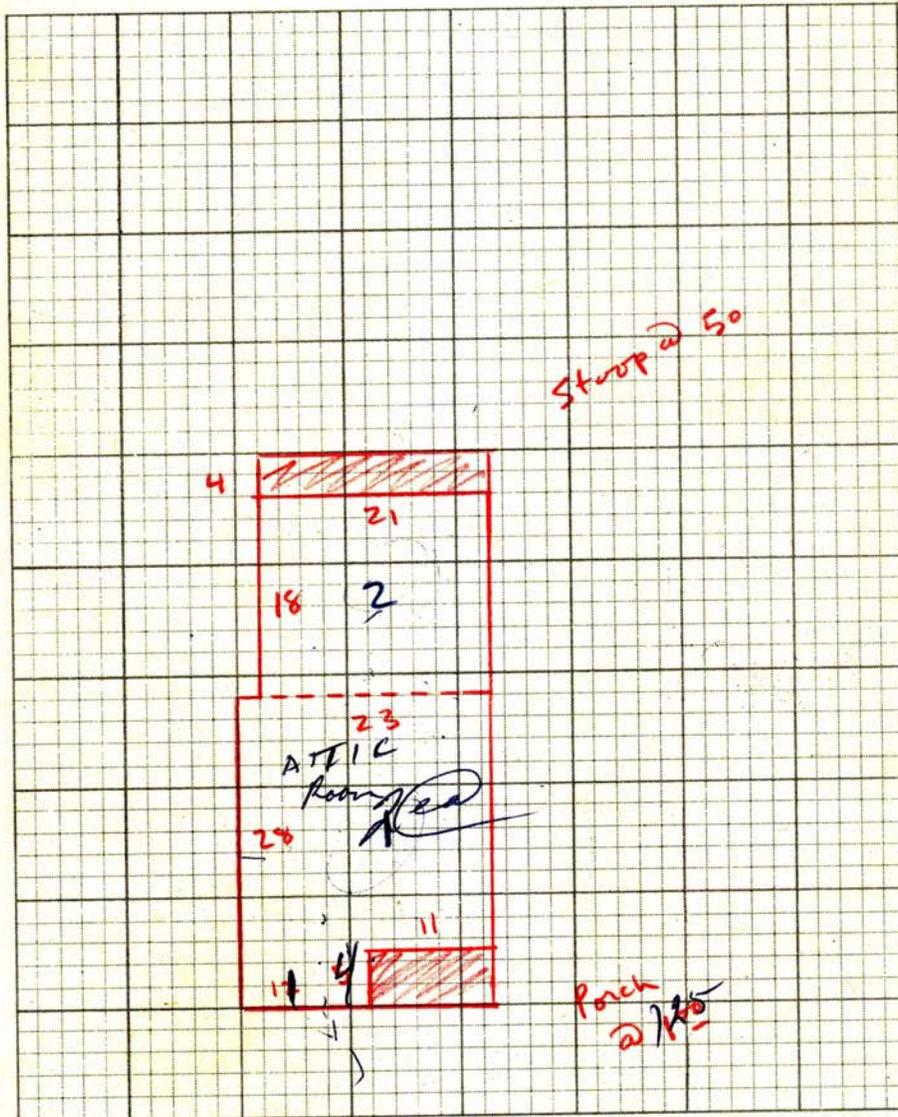
Vacant
fair
Condition
3090 OBS

less
stairs

Year Built _____	Avg. Age <u>56</u>	Current Value	\$ 3453
Inf. by { Owner - Tenant -	Neighbor - Record - Est.	Commission Adj. - 30%	- 1036
		Bldg. Value	2417
Remodel Year _____	Est. Cost _____	Depr. Col. (1) 2 3 4 5 6 <u>31</u> %	
		Current Value Minus Depr.	\$ 749
Garage—Class _____	Depr. 2% 3% _____	Carpport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$

Appraised 12-4-57 19 _____ By 1331

PC 118



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 118
Serial Number

OF
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 606 PARK AVE
 Class 3 Type 1 2 3/4. Cost \$ _____ x 100 %

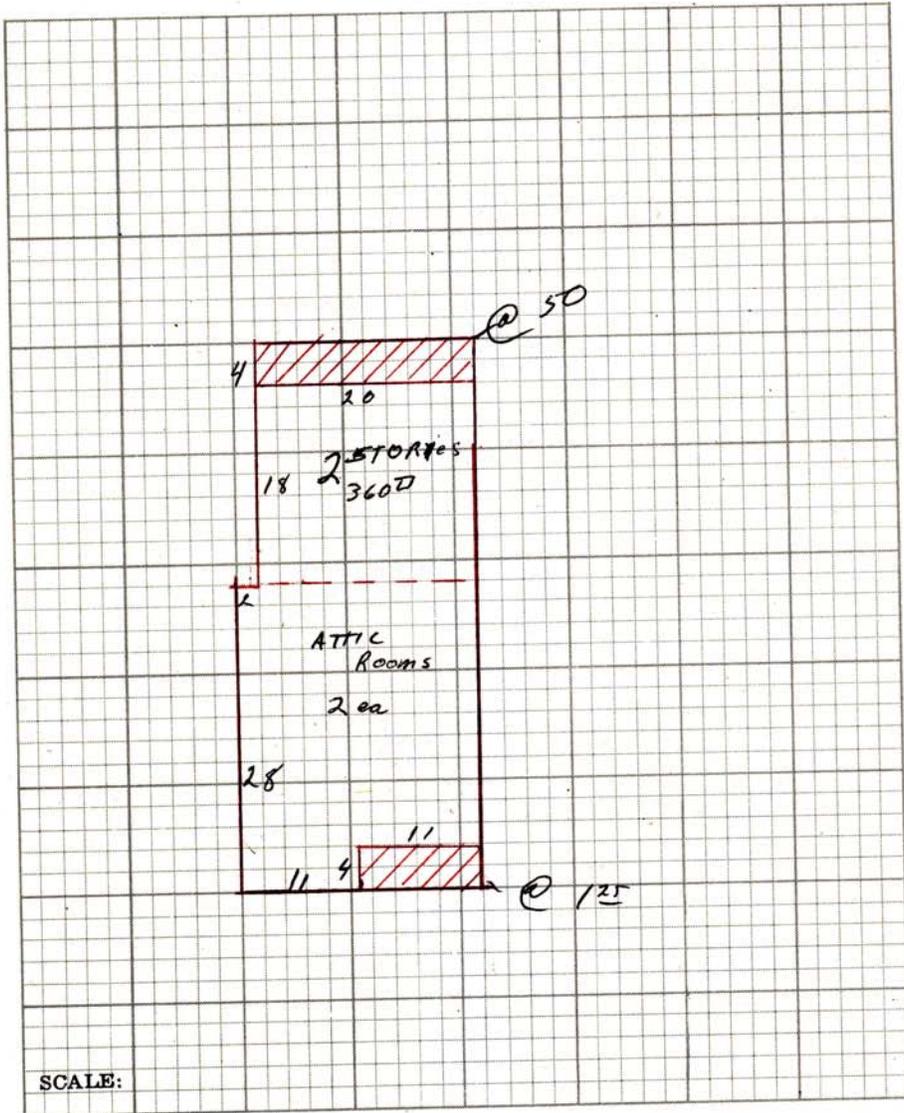
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	932		\$ 4127	\$
2	x x	360		1375	
	x x				

Att. Gar. _____ C.P. _____ x _____ Fr. _____ Walls _____ Cl. _____
 Description of Buildings Additions Additions

Foundation—Stone X Conc. _____ Sills _____
 Ext. Walls siding (A)
 Roof Type GAB Mtl. shg
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ 44' @ 125 55
 Rear _____ 80' @ 50 40
 Porch _____ @
 Planters _____ @
 Ext. Base. Entry _____ @
 Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. 2 Unfin. _____ 375
 Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 1 STORY ONLY
 Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 369
 Oil X Gas _____ Coal _____ Pipeless _____ Radiant _____
 Air Cond. — Full _____ Zone _____
 Finish—Fir. / Hd. Wd. _____ Panel _____
 Floor—Fir. _____ Hd. Wd. _____ Other _____
 Cabinets 1 Mantels. _____
 Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____
 Awnings — Metal _____ Fiberglass _____

Total Additions		1389
Year Built <u>1901</u>	Avg. 1.	Replacement Cost
	Age 2.	Obsolescence
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 12- 19 68 By 1708 JUL 11 1969
 Appraised ② _____ 19 _____ By _____ 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47%

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PC 118



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Structure/Site Information Form

IDENTIFICATION 1

Street Address: 606 Park Park City, Summit County, Utah UTM: 12 458010 4499350
 Name of Structure: John F. Cunningham House T. R. S.
 Present Owner: Lowell L. and Mary Jane Palm
 Owner Address: c/o Donna J. Lewis P.O. Box 2611, Park City, UT 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 118
 Legal Description: Kind of Building:
 Lot 31 Block 8, Park City Survey

Less than one acre.

STATUS/USE 2

Original Owner: John F. Cunningham Construction Date: 1901 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. October 27, 1938, p. 1. John F. Cunningham obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is one and one half story variant of the pyramid house. Generally, pyramid houses are characterized by a square plan, a pyramid or truncated hip roof, a symmetrical facade with a door set slightly off-center between two windows, and a low pitch hip roof porch spanning the facade. On occasion half of the facade was recessed and the space remaining was spanned by a porch. One finds that type of arrangement in this house. There is a door and window on the recessed section and a single window on the other half of the facade. Key characteristics of this variant of the pyramid house include the long rectangular form built deep on the lot, the gable roof with a clipped gable on the facade, and the window set in the gable section. All of the windows on the facade were originally broad single pane with transom windows. The transoms contain leaded and stained glass windows. The glass of the window in the gable section was removed and the space was filled with two small double hung sash windows. Because the window frames are dark, the change is not obvious, and the size of the window opening has not been altered. The porch is not original, but was designed to look like a porch of the period of construction. Two large dormers were added to the north and south roof sections. Because they are located at the rear of the building, somewhat hidden from view, and because they were constructed of drop siding that

(See continuation sheet)

Statement of Historical Significance:

Construction Date: 1901

Built in 1901, the John F. Cunningham House at 606 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. The type appeared early on, but survived with variations longer than the other two types.

This house was built for John F. Cunningham in 1901 on a site which had evidently been occupied previously by a house built in 1890 by James Berry. The Berry house was apparently destroyed in the fire of 1898 which burned most of the town, and this house was constructed as part of the post-fire rebuilding of the town.

John Francis Cunningham was among the early settlers of Park City, having come to the town with his parents from New York in 1878 at the age of four. As a young man he began working at M.S. Ascheim Mercantile Co., the first major retail enterprise in Park City. He continued with that firm for 32 years, then worked for a time as head of the hardware department at Blyth-Fargo Co., a large general store in Park City, until its destruction by fire in 1927. He then operated a hardware business with his sons George and Robert until retiring in 1936. He died two years later while living in this house. He was survived by his wife, Tene Franklin Beatty Cunningham, two sons, and two step-daughters. Cunningham family members continued to own this house until 1962.

606 Park

Description continued:

matches the original siding, they are unobtrusive additions. The house is in good condition and maintains its original integrity.







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