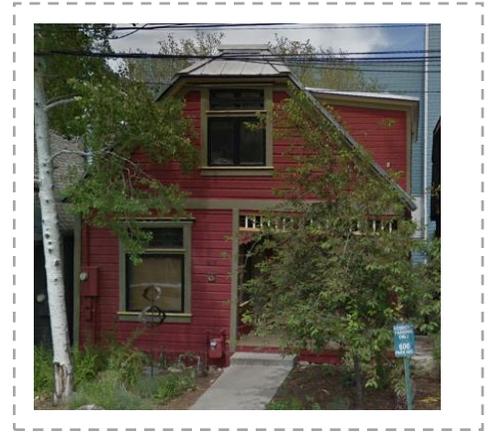




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John F. Cunningham House

Address: 606 Park Avenue

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-118

Current Owner: Marc James Baptiste (trustee)

Legal Description (include acreage): PC 118 LOT 31 BLK 8 PARK CITY SURVEY (SEE DEED TO GREEN M51-338) UWD-582 IQC-552 M81-244 WWD-628 RWD-11 M44-88 685-433 1001-502 1403-1314 1443-958 1589-1967 1734-811 1744-1944 1948-10 1949-548 2117-724-725-727 MARC JAMES BAPTISTE TRUSTEE OF THE MARC BAPTISTE LIQUIDITY TRUST 2117-727; 0.04 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints:

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Pyramid House

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 siding.

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

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.

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.)

The house at 606 Park Avenue was described in the 1984 National Register nomination form as follows:

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

The house remains as described. Though historic materials were lost throughout its lifespan, efforts have been made to return the home to as close to its original condition as possible. The property is currently listed on the National Register. The overall form and materiality of the building remains intact and the building retains 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.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

“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.”

This history is mostly accurate, except for it shows John Cunningham’s wife as Tene Franklin Beatty Cunningham. It is unknown where that information came from, but all of the census information states that his wife’s name was Christina Cunningham. She continued to live in the house after her husband’s death, and appears on the 1940 census living in that house. The property is currently owned by Thomas and Kristin Stockham.

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.)

606 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



c. 1960









606 Park Avenue. Northwest oblique. November 2013.



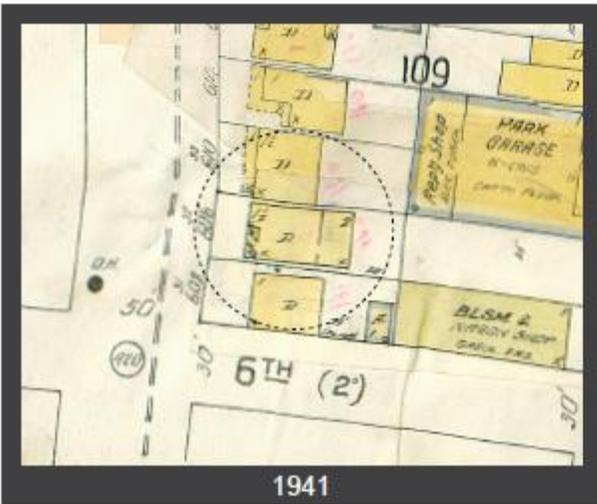
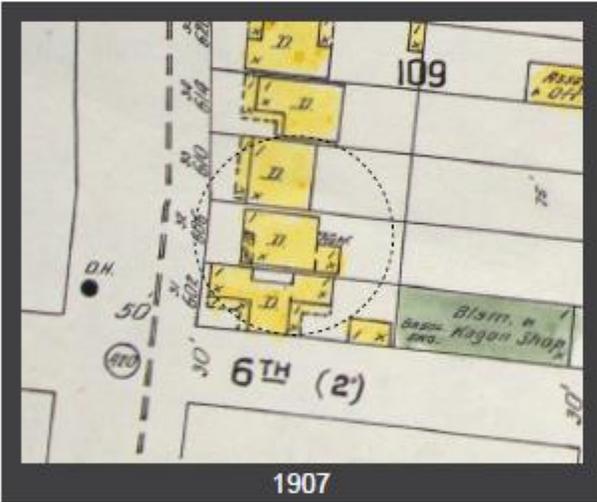
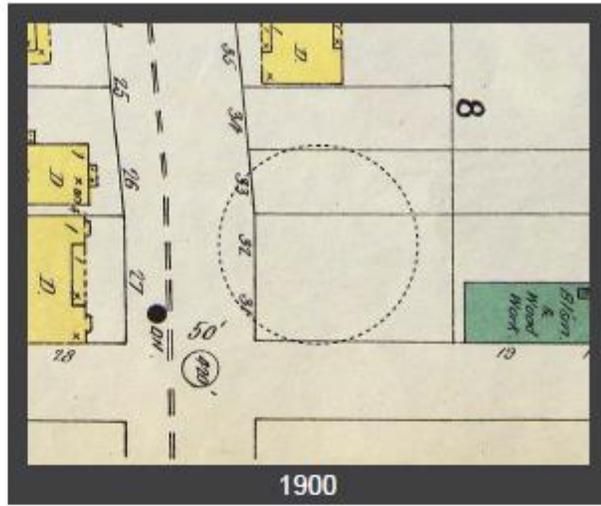
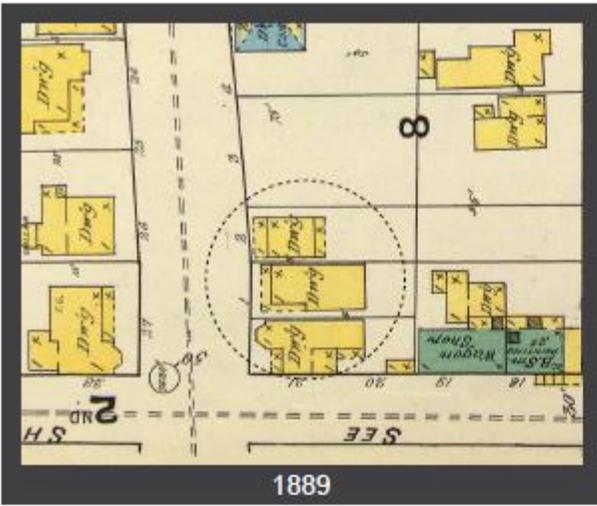
606 Park Avenue. West elevation. November 2013.



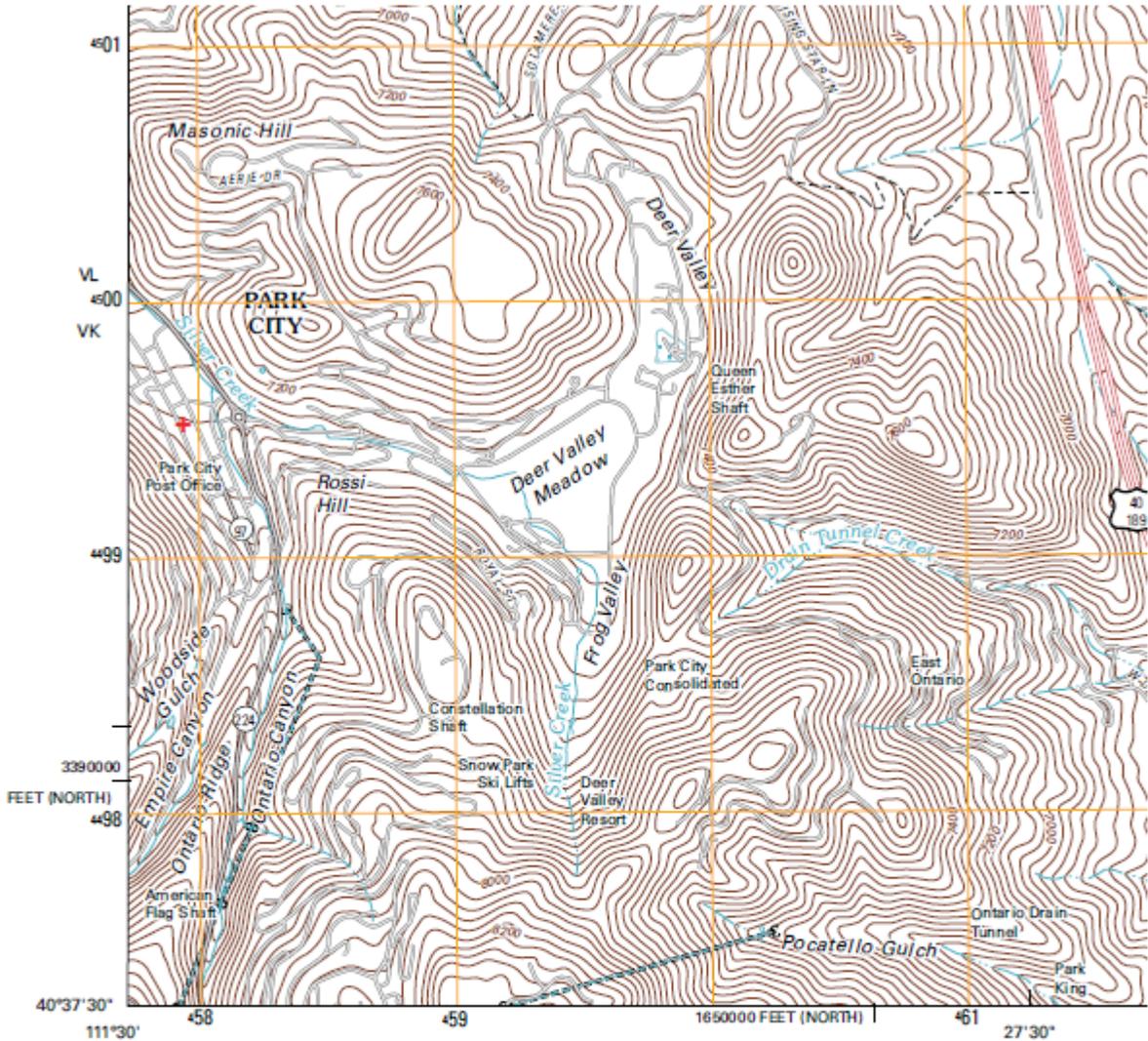
606 Park Avenue. Southwest oblique. November 2013.

MAPS

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

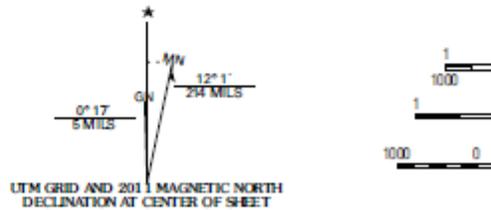


606 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 zones)

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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

TITLE SEARCH FORM

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

Address: 606 Park Avenue

City: Park City, UT

Current Owner: Thomas G. & Kristin A. Stockham

Address: (see historic site form for address)

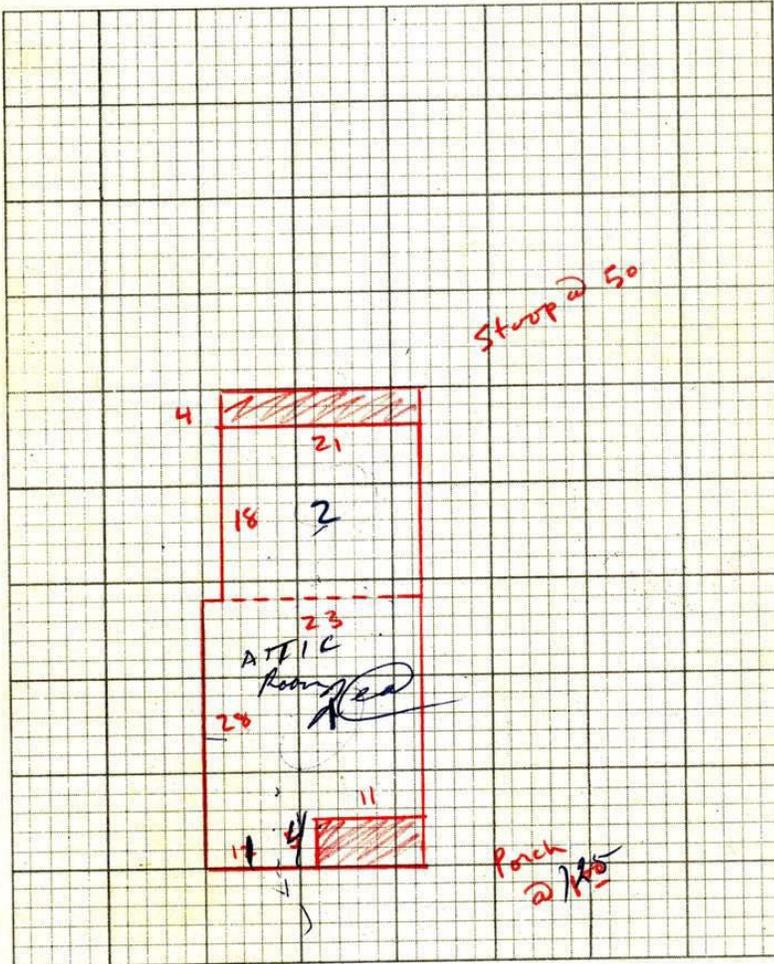
Tax Number: PC-118

Legal Description (include acreage): PC BK8 L31 (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. McLaughlin	W		[L1-5, 27-28, 30-31]
8/6/1901	John Cunningham & wife	Pape & Lietz	Mortgage	\$350.00	"31" [rest of form]
1/6/1937	John Cunningham	Christina A. Cunningham	W.D.		
1/31/1951	Christina A. Cunningham	Robert B. Cunningham	W.D.		
5/28/1962	Robert B. Cunningham	Clifford M. & Justine B. Turner	W.D.		
11/24/1972	Clifford M. & Justine B. Turner	Prudential Federal Savings & Loan	W.D.		
6/15/1976	Prudential Federal Savings & Loan	Lowell L. & Mary Jane Palm	W.D.		
9/28/1992	Lowell L. & Mary Jane Palm	Donna Lewis	Q.C.D.		
10/23/2001	Donna J. Lewis	Mark Stemler	W.D.		
9/16/2005	Mark Stemler	John Schultz & David Reinsch	W.D.		
2/28/2012	John A. Schultz	Marc Baptiste	W.D.		
12/19/2013	Marc James Baptiste (tr.)	Thomas G. & Kristin A. Stockham	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/13/2014



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 _____ Flr. _____ 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 1/8 1/2 3/8 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. _____
 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

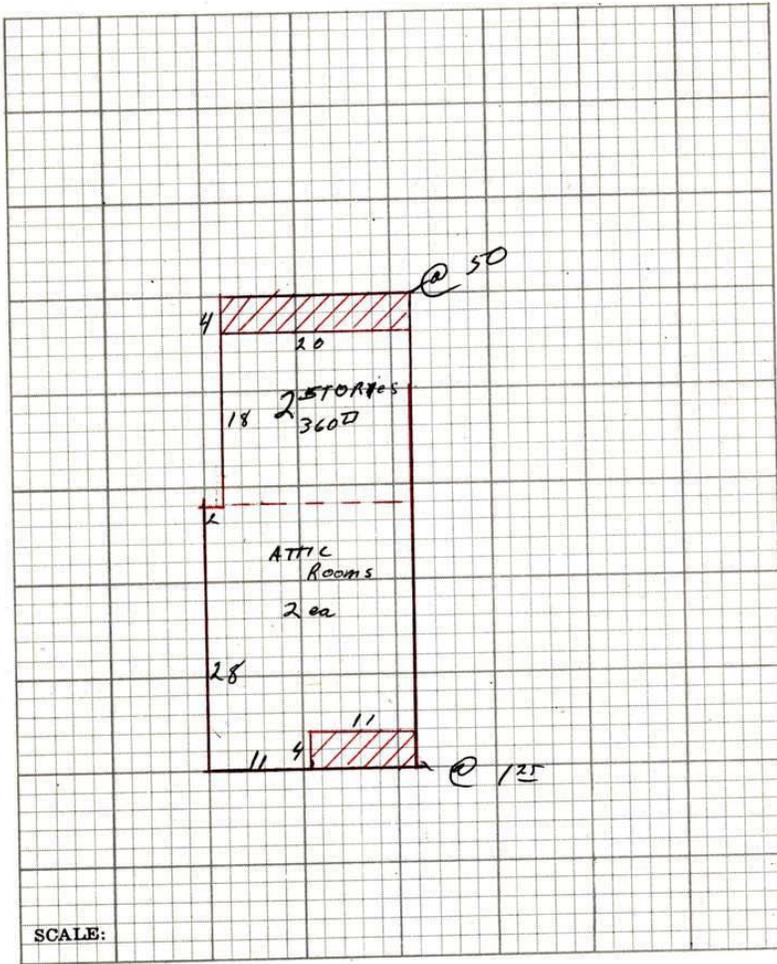
Year Built 1901 Avg. 1. Replacement Cost 6891
 Age 2. Obsolescence

Inf. by Owner - Tenant - Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base
 Depreciation Column 1 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



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 _____

Utah State Historical Society
Historic Preservation Research Office

Property Type:

Site No. _____

Structure/Site Information Form

1
IDENTIFICATION

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.

2
STATUS/USE

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

3
DOCUMENTATION

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 606 Park

Site No:

4
ARCHITECTURE

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)

5
HISTORY

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.