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
City, County: Park City, Summit County, Utah

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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>✅ building(s), main</td>
<td>✅ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>☐</td>
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</tbody>
</table>

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

3 DOCUMENTATION

Photos: Dates
✓ tax photo: ☐ abstract of title ☐ city/county histories
✓ prints: ☐ tax card ☐ personal interviews
☐ historic: c. ☐ original building permit ☐ Utah Hist. Research Center

Drawings and Plans
☐ Sanborn Maps ☐ USHS Preservation Files
☐ measured floor plans ☐ USHS Architects File
☐ site sketch map ☐ obituary index ☐ LDS Family History Library
☐ Historic American Bldg. Survey ☐ city directories/gazetteers ☐ Park City Hist. Soc/Museum
☐ original plans: ☐ census records ☐ university library(ies):
☐ other: ☐ biographical encyclopedias ☐ other:
☐ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House
No. Stories: 1½

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. 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.
<table>
<thead>
<tr>
<th>Class</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>967</td>
<td>560</td>
<td>1 1/2</td>
<td>$1880</td>
</tr>
<tr>
<td>2</td>
<td>x x</td>
<td>378</td>
<td>252</td>
<td>1 1/2</td>
<td>665</td>
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</table>

Gar. - Carport  x  Flr.  Walls  Cl.

### Description of Buildings

- **Foundation**: Stone  Conc.  None, ✔
- **Ext. Walls**: Sidings
- **Insulation**: Floors  Walls  Cigs.
- **Roof Type**: Gab  Mtl.  Bldg.
- **Dormers**: Small  Med.  Large
- **Bays**: Small  Med.  Large
- **Porch - Front**: 55  @ 50  55
- **Rear**: 42
- **Porch**: @
- **Metal Awnings**: Mtl. Rail
- **Basement Entr.**: @
- **Plaster**: @
- **Bldg. Smt.**: 1 1/4 1/2 1/2 1/2 1/2 Full  Floor
- **Bldg. Smt.**: @
- **Ins. Apt.**: Rooms Fin.  Unfin.
- **Attic Rooms Fin.**: 2  Unfin.
- **Class**: 1  Tub  Trays
- **Basin**: 1  Sink  Toilet  1
- **Wtr. Sfr.**: Str. St.  O.T.
- **Dishwasher**: Garbage Dep.
- **Built-in-Appliances**: ✔
- **Oil**: ✔ Gas  ✔ Coal  ✔ Pipeless  ✔ Radiant
- **Air Cond.**: ✔
- **Finish**: Fir  ✔ Hd. Wd.  ✔
- **Floor**: Fir  ✔ Hd. Wd.  ✔ Other
- **Cabinets**: ✔
- **Mantels**: ✔
- **Tile - Walls**: ✔ Wainscot  Floors
- **Storm Sash**: Wood D.  ✔ S. ; Metal D.  ✔ S.

### Total Additions

- **Year Built**: 56
- **Avg. Age**: 56
- **Current Value**: $3,453
- **Owner - Tenant - Neighbor - Record - Est.**
- **Remodel Year**: Est. Cost
- **Garage - Class**: Depr. 2% 3%
- **Cars**: Floor  Walls  Roof  Doors
- **Size**: x  Age  Cost  x  %
- **Other**:

### Total Building Value

- **Final Value**: $7,49
- **As of**: 12-4-57

**By**: 1331
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
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<tr>
<td>TOTAL</td>
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</table>

Remarks:

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION
## Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone X Conc. Sills</td>
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<tr>
<td>Ext. Walls Siding (A)</td>
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<tr>
<td>Roof Type GAB 5/4</td>
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<tr>
<td>Dormers—Small Medium Large</td>
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<tr>
<td>Bays—Small Medium Large</td>
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<tr>
<td>Porches—Front 1/4 1/2 1/5 1/2</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td>Rear 1/4 1/2 1/5 1/2</td>
<td>80 50</td>
<td>40</td>
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<tr>
<td>Porch</td>
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<td></td>
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<tr>
<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Basmt. 3/4 1/2 1/5 1/2</td>
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<td></td>
</tr>
<tr>
<td>Bath, Gar.</td>
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<tr>
<td>Basement—Auto. Rms. Fin. Rms.</td>
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<td>Attic Rooms Fin. Unfin.</td>
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<td>Plumbing</td>
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<tr>
<td>Class 1 Tub 1 Traps</td>
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<tr>
<td>Basin 1 Sink 1 Toilet</td>
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<td>Wtr. Sfr. Shr. St. O.T.</td>
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<td>Dishwasher Garbage Dis.</td>
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<td>Heating-Stove H.A. FA X HW</td>
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<td>Oil X Gas Coal Pipeless Radio</td>
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<td>Air Cond. Full Zone</td>
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<td>Finish—Fir. 1/4 Hd. Wd. Panel</td>
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<td>Floor—Fir. 1/4 Hd. Wd. Other</td>
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<tr>
<td>Cabinets 1 Mantels</td>
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<tr>
<td>Tile—Walls Wainscot Floors</td>
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<td>Storm Sash—Wood D. S. Metal D.</td>
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<tr>
<td>Awnings—Metal Fiberglass</td>
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## Total Additions
- Total Value from reverse side: 1389
- Total Building Value: $6891

## Appraised
- Appraised 12-19-68 by 1708
- Appraised 19-68 by 1328
**RESIDENTIAL OUT BUILDINGS**

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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</tbody>
</table>

Garage — Class ______ Depr. 2% 3%

Cars ______ Floor ______ Walls ______ Roof ______ Doors ______

Size ______ x ______ Age ______ Cost ______ x 47% ______

1949 Base Cost ______ x ______ % Depr. ______

Total ______

**REMARKS**

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TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION
Property Type: Historic Preservation Research Office

Structure/Site Information Form

UTM: 12 458010 4499350
T. R. S.

Street Address: 606 Park
Park City, Summit County, Utah

Name of Structure: John F. Cunningham House

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:
Legal Description Kind of Building:
Lot 31 Block 8, Park City Survey

Tax #: PC 118

Less than one acre.

Original Owner: John F. Cunningham

Original Use: Residence

Construction Date: 1901

Present Use:

Building Condition: Integrity:

Not of the Historic Period

Preliminary Evaluation:

Final Register Status:

Excellent Site Unaltered

Significant Minor Alterations

Contributory Not Contributory

National Landmark National Register

Demolition Date:

District Multi-Resource

State Register Thematic

Photography:

Date of Slides: 1983

Slide No.: Date of Photographs: 1983

Views: Front Side Rear Other

Research Sources:

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

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


Researcher: Roger Roper

Date: 4/84
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)

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.