

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **John Diem House**

Address: 401 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-51

Current Owner Name: ARMSTRONG PARK CITY LLC

Parent Parcel(s):

Current Owner Address: PO BOX 1510, PARK CITY, UT 84060-1510

Legal Description (include acreage) SUBD: PCS BLOCK: 4 PLAT: 0S 16 T 2S R 4E PC 51 LOT 1 BLK 4 PARK CITY SURVEYM90-364 IQC410 1955-2 1815-640; 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: 10/22/1984 - 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), # \_\_\_\_\_.

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

**General Condition of Exterior Materials:**

- 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: Not verified.

Walls: Drop siding.

Roof: Truncated hipped roof sheathed in metal.

Windows/Doors: Paired double-hung sash type.

**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 pyramid house remains as it was described in the national register nomination form (see Structure/Site form, 1983).

Subsequent alterations include replacement windows and restoration of some of the porch and other decorative elements; the dormer originally had small paired double-hung sash type windows. The 1983 site form indicates the house is in severe disrepair, but has since the nomination, been rehabilitated. According to the Building Department, the house sustained a fire and has been fully rehabilitated with elements of the porch and exterior being restored based on available photographs.

**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 significantly altered from what is seen in early photographs; the front yard is paved to accommodate a parking area, but the remainder of the site is unchanged.

**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. 1899<sup>1</sup>

<sup>1</sup> National Register nomination; structure appears on the 1900 Sanborn Insurance map.

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. 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.<sup>2</sup>

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:** Northeast elevation. Camera facing southwest, 2006.

**Photo No. 2:** East oblique. Camera facing west, 1995.

**Photo No. 3:** East oblique. Camera facing west, 1983.

**Photo No. 4:** East oblique. Camera facing west, tax photo.

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

Serial No. PC 51

Location \_\_\_\_\_

Kind of Bldg. RES St. No. 401 Park Ave

Class 4 Type 1 2 B 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		950		\$ 2117
	x x				
	x x				

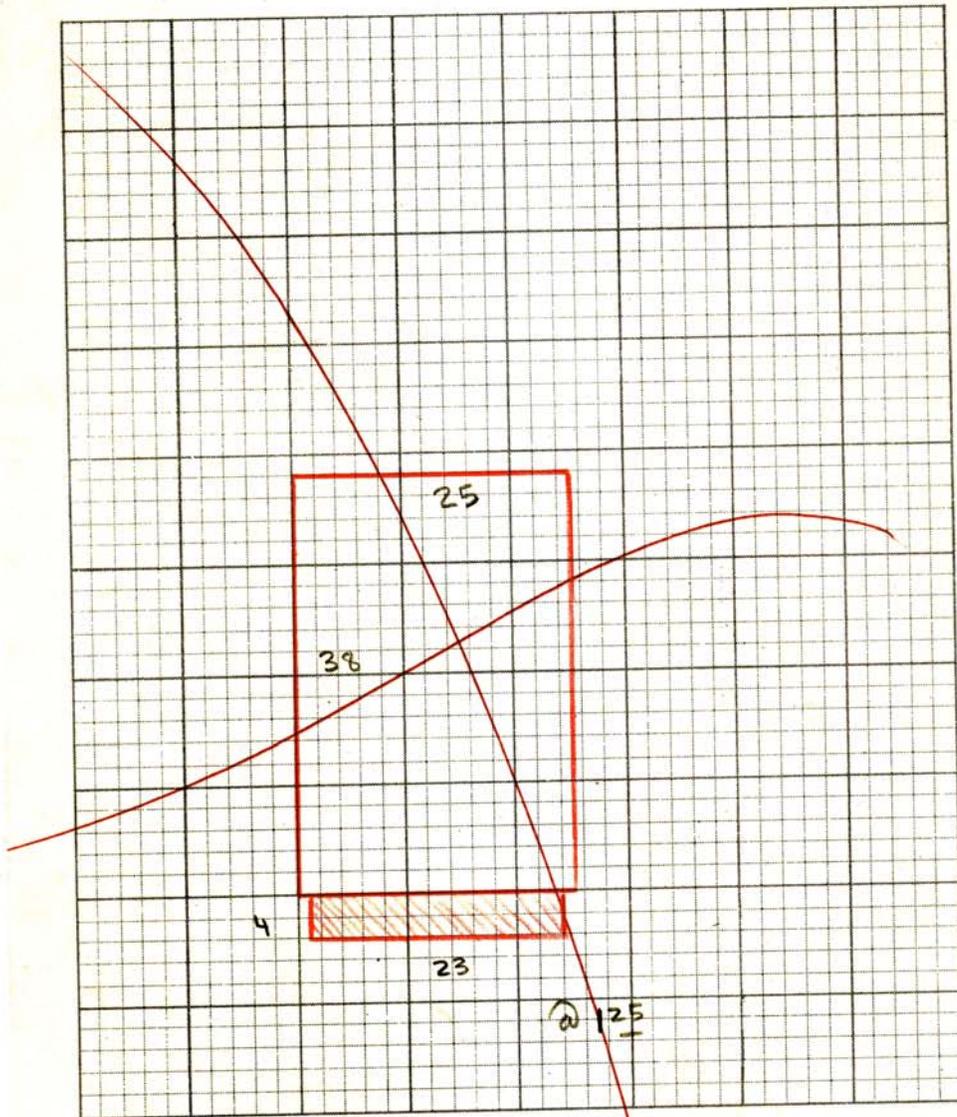
Gar.—Carport x — Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>SIDING</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Imp</u> Mtl. <u>Pat</u>	
Dormers—Small _____ Med. <u>2</u> Large _____	90
Bays — Small _____ Med. _____ Large _____	
Porches—Front <u>92</u> @ <u>125</u>	115
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>2</u> Unfin. _____	433
Plumbing {	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 _____	350
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> 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	988

Poor  
Cond  
20%  
OBS

Year Built <u>1901</u>	Avg. Age _____	Current Value	\$ <u>3105</u>
Inf. by { <u>Owner</u> - Tenant - Neighbor - Record - Est.	Est. Cost _____	Commission Adj. <u>- 20</u> %	<u>- 621</u>
		Bldg. Value	<u>2484</u>
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>31</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ <u>770</u>
Garage — Class _____	Depr. 2% 3% _____	Carport — Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size— _____ x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

Appraised Nov 25 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 401 PARK

Class 3 Type 1  3  4. Cost \$ \_\_\_\_\_ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	950		\$ 3885	\$
	x x				
	x x				

Att. Gar.—C.P.  x  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
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Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills \_\_\_\_\_

Ext. Walls siding (A)

Roof Type \_\_\_\_\_ Mtl. \_\_\_\_\_

Dormers—Small 2 Med. \_\_\_\_\_ Large @ 80 160

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 92 @ .75 69

Rear \_\_\_\_\_ @ \_\_\_\_\_

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 550

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_

Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Heat—Stove X H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_

Oil \_\_\_\_\_ Gas \_\_\_\_\_ Coal X Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir. / Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_

Cabinets / Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 1154

Year Built 1901 Avg. 1.1901 Replacement Cost 5039

Age 2. Obsolescence

Inf. by { Owner - Tenant \_\_\_\_\_ Adj. Bld. Value

{ Neighbor Record - Est. Conv. Factor 1.12

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

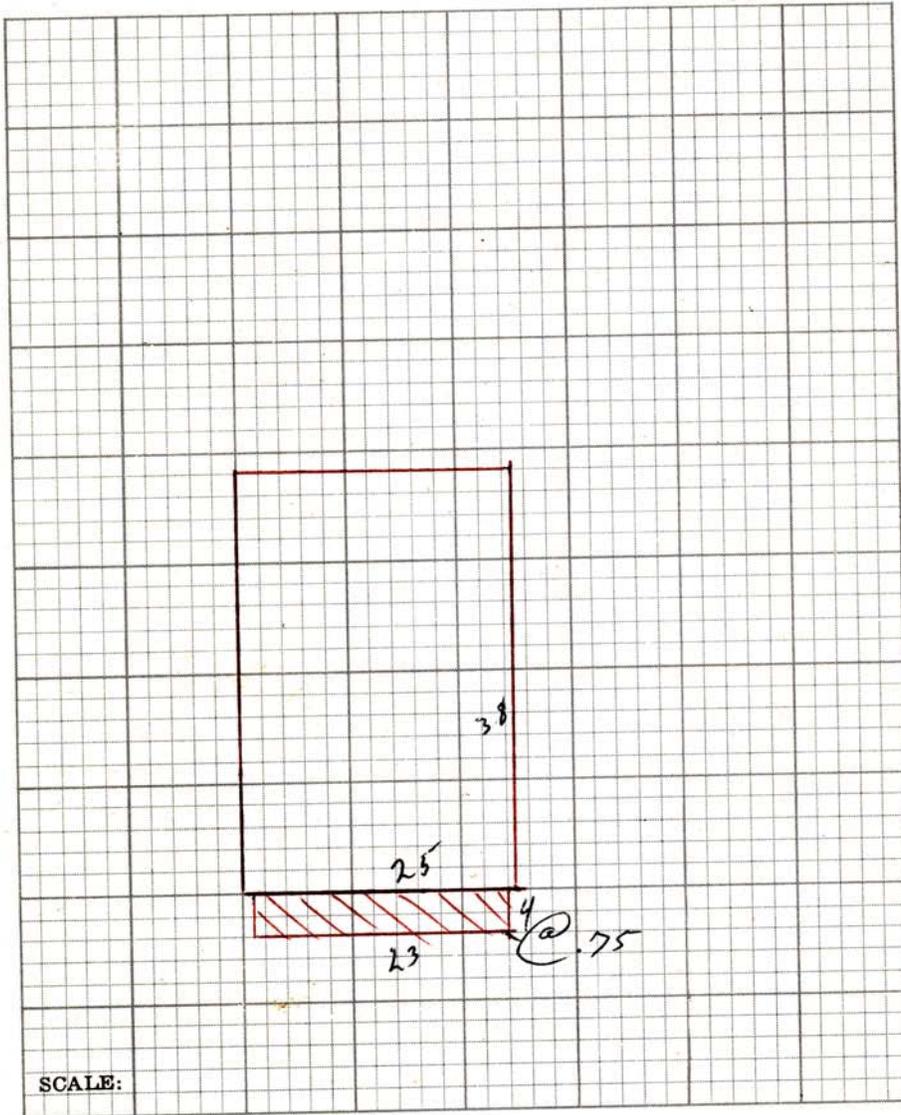
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-16- 19 68 By 1708 DEC 16 1968

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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



FC 51

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Apr. 5/24/84

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 401 Park  
Park City, Summit County, Utah

UTM: 12 458090 4499030

Name of Structure: John Diem House

T. R. S.

Present Owner: Coalition Land Co.

Owner Address: c/o Herb Armstrong  
P.O. Box 1510, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 51  
Legal Description Kind of Building:

Lot 1 Block 4, Park City Survey  
Less than one acre.

STATUS/USE 2

Original Owner: John Diem Construction Date: 1899 Demolition Date:

Original Use: Residence Present Use: Vacant

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 City, Utah - Souvenir Edition. (Park City, Utah: The Park Record, 1902).  
Park Record. October 7, 1899, p. 3.

Researcher: Roger Roper

Date: 4/84

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 a one and one half story frame pyramid house with a truncated hip roof. It is a slightly larger variant of the basic pyramid house. Instead of having a square plan of four rooms, it was elongated to a 25 x 37 foot rectangular form with four small half-size rooms attached to the rear of the four room core. The top half story was also opened up with dormers to provide additional floor space. Dormers project from the east, west, and south roof slopes. The east dormer is particularly distinctive because it was treated as a surface to decorate. Jigsaw cut foliated scrolls fill the pediment, and ribbons attached to wheat ear drops run down the sides of the frame. The west dormer is a door instead of a window, one that opens onto a ramp that is set into the hillside behind the house.

Typical of the basic pyramid house is the generally symmetrical facade with a door set slightly off-center between pairs of windows and the low pitch hip roof porch spanning the facade. The porch is in a deteriorated condition, as is the rest of the house, but the original lathe turned piers and elaborate jigsaw cut brackets have survived to the present. Lattice bands span the spaces between the piers, except directly in front of the door. The original balustrade was probably replaced by the existing low wall of drop siding. The  
(See continuation sheet)

## Statement of Historical Significance:

Construction Date: 1899

Built in 1899, the John Diem House at 401 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, 11 are true pyramid houses and 17 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. It appeared early on, but was built with variations longer than the other two types.

John Diem purchased this property in November of 1898 and the following year had this house constructed.<sup>1</sup> He and his wife, Mable, whom he had married in 1898, lived in this house until 1909. John was a harness and saddle maker, having established his saddlery in Park City in 1886. The fire of 1898 destroyed his commercial building, but it was rebuilt and he continued with his successful business. Diem also owned mining property and was listed as the president of various smaller mining companies. He was born in Switzerland in 1861 and came to the U.S. in 1874. Before coming to Park City, John had worked in a harness shop in Payson, Utah for three years, and previous to that had worked in Salt Lake City, where he had received his training in the harness and saddle trade. His wife, Mable, was born in Nevada in 1872.

Other owners of the house include William Rosevear (1909-11), Eliza Martin (1911-18), and John W. McClellan (1918-45).

<sup>1</sup>Park Record, October 7, 1899, p. 3.

401 Park

Description continued:

balustrades of several other Park City houses were replaced in the same fashion. It is an unobtrusive alteration. There is a second door into the south side of the building. The shed porch roof over that door is not original, but is a minor, unobtrusive change.

The interior of the house is divided into four major rooms. In addition, there are four small rooms across the back of the house. A staircase runs up from the northwest corner of the building to provide access to two rooms on the top half story.

The house has been vacant for a few years and shows signs of neglect on both the interior and exterior. Because the windows and doors of the John Diem House are no longer intact, and the building is in need of some porch repair and a paint job, it appears to be more deteriorated than it actually is. The roof is intact, as are all four walls, and the building is quite stable. The original plan and a majority of the window and door moldings and decorative features which distinguish this type of pyramid house variant are also intact.

The John Diem House is one example of a particular variant of the pyramid house. As an easily modified house type, the pyramid house was built in a number of variations. At about the turn of the century a small number of pyramid houses were built that are larger and slightly more elaborate than the basic four room square pyramid house. It is estimated that less than 10 examples of this variant were built. The roof and facade configuration of those houses are similar to the basic pyramid house, but the houses are generally more than two rooms deep, have an additional half story as is reflected by dormers, and have more decorative features than the simple pyramid house. Including the John Diem House, there are only three examples of this variant of the pyramid house included in the Park City nomination that have not received extensive alterations that affect their integrity. Of the three examples of this type, the John Diem House is particularly notable for its jigsaw cut ornament on the dormer and on the porch. Such stylistic features are rare in Park City, therefore their existence on this house provide important documentation of the range of architectural expression in the town. Despite the somewhat deteriorated condition of the house, it maintains its original integrity.



John Diem House

401 Park

Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



