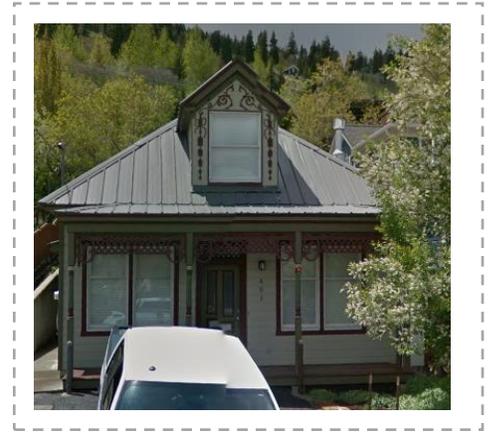




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Diem House

Address: 401 Park Avenue

Date of Construction: c. 1899

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-51

Current Owner: Armstrong Park City LLC

Legal Description (include acreage): PC 51 LOT 1 BLK 4 PARK CITY SURVEY M90-364 IQC410 1955-2 1815-640

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

10/22/1984 – Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints: 2006, 1995, 1983, 1940s

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style:

No. Stories:

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: Not verified

Roof: Truncated hipped roof sheathed in metal

Windows/Doors: Paired double-hung sash type

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 401 Park Avenue was described in a 1984 National Register nomination as follows:

“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 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.”

Since the writing of this description several minor changes have been made. Some replacement windows were installed, and part of the porch was restored. The deterioration described in the nomination was addressed during a rehabilitation. A metal standing seam roof has been installed replacing the asphalt shingles shown in 1984. The new metal roof has several skylights placed throughout the south side of the roof, although these changes are relatively unobtrusive. 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 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. 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).”

Further research has uncovered more information regarding the other owners and occupants of this house during the historic period. William Rosevear appears on the 1900 census, living on Woodside Avenue with his wife Mary and their three sons at that time. He worked as a timberman for a mining company, but nothing else could be discovered about him and his family.

Eliza Martin was the wife of Peter Martin, who was the Postmaster of Park City for a time. They appear on the 1910 census, at that time living on Main Street with their eight children. Both Peter and Eliza were born in Scotland and immigrated to the U.S. in 1887 and 1888 respectively. They moved to Salt Lake sometime around 1916, and sold the house in 1918.

John W. McClellan lived at the house during the 1920 census with his wife Lydia and their four sons, as well as his sister-in-law. He worked as a ropeman for a mine at that time. They lived outside of Park City, near the Three Kings mine, during the 1930 census, but still owned this house. By the time of the 1940 census, John was working as a cable maker for the mining company. They eventually moved up to Ogden, and sold the house in 1945. It is currently owned by Armstrong 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.)

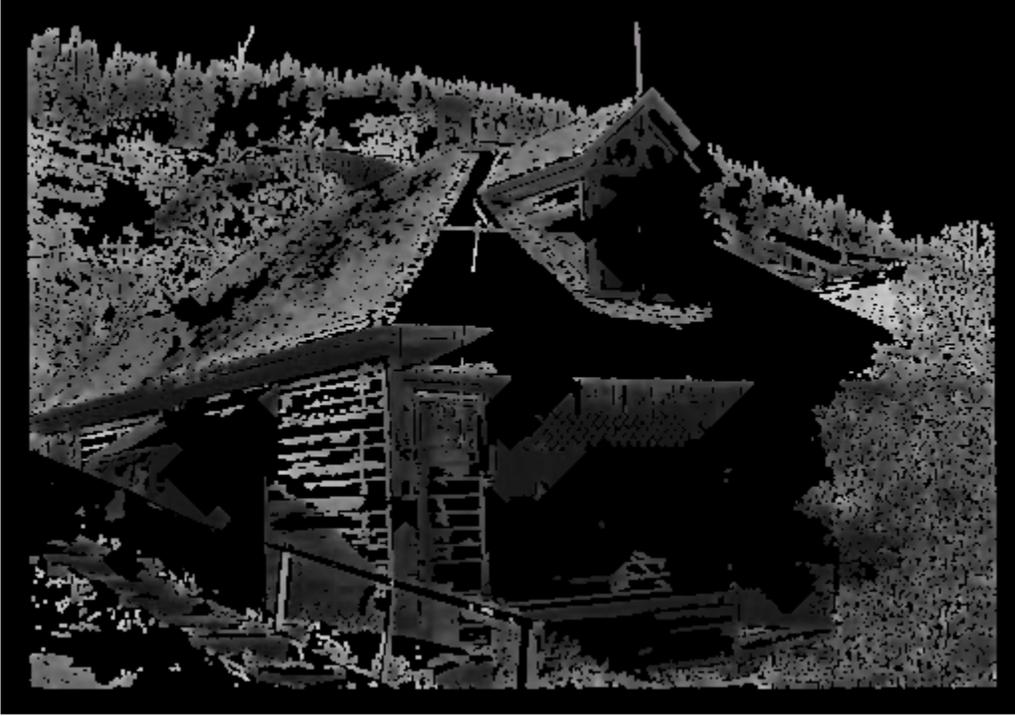
401 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



c. 1925







John Diem House
401 Park Avenue, Park City, Summit County, Utah
View from Southeast corner
Photo by Roger Roper, October 1983
Negative: Utah State Historical Society







401 Park Avenue. Northeast oblique. November 2013.



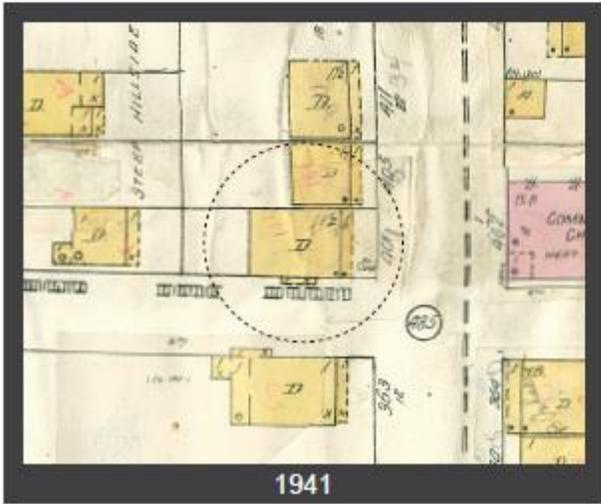
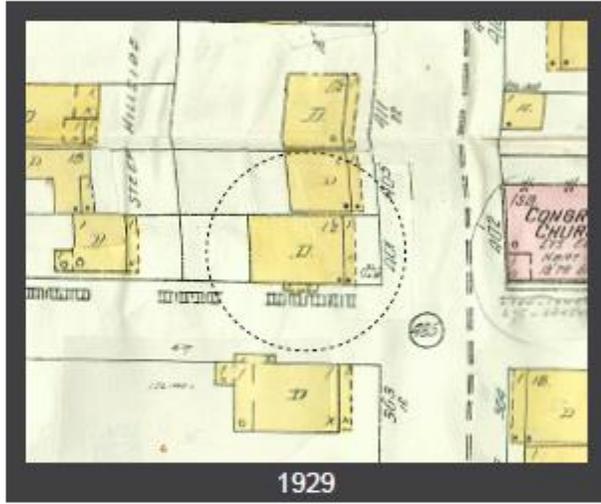
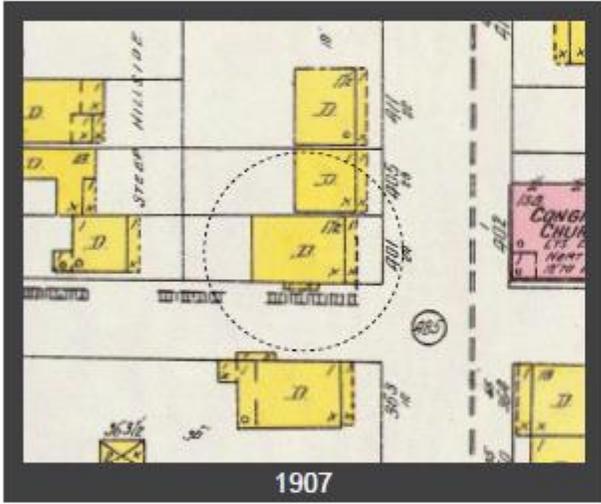
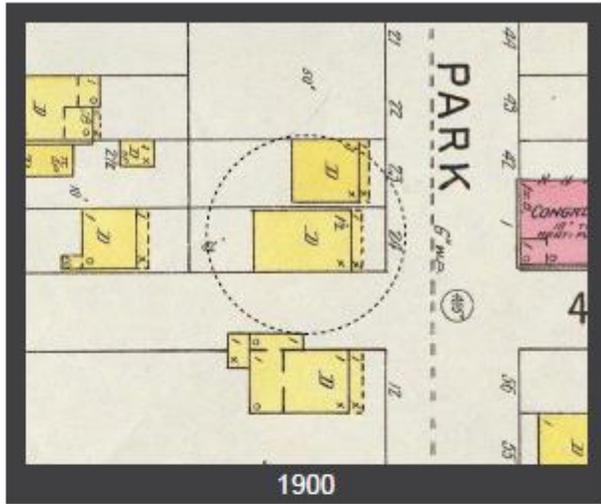
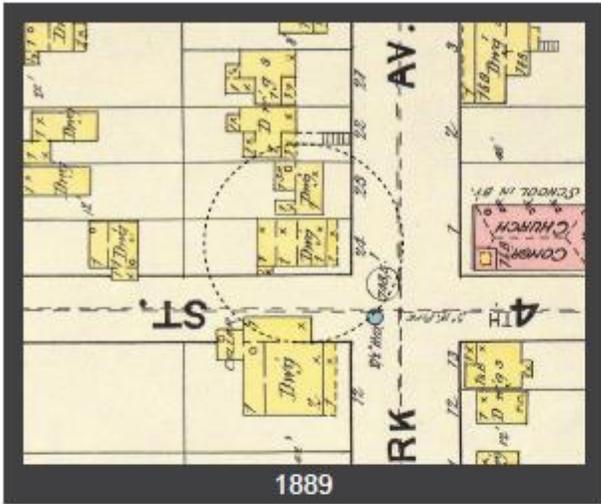
401 Park Avenue. East elevation. November 2013.



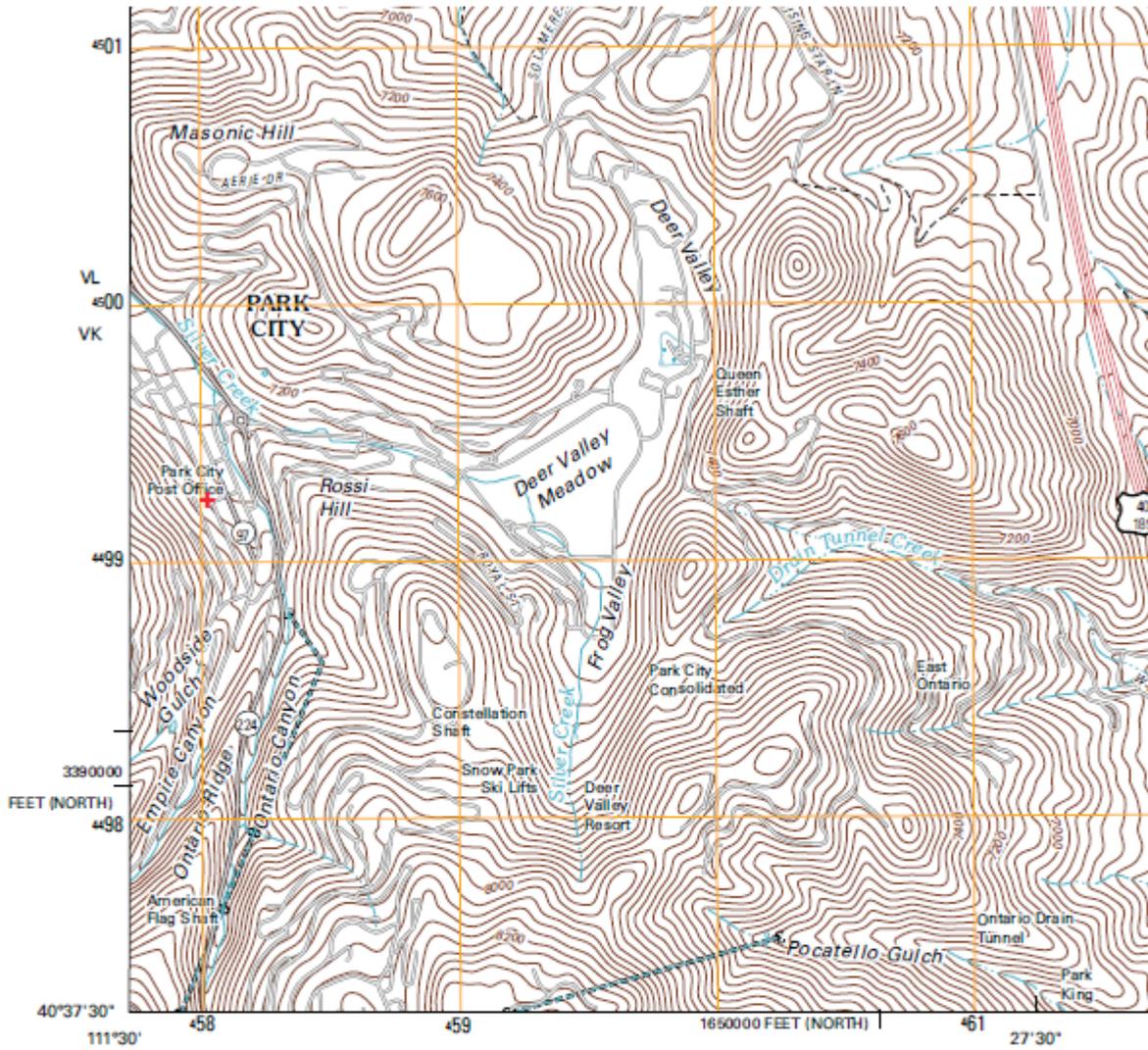
401 Park Avenue. Southeast oblique. November 2013.

MAPS

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

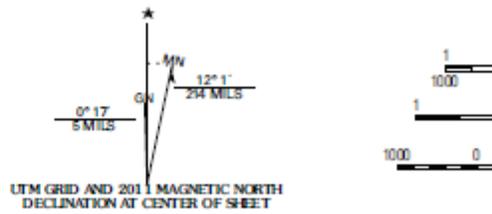


401 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 scale: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, 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: 401 Park Avenue

City: Park City, UT

Current Owner: Armstrong Park City LLC

Address: (see historic site form for address)

Tax Number: PC-51

Legal Description (include acreage): PC BK4 L1 (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		[L-1-2, 5-8, 20-23, 28-32]
11/25/1898	David C. McLaughlin & wife	John Diem	W.D.		"1" [rest of form]
6/15/1909	John Diem & wife	W.W. Armstrong	W.D.		
6/18/1909	W.W. Armstrong & wife	Wm. Rosevear	W.D.		
5/22/1911	Wm. J. Rosevear	Eliza Martin	W.D.		
11/5/1918	Mrs. Eliza Martin	John W. McClellan	W.D.		
6/4/1945	John W. McClellan	Ernest F. Fuelling, et ux	W.D.		
5/31/1960	Summit County	United Park City Mines Co.	Tax Deed		
6/11/1971	United Park City Mines	Greater Park City Co.	Sp. W.D.		
6/12/1975	Greater Park City Co.	Ramshvie, Inc.	Sp. W.D.		
2/10/1977	Ramshvie, Inc.	Coalition Land Company	Q.C.D.		
9/5/2006	Coalition Land Company	Armstrong Park City LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

401 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Former Resident Dies In Ogden Hospital

Funeral services for John McClellan, 2368 Adams avenue, Ogden, Utah, who died Monday at 6:30 p.m. in an Ogden hospital after a three-week illness, were conducted today at 11 a.m. at Larkin & Sons funeral chapel by Dr. John Edward Carver, pastor of First Presbyterian church.

Burial will be in Ogden cemetery.

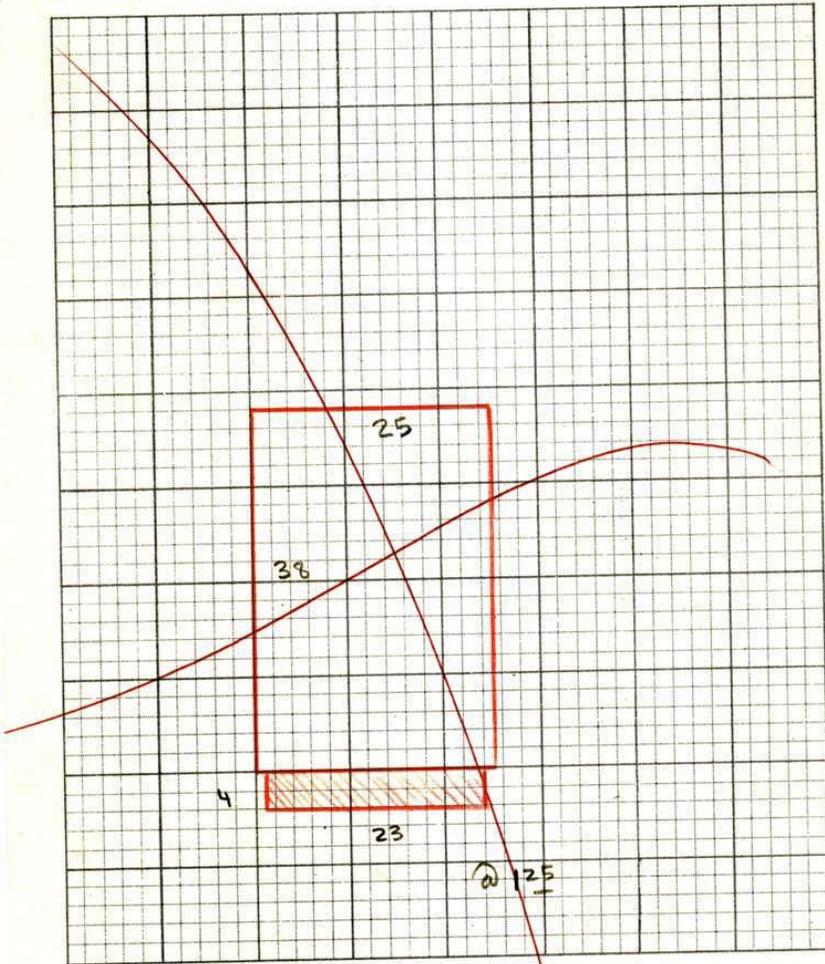
He was born February 1, 1885, in Mill-creek, Mo., a son of William and Mary Perringer McClellan. He attended schools there. On April 12, 1907, he married Lydia Cozcan in Cornwall, Mo.

He had been employed at the Union Pacific shops in Ogden, for five years, where he went after leaving this city, where he made his home for a number of years.

His affiliations included membership in the Presbyterian church and in the Brotherhood of Sheet Metal Workers, local 378.

Survivors include the widow, Ogden; four sons, Percy McClellan, Pioche, Nev.; Glen, Russell and Wallace McClellan, Salt Lake City; four grandchildren; a brother and three sisters, Clate McClellan, Grant City, Ill.; Mrs. Emma Poston, Fredericktown, Mo.; Mrs. Minnie McGinnis, St. Louis, Mo., and Mrs. Lizde McGinn, Salisbury, Mo.

Park Record 4/1/1948



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 51
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 401 PARK

Class. 3 Type 1 2 3 4. Cost \$ _____ X/100 %

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

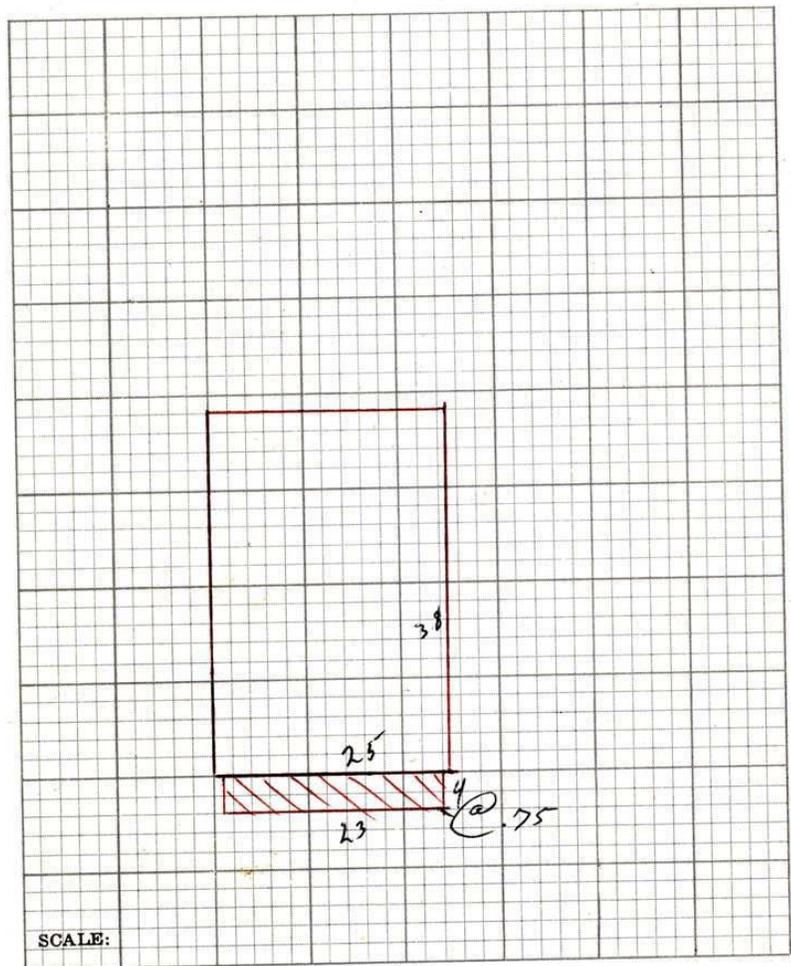
Att. Gar.—C.P. Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>Siding (A)</u>		
Roof Type _____ Mtl. _____		
Dormers—Small <u>2</u> Med. _____ Large <u>@ 80</u>	160	
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>92 @ .75</u>	69	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	375	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink _____ Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>/</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>/</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		1154

Year Built <u>1901</u>	Avg. <u>1.190</u>	Replacement Cost	<u>5039</u>
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant _____	Adj. Bld. Value	
	Neighbor <u>Record - Est.</u>	Conv. Factor	<u>1.2</u>
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 10-16- 1968 By 1708 **DEC 16 1968**

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 _____

after 5/24/84

Property Type: **Utah State Historical Society**
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1
IDENTIFICATION

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.

2
STATUS/USE

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

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

Researcher: Roger Roper Date: 4/84

Street Address: 401 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 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)

5
HISTORY

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.¹ 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).

¹Park 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.

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