### 1 IDENTIFICATION

**Name of Property:** John Diem House  
**Address:** 401 Park Ave  
**City, County:** Park City, Summit County, Utah  
**Current Owner Name:** ARMSTRONG PARK CITY LLC  
**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

<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>
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<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>Full</td>
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<tr>
<td>☑ building(s), public</td>
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<tr>
<td>☑ building(s), accessory</td>
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<tr>
<td>☑ structure(s)</td>
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*National Register of Historic Places: ☐ ineligible  ☑ eligible  
listed (date: 10/22/1984 - Mining Boom Era Residences Thematic District)

### 3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
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<td>☑ abstract of title</td>
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<td>☑ prints:</td>
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<td>☑ historic: c.</td>
<td>☑ personal interviews</td>
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<th>Drawings and Plans</th>
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<td>☑ Sanborn Maps</td>
<td>☑ Utah Hist. Research Center</td>
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<tr>
<td>☑ original building permit</td>
<td>☑ USHS Preservation Files</td>
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<td>☑ sewer permit</td>
<td>☑ USHS Architects File</td>
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<th>Site sketch map</th>
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<td>☑ LDS Family History Library</td>
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<td>☑ census records</td>
<td>☑ Park City Hist. Soc/Museum</td>
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<td>☑ original plans:</td>
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<tr>
<td>☑ other:</td>
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</table>

*other:

<table>
<thead>
<tr>
<th>Bibliographical References (books, articles, interviews, etc.)</th>
<th>Attach copies of all research notes and materials.</th>
</tr>
</thead>
</table>

### 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.

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

1 National Register nomination; structure appears on the 1900 Sanborn Insurance map.
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.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:** 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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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Location

Kind of Bldg. | RES | St. No. | 401 Park Ave
---|---|---|---
Class | 4 | Type | 17 B 4. Cost $ x %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>950</td>
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<td>$ 2117</td>
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</table>

Gar. - Carport | x | Flr. | Walls | Cr. |

Description of Buildings

Foundation—Stone | Conc. | None |
Ext. Walls | Siding |
Insulation—Floors | Walls | Cigs. |
Roof Type | Lmp. | Mtl. | Bat |
Dormers—Small | Med. | Large | 9.0 |
Bays—Small | Med. | Large |
Porches—Front | 92 | @ | 125 | 115 |
Rear | @ |
Porch | @ |
Metal Awnings | Mtl. Rail |
Basement Entr. | @ |
Planters | @ |
Cellar-Bsmnt. | ¼ | ½ | ¾ | ¼ | Full | Floor |
Attic Rooms Fin. | 2 | Unfin. | |
Class | Tub | | Trays |
Basin | Sink | | Toilet |
Wtr. Sfr. | Shr. St. | | O.T. |
Dishwasher | Garbage Disp. | |
Built-in-Appliances |
Oil | Gas | Coal | Pipeless | Radiant |
Air Cond. | |
Finish—Fir | Yes | Hd. Wd. |
Floor—Fir | Yes | Hd. Wd. | Other |
Cabinets | Mantels |
Tile—Walls | Wainscot | Floors |
Storm Sash—Wood D. | S. | ; Metal D. | S. |

Total Additions | 988 |

Year Built | 1901 | Avg. Age | Current Value | $ 3105 |
Inf. by | Owners - Tenant - Neighbor - Record - Est. |
Remodel Year | Est. Cost | Commission Adj. | - 20% | - 621 |
Bidg. Value | Depr. Col. 1 2 3 4 5 6 20% | Current Value Minus Depr. | $ 770 |
Garage—Class | Depr. 2% 3% | Carport—Factor |
Cars | Floor | Walls | Roof | Doors |
Size | x | Age | Cost | x % |
Other | |

Total Building Value | $ |
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<td>TOTAL</td>
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Remarks:

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION
Owners Name
Location
Kind of Bldg. 2nd St No. 401 Park
Class 3 Type 1 2 4 Cost $ 100 %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft. Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>x x</td>
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<td>$3885</td>
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Att. Gar. C.P. x Flr. Walls Cl.

Description of Buildings
Additions

Foundation—Stone Conc. Sills
Ext. Walls siding (A)
Roof Type Mtl.
Dormers—Small Med. Large 1 x 2 160
Bays—Small Med. Large
Porches—Front 92 @ 71 69
Rear
Porch
Planters
Ext. Base. Entry
Cellar-Basmt. 1/4 1/4 1/2 1/2 1/2 Full Floor
 Bsmt. Gar.
Attic Rooms Fin. Unfin.
Plumbing

<table>
<thead>
<tr>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
<th>Basin</th>
<th>Sink</th>
<th>Toilet</th>
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</thead>
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<tr>
<th>Wtr. Sfr.</th>
<th>Shr. St.</th>
<th>O.T.</th>
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<tbody>
<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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</table>

Oil Gas Coal Pipeless Radiant
Air Cond. Full Zone
Finish—Fir. 1/4 Hd. Wd. Panel
Floor—Fir. 1/4 Hd. Wd. Other
Cabinets Mantels
Tile—Walls Wainscot Floors
Storm Sash Wood D. S.; Metal D. S.
Awnings—Metal Fiberglass

Total Additions

<table>
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<tr>
<th>Year Built</th>
<th>Avg.</th>
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<td>Age 2.</td>
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<td>Obsolescence</td>
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Inf by Owner Tenant
Neighbor Record Est.
Adj. Bld. Value Conv. Factor
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 $132.8

Appraised 10-16-70 By 1701 DEC. 10 1970
Appraised 1968 By
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Garage — Class

Cars — Floor — Walls — Roof — Doors

Size — x — Age — Cost — x 47% —

1940 Base Cost — x — % Depr.

Total

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

1

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

Name of Structure: John Diem House

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: Kind of Building:
Lot 1 Block 4, Park City Survey Less than one acre.

Tax #: PC 51

2

Original Owner: John Diem

Original Use: Residence

Construction Date: 1899

Present Use: Vacant

Demolition Date:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

☑ Excellent □ Site □ Unaltered □ Significant □ Not of the Historic Period
□ Good □ Ruins □ Minor Alterations □ Contributory □ National Landmark □ National Register
□ Deteriorated □ Major Alterations □ Not Contributory □ Multi-Resource

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
☑ Plat Records/Map ☐ City Directories ☐ Utah State Historical Society
☐ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews
☐ Building Permit ☒ Obituary Index ☐ LDS Church Archives
☐ Sewer Permit ☐ County & City Histories ☐ LDS Genealogical Society
☐ U of U Library ☐ BYU Library ☐ USU Library
☐ SLC Library ☐ Other Census Records

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

Park Record. October 7, 1899, p. 3.

Researcher: Roger Roper
Date: 4/84
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 

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 Rosevare (1909-11), Eliza Martin (1911-18), and John W. McClellan (1918-45).

\(^1\)Park Record, October 7, 1899, p. 3.
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