



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): Clyde J. Eastman House

Address: 133 Woodside Avenue

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-401

Current Owner: Alan Domonoske and Leigh K. Wright (H/W jt.)

Legal Description (include acreage): ALL LOT 9 & LOT 8 BLK 32 PARK CITY SURVEY M39-313 SWD436 IQC516  
 4AMI-450 JQC106 1371-558 1378-559 1530-521; 0.09 AC

**STATUS / USE**

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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:

Not Historic

**DOCUMENTATION**

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Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

## DESCRIPTION

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Architectural Style: **Other residential type**

No. Stories: **1.5**

Number of Associated Structures:  Accessory building(s). # **0**  Structure(s). # **0**

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: \_\_\_\_\_, original location: \_\_\_\_\_)

Materials: (Describe the visible materials)

Exterior Walls: **Vertical wood siding**

Foundation: **Concrete**

Roof: **The side gable roof is sheathed in asphalt shingle with a metal strip along the front eave. The shed roof is sheathed in corrugated metal material**

Windows/Doors: **Windows are paired double-hung wood and vinyl units**

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

133 Woodside is a side passage type house that has undergone significant modifications. The side passage, while not one of the main three house types built during the historic Park City mining era, was still common in the state of Utah during that time period. Though there have been no major additions made to the house, several material alterations have taken place. The side gable roof is sheathed with composition shingles and has a metal strip running along the front eave. There is a gable dormer on the front side of the roof as well. The walls are clad with vertical wood siding, which replaced or covered the drop-novelty wood siding shown in the c. 1940 tax photo. The walls of the dormer retain the drop novelty siding. The windows are mostly one-over-one double hung sash windows, with a pair in the dormer, and another pair on the front façade to the right of the door. Some of the window frames are wood and appear to be original, while others have been

replaced with vinyl. The door is a wood frame and panel door that has an upper lite. The porch was originally much smaller, with a limited hipped roof jutting from the wall, but has been altered to a larger shed roof. The porch roof is sheathed with corrugated metal and supported by square wood posts. A simple railing stretches between the posts. Tax cards note the foundation as being concrete. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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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 the house at 133 Woodside is found in a 1978 National Register form:

“Although altered, the structure, in age, remains as a contributory element. In 1884 the property went from Edward P. Ferry to Andrew A. Jackson, and to George W. Curtiss. Clyde D. Eastman was granted a deed of trust in 1891. Maggie Scanlan gained ownership in 1908, from Curtiss; and in 1924 Daniel Cunningham, et,al,, received a warranty deed from Russell Williams et, al. In 1962 a waiver of lien was granted to Theodore L. Smith.”

The title search reflects this information. The census data does serve to fill in part of the missing link between 1908 and 1924, by providing information on Frank Fleishman, who owned the property in 1920, and his family. He lived there with his wife Margaret (who was Maggie Scanlan before marriage) and two daughters, as well as his mother-in-law, brother-in-law, and sister-in-law.

Edward P. Ferry was a representative of the Park City Townsite Corporation, which owned much of the land in the surrounding area. No information could be found on Andrew A. Jackson, and the only information on George Curtiss available is that he was a wool sorter at Farr’s Mill in 1884. No information could be found on Clyde D. Eastman, but a small rear addition was built while he owned the house.

Maggie Scanlan was born in lived in Park City with her family on Chambers Avenue during the 1900 census, at which time she was 12. It is unknown if she was living alone or with others when the 133 Woodside deed came under her name. She married Frank Fleishman in 1910, thus bringing the house deed under his name. Frank Fleishman was very involved with the social groups in Park City. It is unknown how the house became

owned by the Williams family noted on the title search, nor is there much information about the Williams available.

Daniel and May Cunningham lived in the house until 1936 when Daniel suddenly died of a lung hemorrhage. Daniel was a miner, mostly for the Silver King Mine, until his health forced him to leave the mines and accept work as a janitor, where he worked until his death. He was survived by his family, and his wife May sold the house to Theodore and Eva two years after his death.

The Smiths owned the house, and presumably lived there until the death of Theodore, c. 2001. His daughter sold it to the current owners, Alan Domonoske and Leigh K. Wright.

## REFERENCES

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- 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.

## PHOTOGRAPHS

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(Provide several clear historical and current photos of the property.)



Photo 1: 133 Woodside Avenue. Southeast oblique. 2020



Photo 2: 133 Woodside Avenue. East elevation. November 2013



Photo 3: 133 Woodside Avenue. Northeast oblique. November 2013



Photo 4: 133 Woodside Avenue. Southeast oblique. 2006



Photo 5: 133 Woodside Avenue. in 1995



Photo 6: 133 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 7: 133 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

## MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

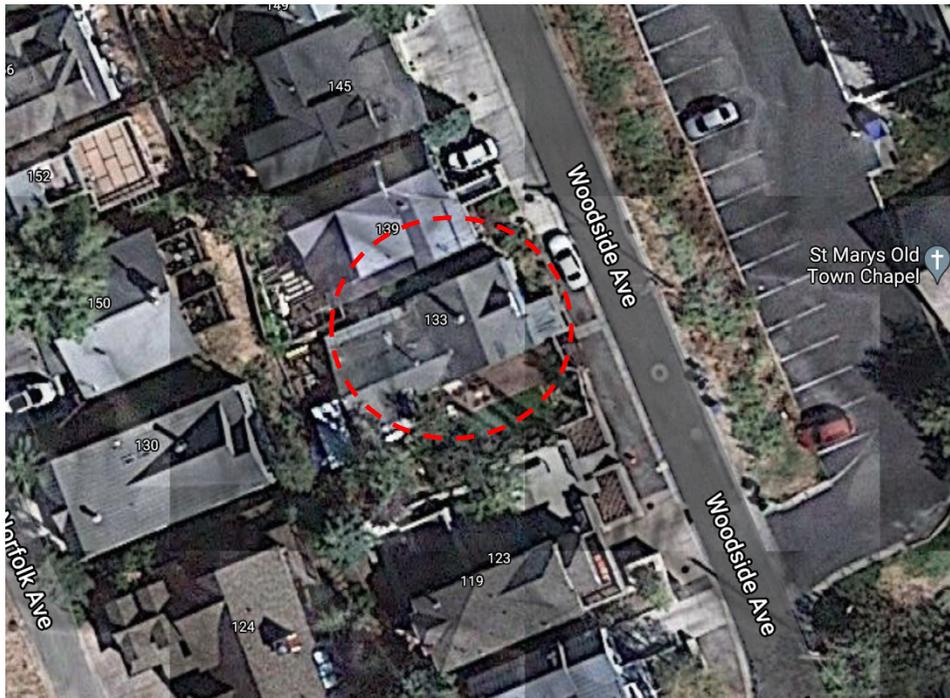
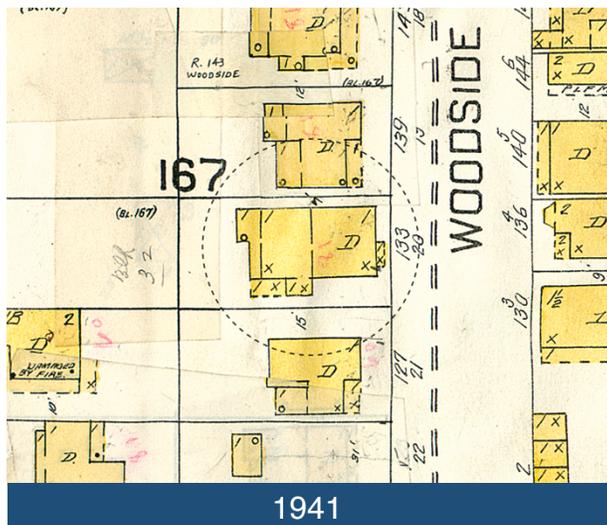
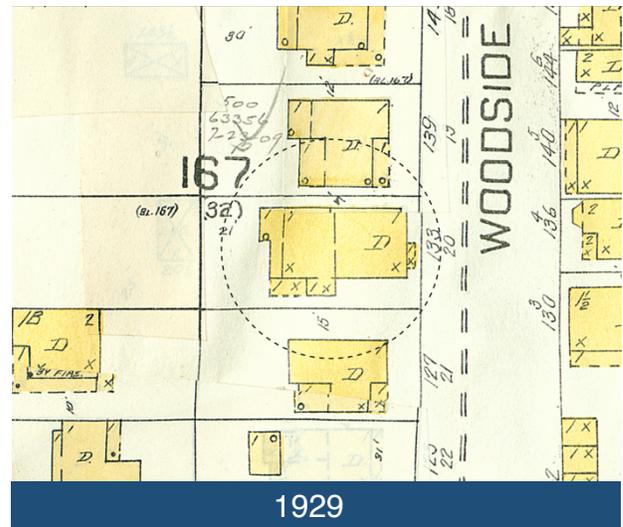
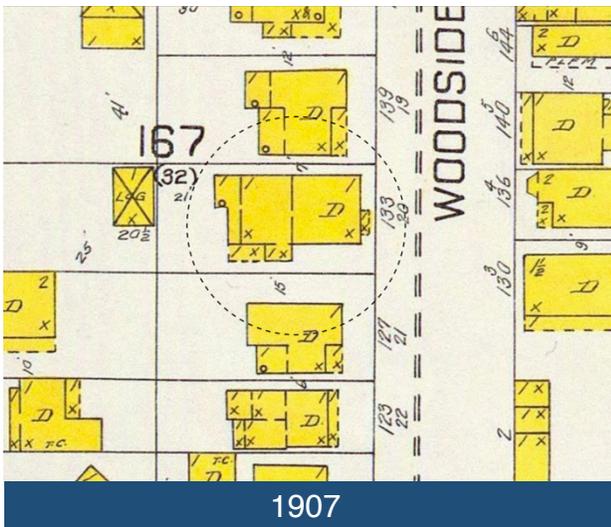
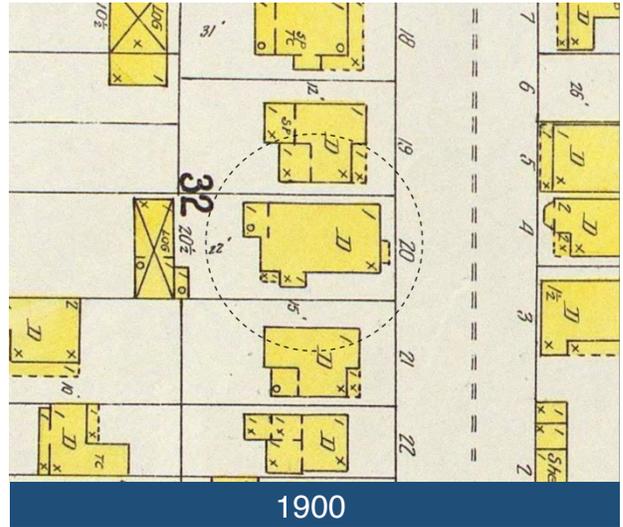
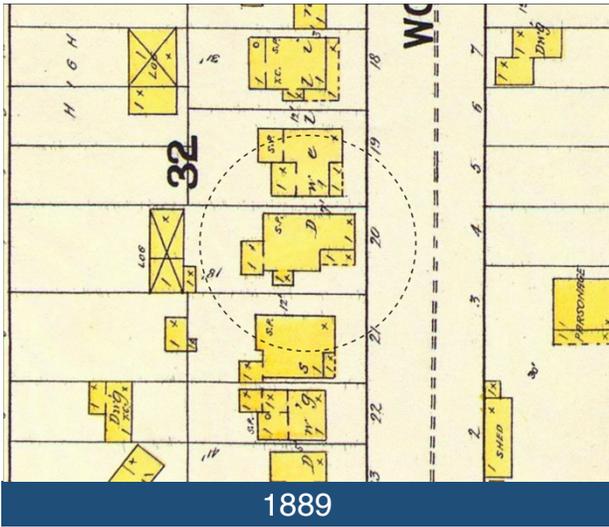


Figure 1: Aerial view showing the location of 133 Woodside Avenue. (ESRI 2020)

# Sanborn Maps



**TITLE SEARCH FORM**

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

Address: 133 Woodside Avenue

City: Park City, UT

Current Owner: Alan Domonoske & Leigh K. Wright (h/w jt.)  
 Address: (see historic site form for address)

Tax Number: PC-401

Legal Description (include acreage): PC BK32 L8 & L9 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/22/1884	Edwd. P. Ferry	Andrew A. Jackson	W		
10/24/1884	Andrew A. Jackson	George W. Curtis	W		
9/15/1891	George W. Curtis	Clyde J. Eastman	Deed of Trust	\$1000.00	
8/5/1908	Geo. Gurtis & wife	Maggie Scanlan	W.D.		"N1/2 8, 9, 24, N1/2 25"
	[missing link]				
5/31/1924	Russell & Lucy Williams	Daniel & Mae Cunningham	W.D.		
4/20/1938	Mae Cunningham	Theodore L & Eva Smith	W.D.		"N1/2 8, 9, 24, N1/2 25"
6/22/2001	Rita M. Smith	A. Domonoske & L.K. Wright	W.D.		[following death of Theodore Smith]

Researcher: John Ewanowski, CRSA Architecture

Date: 12/15/2014

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## Daniel Cunningham Dies Suddenly

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Early last Sunday morning at his home in this city, Daniel Cunningham, a beloved and well known resident of this city since 1909, died suddenly from hemorrhage of the lungs.

Mr. Cunningham had just got up and was building a kitchen fire when he was stricken, and succumbed almost immediately.

Deceased was born in Greencastle, County Down, Ireland, on May 23, 1889, the son of Daniel and Ellen Sloan Cunningham, and was in his 46th year. He came to Park City 27 years ago, and was in the employ of the Silver King Coalition the greater part of that time. Because of failing health, he accepted a position as janitor at the Lincoln school building four years ago, and held that position at the time of his death.

Mr. Cunningham was a true Christian, and a worthy citizen, and his sudden death brings sincere sorrow to his loved ones and his many friends.

In this city on May 22, 1917, he was married to Miss May Crowley. Besides his widow he is survived by one son, Joseph; his mother, and three brothers, John, Thomas and Nicholas, residing in Ireland, and two brothers, James and Peter, of this city; also one sister, Mrs. Pat Murnin, of Jordan, Mon-

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Park Record, 3/6/1936