United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: North Elevation Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Boundaries: to the North, 12th Ave North; East, alleyway between North 31st Street and North 30th Street, South, 9th Ave North, and West, 32nd Street North.

City or town: Billings State: MT County: Yellowstone

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

_X_A ___B ___C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [x]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
152	48	buildings
		sites
		structures
		objects
152	48	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic / single dwelling houses
Domestic / multiple dwelling houses
Domestic/garage
Commerce / Trade / department store/ general store

Current Functions
(Enter categories from instructions.)
Domestic / single dwelling houses
Domestic / multiple dwelling houses
Domestic/garage
Commerce / Trade / specialty store / bakery

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Queen Anne
LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival, Tudor, Mission/Spanish Colonial Revival, Classical Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Commercial Style, Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the district:
Foundations: CONCRETE, STONE: sandstone
Walls: BRICK, STONE, STUCCO, WOOD
Roof: ASPHALT, WOOD, CERAMIC TILE

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Situated between 200-foot high Eagle sandstone rimrocks to the north and the Yellowstone River to the south, Billings, Montana serves as the economic, political, and social center for eastern Montana, Northern Wyoming, and western North Dakota. The state's largest city, Billings boasts a population of over 100,000. Billings was established in 1882 as a Northern Pacific railroad town. The railroad runs generally southwest to northeast through the area. A few blocks from downtown, "on a hillside northwest of the city," are the beautiful historic homes of varied styles and sizes, small neighborhood commercial storefronts, and tree-lined streets make up the North Elevation Historic District.[1] The historic period, or the period of significance, for the North Elevation Historic District is 1905 to 1940. Its significance lies in its association with the city's planning and development, specifically its rise as one of the first automobile suburbs in Billings.

The speedy adoption of the mass-produced automobile led to a blitz of single family homes in the North Elevation – 137 of the 152 eligible buildings in the district were built between 1910

[1] "North Elevation Subdivision." *The Montana Standard* (Anaconda), April 2, 1905. page 14.

and 1940.[2] Of the total 200 buildings, 152 are contributing and 48 noncontributing. Broken down by building type there are 104 contributing houses, six noncontributing houses, 46 contributing garages, 42 noncontributing garages, and two contributing commercial stores.

Of the eligible homes, 62 are designed in the Craftsman style, with a few original multi-family style homes in the neighborhood also in this style. The largest homes in the district are of the Prairie style, 16 total. The district also contains examples of Minimal Traditional, Folk Pyramidal, and Greek Revival homes. There are two commercial properties in the proposed district, both originally grocery stores that served the neighborhood. Now, one is a café and bakery, the other a yoga studio. Five homes are noncontributing in the district having been too heavily altered to retain their integrity.

No previously-listed National Register listed properties occur in the district. Within a 15 minute walk of the neighborhood district is McKinley Elementary School, St. Vincent Healthcare, Billings Clinic, Billings Public Library, Yellowstone Art Museum, Alberta Bair Theater, Dehler Baseball Park, Lincoln School, Montana State University Billings, Daylis Stadium at Senior High School, and a host of downtown businesses, restaurants, micro-breweries, and hotels. The neighborhood, representing a mix of income levels, is home to medical professionals, teachers, architects, small business owners; similar to when it was first created. Overall, the properties and the neighborhood itself maintain a high degree of integrity.

Boundary Description

The North Elevation district is defined as the three blocks north of the historic McKinley Elementary School (1906). The eastern edge of the proposed district runs down the alleyway between North 31st and North 30st Streets with a shared border with the zoned medical corridor. The western boundary lies down the middle of North 32nd as it follows the orientation of the original railroad plat. The northern extant of the district is on the south side of 12th Avenue North. The southern boundary is on the north side of 9th Avenue North, across the street from the McKinley School. Long and rectangular in shape, the North Elevation Historic District totals 200 buildings.

The North Elevation Historic District

The Natural Setting

Billings' topography rises gently to the northwest, from a 3100-foot elevation at the north bank of the Yellowstone River, to approximately 3300 feet at the base of the rimrocks. While relatively flat in the downtown area along the railroad right of way, the topography begins to climb more decidedly through the North Elevation Historic District, with an elevation of 3130 feet at its southeast corner to 3190 feet at its northwest corner. This slope provided advantages to the subdivision, upon which its promoters expounded.

[2] David L. Ames and Linda F. McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: National Park Service, National Register of Historic Places, September 2002), pages 21.

Built as the "new addition on the hillside," northwest of downtown, the North Elevation Subdivision was promoted as "overlooking the entire city, on broad 80-foot wide streets and avenues leading to the heart of Billings."[3] (The streets actually measure out to 49 feet.) The North Elevation offered both a "grand panoramic view" and the cleanest air in Billings. The original railroad plat favored the north side of the railroad tracks for development. Even today, the industrial corridor, including the sugar beet factory, oil refineries, stockyards, and sewage treatment plant, are all in the southeast part of the city. This was due to the prevailing summer winds blowing from west to east. Even Austin North, the promoter of the North Elevation neighborhood, sold lots with this promise, "You get the Clean, Pure Breeze, from the West Right in Your Home before it passes through the city."[4] North took out several half page advertisements promoting the North Elevation Subdivision, where "you will find many of best families in Billings live up this way ..."[5]

The Manufactured Setting

From the seeds of a planned railroad town (1882), named for Northern Pacific Railway President Frederick Billings, the North Elevation Historic District developed in line with the orientation of the original railroad plat. Home building in Billings initially focused in downtown and south of the railroad tracks. By 1905, residential neighborhood construction shifted west, outside of the railroad plat, and northwest, following the railroad platted orientation. An 1882 map of Custer County, Montana (Billings would become the Yellowstone County seat in 1883) shows the railroad plat and how the town was split in two by the Northern Pacific Railway tracks (see image in "Continuation Sheets" at end of nomination).

All of the homes in the North Elevation Historic District fall within the North Elevation Subdivision First Filing. Foster's Addition, an earlier subdivision dating to the 1880s, is south and southeast of the district and includes the historic McKinley Elementary school. The North Elevation subdivision, second and third filings, are just to the west of the District. McKinley School (1906), south of the district, and Pioneer Park (1921), to the west of the district, are the most identifiable public spaces associated with the North Elevation neighborhood.

Streetscape

The North Elevation Historic District maintains much of the original pattern of the planned street system with consistent setbacks. Early promotional efforts for the North Elevation emphasized the walkable streets and the close walking distance to McKinley School and the Lincoln High School, five blocks to the south. Concrete sidewalks and small grassy, tree-filled, boulevards, between the sidewalk and the street, were created at the time home building took off in 1910s. The roads themselves are 30 feet wide and feature the 13-foot wide boulevards separating the six foot concrete sidewalks still exist today. Tall mature cottonwood trees, usually two to a lot, frame many of the homes from the street view. In some cases trees now obscure some of the residences from the street. A 1940 aerial image shows the emphasis placed on creating a tree-

[3] "North Elevation Subdivision." *The Montana Standard* (Anaconda), April 2, 1905.page 14.

[4] "The Elevation: Cream of the Fashionable Billings Residence District." *Billings Gazette*, April 17, 1910.

[5] "The Elevation: Cream of the Fashionable Billings Residence District." *Billings Gazette*, April 17, 1910.

filled canopy for the neighborhood. The photo also shows a clear demarcation from the other surrounding more treeless neighborhoods (see image in "Continuation Sheets" at end of nomination). As mature neighborhood, the area exhibits well-developed landscaping, including a large number of deciduous trees and evergreens. Flowers and shrubs are maintained by many of the residents. A few yards are bound by hedges and wooden picket fences.

Architectural Styles

The properties within the North Elevation Historic District are oriented on a northeast to southwest axis. For ease of description, the authors describe the northwest elevations as north, the northeast elevations as east, the southeast as south and the southwest as west.

The dominant architectural style of the neighborhood is Craftsman. Sixty-two out of the hundred and four eligible homes are in this style. The homes were primarily built between 1910 and 1940 and they commonly feature triangular knee braces, exposed rafter tails, and porched entryways. The second most common style is Prairie, numbering 16 contributing residences, and represent many of the larger homes in the neighborhood. The district also contains examples of Folk Pyramidal, Tudor, Greek Revival, Spanish Eclectic, Cape Cod, Minimal Traditional, and a few other single examples of architectural styles throughout it. Three contributing properties designed by architect Chandler Cohagen and another home designed by architects Link & Haire occur in the district. Representative examples of the different styles within the district are provided below.

Craftsman – 62 Contributing buildings, 2 Noncontributing buildings

The North Elevation Historic District is overwhelmingly represented by Craftsman styled homes. Sixty-two out of the 104 contributing homes are of the Craftsman style. The identifying features of a Craftsman home include: low pitched gabled roofs with wide overhangs, exposed roof rafter tails, decorative roof beams placed under gables, porches either full or partial width, and porch columns that extend from the ground to roof level.[6] They also have other variants and details including; roof dormers, multiple siding materials (siding is primarily wood clapboard, but some stucco is used as well), and decorative triangular knee braces. Each of the designated Craftsman homes in the district has a combination of these features. There are four roof subtypes of the Craftsman style; the front-gabled, cross-gabled, side-gabled and hipped roof.[7] These are all seen in the neighborhood as well.

The front-gabled Craftsman home is the most popular design throughout the neighborhood. The home at 934 N. 31st Street, constructed c. 1901-1912, is a good example. The key Craftsman features seen on this home are the front gable roof design, exposed rafter tails, triangular knee braces, decorative roof beams in the gable, a full width front porch with columns, and clapboard siding. The south roof side has two brick chimneys located on the slope. The northern slope has two cross-gable dormers. In the Craftsman style, exposed rafter tails are seen on the north and south rooflines. The attic was originally unusable, but has been renovated into a living space.

[6] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 453.

[7] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 453.

Two modern, vinyl, four-over-one light windows evenly spaced within the gable end illuminate the upper half story interior. This second story extends over the main entryway's porch creating a generous overhang, commonly seen in the Craftsman style. The porch has three columns extending from the porch half-walls to the overhang above. Decorative corner boards extend from the column base to ground level, giving the appearance of full-length columns. Five triangular knee braces support the overhang's deep eaves. The door is located above the steps to the porch, placed towards the north side of the home's front. The large windows on the south side of the door balance out the door's placement.

The second subtype, the cross-gable, is seen at 1111 N. 32nd Street. The main massing of the home is configured with north and south facing gables. The front facing gable encompasses the enclosed porch entryway which was original to this house. It also has exposed rafter tails, clapboard siding, triangular knee braces, porch and porch columns, all of the Craftsman style. This one-half-story Craftsman has a side-gabled roof, with a prominent front-gabled enclosed porch. A horizontal ribbon of three one-light windows appear within a shed dormer centered on the west (front) main side-gable slope. The side gables and front-gable all have triangular knee braces popular with the Craftsman style. The home's corbelled brick chimney rises from the ridgeline of the one-story gabled extension on the south elevation. Six concrete steps lead up to the doorway of the porch, which features a nine-light wood storm door. Square columns reach form the porch railing to the roofline. The home has a concrete foundation and original horizontal clapboard siding.

Featuring the side-gabled design, the home at 1001 N. 31st Street retains integrity. Along with the side-gabled roof, it has a large front-gabled dormer, decorative roof beams, a full width front porch and porch columns, and staggered shingle siding and clapboard siding. The large gabled dormer is centered on the west (front) roof slope. This dormer, clad in original staggered shingle siding, contains a set of three double-hung windows. The main roofline's west slope extends to envelop the front porch. The porch is the full width of the home and has four square Doric columns that extend from the porch half-walls to the roof line. There is a centered break in the west half-wall where four wooden steps lead up to the doorway. The siding on the half-walls and this portion of the home is original clapboard. There are two large double-hung windows on either side of the door. The north and south facing gable ends each have a ribbon of three double-hung windows. In the Craftsman style, this home also has exposed roof purlins.

Another example of the side-gabled roof is an original Craftsman duplex. The residences' addresses are 1041 and 1043 N. 31st Street. As mentioned, the building boasts a side-gabled layout, exposed rafter tails, porched entryways for each residence, porch columns, clapboard siding, and a shed dormer on the western facing roof slope. The home's shed dormer is on the west facing roof slope and has two sets of three original horizontal windows. The entrances to the separate residential areas are located under an extended roof on the north and southern side of the main building, address 1043 and 1041 respectively, giving each entrance its own porch. Each porch has two square columns from the porch half-wall to the roofline. Next to each doorway is an original eight-over-one double-hung window. In between these two porches, in the center of the building, are two small original windows. These Craftsman features are also in

good condition. This home is one of the few original multi-family residences in the neighborhood and maintains its historical integrity.

The address of 930 N. 31st Street showcases the final subtype of the hipped roof. This one and one-half-story Craftsman home has a hipped roof with a small hipped dormer with three original windows over the center of the front entryway, clapboard siding, exposed rafter tails, a partial width porch, and porch columns. The sides of the dormer displays coursed wood shingles. The exposed rafter tails display decorative millwork. The porch appears to have been originally open, but now the south half is enclosed. When enclosed, the center column was altered but its old presence is still evident. The door remains in its original location, off-center to the north. An exterior brick chimney adorns the residence's south elevation.

A photograph at the Western Heritage Center, Billings, indicates Alfred E. Lyle built the home at 930 N. 31st Street for John Bruce Cook around 1910. In the photograph, John Bruce Cook, his brother F. Cook, Alfred E. Lyle (of Cohagen and Lyle), and H. Lyle are identified. It is signed by Pearle D. Cook of Billings, the owner of the home.[8]

Due to Montana winters, many of the Craftsman home's front porches that were originally open are now enclosed. Although 930 N. 31st Street displays a partially enclosed porch, many others are enclosed. A good example of this modification is the Craftsman home at 1117 N. 32nd Street. Typical of a Craftsman residence, it features a front gable, clapboard siding, triangular knee braces, exposed rafter tails, and a full width porch. This porch was originally open, but now holds screen windows that fill the space form the porch railing to the roofline. A 1916 historic image shows the home, and the neighboring houses, when it was originally built. Except for the screened in porch, the house displays few changes in over 100 years. These small modifications do not overshadow the other architectural details and the home's integrity remains.

Prairie – 16 contributing buildings

These homes are primarily identified by their low, hipped roofs with extended eaves, one story porches, large square porch supports, casement windows, and horizontal emphasis. The Prairie style homes are key to the neighborhood's overall feeling and its association as a historic district.

The home at 1110 N. 31st Street is a good example of the Prairie style design. Although this home features some modern siding and replacement windows, they are in keeping with the originals and do not overly detract from the integrity of its Prairie design. It features a low hipped roof, extended roof eaves, a one story porch with large square

[8] Alfred Lyle (the builder) came to Montana from Missouri and originally worked as a farmer around Billings until picking up a job working on the Huntley Irrigation project as a carpenter foreman. By 1911, he started his own contracting business. Alfred married Miss Beth Caroline Barrows on September 2, 1922 and they welcomed a daughter, Barbara Ann Lyle, on September 8, 1926. In 1925, Mr. Lyle opened his own firm, the Alfred E. Lyle & Company. Mr. Lyle constructed businesses in Billings, residences in Billings and Laurel, the Cody, Wyoming high school, among others. Later in his career, he extended to ditch work in Hardin and on the Rosebud Project in Red Lodge. Alfred Lyle died at age 45 due to complications of appendix surgery; "Alfred E. Lyle & Co. File Incorporation", *Billings Gazette,* 25 Apr 1925: 3; "Death Claims Alfred E. Lyle", *Billings Gazette,* 2 Apr 1932: 1, 13.

supports, and casement windows (these have been upgraded, but remain in the same openings). All of these Prairie features are in excellent condition. This home was originally constructed in 1912. The roof has extended eaves typical of this style. The second story casement windows are symmetrical; a set of three windows flank a smaller set of four windows on either side. These window locations are original. There is also a drop down enclosed front porch that also features extended eaves. Side-by-side double-hung windows enclose the space. Large square columns occur on this porch space. The home has a concrete foundation and large horizontal clapboard siding. It appears the architect was Percy Dwight Bentley.

A single detached garage was also constructed on the lot at a later date than the original house. The materials were similar, but siding was from a different source than the house. It had 8-inch lap siding and the north and east walls had 2-foot high concrete walls that allowed the garage to be set into the hill and have the garage door at grade to the west. Two feet were added to the west side and a newer door was added at some time to accommodate larger cars. It stood less than 3 feet from the northwest corner of the house. At time of demolition it was in poor condition.

The most common subtype of Prairie homes in the neighborhood is the American Foursquare. With a symmetrical front façade, these homes also have a simple square plan, a low hipped roof and a front entryway. A good example of this subtype is the home at 1102 N. 31st Street. It is a prime example of a Prairie four square, with its low hipped roof, extended eaves, stucco siding, full width front porch, porch columns, front entryway, and symmetrical façade. The main and the porch's hipped roof give the home its horizontal emphasis. There are two double-hung windows on the second story above the porch's roof line and these are mirrored below with the home's door and another large window creating the symmetrical design. This Four Square Prairie home was designed by the architects Link and Haire. The house features three stucco column porch supports and stucco porch half walls. Three wooden steps lead up to the wooden planked porch. The door is offset in line with the stairs. A double-hung window is on the southern side of the door. Blonde bricks serve as decoration and as quoins. The home's chimney is located on the southern facing side. All of these architectural features are in good condition and lend to the home's historic integrity.

Minimal Traditional – 8 contributing buildings, 3 noncontributing buildings

This style is a simplified form, based loosely on the Tudor Revival style.[9] The style generally features dominant front gable, large chimneys, a lower roof pitch (compared to Tudors), and a simplified façade lacking any major detailing. The eight eligible Minimal Traditional homes in the North Elevation were built from 1929-1940 and feature Tudor Revival and Spanish Eclectic flourishes.

A representative Minimal Traditional example with Tudor elements is the home at 947 N. 32nd Street. Its identifying features are in its cross-gable design, stucco siding, brick detailing, arched

[9] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 477.

windows and framing, the large chimney located on the front façade, and the entrance set into the cross-gable. One gable of the home faces north, while the other faces west. Elevation feature either two sets of paired six-over-one double-hung windows, or two single six-over-one double-hung windows, that appear new. There are also arched topped attic vents on both gables. The entrance is set in the nook of the cross gable and the large stucco chimney is located just south of the entryway on the north facing eave, common of Tudor style homes. The Tudor style flourishes are also seen in the arched doorway, decorated with bricks fanning around the arch. The arched motif is also in two windows to the side of the doorway.

The home at 3111 9th Ave North also has Tudor style elements, but is identified as a Minimal Traditional home. It features a side-gable design, cross-gabled front, arched entryway, and an arcaded wing wall to the east. It has a single dominant front gable that extends into an arcaded wing wall, a flourish commonly found in Tudor style homes. It also has slight roof returns. This front gable holds paired double-hung windows. The entry way is set in a covered archway on top of a set of concrete stairs. To the west of this archway is another double-hung window. The siding is wide horizontal coursed shingles.

Another example is the home at 1125 N. 32nd Street, which also displays Tudor flourishes. It features side-gable construction with a front saltbox-roofed entryway and a large chimney on the south facing gable. The façade is dominated by a prominent, steep, cross-gable. The door is located in this dominant front-gable and is reached by concrete steps. An updated double-hung window is south of the doorway. There is a small shed dormer on the west facing eave and another updated double-hung window on the façade below it. These windows all have wooden trim. The stucco chimney is on the south facing gable of the home. The siding is modern horizontal channel and the foundation appears to be concrete. An attached garage is located to the south side of the house off the street and is pushed back from the front façade of the house.

The home at 1045 N. 32nd Street also serves as an example in the district of a Minimal Traditional style home with Spanish Eclectic embellishments. It has stucco siding, low pitched roof with no eave overhang, and arched doorway all in the Spanish Eclectic style. It is a side-gable with an arched entry alcove near the center of the front, and front gable or the remainder of the house projecting to the right of it. An arcaded wing wall, popular in the Spanish Eclectic style, defines the side yard. The wood double-hung windows, which appear to be original and in good condition, have shutters and aluminum storm sashes. The property rests on a concrete wall foundation and has a stucco-covered chimney protruding from the center ridgeline of the home. The front entry has brick stairs and black, metal railings on either side. This home has Spanish Eclectic architectural features, the stucco siding, arched entryway, and arcaded wing wall.

The house located at 3114 11th Ave North, which also has stucco siding, features a low pitched roof with no eave overhang, and an arched doorway. It has a cross-gabled roof with an asymmetrical front gable mass extending across the west two-thirds of the front. The walls are stucco, and a large concrete wall chimney is located on the east side of the house. The house is a simplified Spanish Eclectic style, and like the house at 1045 N. 32nd Street displays Minimal Traditional features, Spanish Eclectic finishes and elements that include the rounded entry door covered by a small, cantilevered stoop roof with an arched soffit. The original wood windows

have aluminum storm sashes and shutters on the front façade. The arched-top wood front door is original.

Folk Pyramidal – 4 contributing buildings

Folk Pyramidal homes are easily identified by their square floorplans and pyramidal (equilateral hipped) roofs. This roof frame requires a more complex design but fewer long-spanning rafters making them less expensive to build.[10] The four properties with this original floor and roof plan are located at 918 N. 31st Street, 910 N. 31st Street, 937 N. 31st Street, and 915 N. 31st Street.

The home at 937 N. 31st Street retains the best integrity out of the four. It is located behind the property's main home at 939 N. 31st Street, and it displays the square floorplan, pyramidal roof shape, original clapboard siding, and original set of three double-hung windows on the southern side of the front façade. The entryway extends slightly from the northern side of the western facing elevation and has a small front-gable. This is the only break from the pyramidal design on the home. It was the original home on the property until 939 N. 31st Street was constructed to the west. All of the home's architectural features are retained, lending to the home's historical integrity.

The home at 915 N. 31st Street differs from the others with its partial porch included under the principal roof. To the north of the entryway is an original bay window. The home's integrity has been compromised by a large extension added to the back of the home. However, the Pyramidal style is still dominant.

Another variation is seen in the home at 910 N. 31st Street. It has the typical pyramidal roof in addition to a dropped open full width porch. The siding has been replaced and the decorated porch columns are not original. But, similar to 915 N. 31st street, the square floorplan and pyramidal roof remain. This is also seen in the home at 918 N. 31st Street. A hipped roof extension added to the northern side of the front of the house now contains the entryway.

Folk Victorian – 3 contributing buildings

The Folk Victorian style is defined by Victorian decorative detailing on simple folk house forms. These details are typically less elaborate than the original Victorian styles they attempt to copy.[11] This is the case for the three Folk Victorian homes in the North Elevation, constructed from 1907-1910, at 925 N. 31st Street, 911 N. 31st Street, and 942 N. 31st Street.

The home at 925 N. 31st Street features the Folk Victorian Style. This home, built in 1907, features a Dutch hipped roof with newer asphalt shingles. The second story has two long, vertical double-hung windows that are not original. The enclosed entryway is below these windows, on the right side of the western facing front. It has a hipped roof, but is unique in that the roof line curves on the left side. This curve is one of the key features that identify this home

[10] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 100.

[11] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 309.

as a Folk Victorian. The double-hung windows that extend from this roofline to the porch railing are not original. This space appears to have been open at one time and possibly had the column ornamentation fitting a Victorian designed home. The screen door leading into this space is not original; it is approached by four concrete steps. To the left of this entry is a large ornamented original window. The home's large horizontal aluminum siding and veneer foundation are not original.

The one and one-half story home at 911 N. 31st Street is a simplified Folk Victorian style home. The front hipped-on-gabled roof features roof returns and the vent for the attic has a built in pediment frame featuring a faux keystone, placed in the center of the gable; these features are all typical of the Folk Victorian style. The porch roof design is original, however the materials are not. It extends straight out from under the roof returns and is supported by three straight, slim posts. These poles are modern aluminum and possibly replaced the decorative Victorian columns once here. Three concrete steps lead up to the entryway. The door and stairs are slightly offset to the northern side of the porch. The south side of the entryway features a double-hung window that replaced the original within the same frame. The siding is original clapboard. The brick chimney is located on the ridge of the roof. There appears to be a covered deck extension off of the back of the home, it is unclear when this was added. The foundation is sandstone.

The two story home at 942 N. 31st Street renders itself to the Folk Victorian architectural style. It has a steep, full width, cross-gabled roof above a two-by-two unit plan. While the gables might suggest a craftsman style, there are no other traditional craftsman details seen. The front facing gable has paired double-hung windows in the center. These windows are similar to the four-square design, however, the home lacks a large front porch indicative of that style. The brick chimney is on the ridgeline at the intersection of the roof's crossing. The gable on the back of the home has different siding than the other gables. There are fish scale shingles that reach to the top of the two centered double-hung windows. Inside of these scalloped shingles are three diamonds designed with diagonal, flush, siding. Below the fish scales, this diagonal flush siding continues to the dropped decorative roofline. The fish scale siding is reminiscent of Folk Victorian style detailing. It is not currently known if this was the original design of the home's other three gables as well. The siding of this gable is original. The dropped decorative roofline, mentioned above, sits below the gables and it runs around the entire home. The small enclosed entryway is dropped from this decorative roofline and has a hipped roof. This hipped roof leans towards the prairie style but, it is the only evidence of this style on the home. The entryway is set on the northern edge of the front of the home. There are three concrete steps that lead to the doorway and two double-hung windows on either side of the door. To the southern side of the entryway is a window covered by a hard top awning.

Greek Revival – 3 contributing buildings

The Greek Revival style became identified with gabled or hipped roofs with low pitches, a cornice line of the main roof and porch roof with a wide band of trim (mimicking the classical entablature), porches supported by square or rounded columns (typically in the Doric style), and a front door surrounded by narrow sidelights and transom lights (usually incorporated into an

elaborate entryway).[12] The homes in the North Elevation Historic District that display Greek Revival are modest in detailing but showcase the essential features of the style. These homes, constructed from 1917-1933, are located at 1011 N. 32nd Street, 1130 N. 31st Street, and 1143 N. 31st Street.

The home at 1130 N. 31st Street is most emblematic of the Greek Revival style. It has the side gabled low pitched roof, roof returns on the gables, an entry porch and two Doric porch columns. The front façade has a full height porch with a pediment roof and Doric columns as supports, typical of the Greek Revival style. The front is symmetrical in design – an eight-over-one double-hung window, with attached window planter, flanks each side of the doorway and appear to be original. The home sits on a concrete foundation, but the entry porch has a brick base and stairs. The siding is cedar shake and is original. All of these Revival features are in excellent condition and lend to the home's historic integrity.

The second property, 1143 N. 31st Street, sports a rectangular transom light and an elaborate door surround as its key Greek Revival features. The home itself is a 1 ½ story side-gable and has a shed dormer on the west facing roof slope. The siding is brick and it appears to have a cement foundation. The front, west facing, eave has a set of two double-hung windows with flower planters that are original. The prominent doorway is to the north of these. In the Greek Revival style, it has a pedimented doorway with faux Doric columns as decorative supports and a transom window light. These distinct features contribute to the house's designation as Greek Revival. A set of four slightly rounded brick steps lead up to this doorway.

The final Greek Revival home, 1011 N. 32nd Street, is very simple in form. It has a steep gabled shaped roof, roof returns, and double-hung windows popular of this style. The front porch is enclosed with a ribbon of five three-over-twelve casement windows covered by an aluminum shed roof. The windows appear original, while the porch roof is not. Previously, the porch roof was flat with an iron balustrade. The siding in the gable is staggered shingles, while the rest of the home has vertical clapboard. Neither of these styles is original. A photo from 2015 reveals that the siding before this was large horizontal clapboard. Extending off of the home's northeastern corner is a large slab-on-grade gabled roof wing that is also not original. It appears that it is being used as a residence. The home's foundation is concrete.

Colonial Revival – 2 contributing buildings

Colonial Revival homes are identified by an accentuated front door, usually with a pediment and supported by pilasters, or they extend forward supported by slender columns creating an entry porch. Entry doors usually have sidelights, the façade is typically symmetrical, and the front windows often feature shutters, often in pairs.[13] The two examples of this style in the North Elevation Historic District occur at 3114 12th Ave North and 1024 N. 31st Street.

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[12] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 179, 184.

[13] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 321.

The Colonial Revival style house at 3114 12th Ave North was built in 1918. The one and one-half story dwelling has a concrete basement foundation, a wood frame, and stucco exterior siding. The northwest side has a nine-over-one double-hung window, a paired nine-over-one double-hung window, and a 28-light glass fronted by a 3-light wood storm door. The entry is fronted by a concrete stoop with a hood supported by two Doric columns, typical of this revival style. The upper half-story has a shed dormer with a paired six-over-one double-hung window. The back of the home has a mirroring shed dormer and a large house-width porch. The house has a side gable roof with open cave eaves and enclosed rafters. It has standing seam metal roofing, a metal ridge cap with end balls, and an interior slope chimney made of red clay brick. Except for the roofing, the house appears to retain original materials and has good historic character.

The second home at 1024 N. 31st Street has a symmetrical façade, a side porch, and window shutters, all indicative of the Colonial Revival style. There are five second story double-hung windows over two triple windows flanking the front door. Each window has shutters. The hipped porch has open rafters and two square columns with Italianate bracket detailing. The enclosed side porch, located on the southern side of the home, has a balustrade with turned spindles on its roof. The clapboard wood siding appears to be original and in good condition. The double-hung windows are not original, but do not detract from the home's Colonial Revival style.

Cape Cod – 2 contributing buildings

Identifying features include one-and one-half story height, side gabled roofline (often with evenly spaced gabled dormers across the front slope), balanced fenestration, and centered entry. They often feature shingle or clapboard siding. The two homes in the district that display this style are located at 1135 and 1131 N. 32nd Street.

The home at 1135 N. 32nd Street is a story and a half design with two small gable dormers positioned toward the street and a large shed dormer on the rear of the house. One addition occurs on the back of the house that implemented larger single pane window units. The home has staggered shingle siding, popular of Cape Cod designs, with the exception of the entry gable, where the siding runs vertically. Front windows include paired six over six units. A stucco covered chimney protrudes from the central ridge of the house; it has an "S-like" embellishment on it (often seen on Chandler Cohagen designed homes).

To the south, the neighboring home at 1131 N. 32nd Street is of a story and a half form. The exterior materials of the home have been significantly altered with new siding, trim and windows with an altered six-over-one double-hung layout. Three small original gable dormers are located on the front of the house and with the roof pitch represent the strongest Cape Cod influence. A break in the roof line at the north portion of the house with a lower ridge line and step back from the street at the front façade appears to be a later addition to the house. Materials added in renovations do not influence the Cape Cod style appearance.

Monterey – 1 contributing building
A Monterey styled home's identifying features include two stories, a low-pitched gabled roof, and a second story balcony that is usually cantilevered and covered by the principal roof. The home at 1142 N. 31st Street showcases all of these features. This two story house has a second story, full front porch, decorated beams supporting the porch, and stucco siding, all indicators of the Monterey design. A single story addition to the rear of the house is somewhat sympathetic to the original house with stucco exterior walls, but also has California ranch influences in the form of the addition, fascia, roof overhangs and masonry used to construct the significant fireplace chimney. The front porch has been altered from original brick to concrete. The windows have been replaced, but remain sympathetic to the original design. The second story façade holds two double-hung windows and a multi-light entry door, and the ground level contains one six-over-six double-hung single unit and a set of paired six-over-six double-hung windows (the southernmost window has a planter box attached). The original door has been replaced with a modern door. An attached single car garage is located on the southern facing side of the home and accessed from N. 31st Street.

Queen Anne – 1 contributing building, 1 noncontributing building
Queen Anne homes are primarily identified by their steeply pitched roof of irregular shape, usually with a dominant front-facing gable, patterned shingles, an asymmetrical façade, and partial or full width porches.[14]

The home at 921 N. 31st Street represents the Queen Anne style with its steeply pitched roof, front-facing gable, partial width porch, and patterned shingles. It has a cross-gabled roof with a prominent front-gable. This gable has fish-scale siding and paired ornamented double-hung windows. Both of these details are original and lend to the Queen Anne style. Below the front-gable is a short dropped shed-roof extension. The home's entry is covered by an extended pedimented roof, also lending itself to the Queen Anne design. Two square columns extend from the porch railing to the porch roofline. The porch is accessed by four wooden stairs with iron railings. The door is set directly above the stairs and features four-light vertical side-lights. To the south of the entryway is a two-light window; the top light containing an original stain glass. The siding of the first floor is original clapboard. The north and south facing gables also have two double-hung windows and fish scale siding.

Spanish Eclectic – 1 contributing building
This style is identified by low pitched roofs with little or no eave overhang, one or more arches placed above the doors or windows, stucco siding, and asymmetrical facades.[15]

The sole Spanish Eclectic designed building in the district is located at 917 N. 31st Street. The apartment complex is one of the only homes set back from the street, suggesting a later construction date, although records, including the Sanborn Fire Insurance maps, indicates it

[14] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 263.

[15] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 417.

could have been built as early as 1923 with a major update/addition in 1949. It is reminiscent of the sugar factory housing built for Hispanic labor near the Billings Sugar Factory on the south side of town in the late 1920s. The relatively flat roof has square parapets on the corners with a slight peak at the center the parapet between corners; this slight peak is mimicked by the visor roof immediately below the roofline. On the west facing side of the home, two windows are symmetrically placed on the north and south side of the façade. They do not appear to be original, but they do fit within the home's original window openings. The entrance to this dwelling is located in the south elevation. A duplex extension is located on the rear western side of the original residence. This a very recognizable style in the historic downtown neighborhoods of Billings, as architect Chandler Cohagen built four remarkable homes with the classic low pitched, red tile roof, arched doorways, asymmetrical facades, and wall surfaces of stucco; a couple of these Cohagen homes are surrounded by low white washed walls. These homes are all within a few blocks of Pioneer Park, but outside the district boundaries for the North Elevation Historic District.

Tudor Revival– 1 contributing building

One of the most distinctive homes in the North Elevation Historic District is a Tudor Revival built in 1925. The identifying features of a Tudor style home are steeply pitched roofs, side gables, a front façade dominated by one or more prominent steeply pitched cross gables, decorative half-timbering, tall narrow grouped windows, arcaded wing walls, and large chimneys.[16]

The Tudor Revival at 1147 N. 31st Street is a prime example of the style's high pitched roof, side-gable design, two front cross-gables, decorative half timbering in the gable ends, stucco siding, narrow grouped windows, and bricked entryway. While stucco dominates the elevations, the house features half-timbering and brick detailing, and steeply pitched gables. The centered entry gable displays half-timbering detailing but the main façade features brick; an entry is recessed into this elevation. Brick stairs leads up to the entry which displays square columns that support iron porch railings. A brick chimney is located to the north of the gable. The main gable continues the half-timbering design, a characteristic common of Tudor style homes. Below this gable is a ribbon of three vertical multi-light windows featuring an arched lintel. The façade elevation north of the entry has a six-over-six double-hung window. An addition was added to the rear southeastern portion of the home; the date of this addition is unknown. The home retains excellent integrity.

Ranch – 1 noncontributing building

Ranch style homes became popular in the United States in the 1940s, partially as a result of America's increasing dependence on the automobile.[17] Ranch houses maximize their façade width and include garages in the design. The one Ranch home in the district is 3021 11th Ave North and was constructed in 1963. Since it was constructed after the period of significance it is not a contributing building in the district. Its main massing features a side facing gable with a

[16] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 355.

[17] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 479.

cross-gable wing at one end. The façade contains a two-light sliding window under the slight gable and a large three-light unit in the main faced; an entry is located east of the three-light window. Three concrete steps lead to the entry. The home's garage is located on the eastern portion of the home and is accessed from 11th Ave North. The home has wide horizontal board siding. The low slope roof has short eaves. The stone wainscot applied to the front elevation may have been a later addition. The windows and doors appear to be original. It is in good condition.

Western Commercial – 2 contributing buildings

Two existing storefronts appear on the avenues in the North Elevation Historic District; 3115 10th Ave. North and 3115 9th Ave. North. The building at 3115 10th Ave. North sits on a small lot with no setback from the property line. Its front façade features a stepped parapet, large storefront windows, and a ¾ lite door centered on its 25-foot width. The parapets continue on the sides; the alley elevation has two storefront windows and five punched clerestory windows along its length. The exterior finish is stucco, and little ornamentation occurs. The building, which is in good condition, has served as a commercial building since 1923.

The second commercial property at 3115 9th Ave. North faces the new front entrance to McKinley Elementary School. The building includes both a two-story hipped residential portion to the south, and a storefront and garage extensions to the north. The one-story commercial portion features a flat roof, a plate-glass storefront and centered, canted entry. An applied wood-shingle false mansard appears at the roofline. This small building displays both Craftsman and Prairie Style influences. A porch with a solid railing and covered with a shed roof extends across the front with a gable centered on the front door. It has the look of a commercial mansard roof line.

Garages

Eighty-eight garages are in the boundary of the North Elevation Historic District. Forty-six contribute to the district and 42 are noncontributing. The predominant style, 31 total, is the front-gable design. Other garage styles include nine side-gable, five hipped and one shed roof garage. Of the noncontributing garages, 32 are considered such because they were constructed outside of the period of significance and 10 have undergone enough changes resulting in a significant loss of integrity.

The evolution of the garage in the North Elevation Historic District, reflecting an increased importance and function due to the growing demand for the automobile, provides a microcosm of the larger pattern that occurred in nearly every neighborhood in the United States.

A review of the 1912 Sanborn maps indicates the earliest constructed homes had carriage houses located to the rear of the property and were primarily accessed off of the alleyways. Once the automobile became more accessible to the middle class, these buildings easily shifted into use as garages for families' new cars. A few buildings converted into use as garages still retain their sliding doors and earlier décor showing this transition. These garages can be seen at 910 N. 31st Street (c. 1910), 931 N. 32nd Street (c. 1915) and 941 N. 31st Street (c. 1918).

As automobiles became more accessible to the general population, and as they increased in size, garages inevitably adapted as well. The garage located at 906 N. 31st street features the original single car unit with a non-original car port extending off of the southern facing wall. This extension provided the home owner with a multi-car garage space off of the original garage design.

Some of the home's garages were also adapted to the landscape. Towards the northern edge of the district, the terrain has a slight slope. A few homes in this area of the neighborhood constructed their garages attached and below the homes to accommodate the grade change. They are all accessed from the alleyways behind the homes. This style of garage is seen at 1130 N. 31st Street, 1139 N. 32nd Street, and 3114 12th Ave North.

In the attempt to provide continuity, many garages in the district mirror many of the architectural elements of the associated home in roof style and siding material; in Craftsman examples, continuity is further stressed by exposed rafter tails. A good example of this is the garage located at 1105 N. 32nd Street. The garage sports original clapboard siding, a front gabled roof design, and exposed rafter tails – all elements also seen of the home on the property. Another example appears at 901 N. 32nd Street. The garage mimics the home's hipped roof and clapboard siding.

Because some garages weren't updated at the same time as the associated housing unit, they sometimes provide insight into the house's original appearnece. what Some garages expose the earlier designs of homes too. At 946 N. 31st Street the garage has small horizontal clapboard siding, exposed rafter tails and beams. The mirroring home now has replacement siding, but would have originally matched the garage.

Integrity

As a group, the houses and garages in the district display a relatively high level of historic integrity, some more so than others. All the contributing resources retain integrity of location, setting, feeling, and association. Alterations to some of the houses and garages have resulted in diminished integrity of design, materials, and workmanship, although the vast majority retains sufficient integrity to be considered contributing to the district; nearly all continue to occupy the same footprint today that they did when originally constructed. Although the North Elevation Historic District is being advanced for listing in the National Register as a district under Criterion A, the district does contain several properties that would be considered individually eligible for listing in the National Register under Criterion C.

Overall, the resources retain good integrity collectively as a whole and their historic relationships to each other. The vast majority displays their essential physical features, and of those that have undergone some change, the preponderance still retains sufficient integrity to convey their significance to the district.

Building List for the North Elevation Historic District

Address	Building Type	Style/Influence	Construction Date	Contributing
1145 N. 32nd Street	Home	Minimal Traditional	1940	Yes
	Garage	Side Gable	1940	Yes
3114 12th Ave North	Home	Colonial Revival	1918	Yes
1139 N. 32nd Street	Home	Minimal Traditional	1939	Yes
	Garage	Front Gable	APOS	No
1135 N. 32nd Street	Home	Cape Cod	1939	Yes
1131 N. 32nd Street	Home	Cape Cod	1939	Yes
	Garage	Front Gable	c. 1939	Yes
	Garage	Front Gable	APOS	No
1125 N. 32nd Street	Home	Tudor	1936	Yes
1121 N. 32nd Street	Home	Craftsman	c.1916	Yes
	Garage	Front Gable	APOS	No
1117 N. 32nd Street	Home	Craftsman	c.1916	Yes
	Garage	Front Gable	APOS	No
1111 N. 32nd Street	Home	Craftsman	c.1916	Yes
	Garage	Front Gable	APOS	No
1109 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c.1915	Yes
1105 N. 32nd Street	Home	Craftsman	1923	Yes
	Garage	Front Gable	c.1923	Yes
1101 N. 32nd Street	Home	Craftsman	1933	Yes
	Garage	Front Gable	APOS	No
1045 N. 32nd Street	Home	Spanish Eclectic	c. 1930	Yes
	Garage	Side Gable	c. 1930	Yes
3114 11th Ave N.	Home	Spanish Eclectic	1935-1940	Yes
	Garage	Side Gable	c. 1930	Yes
1043 N. 32nd Street	Home	Craftsman	1920	Yes
	Garage	Front Gable	c. 1920	Yes
1037 N. 32nd Street	Home	Prairie	1909	Yes
	Garage	Hipped	c. 1909	Yes
1031 N. 32nd Street	Home	Craftsman	1919	Yes
	Garage	Hipped	c. 1919	Yes
1025 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c. 1915	Yes
1023 N. 32nd Street	Home	Craftsman	1919	Yes

Address	Building Type	Style/Influence	Construction Date	Contributing
	Garage	Front Gable	c. 1919	Yes
1021 N. 32nd Street	Home	Craftsman	1919	Yes
	Garage	Front Gable	c.1919	Yes
1015 N. 32nd Street	Home	Craftsman	1919	Yes
	Garage	Hipped	APOS	No
1011 N. 32nd Street	Home	Greek Revival	1917	Yes
	Garage	Front Gable	APOS	No
1009 N. 32nd Street	Home	Modified Traditional	1917	Yes
	Garage	Front Gable	c.1917	Yes
1005 N. 32nd Street and 3121 10th Ave North	Home	Craftsman	c.1920	Yes
	Garage	Front Gable	c.1920	Yes
3115 10th Ave North	Building	Western Commercial	1922	Yes
947 N. 32nd Street	Home	Tudor	1929	Yes
	Garage	Front Gable	APOS	No
943 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	1964	No
939 N. 32nd Street	Home	Modified Traditional	1954	No
935 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Hipped	c.1949-1954	No
931 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Side Gable	c. 1915	Yes
927 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	APOS	No
923 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	1976	No
919 N. 32nd Street	Home	Craftsman	1915	Yes
	Garage	Side Gable	c.1915	Yes
915 N. 32nd Street	Home	Prairie	1915	Yes
	Garage	Cross Gable	APOS	No
909 N. 32nd Street	Home	Craftsman	c.1915	Yes
	Garage	Hipped	c.1915	Yes
907 N. 32nd Street	Home	Craftsman	1914	Yes
	Garage	Front Gable	c.1914	Yes
	Home	Craftsman	c.1914	Yes
901 N. 32nd Street	Home	Prairie	1915	Yes
	Garage	Hipped	1915	Yes

Address	Building Type	Style/Influence	Construction Date	Contributing
3115 9th Ave North	Building	Western Commercial	1915	Yes
1148 N. 31st Street	Home	Prairie	1926	Yes
1142 N. 31st Street	Home	Monterey	1930	Yes
1138 N. 31st Street	Home	Craftsman	1929	Yes
	Garage	Front Gable	c.1929	Yes
1134 N. 31st Street	Home	Craftsman	c.1925	Yes
1130 N. 31st Street	Home	Greek Revival	c. 1920	Yes
1124 N. 31st Street	Home	Craftsman	c. 1925	Yes
1120 N. 31st Street	Home	Craftsman	1916	Yes
	Garage	Front Gable	c.1916	No
1116 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c.1915	Yes
1114 N. 31st Street	Home	Craftsman	c.1916-1919	Yes
	Garage	Shed	c.1916-1919	Yes
1110 N. 31st Street	Home	Prairie	1912	Yes
	Garage	Hipped	2006	No
1102 N. 31st Street	Home	Prairie	1924	Yes
1046 N. 31st Street	Home	Prairie	1914	Yes
	Garage	Front Gable	APOS	No
1040 N. 31st Street	Home	Prairie	1905	Yes
	Garage	Side Gable	c. 1905	Yes
1036 N. 31st Street	Home	Prairie	c.1912-1914	Yes
	Garage	Side Gable	APOS	No
1024 N. 31st Street	Home	Colonial Revival	c. 1913	Yes
	Garage	Side Gable	APOS	No
1020 N. 31st Street	Home	Prairie	c.1912-1913	Yes
	N. Garage	Hipped	APOS	No
	S. Garage	Front Gable	APOS	No
1016 N. 31st Street	Home	Craftsman	1912	Yes
	Garage	Side Gable	c. 1912	Yes
1012 N. 31st Street	Home	Craftsman	c. 1914	Yes
	Garage	Front Gable	APOS	No
1008 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c. 1915	Yes
1002 N. 31st Street	Home	Prairie	1915	Yes

Address	Building Type	Style/Influence	Construction Date	Contributing
	Garage	Front Gable	c. 1915	Yes
946 N. 31st Street	Home	Craftsman	1908	Yes
	Garage	Front Gable	c. 1908	Yes
942 N. 31st Street	Home	Eclectic	1910	Yes
	Garage	Front Gable	c. 1910	Yes
940 N. 31st Street	Home	Prairie	c.1923	Yes
	Garage	Front Gable	c.1923	Yes
934 N. 31st Street	Home	Craftsman	Est. 1901-1912	Yes
	Garage	Front Gable	Est. 1901-1912	Yes
930 N. 31st Street	Home	Craftsman	c. 1910	Yes
	Garage	Front Gable	c.1910	No
926 N 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c.1915	No
922 N. 31st Street	Home	Craftsman	1920	Yes
	Garage	Front Gable	c.1920	No
918 N. 31st Street	Home	Folk Pyramidal	c. 1906	Yes
	Garage	Front Gable	c.1906	No
916 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c. 1915	No
910 N. 31st Street	Home	Folk Pyramidal	1910	Yes
	Garage	Front Gable	c.1910	Yes
906 N. 31st Street	Home	Craftsman	1905	Yes
	Garage	Front Gable	c.1905	Yes
3111 9th Ave North	Home	Tudor	c.1930	Yes
	Garage	Front Gable	c.1930	Yes
1147 N. 31st Street	Home	Tudor	1925	Yes
	Garage	Side Gable	c.1925	Yes
1143 N. 31st Street	Home	Greek Revival	c.1933	Yes
	Garage	Front Gable	APOS	No
1135 N. 31st Street	Home	Craftsman	1925	No
1131 N. 31st Street	Home	Craftsman	1917	Yes
	Garage	Side Gable	c.1917	Yes
1125 N. 31st Street	Home	Prairie	c.1917-1919	Yes
	Garage	Front Gable	APOS	No
1123 N. 31st Street	Home	Craftsman	1914	Yes

Address	Building Type	Style/Influence	Construction Date	Contributing
	Garage	Front Gable	c.1914	Yes
1119 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	c. 1915	Yes
1115 N. 31st Street	Home	Craftsman	c.1915-1920	Yes
	Garage	Front Gable	APOS	No
1111 N. 31st Street	Home	Craftsman	c.1913	Yes
	Garage	Side Gable	c.1980	No
1109 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Hipped	c.1915	Yes
3021 11th Ave North	Home	Ranch	1963	No
3015 11th Ave North	Home	Craftsman	1920	Yes
1045 N. 31st Street	Home	Craftsman	1920	Yes
	Garage	Front Gable	c.1920	Yes
3016 11th Ave North	Home	Craftsman	c.1920	Yes
1041 and 1043 N. 31st Street	Home	Craftsman	1917	Yes
1041 1/2 N. 31st Street	Home	Craftsman	c.1917	Yes
1043 1/2 N. 31st Street	Home	Craftsman	c.1917	Yes
1037 N. 31st Street	Home	Craftsman	1917	Yes
	Garage	Front Gable	c.1917	Yes
1033 N. 31st Street	Home	Craftsman	1930	Yes
	Garage	Front Gable	APOS	No
1029 N. 31st Street	Home	Craftsman	c.1905-1908	Yes
	Garage	Side Gable	APOS	No
1025 N. 31st Street	Home	Craftsman	1912	No
	Garage	Front Gable	c.1912	No
1023 N. 31st Street	Home	Prairie	c.1910	Yes
	Garage	Front Gable	c.1910	Yes
1019 N. 31st Street	Home	Craftsman	c.1913-1914	Yes
1015 N. 31st Street	Home	Queen Anne Free Classic	c.1906-1910	No
	Garage	Front Gable	c.1906-1910	No
1011 N. 31st Street	Home	Prairie	c.1920	Yes
	Garage	Front Gable	APOS	No
1009 N. 31st Street	Home	Craftsman	1915	Yes
	Garage	Front Gable	APOS	No
1001 N. 31st Street	Home	Craftsman	1920	Yes
3015 10th Ave North	Home	Craftsman	1920	Yes

Address	Building Type	Style/Influence	Construction Date	Contributing
	Garage	Front Gable	1920	Yes
945 N. 31st Street	Home	Craftsman	c.1917	Yes
	Garage	Front Gable	c.1917	Yes
941 N. 31st Street	Home	Craftsman	1918	Yes
	Garage	Front Gable	c.1918	Yes
939 N. 31st Street	Home	Minimal Traditional	c.1930	Yes
937 N. 31st Street	Home	Folk Pyramidal	c.1919	Yes
935 N. 31st Street	Home	Craftsman	1916	Yes
	Garage	Front Gable	c.1916	Yes
925 N. 31st Street	Home	Folk Victorian	1907	Yes
	Garage	Front Gable	c.1907	No
923 N. 31st Street	Home	Craftsman	c.1915	Yes
	Garage	Front Gable	c.1923-1949	Yes
921 N. 31st Street	Home	Queen Anne	c.1906	Yes
	Garage	Front Gable	APOS	No
917 N. 31st Street	Home	Spanish Eclectic	Mid-1920s	Yes
915 N. 31st Street	Home	Folk Pyramidal	1908	Yes
	Garage	Shed	APOS	No
911 N. 31st Street	Home	Queen Anne	1910	Yes
	Garage	Shed	APOS	No
907 N. 31st Street	Home	Prairie	1910	Yes
903 N. 31st Street	Home	Minimal Traditional	1919	No
	Garage	Shed	c.1919	No

Key: APOS = After Period of Significance

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [ ] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1905 to 1940

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Chandler H. Cohagen
John Gustave Link

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The North Elevation Historic District is eligible for listing in the National Register of Historic Places at a local level of significance under Criterion A for its association with the community growth of Billings outside its core area to the north beyond the boundaries of the original 1882 railroad plat. The district originally was promoted to individuals with greater incomes, a neighborhood for civic leaders. Literature advocated the ease of getting around the North Elevation subdivision, from the convenience of neighborhood schools, to the walkability of the area and a streetcar right to the neighborhood. Promotion took the additional step of singing the virtues of the beauty of the North Elevation area as one of the most beautiful drives in the city, and the ease of commuting between the North Elevation area and downtown with the automobile. Indeed, the North Elevation Historic District represents an early automobile suburb. The period of significance starts with the first construction in the district in 1905; the vast majority of the resources cluster from that beginning date to 1940, the close of the period of significance. The Historic District contains 152 contributing buildings, including 104 homes, 46 garages, and two commercial storefronts. The District includes three homes designed by

Chandler Cohagen, a well-known local architect, and a home designed by John Gustave Link, one of Montana's greatest architects.

Overview: The History of Billings, Montana

The following discussion of Native American presence in the Yellowstone Valley is drawn directly from Kimberly Olsen, "Babcock Theater Building National Register of Historic Places Nomination Form," September 2010, on file at the Montana State Historic Preservation Office.

For thousands of years prior to Anglo-Euro settlement, many different tribes or bands of Native Americans inhabited the Billings area. Archaeological evidence indicates that early native peoples have visited the Yellowstone River region in the vicinity of Billings for over 10,000 years. The Crow utilized the Alkali Creek drainage northeast of downtown Billings as a travel route for access between the Yellowstone Valley and the bench lands to the north. In the vicinity of Alkali Creek, archaeological investigations have documented bison kills and camping sites.

While numerous tribes camped and hunted in the Yellowstone Valley, the valley served as home to the Crow for many centuries. The Fort Laramie Treaty of 1851 established the Crow Indian Reservation that included much of the Yellowstone River Basin west of the Powder River. The Fort Laramie Treaty of 1868 reduced Crow Reservation boundaries by removing all lands north (thereby including the Clark's Fork Bottom) and west of the Yellowstone River. This taking of land allowed for the eventual first settlement in the Clark's Fork Bottom in the spring of 1877. In addition to the Crow who lived in the area for centuries, other tribes such as the Sioux and Cheyenne utilized the resources of the area, generally as a result of the western expansion.

Though created for the exclusive use of the tribes, reservations lands were often coveted by non-Indians. With much of the available lands in the West already settled in the early 1900's, grazing and agricultural lands were especially desirable including those on reservations. Under the General Allotment Act or Dawes Act, open lands on reservations not settled by Indians were opened to non-Indians on November 1, 1910. Under the Act, reservations were surveyed and individual tribal members allotted a specific amount of acreage, which replaced communal tribal holdings. The Act served as a primary impetus at this time for the westward movement of Euro-Americans; many utilized the Act to acquire property within reservation boundaries.

The Magic City to Midland Empire

In April of 1882, the Minnesota and Montana Land and Improvement Company, founded by Frederick Billings, the former Northern Pacific Railway President, with Thomas Oakes, Heman Clark, John B. Westbrook, and Thomas C. Kurtz, unveiled a new town, in the heart of the Yellowstone River Valley, named Billings.[18] They sold lots as the Billings Townsite Company and shared profits with the Northern Pacific Railway.

[18] Carroll Van West, *Capitalism on the Frontier: Billings & the Yellowstone Valley in the Nineteenth Century* (Lincoln and London: University of Nebraska Press, 1993), pages 120-121.

Along the Montana Baseline or Correction Line for survey, which runs east to west through the southern quarter of Montana, sections overlap to compensate for the curvature of the earth. The Northern Pacific Railway and its investors saw an opportunity and platted Billings in two overlapping, odd numbered, sections of land controlled by the railroad. These were sections 33 and 3. The railroad placed their tracks through the heart of these two odd-numbered sections and platted the new town of Billings in an angled northwestern to southeastern orientation.

The Montana Baseline, or Correction Line, runs along what is known today as Grand Avenue, an east-west arterial, just northwest of downtown. Grand Avenue is located at the southwest edge of the North Elevation Subdivision First Filing and was historically known as Avenue A or Baseline Road.[19] Connected to Grand Avenue's western starting point, Division Street extends south. Division Street serves as the dividing line between the original railroad plat's angled orientation to the east and the true north/south grid orientation to the west.

The Northern Pacific Railroad disregarded the nearby frontier settlement of Coulson when they platted Billings. Coulson was originally located south of Billings, along the banks of the Yellowstone River. The investors of Coulson, named for the Coulson Steamboat Packet Company, quickly grew discouraged. By June 3, 1882, before there was scarcely a town of Billings, the *Coulson Post* changed its name to the *Billings Post*. The Northern Pacific tracks reached Billings on August 22, 1882. The sudden growth of Billings spurred the nickname, "the Magic City" and Coulson quickly disappeared.

The 1882 plat map shows how Billings was split in half by the railroad tracks.[20] The two primary business streets, Montana Avenue and Minnesota Avenue, were located north and south of the tracks, respectively. They are named after the Minnesota and Montana Land Improvement Company, a railroad subsidiary that established the city. The southeast quarter of Billings (McAdow and Anderson Additions), near the Yellowstone River, would be reserved for industrial use. Residential construction would initially focus downtown and south of the railroad tracks. By the early 1900s, residential neighborhood construction shifted west, outside of the railroad plat, and northwest, following the original railroad plat's angled orientation. The North Elevation Subdivision First Filing, northwest of downtown and northeast of Grand Avenue, follows the original railroad grid. A 1913 photograph taken from the sandstone rimrocks north of town, is one of the earliest overviews of the North Elevation Subdivision. It clearly shows the city growing to the west and northwest.

Billings' population tripled in size in the 1890s from 1,000 to 3,000 as several new businesses, stock growing, and trade flourished. The Chicago, Burlington, and Quincy Railroad built a line to Billings in 1894 that connected the city to Denver and Kansas City. As Billings entered the twentieth century, the population tripled to over 10,000 residents. Billings passed Miles City and Livingston as the most populous town in the Yellowstone Valley. The Great Northern Railway

[19] "Many of Streets in Billings Perpetuate Names of Men Who Figured in the History of the West." *Billings Gazette*, January 25, 1931, second section, page 1.

[20] *Plat of the Town of Billings and Additions, Custer County, Montana Territory* (Chicago: Rand McNally & Co. 1882).

established Laurel, fifteen miles west, as a switchyard, inevitably establishing Billings as a supply and distributing point for the Northern Plains. The city had developed into the largest rail and transportation center in the Northern Plains.[21] A new downtown "Union Depot" serving the Northern Pacific Railway, Burlington, and Great Northern lines opened in 1909. Civic leaders, such as Albert Babcock, I. D. O'Donnell, Preston Moss, Henry Rowley, and Austin North, contributed to the commercial prosperity of Billings. Historian Carroll Van West wrote about Billings and its emergence; "The presence of aggressive local civic and commercial leaders, who banded together to work for their mutually shared interests, proved especially important."[22] The Parmly Billings Library, an electric light plant, the Stapleton Building and Hart Albin department stores, Masonic Temple, Babcock Block and Theater (Opera House), the original Northern Hotel, and the Union Depot were all constructed during 1900-1910.

During the 1880s and 1890s, the business fronts on Montana Avenue north of the tracks faced the business fronts on Minnesota Avenue, south of the tracks. This created an open 300-foot swath of prairie filled with railroad tracks through the center of town. By the early 1900s, business began to construct their buildings with the storefronts facing their neighbors across the street on Montana and Minnesota avenues and the rear of the buildings toward the tracks. In 1901, the Parmly Billings Memorial Library, one of Billings' early great civic buildings, was one of the first buildings built along the railroad with the rear of the building toward the tracks.

With the establishment of the new Union Depot on the north side of the railroad tracks in 1909, it marked city development as inevitably shifting northward vs. southward. North 28th Street was renamed North Broadway and the commercial development of the city center moved north and away from the tracks. A collection of supply warehouses were eventually built trackside filling in the open "prairie". By 1905, the North Elevation Historic District and other residential subdivisions began to develop on the edge of the original railroad platted city.

A homestead boom also brought thousands more to the region filling outlier agricultural areas, such as the nearby Huntley Irrigation Project and the local sugar beet factory which began operations in 1906. As a central railroad center and with the impending age of the automobile and airplane, Billings became positioned as the transportation hub for the Northern Plains – Billings had become the "Midland Empire."

Community Planning and Development

Introduction to the North Elevation Historic District

The North Elevation Historic District is composed of the North Elevation Subdivision First Filing, where all of the homes fit into the orientation of the original railroad plat. The North Elevation Historic District is associated within Austin and Hattie North's (North Real Estate

[21] William L. Lang, editor. Stories From An Open Country. Citation from the chapter, *Good Times, Bad Times: The Economic Transformation of the Yellowstone Valley, 1880-1940,* by Carroll Van West (Billings, Montana: Western Heritage Center Press), 1995, pages 115.

[22] William L. Lang, editor. Stories From An Open Country. Citation from the chapter, *Good Times, Bad Times: The Economic Transformation of the Yellowstone Valley, 1880-1940,* by Carroll Van West (Billings, Montana: Western Heritage Center Press), 1995, pages 118.

Company) survey and filing of the North Elevation Subdivision first filing on March 9, 1905. This encompasses the long rectangular neighborhood that shapes the North Elevation Historic District. The description from the original land title states:

> The tract is bounded by the west line of North 32nd Street preceding from a point where the north line of 9th Avenue north intersects the west line of North 32nd Street in Foster's Addition to the original town (new city) of Billings ... thence in a north westerly direction in direct line with the west line of North 32nd Street, a distance of 2720 feet – Thence in a northeasterly direction at right angles to North 32nd Street produced a of 1,000 feet – Thence in a southwesterly direction at right angles to the preceding course a distance of 2720 feet to the north line of 9th Avenue North - Thence in a southwesterly direction at right angles to the preceding course along the north line of 9th Avenue North a distance of 1000 feet to the place of beginning.[23] The streets and avenues are each 80 feet wide and alleys 20 feet wide and the lots are 25 feet by 140 feet and the blocks are 300 feet by 600 feet (matching Fosters Addition).[24]

According to Courthouse research by the Yellowstone Genealogy Forum, Austin North established "The Elevation Company," a tract development company, on December 17, 1912, in Billings. The Elevation Company served as North's promotional vehicle for selling lots in the 1910s. According to the land titles search by the Yellowstone Genealogy Forum:

> "On June 6, 1916 the Elevation Company sold their interests in this land to The Brockway Real Estate Company for the express purpose of residential building construction only, and each unit shall cost more than $2,500 to build. The Elevation Company was formed on August 27, 1914 with $40,000 of capital. Partners were: Bela [Bert] G. Brockway, Viaretta Brockway [wife of Bert], and W. A. [William] & O. J. Brockway. Subsequently these lots were sold to individuals for residences."

Bert Brockway was President of Brockway Real Estate of Billings, "one of the largest firms in the state and its transactions in 1916 included the sale of 69,943 acres" with a total money value of over $1,000,000.[25] Bert Brockway, at the time Deaconess was building their hospital in the

[23] Map of North Elevation Subdivision First Filing in SW 1/4, Section 32, Township 1 North, Range 26E of P.M.M., 1905. Dedication and Certificate, notarized and filed March 9, 1905, County of Yellowstone, State of Montana.

[24] For more detail about North Elevation Subdivision, please refer to the title and deed search at http://www.rootsweb.ancestry.com/~mtygf/county/austin.htm

[25] Tom Stout, editor. *Montana, Its Story and Biography: A History of Aboriginal and Territorial Montana and Three Decades of Statehood*, Volume 11. (Chicago and New York: The American Historical Society), 1921, page 230.

North Elevation Subdivision in the 1920s, presided as President of the Deaconess Hospital Association.[26]

Growth and Promotion of the North Elevation Suburb

The notion of a home in the countryside, or a suburban home, has a long history. Expanding western cities, like Los Angeles in the late 1880s, summarized those moving into the "suburbs":

> There will thus spring up a demand for suburban homes of two classes. One is the place where wealthy people go and find a cool retreat during summer months. The other is a place not too far from the city and connected therewith by means of some sort of rapid transit road, so that the toiler can come in in the morning and return in the evening. It must not be over from thirty to sixty minutes from the center of the city. In the next five years there will be a great demand for home of both classes. Fortunately there is no lack of room.[27]

There was no lack of room surrounding Billings and the original plat of the railroad to restrict growth. In 1900, the South Side residential neighborhood, south of the Northern Pacific Railway tracks, boasted the majority of Billings' single-family homes. I.D. O'Donnell and Preston B. Moss, prominent civic leaders, purchased the remaining railroad holdings of the Minnesota and Montana Land & Improvement Company in 1900 and established the Suburban Homes Company and the Suburban Homes Subdivision, to develop residential districts west of Division Street downtown.[28] The growth in downtown Billings, the central city, shifted toward commercial construction and apartment building, moving away from the construction of single-family residences. Several single-family residential properties in the city center were moved or demolished once residential development eventually moved out into the new suburbs.[29]

The developing "west end," including neighborhoods west of Division Street as well as the North Elevation Neighborhood northwest of the city, became the prominent residential expansions during the first three decades of the 20th century. I. D. O'Donnell would follow this trend by moving from his modest home on the south side of Billings at 224 South 29th to the West Side Addition at 105 Clark Avenue in 1905. P. B. Moss, the banker and a partner with O'Donnell in the Suburban Homes Subdivision, moved from 201 North 28th, at the center of downtown, to a large sandstone mansion on Division Street. The third partner, in several of their ventures, Henry S., Rowley, the real estate mogul, moved from 2831 Third Avenue North, city

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[26] Tom Stout, editor. *Montana, Its Story and Biography: A History of Aboriginal and Territorial Montana and Three Decades of Statehood*, Volume 11. (Chicago and New York: The American Historical Society), 1921, page 230.

[27] "American Magazines of High Standing (first sentence)." *Los Angeles Herald* (California), November 18, 1888, page 4.

[28] William L. Lang, editor. Stories From An Open Country. Citation from the chapter, *Good Times, Bad Times: The Economic Transformation of the Yellowstone Valley, 1880-1940,* by Carroll Van West (Billings, Montana: Western Heritage Center Press), 1995, pages 121.

[29] "House Built in 1882 is Sacrificed to Progress." *Billings Gazette*, August 31, 1919.

center, to 106 Clark Avenue by 1910 (the Moss and O'Donnell homes are individually listed in the National Register of Historic Places).[30]

The North Elevation

Austin North (1869-1928) was the key figure in the establishment of the North Elevation Subdivision. Austin North and Oto North of the North Real Estate Investment Company, established in 1892, promoted their "exclusive" neighborhood on the northwest edge of the city to compete with the growing West Side Addition and Suburban Homes Subdivisions (P. B. Moss, Henry W. Rowley, and I. D. O'Donnell). The North Real Estate Company was in direct competition with Moss, Rowley, and O'Donnell's growing collection of elegant homes. Austin North built his own "castle," a turreted, red-brick home, designed by Link & Haire, at 622 North 29th (1903), toward the southeast corner of the North Elevation Subdivision; the Austin North home is listed in the National Register of Historic Places (NR listed 11/23/1977, NR #77000822).[31] North family lore notes that North built his opulent "castle" with the hopes of attracting other major civic leaders in Billings, such as P. B. Moss and I. D. O'Donnell, to build homes near his, north of Sixth Avenue North. Moss and O'Donnell instead built homes in the West Side Addition, near their own Suburban Homes Subdivision, to the southwest of North's residence.[32] The 1904 bird's eye view lithograph of Billings Montana, commissioned by North, shows how the city was arranged to include the new subdivisions to the west and northwest of the central city.[33]

Getting to the Neighborhood –Transportation to the Suburbs

The downtown business corridor began shifting away from the railroad tracks as the center of town by 1900. Early promotional efforts for the North Elevation emphasized the walkable streets and close walking distance to McKinley Elementary and Lincoln High School. A battery operated streetcar system, approved by Billings' voters in 1910, had an extension built right into the heart of the neighborhood, but the venture failed within a couple years. The speedy adoption of the mass-produced automobile led to a blitz of single family homes and garages in the proposed North Elevation District – 137 of the 152 contributing buildings in the North Elevation Historic District, the homes, garages, and two storefronts, were built between 1910 and 1940.[34]

Take a Walk

Austin North, developer for the North Elevation neighborhood, used a variety of promotions to advertise his development. In 1905, North boasted of his "six foot cement sidewalks" during the

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[30] "Henry W. Rowley Dies After lengthy Illness." *Billings Gazette*, June 26, 1931, pages 1-2.

[31] "For Early Billings' Man, Home was indeed his Castle." *Billings Gazette*, April 11, 2015.

[32] David North personal communication to Kevin Kooistra, October 16, 2015

[33] *Birds Eye View Looking South from Country Club Billings* (Milwaukee, WI, H. Wellge, 1904).

[34] David L. Ames and Linda F. McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: National Park Service, National Register of Historic Places, September 2002), pages 21.

first year of publicity.[35] North also promoted the neighborhood's easy walkability to the local schools:

> "Another feature that is attracting buyers to that section of the city for residence property is the fact that one of the largest public school buildings in the city-the McKinley-is right on the edge of the Elevation Company's holdings, while the new high school (Lincoln) and grade school are within easy walking distance, thus making that section of the city a most desirable one for families having children of school age."[36]

The Electric Streetcar and the North Elevation Subdivision

The first electric powered streetcar system in Richmond, in 1887, "ushered in a new period of suburbanization."[37] The streetcars and trolleys expanded the range people could travel from the central part of the city to the outlier neighborhoods. Before long, the streetcar moved west. By 1907, there was a notice of construction of the "Billings Electric Street Railway" and the "lines will pass along the principal thorough-fares and will radiate through the other streets of the city and will be prolonged into the rural districts ..."[38] This line, however, stalled until a special election was held in June of 1910 to grant to John A. Connelly and associates, "a franchise to construct, maintain, and operate an electrical or trolley street railroad in the city of Billings, and to use the streets, avenues, and alleys of said city therefor."[39] The grant for the franchise was passed by the voters in 1910. The Billings Traction Company, using a storage battery system with a lightweight 25 ½-foot by 7 ½-foot wide car, began laying tracks.[40] All the proposed lines for the trolley system crossed at the intersection of North 28th (Broadway) and First Avenue North, marking this as the new city center in 1910 – just two blocks from the downtown rail line and the two parallel streets, Montana and Minnesota Avenues, that dominated downtown for the first couple decades after the town's founding. The trolley lines were charted to reach residential areas west and northwest of downtown. The North Elevation Subdivision was selected as one of the three residential destinations for the new trolley line.[41] The North 31st Street line to 10 Avenue North would run pass McKinley School into the heart of the fledgling North Elevation Subdivision. In January 1913, the North 31st extension from downtown was under construction.[42] According to the *Billings Gazette*, the trolley line was deemed part of a "real

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[35] "North Elevation Subdivision." *The Anaconda Standard* (Montana), April 2, 1905, page 4.

[36] "Fine Auto Drives in Elevation Addition." *Billings Gazette*, July 25, 1913, page 3.

[37] David L. Ames and Linda F. McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: National Park Service, National Register of Historic Places, September 2002), pages 17-18.

[38] Building Brisk in Billings. The Anaconda Standard (Montana), December 15, 1907, page 9.

[39] "Legal Notices: Special Election." *The Billings Daily Gazette*, May 29, 1910, page 9.

[40] "Billings is Just As Busy As Ever." *The Anaconda Standard* (Montana), December 11, 1911, page 11; Debra Brill, *History of the J.G. Brill Company* (Bloomington, Indiana: Indiana University Press), 2001, page 121.

[41] "Traction Company Starts Service with Motor-Driven Conveyances, March 1, 1912." *Billings Gazette*, January 3, 1937, page 3.

[42] "Cold Snap Puts End to Building Activity." *Billings Gazette*, January 7, 1913, page 6.

estate promotion."[43] Oddly, Austin North, the great promoter of the North Elevation Subdivision, failed to promote the extension of the trolley line into his neighborhood.

With the combination of overzealous investors, the inefficiency of a battery operated trolley system in Montana, and the increasing dependency on the automobile to convey passengers, the Billings Traction Company went broke by 1917.[44]

The Automobile and the Suburb

The arrival of the automobile literally served as a transformative event in history. No longer were people tethered to a limited area. Not only did the automobile literally change how business was done, it also changed how, and where, living was done. The first automobile rolled through the streets of Billings in 1902. P. B. Moss and I. D. O'Donnell of the Suburban Homes Subdivision were two of the first automobile owners. By 1907, automobiles "now exist in numbers totaling about 45, and grade from the noisy, loud-puffing little runabout, to the ponderous and more dignified touring car, such as the Winston, Maxwell, and White Steamer."[45] Many of the civic and business leaders of Billings fully embraced the automobile. O'Donnell, "a pioneer road builder," was selected as the first president of the Billings Automobile club in March of 1912. Austin North gave a talk at the first annual meeting of the fledgling club, perfectly in line with the promotion of his own North Elevation Subdivision, entitled, "The Motor Car as a City and Country Builder."[46] North also served as an agent for Hudson and Saxon automobiles and Vim trucks in Eastern Montana by 1917.[47] North, a leading town booster and promoter of street improvements, town slogans, cross-country highways, and a member of the local Chamber of Commerce, chaired the 1911 Chamber Committee that decided on "See Billings" as the new town slogan.[48] The North Real Estate Company used the slogan, "The Town and Country Builders," fitting the rhetoric of suburban promotions.[49] North was also a key figure in the development of the Glacier-to-Gulf Motorway, an early transcontinental highway developed by entrepreneurial folks from Texas to Alberta.[50]

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[43] "Traction Company Starts Service with Motor-Driven Conveyances, March 1, 1912." *Billings Gazette*, January 3, 1937, page 3.

[44] "Traction Company May Be Sold, says Rowley." *Billings Gazette*, January 9, 1917, page 7.

[45] "Enthusiasts in Billings." The Anaconda Standard (Montana), December 22, 1907.

[46] "O'Donnell named President of the Club: Is Chosen to Head Automobile Club and Presented with Silver Loving Cup." Billings Gazette, March 31, 1912, page 8.

[47] "Automobiles." *Billings Gazette*, January 2, 1917, page 7.

[48] "Billings-Cody Highway Plan Boosted At Laurel Meeting." *Billings Gazette*, April 15, 1920; "See Billings is Chosen Slogan." *Billings Daily Gazette*, November 26, 2011.

[49] "Billings Beats Chicago's Record." *Billings Gazette*, November 14, 1909, page 6.

[50] "Billings is Chief Tourist Center for the Northwest." *Billings Gazette*, August 17, 1924; "When Highways Advertise As Railroads Do, The South Texas will be Tourist's Paradise." *San Antonio Express*, Texas, March 21, 1926.

Historian Richard W. Longstreth notes "the initial impact of the automobile was to intensify the primacy of the street."[51] North promoted "Fine auto drives in the Elevation Addition" in 1913 and stated that "mile after mile of smooth graded roads have been constructed there by private expenses."[52] North promoted access to the neighborhood and the improved roads into the North Elevation, noting the "scenery is unexcelled," and "one of the most pleasant automobile drives to be found in Billings from which a beautiful panoramic scene of the city and the upper valley can be seen is in the North Elevation addition to the city of Billings."[53] Although the roads were promoted as being graded and leading to the "delightful residence portion of the city," there was much work to be done.

Bert Brockway, President of Brockway Real Estate, who sold many of the lots in the North Elevation Subdivision after 1916, claimed that Billings had the most paved streets of any town in Montana as of 1924.[54] North, like most civic leaders of the times, enthusiastically promoted the automobile which "led to the creation of the automobile-oriented suburb of single family homes on spacious lots," as witnessed in the rapid suburban expansion of the North Elevation Subdivision after 1914.[55]

The influence of the automobile in the North Elevation neighborhood is demonstrated by the Sanborn Fire Insurance maps of 1923. By that time, 58 garages were constructed for 87 homes. Of these garages, 46 remain and are contributing resources to the historic district. These numbers evidence the growing accessibility of the automobile for the average American family.

Austin North and the North Real Estate Company promotional efforts

A thorough search of the Billings City Directories for the years 1912, 1916 and 1919, revealed a pattern of growth for the North Elevation Subdivision neighborhood, moved first up North 30th, over and up North 31st and over and up North 32nd. The pattern of home construction advanced, logically, away from the city center, except for a couple early outlier homes owned by a sheep man (Charles Tintinger at 1038 North 30th), a saddle maker (Ten Eyck at 1106 N 30th) and a rancher (Tom Hogan at 1126 N 30th). McKinley School at 820 North 31st, the elementary school built in 1906, was the first school adjacent to the North Elevation Historic District. Oto North of the North Real Estate Company and Bert Brockway of Brockway Real Estate, both selling lots in the North Elevation, claimed 1916 as the best year they had ever had in real estate in Montana up to that time.[56] Home building was booming in the North Elevation from 1915-1916, with as many as 25 homes being built. Several homes were constructed in the 900, 1000 and 1100

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[51] Richard Longstreth. *The Buildings of Main Street* (Walnut Creek, CA: AltaMIra Press), 2000, page 15.

[52] "Fine Auto Drives in Elevation Addition." *Billings Gazette*, July 25, 1913, page 3.

[53] "Fine Auto Drives in Elevation Addition." *Billings Gazette*, July 25, 1913, page 3.

[54] "Billings Leads in Pavements." *Billings Gazette*, June 4, 1924, page 3.

[55] David L. Ames and Linda F. McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: National Park Service, National Register of Historic Places, September 2002), pages 21.

[56] "Real Estate." *Billings Gazette*, January 2, 1917, page 7.

blocks of North 31st and the 900 of North 32nd. The movement of home construction generally occurred from south to north (away from the central downtown) and then east to west toward Pioneer Park.

A Park-Like Setting and Fresh Air

When Billings was established in 1882, the Northern Pacific Railway and Minnesota and Montana Land & Improvement Company laid out two parks in their initial plan for the city, a North Park and a South Park. The two 16.5-acre parks near downtown were devoid of much activity until the 1910s (Austin North would help irrigate North Park).[57] With Billings' population having grown from 836 in 1890 to over 10,000 by 1910, the City hired Charles H. Ramsdell of Minneapolis to begin fashioning a comprehensive parks plan.[58] Ramsdell, whose boss was Warren H. Manning, the influential American landscape designer, was an advocate for a "City Beautiful" crusade to purchase and develop parklands in urban settings.[59] Leon Lundell, "a landscape gardener from Minneapolis," came to the Billings under Ramsdell's instruction to re-shape both North and South Parks in 1912.[60] Ramsdell consulted with the Billings park board over the next few years, and advocated for playgrounds, wading pools, an athletic field, and a place for the "quiet enjoyment of field lawns and woods as well."[61] In October 1919, the local park board considered 12 sites for park improvements and land purchases, including land just west of 3rd Street West and the North Elevation Subdivision.[62] Ramsdell, advocating for the development for more parkland, commented in 1920:

> "With these matters in mind, and considering what your city has done (as of 1920), especially with South Park, and when your northwestern residential district is going out so fast, would it not be wise to anticipate growth and set aside a large area adapted for playgrounds, for drives and picnics, for outdoor gatherings, and for the enjoyment of trees and green fields?"[63]

From Ramsdell's opinion and his nod toward the ever-growing northwestern residential district came the development of Pioneer Park, the crown jewel of urban parks in Billings. Pioneer Park, a 35-acre tract (in 1921) measured twice the size of the two earlier parks. Dorothy Gray, a local landscape gardener, designed Pioneer Park.[64] In addition to Pioneer Park, the athletic field and

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[57] "Billings is Proud of its System of Parks-Playgrounds." *Billings Gazette*, September 12, 1926.

[58] "Billings is Proud of its System of Parks-Playgrounds." *Billings Gazette*, September 12, 1926.

[59] "Women's Club Considers Some Important Questions – Gleason Park to be improved." *Eau Claire Sunday Leader* (Wisconsin), February 24, 1909, page 6.

[60] "Landscape Man Arrives in City." *Billings Gazette*, April 14, 1912, page 4.

[61] "Park Needs of Billings explained by Ramsdell." *Billings Gazette*, March 27, 1920, page 6.

[62] "12 Park Sites are presented to Board for Consideration." *Billings Gazette*, October 22, 1919, page 1.

[63] "Park Needs of Billings explained by Ramsdell." *Billings Gazette*, March 27, 1920, page 6.

[64] "Program Advanced by Garden Club results in much beautification of Billings Yards." *Billings Gazette*, July 31, 1932, page 6.

football stadium for Senior High, were later developed on the western boundary of the North Elevation Subdivisions.

As early as 1911, the park boards advocated for the creation of grassy boulevards between the street and the sidewalks. Although construction of grassy boulevards would narrow the width of the roads, it was suggested the city council "be asked to request property owners to fill in the space between the sidewalks and the streets with soil in order that grass might be planted."[65] In addition, Dorothy Grey, the landscape architect for Pioneer Park and local supporter for the beautification of the city, gave praise to the home gardens on North 32nd and stated said that there are "certain cardinal principles" of landscape gardening for your home in the 1920s:

> Flower beds in the middle of the front lawn are very undesirable. The planting in the front yard should consist chiefly of a "foundation planting" about the base of the house. This planting conceals the basement of the house and, in many cases, gives houses which originally have the appearance of "standing on stilts" an appearance of more solidity. One or two ornamental trees may be placed in the front yard but they should never be placed in the geometrical center of the lawn space, but rather to one side so they move or less frame the house from the viewpoint of the passerby.[66]

A 1926 panoramic aerial photograph of Pioneer Park shows the boulevards and early efforts of planting trees – the photograph also reveals the positioning of most of the homes on North 32nd facing west. When compared to the 1940 panoramic aerial image of Pioneer Park (tennis courts in both images and McKinley School on the right) one can clearly see the impact of the tree planting along the North Elevation Subdivision boulevards.

With established sidewalks, boulevards, and paved streets, the North Elevation also offered a "grand panoramic view" along with another sound benefit for those wanting the cleanest air in Billings. As mentioned earlier with the city's orientation in the original railroad plat, and even today, the industrial corridor, including the sugar beet factory, oil refinery, stockyards, and sewage treatment plant, were all placed in the SE quarter of the city, south of the tracks. The siting of these industrial operations were planned and the direct result of the prevailing winds in the summer, blowing from west to east. Austin North realized this and promoted it as part of the appeal of the North Elevation: "You get the Clean, Pure Breeze, from the West Right in Your Home before it passes through the city (North Real Estate emphasis)."[67]

The changing of street names in the area also served to promote the park-like atmosphere of the neighborhood. The letter "Avenues" in the North Elevation Subdivision (although all out of our district) were simply named Avenue B, Avenue C, etc. Even after the creation of Pioneer Park in 1921, the Avenues still retained their alphabetic designations. By 1940, a "Beverly Hills

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[65] "Billings is Proud of its System of Parks-Playgrounds." *Billings Gazette*, September 12, 1926.

[66] "Federation of Women's Clubs Holds First Meeting at Acton." *Billings Gazette,* June 1, 1924.

[67] "The Elevation: Cream of the Fashionable Billings Residence District." *Billings Gazette*, April 17, 1910.

Addition" was added to Avenue H to lots running west to Virginia Lane. It appears the creation of the "Suncrest Acres Subdivision" in 1947, just west of Pioneer Park, instigated the change of name to Parkhill Drive, as the new subdivision sported "flowery titles" to mark its streets and thoroughfares (Peony, Azalea).[68] The name change to Parkhill Drive (Avenue G), above Pioneer Park, and Beverly Hills Boulevard (Avenue H), on the most elevated landform just west in the North Elevation Subdivision, are both cited in local newspapers by 1947.

Home of the Best Citizens

Austin North and the North Real Estate Company promoted the restrictive/exclusive nature of the neighborhood in that "no house in North Elevation shall cost less than $2,500, has, if anything augmented the sale of lots and unquestionably caused many owners of properties to vie with each other in spirited desire to put up the "best residence."[69] Residents in the earlier modest homes in the 800 and 900 blocks on North 31st and North 32nd, just south of the district, held positions such as clerk or teacher, or were listed as renters (boarders). Austin North quickly grasped the value of promoting the neighborhood by who bought property in the North Elevation Subdivision. North took out several half page advertisements promoting the North Elevation Subdivision, where "you will find many of best families in Billings live up this way ..."[70] The North Real Estate Company listed 22 family names. In 1910, during the height of this promotional campaign, almost all of the homeowners listed lived on North 30th, just outside of the North Elevation Historic District.

In the following years, the North Elevation Subdivision added to its legion of "well-regarded" Billings' citizens. Several contractors, lawyers, and doctors moved into the neighborhood. The "New St. Vincent's Hospital," which occupies a "commanding site," above the city on North 30th, was dedicated on November 29, 1923 – the contractor for the St. Vincent Hospital project was Frank Jacoby, who owned a home on North 32nd just outside of the proposed district.[71] The Deaconess Hospital on North 30th began construction in 1918 and formally opened on July 3, 1927 – the architects for the Deaconess Hospital project were McIver & Cohagen (Chandler Cohagen built his home nearby at nearby 235 Parkhill Drive). Both of the hospitals, now known as St. Vincent Healthcare and Billings Clinic, were built in the North Elevation Subdivision first filing. The Eastern Montana Normal School (MSU Billings) was established on March 12, 1927 and the main campus developed in the 1930s, four blocks north of the North Elevation Subdivision. The North Elevation Subdivision became a good place to live for those working at the nearby hospitals, medical offices, schools, college and downtown. A photo of music teacher Julius Clavadetscher, who lived in the North Elevation Historic District, with the first school orchestra at McKinley Elementary School in 1929 appears in the "Continuations Sheets" near the end of nomination. Some of the more prominent local civic leaders and residents during the period of significance (1905-1940), with their occupations, include:

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[68] "Tales of the Town." *Billings Gazette*, July 23, 1947, page 3.

[69] "North Elevation is Swell District." *Billings Gazette*, November 7, 1909, page 10.

[70] "The Elevation: Cream of the Fashionable Billings Residence District." *Billings Gazette*, April 17, 1910.

[71] "Billings, in Last twenty Five Years, Has Maintained Steady, Sturdy growth." *Billings Gazette*, July 24, 1932, page 9.

Dr. Frank Adams, Dentist (1148 North 31st)
Dr. Louis Allard, Physician (934 North 31st)
Dr. Frank J. Bell, Dentist (1023 North 31st)
Rockwood Brown, Attorney (1119 North 31st)
Charles J. Carroll, Insurance (1142 North 31st)
Julius Clavadetscher, Musician and music teacher (1143 North 31st)
C. W. Crosser, Crosser Meat Company (1043 North 32nd)
Arthur J. Cunningham, Banker (1109 North 32nd)
Bruce Cook, Transfer Company owner (930 North 31st)
Louis Dousman, Real Estate and Insurance (1110 N 31st and 1020 N 31st)
Daniel M. Hunds, Insurance (1111 North 32nd)
Dr. Wayne Gordon, Physician (1131 North 32nd)
O King Grimstad, Attorney and rancher (931 North 32nd)
Robert Leavens, Stockman and Mayor (921 North 31st)
Dr. Lynn McMullen, College President (921 North 31st)
Thomas Molesworth, Furniture designer (935 North 31st)
William P. Roscoe, Bridge builder (1025 North 31st)
Robert C. Stong, Attorney and North Real Estate Company (1116 North 31st)
Charles A. Taylor, City Attorney (1002 North 31st)
C.A. Warner, Northwest Fixtures Company (3114 12th Avenue North)

Today, the North Elevation Historic District remains a neighborhood of mixed incomes, diverse occupations and assorted home sizes. Most of the homes are owned by those occupying the properties, but there are rentals and some homes that have been divided into apartments, especially closer to McKinley School on the south end of the neighborhood. The neighborhood still carries the character of the period when it was formally established. Although the automobile contributed to its outgrowth on the edge of the city, the North Elevation Historic District, with its smaller lots, garages set back from the street, use of back alleys, the narrower streets, and tree-filled boulevards, accommodates the influence of the automobile but at the same time emphasizes its character as a walkable neighborhood with beautiful historic homes.

ARCHITECTURE

Several different architectural types are represented in the district, which is unique in Billings as one of the older neighborhoods still adhering to the original 1882 railroad grid pattern and which retains several properties displaying excellent integrity. Although the North Elevation Historic District is not being advanced for listing in the National Register under Criterion C, several properties within the district could be listed individually under this criterion. A general discussion of the architectural trends of the district follows.

House Construction and Design Trends, 1905-1940

The speedy adoption of the mass-produced automobile led to a blitz of single family homes in the North Elevation – 137 of the 152 eligible buildings in the district were built between 1910 and 1940.[72]

Of the eligible homes, 61 of them are designed in the Craftsman style. There are also a few original multi-family style homes in the neighborhood that are also in the Craftsman style. The largest homes in the district are of the Prairie style, 16 total, and there are a few Minimal Traditional, Folk Pyramidal, Greek Revival, Colonial Revival and Cape Cod homes as well. The last homes are constructed in the Monterey, Queen Anne, Spanish Eclectic, and Tudor styles. There are two commercial properties in the proposed district; both originally grocery stores that served the neighborhood. Now, one is a café and bakery, and the other a yoga studio.

Craftsman

The most prevalent style in the neighborhood are Craftsman homes. Largely inspired by Charles Sumner Greene and Henry Mather Greene of Pasadena, California from 1893 to 1914.[73] The term "California Style" was used in Billings during the 1910s to describe these newer forms of housing. [74] Gustav Stickley, a boundless promoter of Craftsman styled furniture and homes, spoke in 1905 of the variety of Craftsman types, the sturdiness and durability of a Craftsman styled house, and the natural woody interiors and open floor plans that promoted communication.

> As will be seen, these houses range from the sinmplest little cottages or bungalows, costing only a few hudnred dollars, up to large and expensive residences. But they are all Crafts-man houses, nevertheless, and all are designed with regard to the kind of durability that will insure freedom from the necessity of frequent repairs; to the greatest economy of space and material, and to the securing of plenty of space and freedom in the interior of the house by doing away with unnecessary partitions and the avoidance of any kind of crowding. For interest, beauty, and the effect of home comfort and welcome, we depend upon the liberal use of wood finished in such a way that all its friendliness is revealed; upon warmth, richness, and variety in the color scheme of walls, rugs and draperies, and upon the charm of structural features such as chimneypieces. window-seats, staircases, fireside nooks, and built-in furnishings of all kinds, our object being to have each room so interesting in itself that it seems complete before a single piece of furniture is put into it.[75]

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[72] David L. Ames and Linda F. McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington D.C.: National Park Service, National Register of Historic Places, September 2002), pages 21.

[73] Virginia and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred A. Knopf), 1984, page 454.

[74] "Two Apartment Houses for West Side." *Billings Gazette*, August 9, 1919, page 8.

[75] Gustav Stickley. Craftsman Homes (New York: The Craftsman Publishing Company), 1909. Originally published in *The Craftsman*. July, 1905, "A California House Founded on the California Mission Style," page 9. http://digicoll.library.wisc.edu/cgi-

Promoter Austin North noted in 1913, "Many of the residences that are being erected in the Elevation-the addition being well named-would do credit in a city many times the size of Billings. Nearly all are being constructed along the bungalow style of architecture and with few exceptions from $4,500 up to $9,000." [76]

The identifying features of a Craftsman home include low pitched gabled roofs with wide overhangs, exposed roof rafter tails, decorative roof beams placed under gables, porches either full or partial width, and porch columns that extend from the ground to roof level.[77] Other details may include roof dormers, multiple siding materials (siding is primarily wood clapboard, but some stucco is used as well), and decorative triangular knee braces. The Craftsman homes in the North Elevation display a combination of these features. Four different roof subtypes occur with the Craftsman style including the front gabled, cross-gabled, side gabled and hipped roof, though the front-gable style is best represented.[78] All of these subtypes are represented in the district.

Prairie

The second most common architectural style in the North Elevation is Prairie. The Prairie style, developed by architect Frank Lloyd Wright in Chicago, was primarily seen in the Midwest. It eventually reached the suburbs including those of Billings. These homes are primarily identified by their low, hipped roofs with extended eaves, one story porches, large square porch supports, casement windows, and horizontal emphasis. American Foursquare represents the most common subtype of Prairie homes in the district. With a symmetrical front façade, these homes also have a simple square plan, a low hipped roof and a front entryway. Sixteen Prairie style homes are considered contributing to the district.

Minimal Traditional

Craftsman and Prairie style homes met the needs of middle-class Americans and Billings' residents during the turn of the century. Once the economic depression of the 1930s arrived, ornate detailing and embellishments served a reduced role. Out of this era, the Minimal Traditional design arose. This style is a simplified form, based loosely on the Tudor Revival style.[79] It features a generally dominant front-gable design, large chimneys, a lower roof pitch (compared to Tudors), and a simplified façade lacking major detailing. The eight eligible Minimal Traditional homes in the North Elevation were built from 1929-1940 and showcase Tudor Revival and Spanish Eclectic details.

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bin/DLDecArts/DLDecArtsidx?type=turn&entity=DLDecArts.CraftHouseStick.p0025&id=DLDecArts.CraftHouseStick&isize=M

[76] "Fine Auto Drives in Elevation Addition." *Billings Gazette*, July 25, 1913, page 3.

[77] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 453.

[78] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 453.

[79] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 477.

Folk Pyramidal

Another minimal construction design seen in the district are the four Folk Pyramidal homes. This style is a form of the National Folk, and is easily identified by its square floorplans and pyramidal (equilateral hipped) roofs. Although roof framing is more complex, fewer long-spanning rafters results in less expense to construct.[80] The Pyramidal homes in the North Elevation are some of the earliest, constructed from 1906-1919, and remain simple folk forms without extravagant details.

Folk Victorian

Also based out of the National Folk style, the popularity of Folk Victorian home designs increased with the growth of the railroad. The railroad allowed heavy woodworking machinery to become available resulting in the ability to produce inexpensive Victorian detailing.[81] The Folk Victorian style is defined by Victorian decorative detailing on simple folk house forms, and is typically less elaborate than the original Victorian styles they attempt to copy.[82] Three Folk Victorian homes constructed from 1907-1910 stand in the North Elevation.

Greek Revival

In the final years of the 18th century, there was a growing interest in classical buildings in the United States and Western Europe. Originally based on Roman models, archaeological excavations in the early 19th century identified Greece as a defining influence on the later Roman architecture.[83] This, in addition to Greece's war for independence (1821-1830), fascinated Americans resulting in the incorporation of classical forms into their architecture, as style that became known as the Greek Revival.[84] The style utilized low-pitched gabled or hipped roofs, porches supported by square or rounded columns (typically in the Doric style), a cornice line of the main roof and porch roof with a wide band of trim (mimicking the classical entablature), and a front entry surrounded by narrow sidelights and transom lights (usually incorporated into an elaborate entryway).[85] The Greek Revival style homes constructed from 1917 to 1933 in the North Elevation are modest in detailing but showcase the essential features of the style.

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[80] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 100.

[81] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 310.

[82] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 309.

[83] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 183-184.

[84] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 184.

[85] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 179.

Colonial Revival
After World War I, fashions in domestic architecture shifted towards previously popular period styles.[86] From this shift in thought, Colonial Revival homes emerged. The two Colonial Revival homes in the North Elevation were constructed in 1913 and 1918. They showcase an accentuated front door, usually with a pediment and supported by pilasters, or they extend forward and are supported by slender columns creating an entry porch, entry doors usually have sidelights, the façade is typically symmetrical, and the front windows often display shutters and occur frequently in adjacent pairs.[87]

Cape Cod
The Cape Cod style is a sub-type of the Colonial Revival movement. The roots stem from early 17th century New England colonists primarily constructing linear-two-story I-house forms or single-story, hall-and-parlor houses featuring heavy timber frames covered with boards or shingles. In the 18th century, to provide greater room, the plans expanded to the rear, resulting in a one-and-one-half-room-deep saltbox and Cape Cod forms. From these evolved the massed-plan houses.[88] The style increased in popularity at the turn of the twentieth century, particularly during the 1920s and 1930s. Identifying features include one-and one-half story height, side-gabled roofline (often with evenly spaced gabled dormers across the front slope), balanced fenestration and centered entry. They often feature shingle or clapboard siding. Two contributing Cape Cod homes, both constructed in 1939, are in the North Elevation Historic District.

Monterey
The Monterey style was initially created by Thomas Larkin, a Boston merchant, who blended the two-story Colonial styles of New England with Spanish adobe construction in his home in Monterey, California.[89] A Monterey styled home's identifying features includes two stories, a low-pitched gabled roof, and a second-story balcony that is usually cantilevered and covered by the principal roof. The single Monterey home in the North Elevation was constructed in 1930.

Queen Anne
The Queen Anne style is actually a misnomer; the precedent for the style, which was followed by English architects led by Richard Norman Shaw, had very little to do with either Queen Anne or the Renaissance architecture dominant during her reign.[90] Instead, the style borrowed from the earlier Elizabethan and Jacobean periods. The earliest American examples of the style followed

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[86] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 319.

[87] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 321.

[88] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 78.

[89] John Milnes Baker. *American House Styles: A Concise Guide.* New York: W. W. Norton & Company, 1994, page 132.

[90] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 268.

Shaw's early designs, but American architects favored the spindle work interpretation.[91] Common features of Queen Anne construction generally includes steeply pitched roofs of irregular shape, usually with a dominant front-facing gable, patterned shingles, an asymmetrical façade, and partial or full width porches.[92] The Queen Anne home in the North Elevation was constructed in 1906.

Spanish Eclectic

The Spanish Eclectic style was initially started by Bertram Grosvenor Goodhue, who published a study on Spanish Colonial architecture. He wanted to expand Spanish architecture from Mission styles to include Spanish influences. Goodhue opened the architectural possibilities to other designers and they melded Spain's architectural history with current American designs, eventually creating a subset deemed Spanish Eclectic. This style features low pitched roofs with little or no eave overhang, one or more arches placed above the doors or windows, stucco siding, and asymmetrical facades.[93] The Spanish Eclectic home of the North Elevation is located at 917 N. 31st Street and was constructed in the mid-1920s.

Tudor Revival

As with the Queen Anne style, the term Tudor Revival is misleading in terms of its historical influences. The architectural style was based on Elizabethan and Jacobian eras, rather than those of Tudor England of the early 16th century. Relatively uncommon before World War I, the Tudor Revival style expanded in the 1920s and 1930s when masonry techniques allowed designers to imitate the brick and stone exteriors of their English prototypes.[94] John Milnes Baker wrote that the Tudor Revival style reflected the English manor house and all its associated values and "by the 1930s, the Tudor style had become a symbol of success for persons of any ethnic background."[95] Identifying features of the Tudor style includes steeply pitched roofs, side gables, decorative half-timbering, a front façade dominated by one or more prominent steeply pitched cross gables, tall narrow grouped windows, arcaded wing walls, and large chimneys.[96] One of the most distinctive homes in the district is a Tudor Revival, built in 1925.

Western Commercial

Western Commercial buildings are generally two to four stories in height, masonry in character, with relatively plain symmetrical facades. The simple, rectangular plans take full advantage of the lot width and when located in downtown areas, are often attached to neighboring buildings. Stamped sheet metal cornices that recreate the carved stone styles of their European

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[91] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 268.

[92] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 263.

[93] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 417, 418.

[94] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 358.

[95] John Milnes Baker. *American House Styles: A Concise Guide* (New York & London: W.W.Norton & Company), 2002, page 100.

[96] Virginia & Lee McAlester. *A Field Guide to American Houses* (Alfred A. Knopf, Inc.), 1984, page 355.

predecessors, are common. Others might simply use the wall material, stepping or corbelling out brick or stone, to create decorative elements. The two commercial properties in the district are located at 3115 10th Ave. North and 3115 9th Ave. North.

Evolution and Development of Garages

The evolution of garages in the North Elevation follows Nation-wide trends. Many of the earlier homes in the neighborhood had detached and external carriage houses for their carriages and horses. Once the automobile became more accessible to the middle class, these buildings easily shifted into garages for families' new cars. This transformation was primarily seen between 1910 and 1920. The 1912 Sanborn Map, which details only a portion of the North Elevation historic district, shows the beginning of this shift. Out of the eighteen homes displayed, four have carriage houses and there are seven garages. By the release of the 1923 Sanborn map, there are two carriage houses and fifty-eight garages for eighty-seven homes.

Between 1920 and 1950, the inclusion and acceptance of the automobile in American's daily lives affected the way homes were constructed.[97] Architects and designers began to include the garage in the home's construction and expanded the space they took up. Around the 1930s homes traditionally featured a one-car garage; this grew into a two-car garage by 1945. In the 1950s, car size grew and so did the garages. Families now owned large multi-car garages attached to their homes. Due to the alleyway design of the North Elevation neighborhood, and its development before the larger automobile movements, majority of garages are detached and accessed from the alleyway.

ARCHITECTS

The North Elevation Neighborhood and surrounding area includes one of the best groupings of the design work of Chandler Cohagen, a well-known local architect, as well as a school building and homes designed by John Gustave Link, one of Montana's greatest architects. McKinley Elementary School, a centerpiece and gathering point in the neighborhood, was designed by J. G. Link and built in 1906. Cohagen features three designed homes in the district and Link has one. Percy Dwight Bentley appears to be responsible for the design of one of the Prairie style homes in the district.

Chandler Cohagen

Son of a building contractor from Iowa, Chandler C. Cohagen (April 24, 1889 – 9 December 9, 1985) went on to be recognized as one Montana's great architects. John Cohagen, his father, was a successful contractor and builder.[98] The family came to Billings after Chandler graduated from High School in Iowa, in 1907. According to the 1912 Polk City Directory for Billings, Chandler Cohagen worked as a draftsman for architect Curtis C. Oehme, before embarking for college at the University of Michigan. Cohagen was a founder of Alpha Rho Chi, a fraternity for

[97] Virginia & Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984, page 30.

[98] Tom Stout, editor, *Montana, Its Story and Biography: A History of Aboriginal and Territorial Montana and Three Decades of Statehood*, Volume 11. (Chicago and New York: The American Historical Society), 1921, pages 215-216.

students of architecture, and graduated with an architecture degree from the University of Michigan.[99] Cohagen returned to Montana in 1915 and worked with Angus McIver and Walter Marshall in Great Falls. McIver, Cohagen and Marshall opened an office in Billings by 1916.[100] The Parker Wallace Hastings home at 1010 North 32nd was designed in 1916 by McIver, Cohagen and Marshall and is the first known home connected to Cohagen in the proposed North Elevation Historic District. Marshall left the firm and McIver and Cohagen worked together as a firm from 1919-1936.[101] Cohagen designed several schools and churches in the region. Commissions include the Byron School in Wyoming, Fromberg High, and Billings Orchard School, as well as the First Baptist, First Congregational and First Christian Churches of Billings. Commercial properties include the Goan Building on First Ave N. and 33rd, with its distinctive mission style tower, the 1950s Yellowstone County Courthouse, and as a co-architect on the Billings City Hall (with Link and CTA).

In 1926, during a very productive period for his work, Cohagen reflected on his particular style or period of design. He said he borrowed from many elements. He mixed elements of classical Roman and Greek, with gothic motifs, along with English Tudor, and later, Spanish/Mission Colonial Revival. He said his buildings were "entirely original in conception," and by using modern construction methods and materials, he preferred calling them "Modern American." He believed, "Everyone with any ambition has a desire to have an individuality and a personality of his own. So it should be with our residences and our business blocks as well as our public buildings." He generally looked for warmer tones, natural colors, unique features, such as quality flooring, and a balance between utility and beauty, to highlight his work.[102] He described the Mulvaney Automobile building he designed in 1927 as "Modern American".[103] He built homes and businesses "designed for living" and used modern materials and substantial foundations to "erect an enduring structure".[104] In 1940, Cohagen said that "as intellectual and social conditions change" the design and function of the homes is altered - things like automobile storage, relaxation time, child playing, laundry rooms, and desire for more bathrooms were changing the form of his homes. As he reduced the role of dining rooms, he emphasized the expansion of the kitchen and garage, as well as moving the living room toward the back of the house.[105] Even

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[99] "It Is History." *The Archi: Official Exoteric Publication of Alpha Rho Chi Fraternity*, Volume XX, Number 3, April, 1939, page 1.

100 Tom Stout, editor, *Montana, Its Story and Biography: A History of Aboriginal and Territorial Montana and Three Decades of Statehood*, Volume 11. (Chicago and New York: The American Historical Society), 1921, pages 215-216.

[101] "McIver and Cohagen Firmed is Dissolved." Billings Gazette, November 26, 1936, page 5.

[102] "Novel Features in New Goan Building; Cohagen Says Architecture is Modern American in Design; Special Heating System Used in City for First Time." *Billings Gazette,* December 19, 1926, page 8.

[103] "Cohagen Describes Detailed Design of Mulvaney Building: Architect Terms New Structure as Modern American; Has features Never Before Introduced in Construction in Montana." *Billings Gazette*, May 29, 1927, page 4.

[104] "Novel Features in New Goan Building; Cohagen Says Architecture is Modern American in Design; Special Heating System Used in City for First Time." *Billings Gazette*, December 19, 1926, page 8.

[105] "Modern Homes Are Designed For Comfort." *Billings Gazette*, September 3, 1940, page 3.

though Cohagen was building more affordable housing in the 1930s, he also stretched out the forms of his homes with the introduction of several Spanish/Mission Colonial Revival homes near Pioneer Park and the North Elevation neighborhood.

Cohagen designed several beautiful homes near Pioneer Park, McKinley School, and the Moss Mansion. Other notable Cohagen residential projects outside of the District include the former Shadow Lawn, on the corner of Poly and Virginia Lane, and the Chapple home at 206 Clark Avenue. Although he once said, in 1968, that he generally steered clear of home building, because there were "too many bosses" – "You've got the people you're doing it for, their friends, their relatives, and they all have suggestions of what should be done and what shouldn't," there were projects he evidently couldn't pass up.[106]

Highly regarded contractors, John Cohagen (his father), E.H. Gagnon, Frank Jacoby & Sons, Barry O'Leary, and Alfred E. Lyle, served as builders on most of his home and business projects. Cohagen would develop a "California style", a phrase used in the *Billings Gazette*, as early as 1919, for his use of stucco, and his development of several Spanish/Mission Colonial Revival homes in the surrounding neighborhood in the late 1920s and 1930s.[107] Examples of his Spanish/Mission style homes are on Parkhill Drive, 3rd Street West, Grand Avenue, Virginia Lane, and Poly Drive; all within walking distance of the North Elevation Historic District.

A distinguishing feature of his architecture is seen on the original McIver & Cohagen architectural drawings. A symbol, a varied backward "S", typically occurs on their chimneys. This same symbol shows up on chimneys on known Cohagen homes in the area. An example is on the Cohagen designed home at 1148 N. 31st Street.

Chandler C. Cohagen is locally significant as the architect who helped shape the residential landscape of Billings from 1916-1968.[108] Cohagen's impact in Billings is, in the author's opinion, second only to the work of John Gustave Link, the architect with Link & Haire who designed many of the beautiful commercial buildings of downtown Billings from 1900-1940 (including McKinley School). Chandler Cohagen, the prominent architect and civic leader, died in Billings, Montana in December, 1985.

The three homes designed by Chandler H. Cohagen (verified by drawings) in the North Elevation Historic District:

1009 N. 32nd Street (McIver, Cohagen and Marshall, 1917), Modified Traditional
1148 N. 31st Street (McIver & Cohagen, 1926), Prairie
1139 N. 32nd Street (Cohagen, 1939), Minimal Traditional

[106] "Man of 1,000 Schools." *Billings Gazette*, September 15, 1968.

[107] "Two Apartment Houses for West Side." *Billings Gazette*, August 9, 1919, page 8.

[108] "Man of 1,000 Schools." *Billings Gazette*, September 15, 1968.

John Gustave Link, Architect

Billings' population grew from 836 in 1890 to over 10,000 by 1910, leading to the construction of seven new schools from 1900 1910. J.G. Link, Billings' most celebrated architect, designed the new eight-room school on block 29 of Foster's Addition that would become McKinley Elementary School, being completed in 1906.[109] Link also was the architect for the 1917 north addition to the McKinley School. Within the North Elevation Neighborhood, Link designed the Prairie style home at 1102 N. 31st Street.

The firm of John Gustave Link and Charles S. Haire designed many of Billings' most notable buildings, including the original Parmly Billings Memorial Library, St. Patrick's Church, the mausoleum at Mountview cemetery, Fratt School, Hart-Albin, Stapleton Block, Masonic Temple, the Babcock block, the Billings City Hall (original and new), the first Safeway store, and the Electric Building on North Broadway. Link & Haire are the architects of design for the Austin North residence (proprietor of the North Elevation and North Real Estate Company) and I. D. O'Donnell's home (proprietor of the Suburban Homes Subdivision/West Side Addition) in Billings (both homes are listed in the National Register). There are a minimum of 50 Link & Haire properties listed on the National Register of Historic Places in Montana. Link also designed the wings of the Montana State Capitol, several county courthouses in the Northwest, the Metals Bank Building in Butte, and the Power Block in Helena.[110]

John Gustave Link was born in Hattnau, Bavaria, Germany in 1879. He was a student for six years at the Royal Academy at Lindau, graduating in 1886. He moved to the United States and was employed by Frank Kidder, the famous author of the *Architects' and Builders' Handbook*, in Denver, Colorado from 1887-1890. According to a vita in the collections of the Western Heritage Center, Link then worked for Robert Day Andrews & Herbert Jacques, a Boston and Denver Firm, from 1890 to 1893.[111] He was associated with J.L. Weis in St. Louis before becoming an associate with J.C. Paulson, State Architect for Montana, in 1896. J.G. Link formed short-term partnerships with W.E. Donovan, Joseph Carter, and M.D. Kern, until partnering with Charles S. Haire for 20 years. In 1902, Link of Billings and Haire of Helena competed for the contract for the new Yellowstone County Courthouse in Billings (where they both lost the bid to C.E. Bell of Helena).[112] For a Courthouse design in Sheridan, Wyoming, Link of Billings took first place, while C.S. Haire of Helena placed third.[113] Link & Haire first opened an office together in the Silver Bow block of Butte in 1906. Link & Haire quickly

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[109] Ruth N. Weyer, *A History of the Billings City Schools, 1879 to 1936*, (Unpublished), May 14, 1936.

[110] "Architecture: It's All Around Us." User Guide Provided by the Montana Historical Society Education Office, In Cooperation with the Montana State Historic Preservation Office, Helena, Montana, 2004, pages 27-28; Vita of John Gustave Link. Western Heritage Center, Billings, Montana. Small collection of photographs and archives from a John Gustave Link Collection.

[111] Western Heritage Center, Billings, Montana, small collection of photographs and archives from a John Gustave Link Collection.

[112] "New Courthouse Plans Are Accepted." *Anaconda Standard*, December 25, 1902, page 2.

[113] "Montana Architects Win All the Prizes." *Anaconda Standard*, May 6, 1904.

established offices in Billings (where Link was living), Helena (Haires' hometown), Butte, Lewistown, and Missoula.[114] The Link & Haire partnership existed until C. S. Haire's death on February 3, 1925.[115] J.G. Link and Chandler Cohagen worked together on the new Billings City Hall (dedicated in 1940).[116]

John G. Link married Martha M, Welling, from Westphalia, Germany, in St. Louis on September 17, 1895 (she died in 1958).[117] They had six children; Vesta (daughter), Randolph, John G. Jr., Louis W. Henry, and Elmer F. Link. They lived at 142 Clark Avenue (on the west side addition). Their sons, J.G. Link Jr. and Elmer Link, went into business with John Link, Sr. in the 1930s under the name J.G. Link & Company, with offices in Billings and Butte. John Gustave Link died January 5, 1954.[118] The majority of the J.G. Link collection, including original drawings, biographical information, and over 250 photographs, is housed at Montana State University-Bozeman Special Collections.

Percy Dwight Bentley, Architect

Bentley, the son of a banker, was born in La Crosse, Wisconsin on January 30, 1885. He studied architecture and graduated from Ohio Wesleyan University in 1907. He continued his studies at the Armour Institute of Technology (now Illinois Institute of Technology) in Chicago. While in Chicago, Bentley spent a great deal of time at the Art Institute of Chicago. Both Louis Sullivan and Frank Lloyd Wright maintained offices in close proximity to the Art Institute and Bentley saw them on a regular basis. This heightened awareness of Sullivan and Wright led Bentley to study their styles and philosophies. Another architectural influence may have been Walter Burley Griffin who completed a number of Four Square Prairie style houses. The window patterning in this house is more in keeping with Griffin's solutions that placed windows at the second floor at the corners, opposed to Wright's more centered window solutions in this location. Most Four Square Prairie Style homes found inspiration from Wright's Fireproof Home that was designed but unrealized in its exact solution for Ladies Home Journal.

Bentley returned to La Crosse before completing his studies and became an apprentice in the office of Wells E. Bennett. He left shortly thereafter with a residential commission from Edward C. Bartl and opened his own office in 1910. He hired Otto A. Merman as his draftsman, and eventual partner, and they continued to design primarily Prairie style residences in Wisconsin and Minnesota. Bentley occasionally partnered with other Prairie architects on his commissions. He had George Mann Niedecken design the

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[114] "Let Us Plan Your Home; J.G. Link and C.S. Haire, Architects." Advertisement from *The Independent Record* (Helena), June 29, 1919, page 6.

[115] "C. S. Haire, Architect and Prominent Helena Mason, Dies in Olympia, Washington." *The Independent Record* (Helena), February 4, 1925, page 10.

[116] "Council Takes Building Step: Agree on Architects for New City Hall Structure Here." *Billings Gazette*, October 12, 1939, page 8.

[117] "Early Resident is Heart Victim." *Billings Gazette*, February 6, 1959.

[118] "Capitol Designer Dies." *The Daily Inter Lake* (Kalispell), January 6, 1954, page 6.

furniture, lighting and carpeting for the Henry A. Salzer house of La Crosse, Wisconsin in 1912. The partnership of Bentley and Merman ended with the death of Merman in 1935, and Bentley left La Crosse for Oregon in 1936.

Summary Statement of Significance

The North Elevation Historic District illustrates the development of Billings from an isolated railroad town on the Yellowstone River in 1882 to the largest city in the state of Montana. The District neighborhood clings to the original railroad plat, but on the edge of the growing city, a new suburb, the 1905 North Elevation Subdivision, pushed residential building outside of the downtown and away from the railroad tracks. The northwest part of the city offered cleaner air and an elevated view of the downtown. Many of the leading businessman, doctors, lawyers, and builders settled into larger homes surrounding McKinley Elementary School, while joining a small colony of modest homes and folks who also desired easy access to downtown and the local schools. By the early period of significance, 1905-1940, Billings had become the largest town on the Yellowstone River, largely due to its position as a transportation hub for the Northern Plains.

Today, Pioneer Park (est. 1921), McKinley Elementary school, local cafés and bakeries, the cultural offerings of a growing urban center, tree-lined streets and the historic charm of the neighborhood, make this a worthy addition to the National Register of Historic Places.

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Tax and Assessment records data search from Yellowstone County Courthouse records and on-line at http://www.co.yellowstone.mt.gov/gis/index.asp

Information about land titles and warranty deeds from the on-line database and narrative from the Yellowstone County Genealogy Forum: http://www.rootsweb.ancestry.com/~mtygf/county/foster.htm

Architectural descriptions written by or derived from local architects and historic preservation specialists; Ed Gulick (High Plains Architects), Lesley Gilmore (CTA Architects), Blain Fandrich (Ethnoscience), Mary Beth Haynes (A&E Architects), Eric Simonsen (A&E Architects), Kevin Nelson (CTA Architects), and Elisabeth DeGrenier (Western Heritage Center).

Most of the contemporary property photographs courtesy of Julie Larsen, Billings' landscape photographer. Additional contemporary photographs from Elisabeth DeGrenier, Lisa Olmsted, Kevin Kooistra and Larry Mayer.

Records, house histories, historic photographs, and bibliographic information derived from newspaper searches at newspapers.com and newspaperarchives.com, private collections, Billings Public Library, and Western Heritage Center, Billings. Chandler Cohagen drawings from the Cohagen Collection, Western Heritage Center, Billings.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
_____previously determined eligible by the National Register
_____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone:	Easting: 692595.96	Northing: 5073834.61
2. Zone:	Easting: 692744.16	Northing: 5073930.52
3. Zone:	Easting: 693052.44	Northing: 5073401.32
4. Zone:	Easting : 692966.63	Northing: 5073334.09

Verbal Boundary Description (Describe the boundaries of the property.)
The North Elevation Historic District is rectangular and runs southeast to northwest. Coordinates are presented above and shown on the project map below. The district is bounded by 12th Avenue North to the north, the alley between North 30th Street and North 31st Street to the east, 9th Avenue North to the south, and North 32nd Street to the west.

East Boundary:
The alley running between North 30th and North 31st

UTM Coordinates for the northeast boundary, at edge of the sidewalk on 12th Ave North and the alleyway between North 30th Street and North 31st Street: (POINT #2 ON THE MAP) E:692744.16 N:5073930.52.

UTM Coordinates for the southeast boundary, at edge of the sidewalk on 9th Ave North and the sidewalk on the alleyway between North 30th Street and North 31st Street: (POINT #3 ON THE MAP) E:693052.44 N:5073401.32.

South Boundary:
Line of homes on the north side of 9th Ave North.

UTM Coordinates for the southeast boundary, at edge of the sidewalk on 9th Ave North and the sidewalk on the alleyway between North 30th Street and North 31st Street: (POINT #3 ON THE MAP) E:693052.44 N:5073401.32.

UTM Coordinates for the southwest corner boundary, at the edge of the sidewalk on 9th Ave north and the edge of the sidewalk on North 32nd Street (POINT #4 ON THE MAP) E: 692966.63 N:5073334.09

West Boundary:
Line of homes on the east side of N. 32nd Street

UTM Coordinates for the southwest corner boundary, at the edge of the sidewalk on 9th Ave north and the edge of the sidewalk on North 32nd Street (POINT #4 ON THE MAP) E: 692966.63 N:5073334.09

UTM Coordinates for the northwest corner boundary, at edge of the sidewalk 12th Ave North and North 32nd Street (POINT #1 ON THE MAP) E: 692595.96 N: 5073834.61

North Boundary:
Line of home on the south side of 12th Ave North

UTM Coordinates for the northwest corner boundary, at edge of the sidewalk 12th Ave North and North 32nd Street (POINT #1 ON THE MAP) E: 692595.96 N: 5073834.61

UTM Coordinates for the northeast boundary, at edge of the sidewalk on 12th Ave North and the alleyway between North 30th and North 31st : (POINT #2 ON THE MAP) E:692744.16 N:5073930.52.

Boundary Justification (Explain why the boundaries were selected.)
In the 1980s, members of the North Elevation Task Force, which meets at McKinley School, expressed concerned with the expansion of the two hospitals and the removal of several historic homes on North 30th and North 29th (in the original North Elevation Subdivision). For example, by then, two houses were moved in 1966, from the 1200 block of North 30th "to make way for a professional building for doctor," one of which was moved to 940 North 31st Street inside of the current district.[119]

The line for the "Medical Corridor," as mapped and zoned in 1983, runs down the alley between North 31st and North 30th, and from 7th Avenue North to Elevation Ave. Due to the removal of several homes from North 30th over the past twenty years, the zoning for the Medical Corridor now is larger than the neighboring North Elevation Historic District neighborhood. North Elevation neighbors became involved in maintaining the North Elevation area; in 2008, 47 homeowners gathered at the McKinley School gymnasium/cafeteria to begin the process of defining a National Register Historic District.[120]

The current boundary lines represent the remaining homes of the North Elevation Subdivision First Filing. As mentioned, the homes on the eastside of the alleyway between N. 31st Street and N. 30th street that were originally in the First Filing have been lost to hospital growth. Fortunately, the homes on the west have not and this alleyway serves as the eastern boundary line. The Historical District's southern, western and northern boundary lines are all the original boundary lines of the North Elevation's First Filing.

---

11. Form Prepared By

name/title: Kevin Kooistra, Community Historian and Elisabeth DeGrenier, Volunteer and Education Coordinator
organization: Yellowstone Western Heritage Center Consultants for the Yellowstone Historic Preservation Board
street & number: 2822 Montana Ave
city or town: Billings state: MT zip code: 59101
e-mail: kevin@ywhc.org; elisabeth@ywhc.org

[119] "Here Comes Our Home." *Billings Gazette*, July 28, 1966, page 28.

[120] Yellowstone Historic Preservation Board, Meeting Minutes (on-line), June 17, 2008.

telephone: (406) 256-6809
date: June 30th, 2016

Additional Documentation

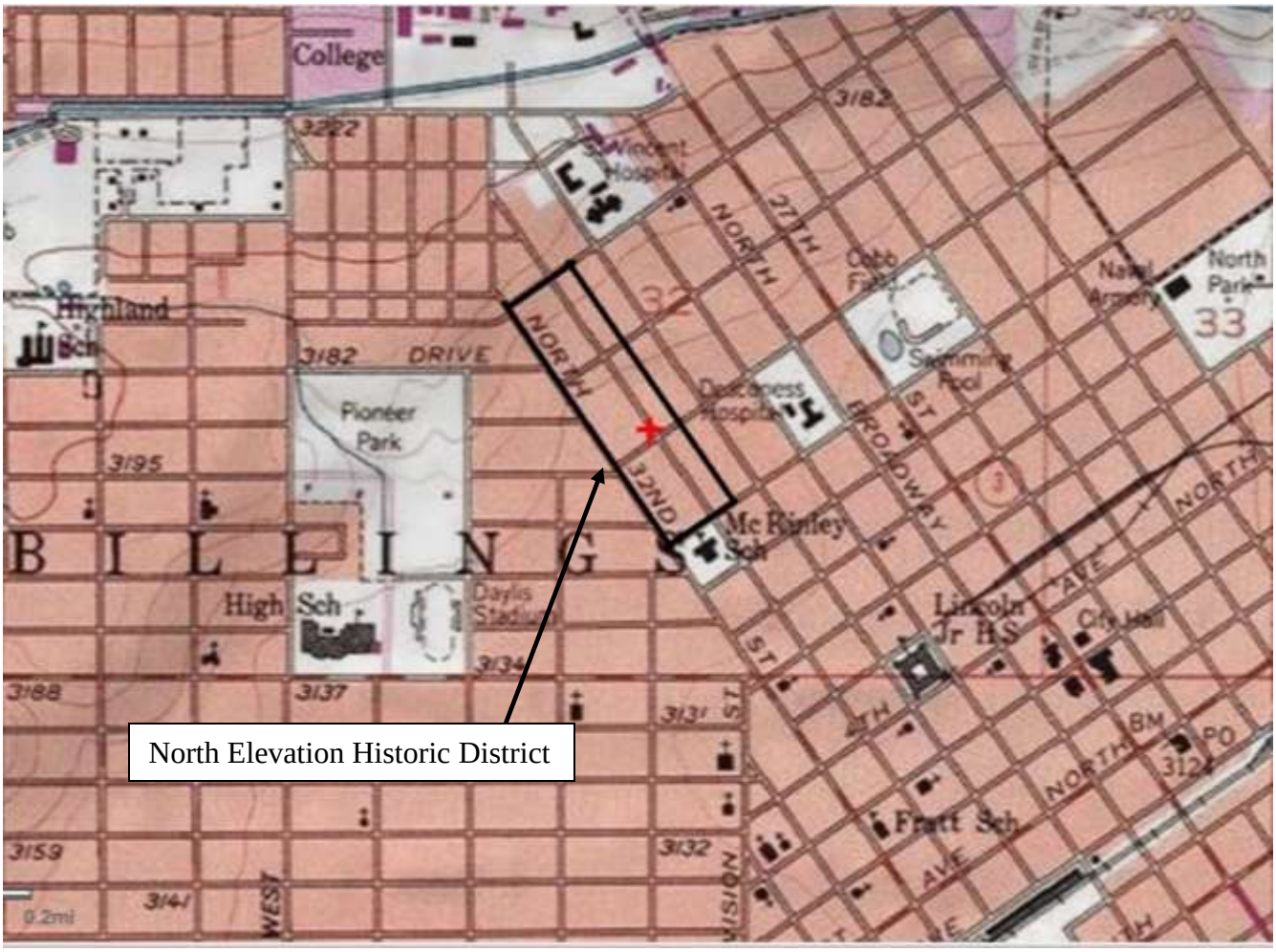
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

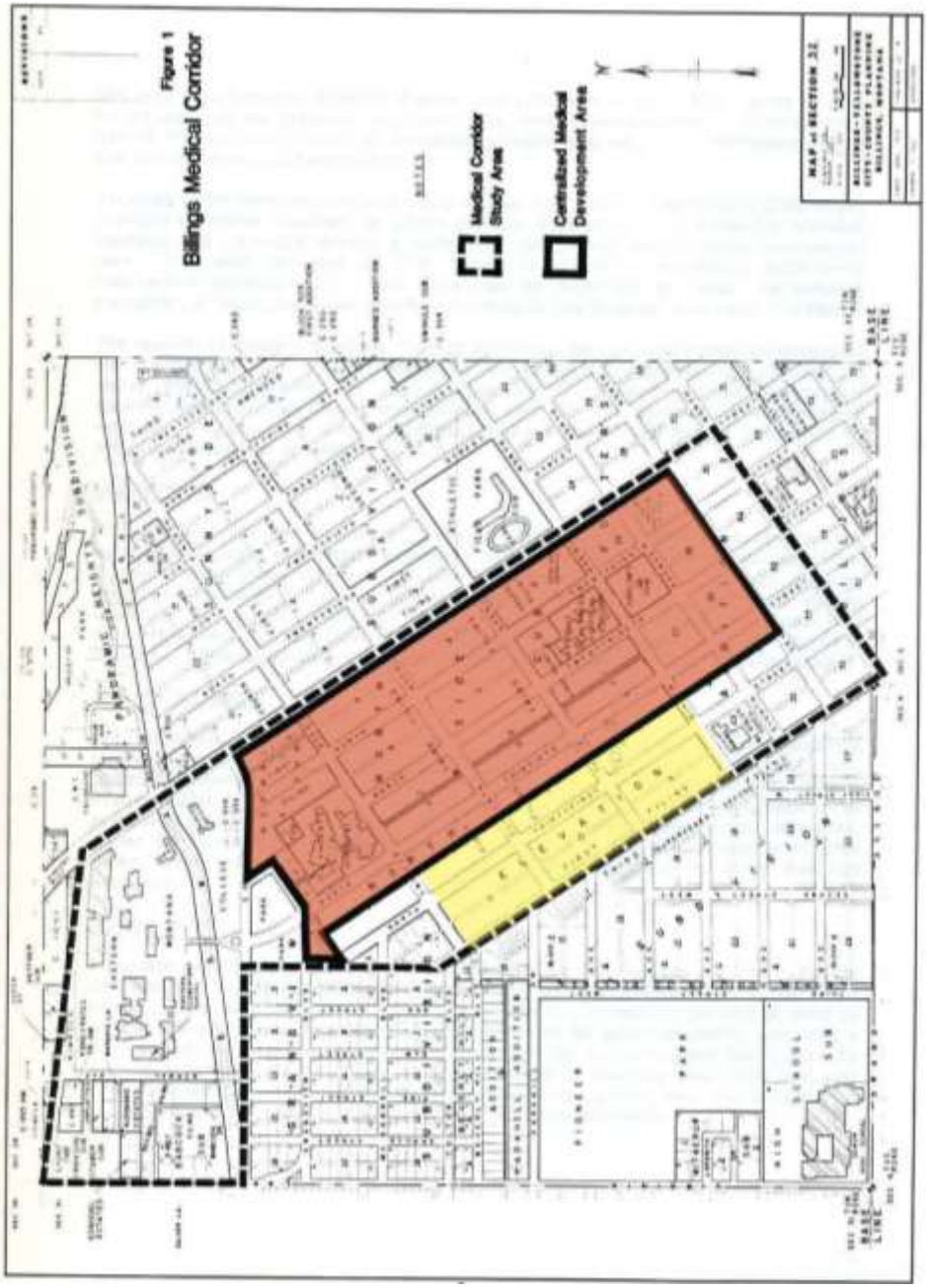
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

See Photolog and photos on Continuation Sheets below.

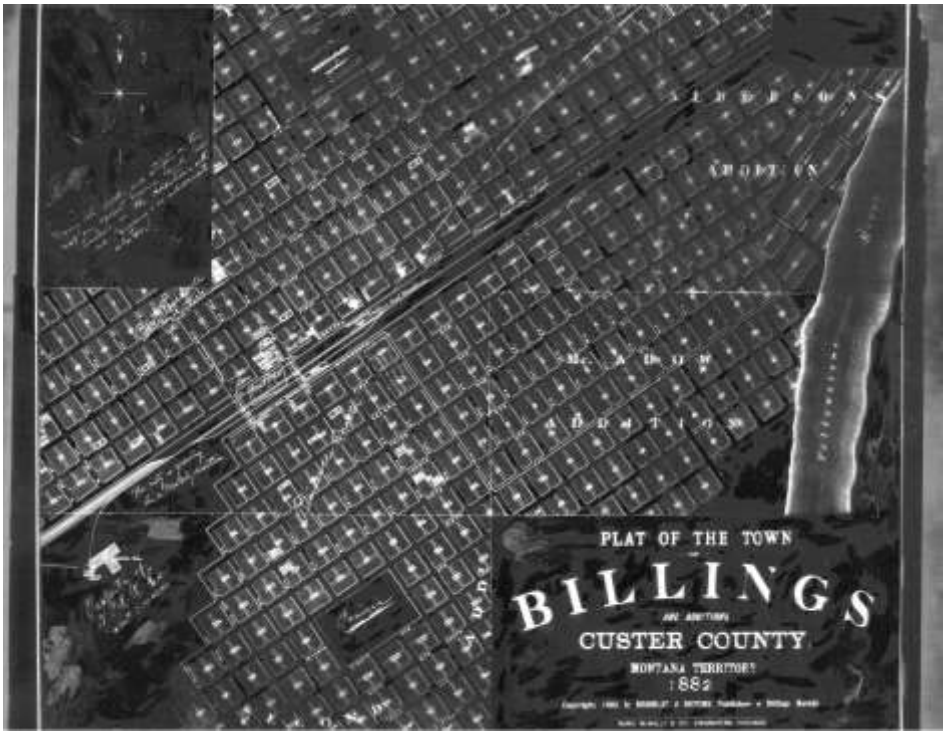


North Elevation Historic District. Found on the Billings West 7.5' quadrangle map.

Location of North Elevation Historic District Showing Street Names

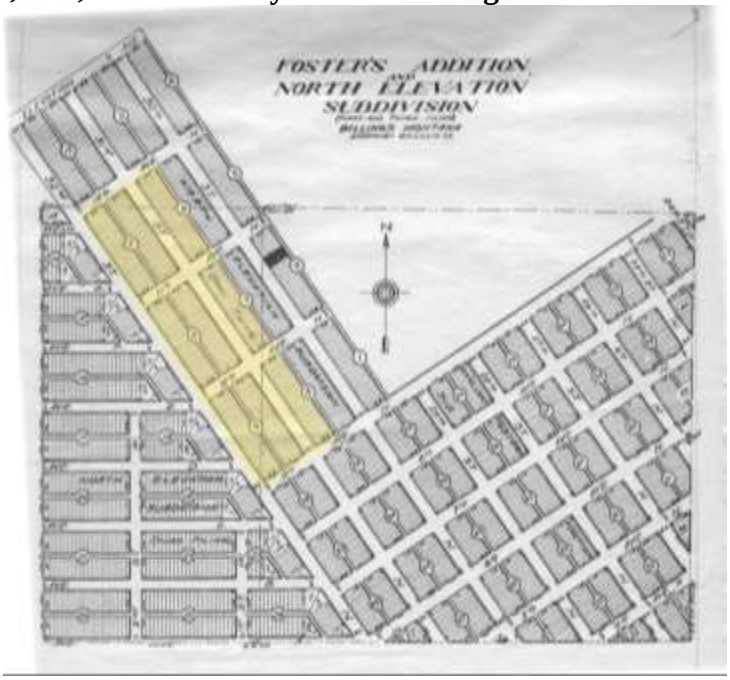


Map Showing North Elevation Historic District (highlighted in yellow) in Relation to the Billings Medical Corridor and Surrounding Area (Billings-Yellowstone City-County Planning, Billings).



Bromley and Devine Publishers, Rand McNally and Company 1882 Plat of Billings. The map shows how the Northern Pacific Railway tracks divided the town.

Billings, MT, 1904 Birds Eye View Looking South from Country Club



Foster's Addition and North Elevation Subdivision plat (First and Third Filing).

1904 Bird's Eye View Lithograph of Billings, MT showing area of North Elevation

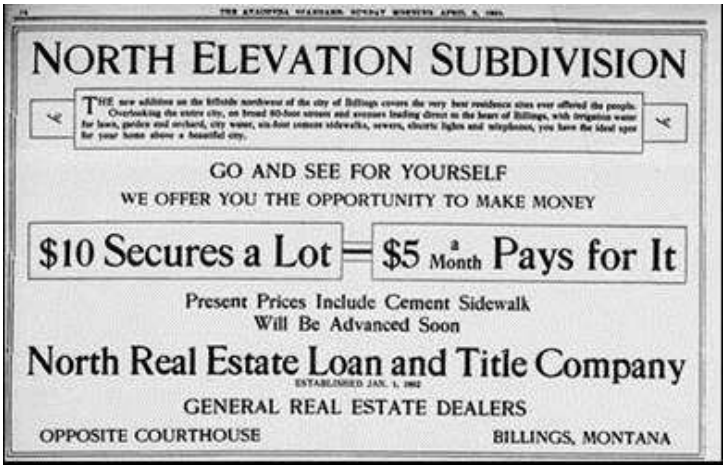
1913 photograph showing area of North Elevation Historic District, view to the south.

1926 Aerial photograph showing Pioneer Park and early tree planting efforts. Photo also shows homes on North 32nd facing west.

1940 Aerial photograph showing Pioneer Park and McKinley School (on right) and tree planting efforts within the North Elevation Subdivision.

The Deaconess Hospital on North 30th began construction in 1918 and formally opened on July 3, 1927 – the architects for the Deaconess Hospital project were McIver & Cohagen. Both of the hospitals, now known as St. Vincent Healthcare and Billings Clinic, were built in the North Elevation Subdivision first filing.

The North Elevation Subdivision became a good place to live for those working at the nearby hospitals, medical offices, schools, college and downtown. Music teacher Julius Clavadetscher, who lived in the North Elevation Historic District, is photographed with the first school orchestra at McKinley Elementary School in 1929.



NORTH ELEVATION SUBDIVISION

THE new addition on the hillside northwest of the city of Billings covers the very best residence sites ever offered the people. Overlooking the entire city, on broad 80-foot avenues and avenues leading direct to the heart of Billings, with irrigation water for lawn, garden and orchard, city water, six-foot cement sidewalks, sewers, electric lights and telephones, you have the ideal spot for your home above a beautiful city.

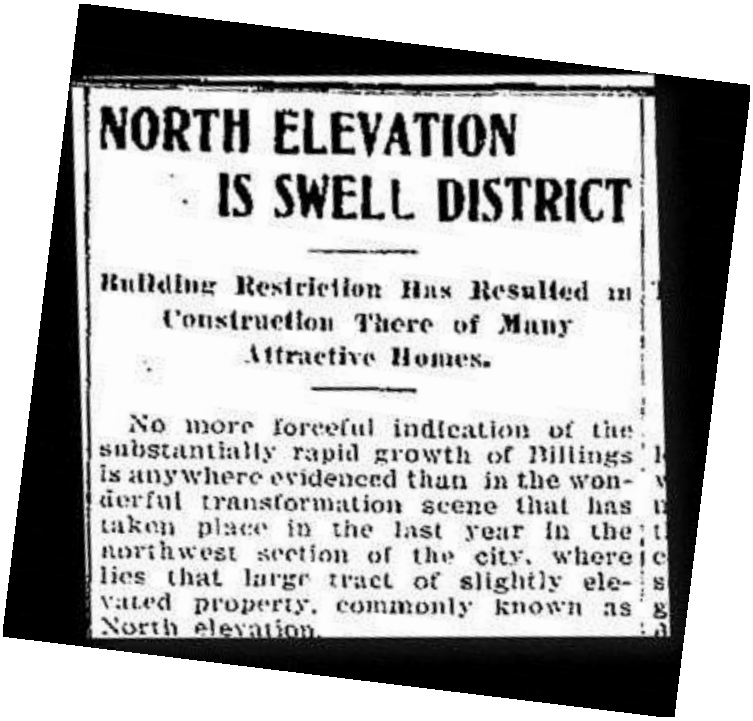
GO AND SEE FOR YOURSELF
WE OFFER YOU THE OPPORTUNITY TO MAKE MONEY

$10 Secures a Lot = $5 a Month Pays for It

Present Prices Include Cement Sidewalk
Will Be Advanced Soon

North Real Estate Loan and Title Company
ESTABLISHED JAN. 1, 1902
GENERAL REAL ESTATE DEALERS
OPPOSITE COURTHOUSE BILLINGS, MONTANA

Advertisement for the North Elevation Subdivision



NORTH ELEVATION
IS SWELL DISTRICT

Building Restriction Has Resulted in Construction There of Many Attractive Homes.

No more forceful indication of the substantially rapid growth of Billings is anywhere evidenced than in the wonderful transformation scene that has taken place in the last year in the northwest section of the city, where lies that large tract of slightly elevated property, commonly known as North elevation.

"North Elevation is Swell District." Billings Gazette, November 7, 1909 (from *Billings Gazette*, November 7, 1909, page 10).

THE ELEVATION

Cream of the Fashionable Billings Residence District

LOTS NOW ON SALE

¶ *Go out North 30th, 31st or 32nd Streets or the Avenues to the West and take a Look for Yourself—One Grand Panoramic View of the whole City and Valley.*

¶ You get the Clean, Pure Breeze from the West right in Your Home before it passes through the city.

¶ You will find Everything in Favor of the Elevation, so why not make it your home? Prices from $200 to $1000, with a big discount for cash or the easiest payments you ever heard of in any country.

¶ You will find many of the best families in Billings live up this way and here are a few of them, viz:

MR. R. S. SHEPARD — MR. CHARLES SPEAR
MR. W. F. WALDRON — MR. R. J. COVERT
MR. L. B. ST JOHN — MR. F. M. LIPP
MR. L. H. LIPP — MR. R. E. STONER
MR. I. I. WHITNEY — MR. A. I. HEWITT
MR. L. W. CHAPPLE — MR. H. M. RAMSEY
MR. I. F. SLACK — MR. ROBERT LEAVENS
DR. W. A. VAUTIER — MR. JO R. NORTH
MR. E. E. VELTUM — MR. JAY LOVING
MR. H. L. WILSON — MR. W. B. GEORGE
MR. G. F. COAD — MR. GEO. L. LADBURY

¶ and many others, making a long list. Ask the leading Real Estate Men or phone Mutual 1234 or Bell 322 for further information.

"The Elevation: Cream of the Fashionable Billings Residence District." ***Billings Gazette*****, April 17, 1910.**

Photolog
Unless otherwise noted, all National Register photographs:

Name of Property: North Elevation Historic District
City or Vicinity: Billings
County: Yellowstone State: MT
Photographer: Julie Larsen, Frank Crosby, Elisabeth DeGrenier, Kevin Kooistra, Lisa Olmsted, and Larry Mayer.
Date Photographed: January 2015 to June 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

MT_Yellowstone County_North ElevationHD_0001: 934 N. 31st Street, view to the northwest.

MT_Yellowstone County_North ElevationHD_0002: 1111 N. 32nd Street, view to the east.

MT_Yellowstone County_North ElevationHD_0003: 1001 N. 31st Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0004: 1041 and 1043 N. 31st Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0005: 930 N. 31st Street, view to the northwest.

MT_Yellowstone County_North ElevationHD_0006: 1117 N. 32nd Street, view to the east.

Elevation homes, 1916. Photograph by Frank E. Crosby / Crosby Studio, Billings. Cour
issa Sumner Collection, Western Heritage Center, Billings.

MT_Yellowstone County_North ElevationHD_0007: 1100 block of North 32nd Street, Billings, 1916. View northeast toward the rimrocks (sandstone bluffs). The image also shows 1117 N. 32nd Street. View to the southwest. Photograph by Frank E. Crosby, Crosby Studio, Billings. Courtesy Mona Lissa Sumner Collection, Western Heritage.

MT_Yellowstone County_North ElevationHD_0008: 1110 N. 31st Street, view to the southwest.

MT_Yellowstone County_North ElevationHD_0009: 1102 N. 31st Street, view to the west.

MT_Yellowstone County_North ElevationHD_0010: 947 N. 32nd Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0011: 3111 9th Avenue, view to the northeast.

MT_Yellowstone County_North ElevationHD_0012: 1125 N. 32nd Street, view to the east.

MT_Yellowstone County_North ElevationHD_0013: 1045 N. 32nd Street, view to the east.

MT_Yellowstone County_North ElevationHD_0014: 3114 11th Ave North, view to the southeast.

MT_Yellowstone County_North ElevationHD_0015: 937 N. 31st Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0016: 915 N. 31st Street, view to the east.

MT_Yellowstone County_North ElevationHD_0017: 910 N. 31st Street, view to the west.

MT_Yellowstone County_North ElevationHD_0018: 918 N. 31st Street, view to the south.

MT_Yellowstone County_North ElevationHD_0019: 925 N. 31st Street, view to the east.

MT_Yellowstone County_North ElevationHD_0020: 911 N. 31st Street, view to the east.

MT_Yellowstone County_North ElevationHD_0021: 924 N. 31st Street, view to the northwest.

MT_Yellowstone County_North ElevationHD_0022: 1130 N. 31st Street, view to the southwest.

MT_Yellowstone County_North ElevationHD_0023: 1143 N. 31st Street, view to the east.

MT_Yellowstone County_North ElevationHD_0024: 1011 N. 32nd Street, view to the east.

MT_Yellowstone County_North ElevationHD_0025: 3114 12th Ave North, view to the southeast.

MT_Yellowstone County_North ElevationHD_0026: 1024 N. 31st Street, view to the southeast.

MT_Yellowstone County_North ElevationHD_0027: 1135 N. 32nd Street, view to the east.

MT_Yellowstone County_North ElevationHD_0028: 1131 N. 32nd Street, view to the east.

MT_ Yellowstone County_North ElevationHD_0029: 1142 N. 31st Street, view to the west.

MT_Yellowstone County_North ElevationHD_0030: 921 N. 31st Street, view to the east.

MT_Yellowstone County_North ElevationHD_0031: 917 N. 31st Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0032: 1147 N. 31st Street, view to the northeast.

MT_Yellowstone County_North ElevationHD_0033: 3021 11th Ave North, view to the north.

MT_Yellowstone County_North ElevationHD_0034: 3115 10th Ave. North, view to the northeast.

MT_Yellowstone County_North ElevationHD_0035: 3115 9th Ave. North, view to the northeast.

MT_Yellowstone County_North ElevationHD_0036: 1009 N. 32nd Street, Modified Traditional McIver, Cohagen and Marshall designed home, view to the northeast.

MT_Yellowstone County_North ElevationHD_0037: 1148 N. 31st Street, Prairie style McIver and, Cohagen designed home, view to the northwest.

MT_Yellowstone County_North ElevationHD_0038: 1139 N 32nd Street, Minimal Traditional Cohagen designed home, view to the east.

MT_Yellowstone County_North ElevationHD_0039: 3114 12th Ave North, showing lower garage, view to the facing north.

MT_Yellowstone County_North ElevationHD_0040: 1139 N. 32nd Street, showing lower garage under principle structure and noncontributing garage in driveway, view to the west.

MT_Yellowstone County_North ElevationHD_0041: 1105 N. 32nd Street, showing garage, view to the east.

MT_Yellowstone County_North ElevationHD_0042: 931 N. 32nd Street, garage, view to the northwest.

MT_Yellowstone County_North ElevationHD_0043: 901 N. 32nd Street, garage, view to the north.

MT_Yellowstone County_North ElevationHD_0044: 1130 N. 31st Street, showing garage as part of principle structure, view to the east.

MT_Yellowstone County_North ElevationHD_0045: 946 N. 31st Street, garage, view to the southeast.

MT_Yellowstone County_North ElevationHD_0046: 910 N. 31st Street, garage, view to the northeast.

MT_Yellowstone County_North ElevationHD_0047: 906 N. 31st Street, garage, view to the southeast.

MT_Yellowstone County_North ElevationHD_0048: 941 N. 31st Street, garage, view to the east.