United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Bozeman, Montana

and or common

2. Location

street & number n/a not for publication

city, town Bozeman n/a vicinity of

state Montana code 030 county Gallatin code 031

3. Classification

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<td>in process</td>
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4. Owner of Property

name multiple

street & number

city, town

5. Location of Legal Description

courthouse, registry of deeds, etc. Gallatin County Courthouse

street & number Main Street

city, town Bozeman state Montana

6. Representation in Existing Surveys

title Bozeman Historic Resource Survey has this property been determined eligible? yes no

date 1982-1986 federal state x county local

depository for survey records Montana State Historic Preservation Office

city, town 104 Broadway, Helena state Montana
Bozeman, Montana, situated near the center of the well-watered and fertile Gallatin Valley, is one of the earliest established, trading communities in the State. At an elevation of 4795 feet, the city has historically served as the commercial hub of a large agricultural area, and enjoys that role today. The current population of Bozeman is 21,645. The historic resources included in this nomination reflect the evolution of this western Montana community from a frontier outpost located on the west side of Bozeman Pass to a prosperous stable commercial and educational center.

The commercial district in Bozeman today reflects the late 19th to early 20th century period and is composed primarily of masonry structures of varied height and design. Although little historic fabric exists at the street level, the commercial district is unified by intact upper levels, cornices, and fenestration patterns. The overall massing and building ornamentation lend the greatest visual cohesion. The earliest period of commercial construction represented in Bozeman is of Italianate and Commercial Queen Anne styles dating from the 1870's through the early 1890's. However, over one-half of the commercial buildings on Main Street either date in construction or facade remodelling from the turn of the century to the late 1930's. These buildings are of a variety of styles, including Art Deco, Neo-gothic Revival, and Spanish Colonial Revival, using glazed brick, terra cotta, molded concrete, and stucco to achieve an overall polychromatic and highly textured appearance. After the 1930's a number of the city's historic commercial buildings were altered, and a few significant Art Deco and Streamline Moderne storefronts were yet added after the historic period. Some of these later buildings and a few of the International Style may gain significance in future years.

Residential construction represented in this nomination of historic resources in Bozeman spans the historic period of significance from the 1870's through the mid-1930's. Some of the oldest houses in the city are of brick veneer construction and date to the early 1880's, a time when brick served as an effective symbol of the community's self-perceived permanence. Many of these tri-gabled dwellings with irregular massing are located on the north side of town, which was the part the community to be settled earliest, and are included in this nomination as independent resources.

By the 1880's South Central Avenue, later to be renamed South Willson Avenue, became the most prestigious address in town. Although a number of extraordinary, high style residences were built here on the south side of town during the final decade of the 19th century, it was not until after the turn of the century that the ambitious plats filed during the early 1890's when the city bid for state capital designation began to fill in with middle class housing. By 1908 the very lopsided nature of city development occasioned some local concern as preference for the south side for new construction resulted in stymied development on the north side, where some streets remain unpaved even today.

The most intense period of residential construction in Bozeman occurred during the early 20th century, and this fact is clearly reflected in the type and quality of housing that comprises the city's major historic districts. Local
builders played an enormously important role in determining the character of the city's historic neighborhoods. Elmer Bartholomew, A.J. Svoikme, William Cline, George Dier, A.J. Moe, J.A. Bartholomew, Guy Ensinger, Ora E. Long, and Lou F. Sievert were all important builders who had a clear influence upon the appearance of Bozeman's neighborhoods. One will find pairs and small groupings of houses built by any one of these builders, each house exhibiting the builders' recognizable signatures in the distinctive ornamentation treatments. The Cooper Park Historic District is likely the best example of the speculative construction of these important local builders.

Bozeman, like many Montana communities, supported one prolific architect through most of the 20th century who was responsible for the majority of the designs for both public and private buildings. Fred F. Willson, son of one of the town's earliest pioneers, had a thriving practice in Bozeman from about 1910 until his retirement during the early 1950's. During this period, Willson designed hundreds of buildings, including almost all of the schools, the county courthouse, a number of commercial buildings, and residences ranging from simple Craftsman bungalows to high-style Chateauesque, Colonial Revival, and Mission Revival designs. Willson's success as an architect may be attributed to his ability to fulfill the needs and stylistic desires of his clients more than to as the inherent aesthetic quality of his designs. Fred Willson's mainstream architectural designs, found throughout the community, make an important contribution to the overall character of the city.

The Bozeman Multiple Resource Area nomination includes 634 contributing properties found within the eight historic districts and 32 independent resources listed below.

**Main Street Historic District**

- **Period of Significance:** 1870-1937
- **Areas of Significance:** Architecture, Commerce, Exploration/Settlement
- **Contributing Structures:** 49
- **Non-contributing Structures:** 19

The site of virtually all significant construction in the city of Bozeman prior to the arrival of the railroad in 1883, Main Street is still the focal point of the city's commercial activity, and consequently reflects the continuous development of Bozeman, from the erection of the first brick commercial structures in 1872 to the present. Three general periods of historical development characterize the kind and quality of buildings found within the boundaries of this district. The earliest, from the 1870's to the early 1880's, reflect Bozeman's role as a gateway to the mines of the Northwest and as the regional center for trade and supply. The next generation of construction on Main Street, dating from the mid-1880s to about 1910, illustrates Bozeman's tremendous growth and diversification following the long-awaited arrival of the railroad. Growth in the commercial district was matched by corresponding
expansion of the city’s residential neighborhoods. The last period, from 1910 to 1937, reflects the city’s increasingly important role in the economy of the Gallatin Valley and the local manifestations of national trends such as the construction of department stores, theatres, and storefronts remodeled in the Art Deco style. The expanding role of the architect during this period is evident by the numerous buildings designed or remodeled by local architect, Fred Willson.

**Bozeman Brewery Historic District**

- **Period of Significance:** 1895-1925
- **Areas of Significance:** Architecture, Industry
- **Contributing Structures:** 5
- **Non-contributing Structures:** 0

This small, highly cohesive historic district located at the northeastern corner of the city is dominated by the Bozeman Brewery and the impressive, Queen Anne style Lehrkind House, built by the founder of the brewery, Julius Lehrkind. Two more modest residences built during the early 20th Century by Lehrkind family members and the one-story brick bottling plant complete the district. Proximity to the railroad was clearly a factor in the development of this tiny district, which is located at some distance from the commercial core and other residential historic districts.

**Bon Ton Historic District**

- **Period of Significance:** 1880-1937
- **Areas of Significance:** Architecture, Community Planning, Settlement
- **Contributing Structures:** 190
- **Non-contributing Structures:** 39

The choice location for residences from the 1880s through the mid-1930’s, the Bon Ton Historic District includes approximately 27 facing blocks of So. Willson, So. Grand, and Third Avenues that form a distinct unit by virtue of the number of substantial and more high-style residences than are found in concentration in any other part of the city. A distinctly different architectural character to either side of this district justifies its definition as a separate historic district. Many of the leading names in Bozeman history built their homes within the Bon Ton Historic District, and numerous of these individuals also constructed business blocks within the Main Street Historic District. The popularity of this neighborhood increased after the turn of the century and a pattern of middle to upper-middle class residents moving at that time from houses north of Main Street to new residences built in this area has been well documented. Grand and Willson Avenues were deliberately laid out wider than other city streets, having been specifically intended to develop as an upper class neighborhood. A portion of this district was listed in the National Register of Historic Places on December 18, 1978 as the South Willson Historic District.
So. Tracy - So. Black Historic District

Period of Significance: 1872-1937, 1939
Areas of Significance: Architecture, Settlement
Contributing Structures: 78
Non-contributing Structures: 15

This district contains well preserved, middle class residences from the 1870's through the 1930's. So. Tracy Ave. is architecturally the stronger of the two streets, although identically designed houses also appear on So. Black, as well. Two exceptionally elaborate houses on Black St., which would be expected to be found in the Bon Ton Historic District, are the Craftsman style house at the northeast corner of Story St. and the Shingle style Luce House, which has been determined to be non-contributing due to alterations. This district includes the only one of three identical Fred Wilson-designed schools which has not undergone major alteration to the entrances. Bozeman Avenue, which is virtually devoid of architecturally significant buildings due to alterations, forms a clear boundary to the east.

Cooper Park Historic District

Period of Significance: 1885-1937
Areas of Significance: Architecture, Settlement
Contributing Structures: 222
Non-contributing Structures: 42

Bozeman's early 20th Century expansion is evidenced by this district of modest, middle class houses dating primarily from that period. The boundaries for this district conform quite closely to the gap in development between Third Ave. and the State Agricultural College as shown on an 1898 bird's eye view of the city. Cooper Park was included on the plat for this area before any construction took place in the district. The park is an example, on a very small scale, of formalized, early 20th Century city planning. It may have been intended to be a part of the 8th Ave. boulevard, which was laid out in 1891 to lead up to the proposed State Capitol building, which Bozeman at that time coveted. Many of the houses in this historic district were designed by the prominent local architect Fred Wilson and a number were built as speculative ventures by carpenters such as Elmer Bartholomew, Guy Ensinger, William Cline, Ora Long, and Lou Sievert.

Lindley Place Historic District

Period of Significance: 1880-1922
Areas of Significance: Architecture, Settlement
Contributing Structures: 26
Non-contributing Structures: 8

The district consists of a dense, very cohesive grouping of late 19th and early 20th Century vernacular houses that line both sides of Lindley Place, an isolated, two block-long street that has no cross streets. A small group of
bungalows on Olive Street at the head of Lindley Place serve to terminate the district. A few of the oldest and best preserved houses in the city are located within this district. Lindley Place is especially notable for its small scale, its high density, and its high degree of overall architectural integrity.

North Tracy Avenue Historic District
Period of Significance: 1890-1930
Areas of Significance: Architecture, Settlement
Contributing Structures: 21
Non-contributing Structures: 8

The North Tracy Avenue Historic contains the most significant concentration of historic residential architecture north of Main Street, and is a representative portion of what was once a quite extensive historic residential area. The district consists of 29 modest residences spanning two blocks, from Villard to Peach Streets. The neighborhoods to the north of Main Street were established long before extensive development occurred on the south side during the early 20th Century. However, no areas of the north side of Bozeman retain as much historic architectural integrity as the small group of residences that compose this district.

South Tracy Avenue Historic District
Period of Significance: 1916-1923
Areas of Significance: Architecture
Contributing Structures: 6
Non-contributing Structures: 1

This compact and cohesive group of seven small, one-story, gable front, Bungalow style houses stretches for one block along the east side of S. Tracy Avenue. An island of Bungalows from the time of its initial construction in 1917 and well into the 1930's, the South Tracy Avenue Historic District remains a cohesive architectural unit, and a particularly vivid example of Bozeman's rapid early 20th Century expansion. The seven similar, modest residences that make up the district, each with a separate garage, represent the work of four local carpenters.
**Independent Resources**

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<td>24 W. Mendenhall</td>
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Systematic historical and architectural survey work within the Bozeman Multiple Resource began in 1981. James R. McDonald, architect, Martha Claire Catlin, historian, and a host of volunteer workers began a reconnaissance survey of approximately 1600 buildings in Bozeman under contract with the Bozeman City-County
Planning Office. Three years later, the Montana State Historic Preservation Office contracted with Matthew Cohen, architectural historian, to complete historical research necessary for the evaluation of buildings and districts within the survey area and to prepare a multiple resource area nomination for those properties found to meet the criteria for listing in the National Register of Historic Places.
8. Significance

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Specific dates 1872-1937
Builder/Architect multiple

Statement of Significance (in one paragraph)

The historic resources of Bozeman, Montana are significant due to their ability to accurately portray the social and economic forces that shaped the historic character and physical appearance of this stable and rather prosperous western Montana community. The commercial patterns of development, resulting in the evolution of a typical, western vernacular Main Street, are evidenced by the one-and two-story masonry buildings dating from the early 1880's through to the late 1938's that line both sides of the street. Although some important examples of late 19th century vernacular and high-style residential architecture exist today, Bozeman's neighborhoods are primarily characterized by the extensive blocks of early 20th century, carpenter-built housing. The degree to which the community's commercial and residential historic districts retain their original ambiance and architectural character is unusual in Montana. The relative stability of the Bozeman economy likely has supported this remarkable level of preservation.

The town of Bozeman was established as a strategically situated frontier outpost located on the west side of Bozeman Pass, which was the mountain crossing for a major transportation route to the gold mines of western Montana. As early as the mid-1860's Bozeman existed as a trading center for a burgeoning agricultural hinterland, which supplied basic commodities to the miners who crowded in at the major strikes in Virginia City, Bannack, and Helena. The importance of regional commerce to the early Bozeman merchants is clearly depicted by the active role they played in bringing to the attention of the U.S. Government the threat they thought posed by Indians to unfettered travel or railroad construction during the mid-1870's.

With the Indian population thoroughly quelled by the late 1870's and the transcontinental Northern Pacific Railroad completed to Bozeman in 1883, the young city of Bozeman was bursting with renewed optimism regarding its future. Bozeman became an incorporated city, and a number of new additions to the original townsites were immediately platted. As the hub of a growing and prosperous agricultural region, Bozeman citizens and business people benefited from expanded markets as well as convenient accessibility to imported goods and industrial products available by rail. The accumulation of wealth in the community is exhibited in the number of substantial residences and commercial buildings in the Italianate, Queen Anne, and Second Empire styles built during this period. Most of the residences dating to the 1880's were constructed on the north side of town and exist today surrounded by more recent infill construction or extensively remodelled historic structures.

During the early 1890's, Bozeman demonstrated its desire to gain the distinction of being the capital of the new state of Montana. In reality, Bozeman had little chance for the title when compared to the larger and wealthier cities of Helena and Anaconda, which were in intense competition for the honor. Like many towns, Bozeman's bid was a symbolic one, designed to secure for itself an important
9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreage of nominated property approx. 1050 acres

Quadrangle name Bozeman, MT

Quadrangle scale 1:625000

UTM References

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Verbal boundary description and justification The multiple resource area includes all buildings and structures located within the city limits of Bozeman, Montana.

T2S;R5E, E¼ sect. 12 and NE¼ sect. 13; T2S;R6E, S¼ sect. 6, all sect. 7, and NW¼ sect. 18

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title Matthew Cohen

organization Bozeman City County Planning Office

date June, 1986

street & number 25 North Bozeman

telephone 406-586-4421

city or town Bozeman

state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

X national

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

[Signature]

date Sept. 1, 1987

For NPS use only I hereby certify that this property is included in the National Register

[Signature]

date 10/30/87

Keeper of the National Register

Attest:

Chief of Registration
state institution and some political clout when it threw its votes behind one of the top contenders. Indeed, Bozeman did gain the Montana State College of Agriculture and Mechanic Arts. Although the city initially accepted the college with disappointment, this institution would prove to be a vital contributor to the stability of the local economy throughout the 20th Century.

In a state where the cycles of boom and bust of natural resource exploitation have caused considerable stress to sustained economic development, the city of Bozeman stands out with an unusually secure and generally prosperous local economy. The relatively slow pace of development that the town experienced during the 1870's, 1880's, and 1890's left Bozeman with an ambitious plat and a stable agricultural market that would well accommodate the steady expansion of both business enterprise and population during the first three decades of the 20th century. Bozeman came of age as a modern city during this period. Although very little industrial investment occurred in Bozeman, diversification in both the agricultural and service sectors during the 1910's brought markedly increased prosperity to the city, supporting a much expanded middle class population. Commodity prices held strong through the First World War, and the ranks of the Gallatin Valley farmers were swelled by new homesteaders taking up virtually all of the as yet unclaimed agricultural land. In town, large tracts of carpenter-built housing constructed between 1900 and 1937 survive today as intact neighborhoods that are presented in this nomination as the Cooper Park, Bon Ton, South Tracy-South Black, South Tracy, North Tracy, and Lindley Place historic districts.

The city of Bozeman fared considerably better than most Montana communities through the years of the Great Depression due to the presence of the State College and to the tremendous agricultural productivity of the Gallatin Valley, where farmers were not subjected to as high a rate of foreclosure as was experienced by settlers in other parts of the state. Although the city continued to grow during the Depression years, it did so at a very moderate pace.

Detailed descriptions of each of the eight historic districts and 32 independent resources included within the Bozeman multiple resource area follow.
BIBLIOGRAPHY


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<td>Bohart House</td>
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<td>3</td>
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<td>Bridger Arms Apartments</td>
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National Park Service

National Register of Historic Places
Continuation Sheet

Section number ______  Page ______

Name ____________ Dozeman MRA
State ____________ Gallatin County, MONTANA

Nomination/Type of Review

11. Colburn House
Keeper ____________ A. Louis Byun 10/23/87
Attest ____________

12. Cooper Park Historic District
Keeper ____________ A. Louis Byun 10/23/87
Attest ____________

13. Dokken--Nelson Funeral Home
Keeper ____________ Beth Grovena Roland 10/23/87
Attest ____________

14. First Baptist Church
Keeper ____________ A. Louis Byun 10/23/87
Attest ____________

15. First Presbyterian Church
Keeper ____________ Beth Grovena Roland 10/23/87
Attest ____________

16. Gallatin County Courthouse
Keeper ____________ Beth Grovena Roland 10/23/87
Attest ____________

17. Gallatin Valley Seed Company
Keeper ____________ A. Louis Byun 10/23/87
Attest ____________

18. Gifford House
Keeper ____________ Beth Grovena Roland 10/23/87
Attest ____________

19. Graf Building
Keeper ____________ A. Louis Byun 10/22/87
Attest ____________

20. Hamill Apartments
Keeper ____________ A. Louis Byun 10/23/87
Attest ____________
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Inventory—Nomination Form

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National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Multiple Resource Area
Thematic Group

Name: Bozeman MRA
State: Gallatin County, MONTANA

Nomination/Type of Review

31. North Edge Dairy
32. North Tracy Avenue Historic District
33. Orton House
34. Panton House
35. St. James Episcopal Church and Rectory
36. South Tracy Avenue Historic District
37. South Tracy—South Black Historic District
38. Spieth Houses
39. Story Motor Company
40. Rouse House

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United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

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Name  Bozeman MRA
State  Gallatin County, MONTANA

Nomination/Type of Review

41. Gallatin County High School  Entered in the National Register
   for Keeper  Ahearn Byers  1/22/88
   Attest

42. Harris House  Entered in the National Register
   for Keeper  Ahearn Byers  1/22/88
   Attest

43. Hines House  Entered in the National Register
   for Keeper  Ahearn Byers  1/22/88
   Attest

44. House at 714 North Trace

45. House at 818 South Eighth

46. Johnson House

47. Krueger House

48. Peterson House

49. Emerson School  Entered in the National Register
   for Keeper  ________  _______
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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North Edge Dairy Gallatin County, MONTANA (Bozeman MRA)

REMOVAL APPROVED  [Signature]  6/6/91

Determined Eligible/Owner Objection