

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received **MAR 21 1988**  
date entered

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

**1. Name**

historic Judith Place Historic District

and/or common Judith Place and Scott Additions

**2. Location**

street & number roughly bounded by Main St., the alley between Hawthorne and Ridgelawn Sts.,  
Washington St., and Oullette St. n/a not for publication

city, town Lewistown n/a vicinity of

state Montana code 030 county Fergus code 027

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name multiple

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Fergus County Courthouse

street & number

city, town Lewistown state Montana

**6. Representation in Existing Surveys**

Historic Resource Survey  
title of Judith Place

has this property been determined eligible?  yes  no

date 1987  federal  state  county  local

depository for survey records Montana State Historic Preservation Office

city, town Helena state Montana

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	n/a moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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### Describe the present and original (if known) physical appearance

The Judith Place Historic District, located north of Main Street at the east entrance to Lewistown, Montana, is a cohesive collection of detached, single family, pattern book-design, craftsman-built residences dating to the 1912-1920 period. The district is composed of 45 residences and one modern office building and exhibits only minor architectural alteration. Forty-two of the residences make a positive contribution to the historic character of the district. Mature landscaping and the irregular orientation of the tree-lined streets help to set the historic district off from the surrounding neighborhoods of later construction.

The district boundaries include two historic additions to the City of Lewistown: the Judith Place Addition, platted in 1911, and the Scott Addition, platted in 1917. Eighty-two percent of the residences in the Judith Place Addition were built between 1912 and 1915, while ninety-five percent of those in the Scott Addition were built between 1916-1920. Although construction in the Judith Place Addition generally precedes that in the Scott Addition by four years, there exists little difference in the overall appearance of the buildings. In fact a number of the one-story Craftsman bungalows found in the two additions, while not identical, bear remarkable resemblance.

Wood is the predominant building material within the historic district, the only exceptions being a one-story, Prairie style brick bungalow and a one-story, cut sandstone, Craftsman style cottage. All houses share a common setback from the street. Most houses have gable roofs and their axial orientation is approximately equally divided between parallel and perpendicular, which adds interest and variety to the streetscape.

The majority of the residences within the Judith Place Historic District are small, one- or one-and-one-half story, Craftsman style bungalows, with engaged, wide front porches, many of which were enclosed with glass during the historic period. Typical detailing includes narrow reveal, beveled siding; multi-pane over single-pane, double-hung windows; exposed rafter tails; gently pitched roofs with decorative bracketing and end braces; and square or battered porch support columns. No two houses are exact duplicates of one another, although a number share the same floor plan.

Three Prairie style houses are found within the district. One is an especially well designed, one-story brick residence at 113 Hawthorne (#270). This house features a wrap-around porch with square, brick columns. The other two residences of the style, at 114 Hawthorne (#271) and 124 Hawthorne (#273), are two-story, wood frame buildings of a basic 4-square plan, with hipped roofs and open front porches.

Designs that do not follow the common Craftsman or Prairie style format, but still appear to have been derived from pattern books or builders' manuals are the one-and-one-half story, gambrel-roofed, "Dutch" Colonial Revival house at 210 Hawthorne (#279), and the one-and-one-half-story, gable-roofed, Classically-detailed house at 215 East Lake (#294).

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Of particular note is the 1932, English "Tudor" style house at 215 Hawthorne (#282) that was designed by local architect William S. Devine. This one-and-one-half-story, wood frame, stucco-covered house features an arched entry door with the characteristic, dramatically sloped roof line above; six-over-one, double-hung windows set singly, in pairs, and in threes; and a large, exterior chimney protruding through the ridge line on the facade. Although of a later period of construction, this building is an important, integral component that adds to the overall architectural significance of the district.

Modern alterations to the buildings within the Judith Place Historic District have been limited to the application of asbestos siding on three buildings and a number of cases where wooden roof shingles have been covered with metal or asphalt roofing. Only one historic building within the district has received insensitive architectural modification: the one-and-one-half-story Craftsman style house at 204 Hawthorne (#275). The engaged porch was removed, and, while the porch roof is now held up by wrought iron supports, a small concrete stoop provides access to the doorway. A number of windows have been replaced with modern fixed units, and the building has been resided with masonite. This house yet exhibits a considerable amount of its original Craftsman style detailing, including the exposed rafter tails, decorative barge board, shed-roofed dormers, and overall massing. However, given the high degree of historic architectural integrity possessed by the majority of residences in this historic district, the house at 204 Hawthorne is considered to be noncontributing, together with the three, one-story, modern buildings in the district.

**Judith Place Historic District**

#	Address	Date	Style	Status
250	502 E. Broadway	1918	Craftsman	contributing
251	503 E. Broadway	1954	Ranch style	noncontributing
252	510 E. Broadway	1918	Craftsman	contributing
253	511 E. Broadway	1918	Craftsman	contributing
254	412 E. Broadway	1919	Craftsman	contributing
255	513 E. Broadway	1919	Craftsman	contributing
256	514 E. Broadway	1919	Craftsman	contributing
257	516 E. Broadway	1919	Craftsman	contributing
258	519 E. Broadway	1920	Craftsman	contributing
259	523 E. Broadway	1920	Craftsman	contributing
260	524 E. Broadway	1919	Craftsman	contributing
261	201 North Elm	1920	Craftsman	contributing
262	207 North Elm	1915	Craftsman	contributing
263	211 North Elm	1918	Craftsman	contributing
264	215 North Elm	1915	Craftsman	contributing

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265	101 Hawthorne Ave.	1981	Modern Office	noncontributing
266	104 Hawthorne Ave.	1912	Craftsman	primary
267	105 Hawthorne Ave.	1914	Craftsman	contributing
268	108 Hawthorne Ave.	1912	Craftsman	primary
269	109 Hawthorne Ave.	1912	Craftsman	contributing
270	113 Hawthorne Ave.	1914	Prairie	primary
271	114 Hawthorne Ave.	1914	Prairie	primary
272	121 Hawthorne Ave.	1912	Craftsman	contributing
273	124 Hawthorne Ave.	1914	Prairie	primary
274	203 Hawthorne Ave.	1912	Craftsman	primary
275	204 Hawthorne Ave.	1915	Craftsman	noncontributing
276	206 Hawthorne Ave.	1914	Craftsman	contributing
277	207 Hawthorne Ave.	1920	Craftsman	primary
278	209 Hawthorne Ave.	1912	Craftsman	primary
279	210 Hawthorne Ave.	1912	Dutch Colonial	contributing
280	211 Hawthorne Ave.	1912	Craftsman	contributing
281	214 Hawthorne Ave.	1913	Craftsman	primary
282	215 Hawthorne Ave.	1932	English Tudor	primary
283	104 East Lake Ave.	1922	Craftsman	contributing
284	106 East Lake Ave.	1916	Craftsman	primary
285	109 East Lake Ave.	1912	Craftsman	primary
286	122 East Lake Ave.	1914	Craftsman	contributing
287	113 East Lake Ave.	1912	Craftsman	contributing
288	114 East Lake Ave.	1920	Craftsman	contributing
289	117 East Lake Ave.	1916	Craftsman	contributing
290	119 East Lake Ave.	1912	Craftsman	contributing
291	122 East Lake Ave.	1918	Craftsman	contributing
292	203 East Lake Ave.	1920	Craftsman	contributing
293	209 East Lake Ave.	1912	Craftsman	primary
294	215 East Lake Ave.	1914	Pattern book	contributing
295	221 East Lake Ave.	1952	Ranch style	noncontributing

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1912-1920, 1932      **Builder/Architect** multiple

**Statement of Significance (in one paragraph)**

The Judith Place Historic District maintains a strong link to the past through its architecture and represents not only the rapid growth and development of the small, central Montana trading community of Lewistown through the prosperous decade of the homesteading period from 1908-1918, but its decline as well. The district is composed of two additions to the City of Lewistown: the Judith Place Addition, which was built-up primarily by the Empire Land Co. between 1912-1916, and the Scott Addition, which was platted in 1917 and rapidly developed by builder William A. Rose. At the close of the First World War, grain markets plummeted, three years of severe drought plagued the high plains, and a massive exodus of area homesteaders ensued. As a result of the local economic crisis, a few residences in the Scott Addition were abandoned by the builder while still under construction, and left for others to finish.

This tiny enclave of middle class housing constructed during the prosperous years for Lewistown business men, professionals and ranch owners stands as a vivid reminder of the optimism, careful planning, and high quality of craftsmanship that characterized community development during the years immediately preceding the war. These well-crafted residences testify to the skills of community planners, developers and builders who worked together to provide the rapidly growing city with the most "up-to-date" housing, most of which was fashioned in the Craftsman and Prairie styles. Today, the Judith Place Historic District stands as an independent, cohesive collection of residences that are strongly related in terms of age, historic setting, style, and building materials.

**Historical Context**

From its origin as an Indian trading post, then a small, permanent Metis settlement, to its ascension as the major agricultural supply center for central Montana by the mid-1910's, the fortunes of Lewistown became inextricably tied to the successes and failures of the regional farmers and ranchers. As a singular influence, the "homesteading boom" in Montana had the most significant impact upon the growth of the community of Lewistown. Attracted by the lure of free government land, and seduced by the advertisements of the railroads and real estate companies, tens of thousands of homesteaders poured onto the high plains of Montana, taking up claims of 160-320 acres during the first two decades of the 20th Century. Serviced by two transcontinental railroads and designated as the county seat, Lewistown's position as the trade and service center for these new settlers was secured.

The population of Lewistown in 1900 numbered 1,096 and, according to the U.S. Census, nearly tripled by 1910, and again doubled by 1920 to 6,120. Developers and builders, confident that Lewistown would continue its rapid growth, recognised the need for additional building lots, and set about to expand the city with the daring concept of a planned development.

# 9. Major Bibliographical References

see continuation sheet

# 10. Geographical Data

Acreeage of nominated property approximately 15 acres

Quadrangle name Lewistown, Montana

Quadrangle scale 1:62500

### UTM References

A 

1	2	6	2	0	3	8	0	5	2	1	4	2	5	0
Zone			Easting				Northing							

B 

1	2	6	2	0	0	9	0	5	2	1	3	8	4	0
Zone			Easting				Northing							

C 

1	2	6	2	0	1	1	0	5	2	1	4	0	8	0
Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

see continuation sheet

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

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Ellen Cornwall Sievert

organization Lewistown Historic Preservation Office

date October, 1987

street & number 511 Montana Building

telephone 538-5909

city or town Lewistown

state Montana

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

*Marcella Shiff*

title

SHPO

date

3-8-88

For NPS use only

I hereby certify that this property is included in the National Register

*Patrick Andrus*

date

5/4/88

Keeper of the National Register

Attest:

date

Chief of Registration

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In August, 1911, the survey for the Judith Place Addition was completed and the plat accepted by the City and County officials. This new subdivision joined the rather oddly platted community in an innovative way. Although the Original Townsite and most of the subsequent additions were platted on squares of land oriented to the cardinal points, streets, blocks, and lots were customarily laid out on a northeast-southwest axis. Judith Place Addition also was platted on a small, square parcel of land, but the streets were laid out in conformance with the cardinal compass points, which set them off at a 45 degree angle from the rest of the community. The platting of Judith Place required a slight relocation of the county highway, which leads east out-of-town from Main Street, and it left a small, pie-shaped wedge of undeveloped land between East Lake Avenue and North Elm Street. This wedge was platted as the Scott Addition in 1917, which is included in this nomination as part of the Judith Place Historic District.

Construction in Judith Place began immediately. The Empire Land Co., "Lewistown's Home Builders," advertised in 1912 that they had invested more than \$100,000 in home building in Lewistown that year. Six of the residences listed in their advertisement are located in the Judith Place Addition, costing from \$3,500 for a six-room bungalow to \$4,500 for an eight-room house. "We furnish plans, use first-class materials and guarantee workmanship," the ad goes on. "These are modern homes and are equipped with both, electric lights and water, while some of them have heating plants and stationary wash tubs in the basement. We will build a house on your own lots and build it according to your own ideas."

At the time of its construction, Judith Place was considered to be a "suburb" of Lewistown, located at the opposite end of Main Street from the earlier historic residential districts (see Lewistown Multiple Resource Area, National Register: June 27, 1985). The growing popularity of the automobile, linked with the need for community expansion, made the development possible. The new houses in the district were generally accompanied by small, wood frame garages, built to the rear lot line at the alley. Careful developers, nevertheless, chose to boast that "Judith Place is the same distance from the intersection of First Avenue with Main Street as is the Bright Hotel. The value of city property is determined by its relative distance from the center of population."

Within a few short years, from 1912 to 1920, the Judith Place Historic District was nearly completely built-up. Houses were erected both on speculation and by commission for local businessmen and area ranchers who elected to relocate in the city to be closer to the Fergus County High School. Although a number of local developers and contractors participated in the building boom, the Empire Land Co. and builder William A. Rose likely had the greatest impact on the area.

Optimism for the future of the city of Lewistown did not survive the First World War. Conscription and war industry work began to draw people from Lewistown as soon as the United State joined the hostilities in 1917. Local economic disaster struck at the war's end in the form of depressed prices for agricultural products

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and the worst drought in Montana history in 1919. For several years thousands of homesteaders fled from the land that had so seductively beckoned them to Montana. Although Lewistown was firmly established as the seat of Fergus County and remained the trading center for a large area, the population loss had a direct negative impact on the Judith Place and Scott Additions. Builders' liens and sheriff's certificates abounded, particularly in the Scott Addition, as housing supply exceeded demand for the first time in the city's history.

Architectural Context

The Judith Place Historic District is significant in the development of Lewistown because it embodies the sophisticated concept of planned additions accommodating rapid growth during the expansion years before 1920. The foresight used at that time has continued to benefit the community during the intervening 60-70 years. When evaluated by today's standards, the lot sizes are still ample, the streets adequate, and the quality of construction substantial. The landscaping has matured and greatly contributes to the ambience of the area.

Although no "high-style" architecture is evident in the historic district, the style of buildings, the construction methods, and the emphasis on planning reflect Progressive Era thinking and represent the American trend toward standardization of the single family detached house. It is significant that although the materials, setbacks, orientation, and buildings techniques were standardized, individuality of the houses was preserved. Several residences in the district share the same floor plan, for example, but each displays different exterior decorative detailing. The net result is a collection of houses that is extremely cohesive, relating strongly to one another, which is the district's greatest strength.

Two related styles predominate in the historic district: the Craftsman and the Prairie styles. The Craftsman style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. Inspired by the Arts and Crafts movement and such early luminaries as Charles and Henry Greene in southern California, the style was promulgated rapidly by the spread of pattern books and popular magazines. The use of subtle combinations of natural materials, exposed structural features such as rafter tails and purlins, decorative beams or braces, commodious porches supported by battered columns all serve to identify the Craftsman style and are obvious throughout the historic district. Prairie style features, such as the wide, gently-pitched, overhanging roofs and window banding, were used by local builders in detailing basic Craftsman designs or to offer an "up-to-date," but highly compatible alternative. The strong influence of the Prairie style is evidenced by three buildings in the district.

The most common building material within the historic district is wood, and the dominant technology is wood framing. There is one brick residence, located at



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113 Hawthorne Ave. (#270), which is a finely detailed Prairie style bungalow. It was built around 1914 and is an excellent example of the poly-chromatic brick construction that abounded in Lewistown following the establishment of the Lewistown Brick and Tile Co. in 1911. There is also only one example of the use of cut sandstone for wall construction in the district. Located at 117 East Lake Ave. (#289), and built in 1916, this small Craftsman style house features the native sandstone that was such a popular building material in the city during the first years of the 20th century.

Of special note is the single example of 1930's eclectic revival architecture in the historic district. This "Tudor" style house, located at 215 Hawthorne Ave. (#282), and built in 1932, is the only building known to be architect-designed in the historic district. It was designed by William S. Devine, who came to Lewistown in 1907 and first worked as a draftsman for G.D. Eastman. He later served as the Lewistown office manager and draftsman for the Link and Haire architectural firm until the early 1920's. Research has shown that he was likely the only resident architect in the city during the 1930's.

William A. Rose was the developer and major builder in the Scott Addition, which was platted in 1917. Rose has been identified as the builder of thirteen houses. At the close of the First World War, Rose apparently had a number of houses still under construction and interviews with long-time residents revealed that he simply "walked away" from several of these, leaving them for others to finish. The 1922 city directory listed Rose as "moved."

Another important contractor in the Judith Place Historic District was B.P. Melcher, who built the houses at 114 Hawthorne Ave. (#271) and 124 Hawthorne Ave. (#273). Both of these residences are striking, Prairie style homes.

John Boles, retired second generation Montana Lumber and Hardware Co. president, explained that much of the building material for the houses constructed in the Judith Place Historic District was furnished by his company, as well as house plans. Unfortunately, many of the records for the company were lost to a fire in about 1960.

As only one of the buildings in the Judith Place Historic District is known to be architect-designed, the pattern books, builders' manuals, and catalog plans of the historic period guided the contractors in most instances. As stated, the overall quality of construction in this historic district is high, demonstrating that the contractors were cognizant of and proficient in the systems approach to building, which prevailed in this country until the mass production techniques of the post-World War II era again altered the shape of the American family home.

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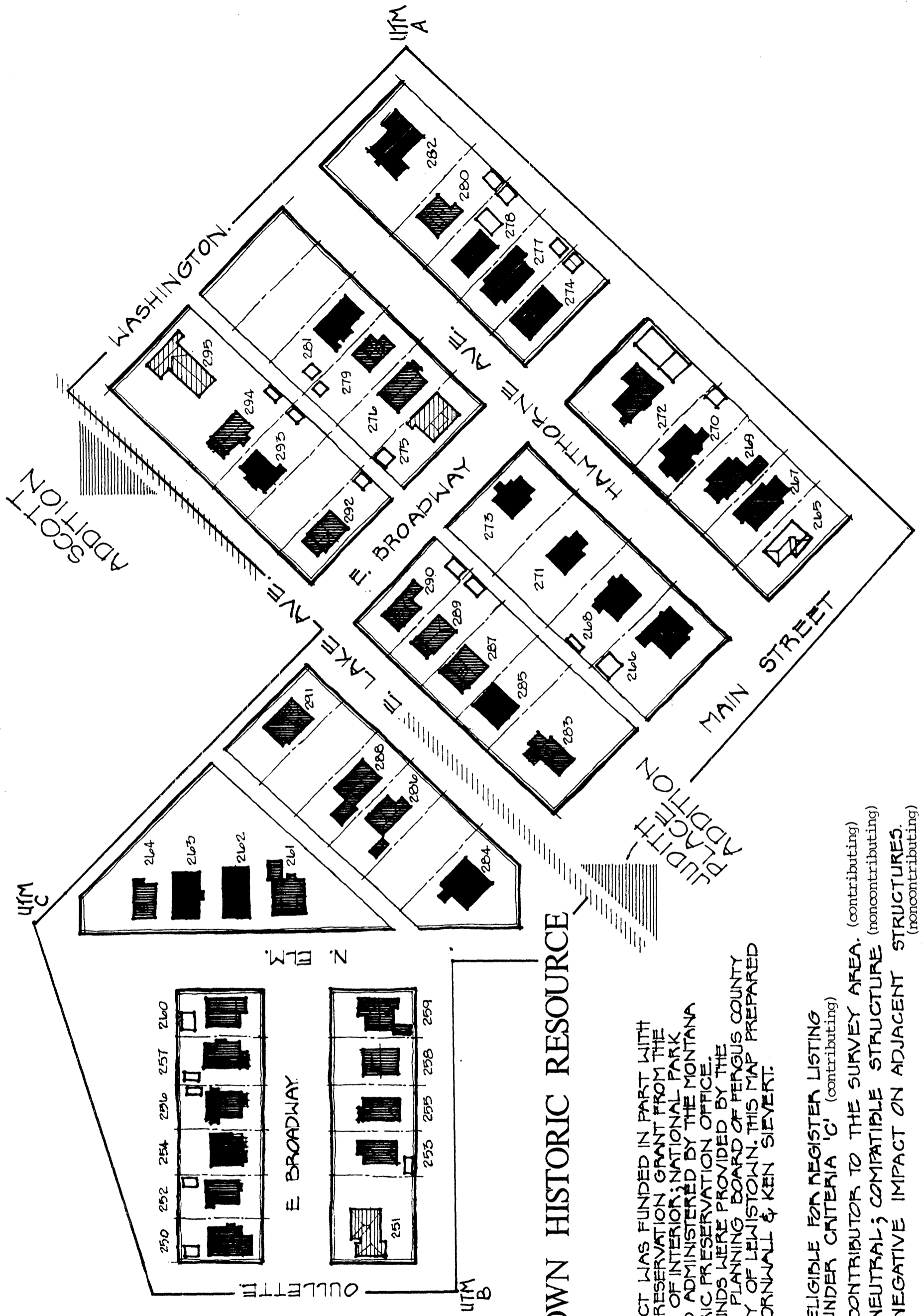
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Beginning at the intersection of Main St. and N. Elm St., continue approximately 545 ft. east on Main Street to the center of the alley between Hawthorne Ave. and Ridgelawn Ave., then north 730 ft. to the center of Washington St., then 494 ft. west on Washington to the center of East Lake Ave., then south on East Lake Ave. 420 ft. to the center of Broadway St., then west for approximately 409 ft., then southwest approximately 77 ft. to the center of N. Elm St. Continue southeast on N. Elm St. for about 136 ft. to the center of the alley between Broadway and Washington Streets then southwest 365 ft. to the intersection of Oullette St., proceed southeast on Oullette St. for approximately 331 ft. to the center of the alley between Broadway and E. Main St., then northeast 365 ft. to the center of E. Elm, then southeast 58 ft. to the center of Main St., which is the point of beginning.



## LEWISTOWN HISTORIC RESOURCE SURVEY

THIS PROJECT WAS FUNDED IN PART WITH A HISTORIC PRESERVATION GRANT FROM THE DEPARTMENT OF INTERIOR; NATIONAL PARK SERVICE, AND ADMINISTERED BY THE MONTANA STATE HISTORIC PRESERVATION OFFICE. REMAINING FUNDS WERE PROVIDED BY THE CITY-COUNTY PLANNING BOARD OF FERGUS COUNTY AND THE CITY OF LEWISTOWN. THIS MAP PREPARED BY ELLEN CORNWALL & KEN SIEVERT.

- LEGEND:** ELIGIBLE FOR REGISTER LISTING UNDER CRITERIA 'C' (contributing)
-  CONTRIBUTOR TO THE SURVEY AREA. (contributing)
  -  NEUTRAL; COMPATIBLE STRUCTURE (noncontributing)
  -  NEGATIVE IMPACT ON ADJACENT STRUCTURES. (noncontributing)

JUDITH PLACE HISTORIC DISTRICT  
LEWISTOWN, MONTANA

PHOTO #	ADDRESS/VIEW
1	200 block of East Lake Avenue (looking South)
2	200 block of East Broadway (looking Southeast)
3	200 block of North Elm Street (looking north)
4	200 block of East Lake Avenue (looking south)
5	200 block of Hawthorne Avenue (looking south)
6	200 block of Hawthorne Avenue (looking north)
7	502 East Broadway
8	513 East Broadway
9	524 East Broaday
10	207 North Elm
11	105 Hawthorne
12	108 Hawthorne
13	109 Hawthorne
14	113 Hawthorne
15	114 Hawthorne
16	124 Hawthorne
17	203 Hawthorne
18	206 Hawthorne
19	207 Hawthorne
20	210 Hawthorne
21	211 Hawthorne
22	214 Hawthorne
23	215 Hawthorne
24	104 East Lake
25	106 East Lake
26	109 East Lake
27	113 East Lake
28	114 East Lake
29	117 East Lake
30	122 East Lake
31	203 East Lake
32	209 East Lake
33	215 East Lake