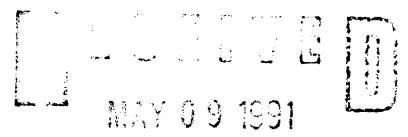


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Harrington, Rose, House

other name/site number: Parks House

2. Location

street & number: 3709 East Side Highway

not for publication: n/a
vicinity: n/a

city/town: Stevensville

state: Montana code: MT county: Ravalli code: 081 zip code: 59870

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
<u> 1 </u>	<u> 2 </u> building(s)
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> 1 </u>	<u> 2 </u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Historic Resources of Stevensville, Montana: 1866-1941.

4. Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.

Maudie Slap MT SHPO 4-9-91
Signature of certifying official Date

MONTANA STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

___ See Continuation Sheet

5. National Park Service Certification

I, hereby certify that this property is:

Entered in the
National Register

entered in the National Register Helene Byer 6/19/91
___ See Continuation Sheet

___ determined eligible for the National Register _____

___ determined not eligible for the National Register _____

___ See Continuation Sheet

___ removed from the National Register _____

___ See Continuation Sheet

___ other (explain): _____

fu
Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic/single dwelling

Current: Domestic/single dwelling

7. Description

Architectural Classification: Bungalow/Craftsman

Materials: foundation: concrete
 walls: wood
 roof: wood shingle
 other: weatherboard

Describe present and historic physical appearance.

The Harrington house is oriented toward the south, facing onto the East Side Highway. The house is a Craftsman bungalow with a wood-shingled, side-facing gable roof, punctuated by a front-facing gable-roofed porch. A shed-roofed dormer is centered over the porch roof and contains four single-light windows. The projecting gable end of the porch roof is enclosed, and is lit by a narrow single-pane window. The porch roof is supported by two massive, round, cobble stone pillars which rise from a low cobble stone wall that is accented with two cobble stone half-pillars flanking the centered entry stairs. The central entrance is flanked by large 12-over-24 cottage windows. The west 24-light window has been replaced with a single sheet of glass. The wooden trim of the doors and windows is battered, which lends an even greater sense of weight to the composition. Open rafters, exposed rafter tails, the use of wood shingle lower wall covering with narrow reveal clapboard above further define the Craftsman stylistic features of the house.

A pair of 1-over-1, double-hung windows is centered in the dormer of the west elevation. A 12-over-1, double-hung cottage window is located at the south side of the elevation. A duplicate window slightly north of center has been replaced with a modern picture window, although the original frame has been retained. An enclosed and enlarged rear porch extends across the north side of the elevation beyond the north wall of the core structure. There are no doors or windows in the west elevation of this addition, although there is a single-light window in the south wall.

A pair of 1-over-1, double-hung windows is centered in the gable end of the east elevation. A 12-over-24, double-hung cottage window is located at the south side of the main floor and a 1-over-1, double-hung window is located on the north.

The greatest alteration to the house was the enclosure and enlargement of the porch at the rear northwest corner. This addition, completed around 1981, was built in the same style and with similar materials as the original house and is quite compatible. A few alterations have been made in some windows, as noted above. Large trees, possibly planted at the time the original house was built, remain in the front yard. There are newer outbuildings located to the north of the house, but they are far enough away that they do not impose upon the house.

Outbuildings

A modern, gable-roofed, three-car garage is located northeast of the house. Three overhead automobile doors are located in the west elevation. A concrete driveway leads from the two south doors. The north door is not in use. A casement window is located in the south wall of the garage. The garage was built in 1968.

A large gable-roofed, corrugated metal bus garage is located north of the small garage. A large vehicle door is located at the north end of the west elevation; a smaller vehicle door is located to the south. The bus garage was built in 1986.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Locally

Applicable National Register Criteria: C

Areas of Significance: Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1918

Significant Person(s): n/a

Significant Dates: 1918

Cultural Affiliation: n/a

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Harrington House is an excellent example of a Craftsman style bungalow, and retains a high degree of historic architectural integrity. The outstanding Craftsman stylistic features include the broad front porch, massive rock piers and rail, multi-pane windows, battered wooden door and window trim, and the shingle and clapboard exterior wall finish. Together with the neighboring Cochran house and Wilbur Cook house, the Harrington house was reportedly part of a model home display for an early 1910s development that never fully materialized. These three Craftsman bungalow homes are nevertheless significant due to their association with the national trend toward this less expensive, modern style during a time period that Stevensville was experiencing the end of its period of most remarkable population and economic growth.

In January, 1903, the Stevensville Register reported that the McCormick and Catlin ranches at the north edge of Stevensville would be subdivided into five- and ten-acre lots for resale for suburban house and garden development.¹ The Catlin ranch had originally been patented to Mary Catlin in 1888. The McCormick Ranch was the original John Owen donation claim patented in 1877. The moving force behind this development was J. M. Higgins, a farmer from the Rosemont area south of town. In 1902, Higgins began his career as a real estate developer when he purchased an acre of land near the Stevensville Training School from George May and built a two-story, seven room house on it.² In April, 1903, Higgins sold his sheep and ranch on the upper Burnt Fork to the May Brothers and purchased the Catlin Ranch.³ He immediately built a small residence on the new property.⁴ It is not clear which house this may have been, since there are several small residences along East Side Highway within the original Catlin Ranch. Higgins did subdivide part of the ranch and it was known as the Higgins Addition. He retained a large part of the ranch and built his own concrete block residence there in 1910.⁵

Unfortunately the history of the original Harrington house, which burned to the ground in March, 1915, is not well documented. The nominated property is a replacement house, built in 1918 on a new foundation according to the tax records, and it fits in extremely well

X See Continuation Sheet

¹Stevensville Register, January 21, 1903.

²Northwest Tribune, January 24, 1902; August 29, 1902.
Stevensville Register, October 8, 1902.

³Stevensville Register, April 22, 1903.

⁴Ibid., April 29, 1903.

⁵Ibid., August 25, 1910.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Harrington House

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with its neighboring two Craftsman cottages. John and Rose Harrington purchased this property from Higgins in 1908.⁶ The Harrington family, however, continued to live in their own home near Fourth and Main Streets for some years. In the 1910 census, Harrington was listed as a farmer, so he may have been farming this property while living in town.⁷ John Harrington apparently died before 1912, because that year the property was deeded to Rose Harrington. She retained ownership until 1941.⁸

⁶Chain of Title.

⁷1910 Census.

⁸Chain of Title.

9. References

Missoula Herald, Missoula, Montana, Special Edition, January 1, 1909.
Missoulian, Missoula, Montana, December 15, 1912; June 12, 1949; August 14, 1949.
Stevensville Historical Society, Montana Genesis (Missoula: Mountain Press, 1971).
Stevensville Register, Stevensville, Montana, Special Edition, December 23, 1909.
Western News, Hamilton, Montana, December 19, 1911.
Negative file: S. elevation, Sleeve 6, Row 2, Neg. 5.

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 # _____

Primary Location of Additional Data:

State historic preservation office
 Other state agency
 Federal agency
 Local government
 University
 Other -- Specify Repository:

10. Geographical Data

Acreage of Property: Less than one acre

UTM References:	Zone	Easting	Northing
	11	723740	5154950

Verbal Boundary Description:

A portion of Lot 1 of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 9 North, Range 20 West. The point of beginning is located on the north edge of the right-of-way of the East Side Highway approximately 260 feet west of the intersection of the right-of-way of the Bitterroot Valley Railroad and the East Side Highway. The boundary runs north 180 feet; west 100 feet; south 180 feet; and east 100 feet to the point of beginning.

Boundary Justification:

The nominated property includes the lots upon which the historic buildings are situated.

11. Form Prepared By

Name/Title: Frank Grant	Date: revised October 1990
Street & Number: 544 Hastings	Telephone: 406/549-2468
City or Town: Missoula State: Montana	Zip: 59801