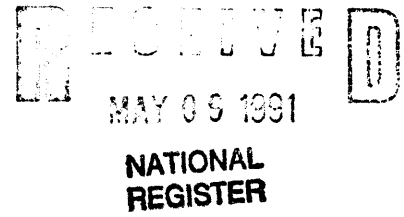


72

United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: Cochran, William, House

other name/site number:

2. Location

street & number: 3713 East Side Highway

not for publication: n/a

city/town: Stevensville

vicinity: n/a

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>  2  </u>	<u>      </u> building(s)
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>  2  </u>	<u>      </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.

Maule Shep 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 Alma Byrne 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 Cochran house is a modest 1½-story, gable-roofed, Craftsman style bungalow. The broad, gently sloping roof is oriented parallel to the street and the wood shingled roof expanse is broken by the projection of a low, wide, shed-roofed dormer. A full-width, engaged porch spans the facade and is accessed by concrete steps. The porch is surrounded by a solid, shingle-covered balustrade. A fine old porch swing still hangs at the side of the porch. The roof over the porch is supported by simple square, 6" x 6" posts with decorative brackets. The rafter tails of the roof are exposed and decorative brackets are used on the side elevations to support the wide overhanging eaves. Wall surfaces are defined with wooden shingles to the window sill level and narrow reveal clapboard siding above. Shingles are again used in the gable ends and corner boards accent the house throughout.

The symmetrical, principal facade faces East Side Highway to the south. The central doorway is flanked by two pairs of 9-over-1, wood, double-hung windows. An exterior brick chimney is located to the north of center on the west elevation. A 9-light window is located at each side of the chimney in the gable end and on the main floor. The eaves are supported by four 4" x 4" brackets. A 9-over-1 double-hung window is centered in the gable end of the east elevation of the core structure. A contemporary picture window has been added on the east elevation.

An addition on the north appears to have been completed soon after the house was built, as the same style and exterior detailing with a combination of shingle and clapboard siding was used. The windows of this addition consist of a combination of small, single-light fixed units and 1-over-1, double-hung windows. An entrance door is located at ground level on the far east side. To match the main body of the house, the eaves are supported by 4" x 4" brackets. The roof is broken by a narrow, shed-roof dormer. An interior chimney is located to the east of center near the ridge line. The roof of the addition is covered with composition shingles.

### Outbuilding

The garage is located to the north of the house and is a small, wood framed, gable-roofed building. Windows are fixed, 2-light units. The walls are sheathed with weatherboard and the roof is covered with asphalt shingles. The original garage doors were replaced with a multi-panel, wooden, overhead door. The garage was constructed shortly after the house was built and is considered to be a contributing element of the property.

---

## 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: 1913
Significant Person(s): n/a	Significant Dates: 1913
Cultural Affiliation: n/a	Architect/Builder: unknown

---

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

As part of a triad of Craftsman houses located at the outskirts of the townsite of Stevensville, the Cochran house gains significance as a fine example of a modest 1½-story Craftsman bungalow. Although the facade of the Cochran house is not as bold as that of the Harrington house adjacent to the west, it has many features that mark its distinctive Craftsman style: exposed rafter tails, the multi-light windows, a full-width engaged front porch with heavy support posts, and the mixture of shingle and clapboard wall siding. The house retains a high degree of architectural integrity. Even the roof shingles on the core structure appear to be original. Together with the Wilbur Cook house and the Harrington house, the Cochran house was reportedly part of a model home display for an early 1910s land development project that never fully materialized. These three Craftsman bungalow homes are 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. The original owner of the house was William Cochran, publisher of the Northwest Tribune from about 1920 to 1954.<sup>1</sup>

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.<sup>2</sup> 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.<sup>3</sup> In April, 1903, Higgins sold his sheep and ranch on the upper Burnt Fork to the May Brothers and purchased the Catlin Ranch.<sup>4</sup> He immediately built a small residence on the new property.<sup>5</sup> It is not

X See Continuation Sheet

---

<sup>1</sup>Montana Genesis, p. 180.

<sup>2</sup>Stevensville Register, January 21, 1903.

<sup>3</sup>Northwest Tribune, January 24, 1902; August 29, 1902.  
Stevensville Register, October 8, 1902.

<sup>4</sup>Stevensville Register, April 22, 1903.

<sup>5</sup>Ibid., April 29, 1903.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

Cochran House

Page 1

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.<sup>6</sup>

In 1909, Higgins sold a ten-acre tract to Wilbur M. Cook. In 1912, Cook sold this very small corner of his parcel to William Cochran.<sup>7</sup> There is no record of Cochran having built this house, but, in 1914, he sold the property to Masonic Lodge #28 A.F. & A.M. However, the Cochran family continued to live in this house. In March, 1915, a fire that completely destroyed the Harrington house next door to the west also damaged the William Cochran house. Local builder and architect Roscoe Rodgers repaired the damage.<sup>8</sup> In 1934, the Lodge returned the property to William Cochran, who in turn deeded it to his wife Gertrude. It is not clear how the Lodge used the house during those twenty years. Gertrude Cochran held the property until 1967.

---

<sup>6</sup>Ibid., August 25, 1910.

<sup>7</sup>Chain of Title.

<sup>8</sup>Northwest Tribune, March 5, 26, 1915.

---

## 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. 7.

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	723760	5154950

---

Verbal Boundary Description:

The nominated property consists of a portion of Lot 1 in the NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of Section 26, Township 9 North, Range 20 West, described as follows: Beginning at a point 70 feet east of the intersection of the East Side Highway and the right-of-way of the Bitterroot Valley Railway, the boundary runs 260 feet north; thence 140 feet west; thence 260 feet south; thence 140 feet east to the place 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