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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89002171

Date Listed: 1/10/90

East Main Street Residential HD
Property Name

Custer
County

MT
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrews
Signature of the Keeper

1/10/90
Date of Action

Amended Items in Nomination:

Function or Use: For Historic Functions and Current Functions, the nomination form cites "Domestic." To fully reflect the content of the nomination, the lines should read:
Domestic/single dwellings/multiple dwellings/outbuildings
Religion/religious structures

Statement of Significance: Criteria consideration A was checked, but need not be checked.

Geographical Information: The acreage is missing in the form. The acreage is approximately 18 acres.

This information was confirmed with Pat Bick, Deputy SHPO of Montana by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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National Park Service

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National Register of Historic Places
Registration Form

NOV 30 1989

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Main Street Residential Historic District
other names/site number _____

2. Location

street & number 1600-2315 Main Street and Cross Streets n/a not for publication
city, town Miles City n/a vicinity
state Montana code 030 county Custer code 017 zip code 59301

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>42</u>	<u>17</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>42</u>	<u>17</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *Maudie Shuff* Date Nov 21, 1989
State or Federal agency and bureau SHPC

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *Patrick Andrews* 1/10/90
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper *Jarl* Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic

Current Functions (enter categories from instructions)

Domestic

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman, Prairie School,
Colonial Revival, Classical
Revival, Queen Anne, Mission

Materials (enter categories from instructions)

foundation Concrete
walls wood, brick, stucco, concrete
roof shingle, composition, tile
other n/a

Describe present and historic physical appearance.

The East Main Street Residential Historic District contains 59 one- and two-story frame, stucco or brick residences and outbuildings erected between 1900 and 1930. Originally two to three houses per block fronted Main Street, and the district presented vistas of sweeping lawns and trees. The district is still shaded by numerous elm, cottonwood and green ash trees, and many houses retain their spacious yards. Construction of houses began near the Northern Pacific right-of-way, although almost simultaneously homes were constructed on lots near the eastern edge of the district. The one-story cottage and two-story Foursquare forms predominate in the district, mainly in styles popular in the early 20th century: Craftsman, Prairie, Mission Revival, Colonial Revival and Classical Revival. A few houses utilize detailing from the older Queen Anne and Renaissance Revival styles. The present appearance of the district results from building activity during the first quarter of this century, with some additions and alterations in following decades. During the 1950s and later, developers subdivided some properties, allowing for the construction of modern residences. Newer buildings erected after 1930 followed the styles popular at the time of construction: Tudor Revival, Moderne and Ranch.

Miles City, Montana is one of the oldest cities in the Yellowstone River Valley. This region of the Great Plains is a broad, arid prairie 2,400 feet above sea level. The city is located on the valley floor south of the Yellowstone River, which cuts across 500 miles of southern and eastern Montana. A dramatic expanse of sandstone cliffs rises 80 feet above the north bank of the Yellowstone, where the river has cut into the ancient glacial moraine. From its source beyond the lands of the Northern Cheyenne and Crow Indians to the southwest, the Tongue River flows into the Yellowstone beneath these cliffs, forming a natural western boundary to the city. Prominent buttes with coal and other mineral strata accent the prairie expanses covered with grass, sagebrush, scattered trees and diverse wildlife.

The original townsite of Miles City is located east of the Tongue River and concentrated west of the 1881 Northern Pacific tracks. The Main Street business district conforms to the original grid of the townsite, oriented to the Old Ferry Landing at Fort Keogh. In 1881, the original townsite grid was intersected by a true north-south grid platted by the Northern Pacific Railroad. Land east of the Northern Pacific tracks conforms to this newer grid, so that at the Northern Pacific tracks Main Street changes direction and runs due east to Haynes Avenue.

Prior to development, the low-lying land east of the Northern Pacific tracks was criss-crossed with sloughs running northeast from the Tongue River to the Yellowstone

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River. A few farms dotted the rural area. Although the State Reform School was created east of town in 1893, Main Street was not improved east of the tracks until speculators began to develop the area as a new residential district after the population boom that began around 1908.

The East Main Street Residential Historic District begins east of the Northern Pacific right-of-way in the 1600 Block of Main Street, and extends east nine blocks to the 2400 Block. The district extends north and south of Main Street to include the residences facing Main, with a few inclusions on intersecting side streets. The NP right-of-way serves as a physical barrier between the Main Street Historic District on the west and this residential district. Outside the district, gas stations and service businesses are concentrated at the corner of Main Street and Valley Drive East (Highway 10). The east border is also terminated by commercial buildings. The district includes most of the best and most architecturally significant residences built in this area in the early twentieth century, with a high percentage of well-preserved buildings. Although hundreds of bungalows and two-story foursquares dot the areas north and south of the East Main Street Residential Historic District, there are also many Tudor and Minimal Traditional cottages dating from the 1930s and 1940s. Possible future expansion of the district might include the Wibaux Park area, however, as it and the houses surrounding it date from 1915 to 1920 and have an historic connection with the East Main Street Residential Historic District.

Most houses in the district, whether constructed of wood or brick, rest on poured concrete or concrete block foundations and have full basements. Wood frame houses are clad in either horizontal boards or stucco, with one clad in stone. Brick houses utilize local, soft red brick for bearing walls and are faced with imported pressed brick. During the early 1900s a wider range of pressed brick types, glazed in earth tones, was imported from factories in Hebron, North Dakota. Wood is used for roof details, columns, and trims, even on brick buildings.

Although a few early houses in the district show Queen Anne influences (probably a response to the full-blown Queen Anne style George Miles House, just south of Main Street at 28 South Lake Avenue) the district is unified by the recurrence of Craftsman and Prairie style houses along Main Street and landscaping that creates a park-like atmosphere.

Many of the houses built between 1910 and 1929 show the influence of the Craftsman style or combine Craftsman elements with other styles. Most of the smaller homes were built by contractors, probably following plan books, while the larger, two-story foursquares were designed by the same architect.

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The earliest architect-designed bungalow is the Holt House at 2207 Main, built on plans by the architectural firm of Link and Haire. It displays all the typical features of a high style Craftsman bungalow: a porch with massive piers nested within a front-gabled roof, exposed rafter tails and knee brackets, and geometric leaded glass windows. But most bungalows in the district were built without an architect's assistance, either from plan books or mail order plans. At the west end of the district, two of the earliest bungalows were probably constructed by local builders without an architect. The Flinn House at 1608 Main and the Cresap House at 1700 Main are transitional to the full Craftsman style bungalow. They are modest, one-story, rectangular cottages. Their rooflines show almost no Craftsman influence, although 1608 has leaded glass windows and 1700 has exposed rafter tails.

After the Holt House at 2207 Main was constructed, Craftsman-inspired bungalows proliferated. Among the diverse forms of bungalows in the district is the one-and-one-half-story, side-gabled bungalow, such as the 1911 Lukes House at 2302 Main Street. Another high-style house, perhaps influenced by the Holt Bungalow nearby, it shows classic Craftsman details in roof treatment, large front porch, geometric glass windows and natural, contrasting colors of clapboard and shingles.

A similar one-and-one-half story bungalow at 2203 Main Street is side-gabled, has a corner and a full front porch with battered piers. Like the Lukes House, it displays exposed rafter tails and knee braces. The house at 2119 Main is front-gabled, but the porch gable pitch differs from that of main roof; both have typical Craftsman details. The full porch repeats the battered piers of 2203 Main across the street. A rare, cross-gabled bungalow at 1917 Main repeats Craftsman roof detailing but employs Federalist door and window surrounds.

A plan book bungalow built by Carl T. Anderson at 7 North Cottage epitomizes the later, Oriental Craftsman look. Like Anderson's Oriental style bungalows outside the district, this bungalow is essentially a simple, one-story, front-gabled house with flared, scrolled eaves and chime-like pier pendants.

Two-story foursquares were popular with architects and also were promulgated by plan books. Colonial Revival foursquares may be seen at 2004 and 2102 Main. The Schrupf House at 2003 Main shows a variety of influences in its hipped roof, Stick style porch columns and Palladian window.

A Neo-Classical Revival foursquare at 2206 Main was designed by Brynjulf Rivenes. The high style brick house has a typical monumental, two-story porch, but it is placed at the rear of the house. A one-story porch with the same composite columns with Ionic capitals is used for the front entry. Renaissance Revival elements--cornice with dentils and voussoirs and keystones at lintels--are found here, as

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well as in other high style brick Rivenes foursquares in the district. The Foster and Horton Houses at 1912 and 1918 Main, and the Hunter House at 2216 Main demonstrate Rivenes' use of Renaissance Revival motifs in Craftsman-style, brick foursquares. The house at 1708 Main also emphasizes a Craftsman look but employs vousoirs and keystones for windows.

A rare style on east Main is the French Eclectic house at 2105, which combines a mock thatched roof and Tudor bay window with Renaissance Revival and Neo-Classical details.

A single Classical Revival house in the district at 2019 Main was designed by Charles Haire in 1907. Its pedimented porch with columns reflects the dominant feature of the style.

Later foursquares show influence of the Prairie School, with wide, overhanging eaves, horizontal orientation of roofs and porches, repeated in window treatments. The Pope House at 1906 Main is a basic representative of the style. The Love House at 2315 Main is high style Prairie, with a definite Frank Lloyd Wright influence in horizontal roof and asymmetrical porch lines, tall ribbon windows and geometric glass.

The Erickson Apartments at 1617 Main combine Prairie and Craftsman styles in the roof and door surround. The earliest two-story apartment block on east Main Street, the apartments define the western boundary of the district and present an imposing facade on Main.

Although a residential neighborhood, the district has two religious and one funerary buildings concentrated at the intersection of Lake and Main Streets. The early Scandinavian Lutheran Church at 2 North Lake is an unusual example of cast concrete block, a Modern Gothic Revival building with a two-story battlemented tower. The First Christian Church at 1720 Main reflects the predominant Craftsman influence in the area. Graves Funeral Home at 1806 Main is the only example of the Mission Style in the area.

The later New Minimal Traditional and Ranch Style houses fill in lots that were either vacant after the major building period ended or were subdivided from large holdings. Although they are not considered contributing structures, they respect the setbacks of earlier houses and have spacious lawns, landscaping and trees. Two late apartment houses at the east end of the district (2219-2221 and 2301-2309 Main Street) show the same attempt to blend into the neighborhood.

Historically, the lots on which most newer buildings are located were either vacant at the time the major building period ended or were unusable because they were

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affected by flooding during spring run-off. A slough of the Tongue River regularly flooded an area excluded from the district, a modern complex housing a few retail stores at 1901-09 Main Street. Only after the sloughs were closed off in the late 1940s did some of the lots become viable building sites. Only one historic structure was torn down to accommodate modern construction within the historic district: the ca. 1907 Albert Kircher house at 1616 Main Street. It was replaced by the Mangen Electric building at 1620 Main Street and the Miles City Video building at 1616 Main Street--both intrusions on what is otherwise a unified district of tree-lined streets and elegant homes.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Settlement

Period of Significance

1907-1930

Significant Dates

1908
1916
1929

Cultural Affiliation

Significant Person

William P. Flynn, W. Elmer Holt, Lorenzo
W. Stacy, James H. Hunter, Ed Love

Architect/Builder

David and Brynjulf Rivenes, Charles S. Haire,
John G. Link, Casper Strom; Carl T. Anderson
(builder) and O.M. Lanphear (builder)

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

The Miles City East Main Street Residential Historic District is historically significant for its associations with the town's second major growth period during the early 1900s. East Main Street residences reflect Miles City's expansion during the homestead era of the early twentieth century, as well as its role as a regional trade, service and cultural center for southeastern Montana. The arrival of a second railroad in 1908, and a concomitant homestead boom were responsible for a sustained period of construction in the business and residential districts that lasted until the 1920s, when drought and low commodity prices brought about a state-wide depression. Not until the end of the national Depression did construction activity rebound in Miles City.

In the first years of the twentieth century, Miles City seemed little changed from the "cowtown" of earlier years. After the disastrously harsh winter of 1886-87 decimated livestock herds and ruined many of the leading businessmen, the population dropped from 2500 in 1887 to a low of 1400 in 1892; it did not rebound until 1904.¹ Miles City remained the hub of a vast ranching area and served as a shipping point for livestock and agricultural commodities, but the earlier period of rapid growth and extensive building activity was only a memory by 1900. Few major buildings and only an occasional house were constructed for the relatively stable population, and no known architects practiced in Miles City, a reflection of the stagnant economy.

Although Miles City grew little between the 1890s and 1905, its boosters had never failed to promote and advertise the city. Their efforts were rewarded when the Chicago, Milwaukee and St. Paul Railroad extended its lines to Miles City in 1908, utilizing right-of-way secured by the newly reorganized Miles City Chamber of Commerce. Local businessmen in the Chamber raised money to buy land for the right-of-way, a precondition of the Milwaukee's agreement to route its tracks through the town. Both the Milwaukee and Northern Pacific Railroads promoted southeastern Montana to homesteaders and spurred a period of growth and prosperity unequalled in the city's history. Homesteaders, enticed by the 320 acre claims made possible by the 1909 Enlarged Homestead Act, came to southeastern Montana, and the Miles City area in particular, by the thousands.

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In 1910 Miles City's population was 7000, more than twice that of 1904; and by 1918 it had climbed to 9000, an increase of almost 30% in eight years.² In 1916 alone, the Independent newspaper noted the highest "colonist" movement since 1908-09, "the greatest influx of people on record."³ The economy was stimulated by above-average rainfall that boosted livestock and crop production, an influx of homesteaders and the business support groups to serve them, and the opening the Fort Keogh Remount Station about 1910. The Remount Station, the largest in the U. S., employed over 100 people and bought thousands of horses from the local sale yard. Located on South 4th Street near the Northern Pacific tracks in Miles City, the Horse Sales Company held the largest horse auctions in the world, by 1915 grossing over \$225,000 per sale.⁴ Most horses went to the Allied war effort in Europe. By 1917 the Army Quartermaster Corp disbursed about 20 million dollars in Miles City, buying horses for the U. S. Army in France.⁵

New businesses were created to cater to the increasing population. The influx of workers, homesteaders and new business owners produced a crisis in housing and strained existing commercial facilities. The resulting explosion in new home construction focused on an uncongested area east of the Northern Pacific tracks, the east Main neighborhood. Heavy speculation occurred on tracts of land along, north and south of east Main Street, pushing incorporation of newly-platted areas as far east as Cale Avenue by 1915. Speculators, contractors and prosperous homebuilders began to favor the quieter, more spacious area. Among the prosperous new homeowners on east Main Street are five who contributed to and profitted from the city's growth and stand out for their involvement in so many aspects of the city's development.

William P. Flynn (1864-1947), an Iowa native, came to the area as a soldier but obtained an early discharge to teach in Miles City schools. He had advanced degrees in mathematics and engineering, surveyed much of southeastern Montana, and in 1903 made the first definitive map of Custer County. He was elected County Surveyor many times and served as a representative to the Montana Legislature from 1923 until 1925.⁶

Lorenzo W. Stacy (1850-1920) was born in Ohio and came to Miles City after trading with the Indians in Texas and Kansas, where he negotiated the Stacy Treaty with the Arapaho and Cheyenne in 1873. By 1884 he operated a large cattle ranch on the Powder and Tongue Rivers, south of Miles City. He had investments in numerous businesses in Miles City and was a major stockholder in the Commerical State Bank, of which he was president from 1907 until 1917. Stacy was instrumental in the 1905 reorganization of the Miles City Chamber of Commerce, urging businessmen to provide land for a right-of-way to the Milwaukee Railroad. He sold the property that became Wibaux Park to Miles City in 1915 and at one time owned most of the property around his home at 2206 Main Street.⁷

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W. Elmer Holt (1851-1948) was raised on a ranch on the Tongue River, the son of an early pioneer ranching family. He was one of many Miles City boosters who profitted from the boom years of 1907-1920, having been involved in real estate from the turn of the century, much of that time as agent for the Northern Pacific Railroad. He had investments in land and many businesses in Miles City. Holt represented Custer County in the Montana Legislature for many years, serving as chairman of important committees like Agriculture and the Committee on Counties and Divisions--a powerful position in that period of "county busting." In 1935, when Governor Frank H. Cooney died of heart failure, Holt became acting Governor of Montana, remaining active in Republican politics until his death in 1948.⁸

James H. Hunter (1861-1931) was a Scot who immigrated to the United States, arriving in Cheyenne, Wyoming in 1883 and Miles City in 1884. He ranched on Little Beaver Creek near Ekalaka and built up a large cattle operation that included one of the first "feeder farms" for Montana cattle. In addition to his two ranches, Hunter was a partner in a number of other cattle and sheep ranches and farms throughout Montana and the Dakotas. He was Custer County Assessor in 1898, State Representative between 1908 and 1910, ran unsuccessfully for Governor on the Progressive ticket in 1912, and served on Custer County School Boards for many years. A successful banker as well as businessman, Hunter was a director of numerous banks in Custer County and Vice President of the Commercial State Bank in Miles City.⁹

Ed Love (1877-1971), born in St. Louis, Missouri, came to Miles City in 1904 as a horse trader and by 1910 owned the Miles City Horse Sales Company. The company was successful from the beginning, but after the start of World War I the Horse Sales Company became a major supplier of horses and mules to European governments. Love had contracts with the French government alone for 36,000 head of horses a year, and he regularly supplied tens of thousands of horses and mules to the Italians and British. In 1917, the United States government disbursed over \$20 million in Miles City, buying horses for the army in France. Ed Love profitted handsomely from these sales, but he also invested in and sold real estate, over a million acres according to Love. The steep decline in horse prices that followed the end of World War I prompted a career change. Love bought ranches (including the SI Ranch of over 70,000 acres) and the local Ford agency, became a director of the First National Bank and organized the Miles City Bank. He served as a State Representative between 1937 and 1939 and was a charter member of the Cowboy Hall of Fame. He is still remembered in Miles City as one of the most colorful people in the town's history.¹⁰

After the Milwaukee Railroad extended its lines to Miles City, a new generation of architects began to design housing in the undeveloped area east of Miles City. Brynjulf (1874-1929) and David (1866-1954) Rivenes, and Charles S. Haire (1857-1925) and his junior partner John G. Link (1879-1954), were active in Miles City between 1905 and 1928. With their state-wide affiliations, they brought Miles City into the

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mainstream of architectural design. Builders and contractors like Carl Anderson (1873-1974), Oren M. Lanphear, and N. P. Nelson, who worked from house plans, gained importance because they offered less expensive plans to potential homeowners. By the 1930's, however, many builders had left Miles City, and the flagging economy could support only one self-taught architect, Casper Strom (1888-1950). Strom was aware of national trends, though, and his buildings are significant for this period.

Miles City residential growth had been traditionally limited to north-south expansion, blocked to the east by the NP tracks. A small number of "rural" farm houses east of town were built as early as the 1880's, but the distances from Fort Keogh and the business district discouraged heavy development of the area. A number of the earlier homes in the district employed Queen Anne elements such as shingled gables, steeply pitched roofs, and wide porches, probably reflecting the stylistic influence of the nearby 1898 George Miles House at 28 South Lake [listed on the National Register 2/17/82].

The Queen Anne Style remained popular in Miles City even after newer designs were introduced after the turn of the century. In 1908 contractor/builder O. M. Lanphear built two Queen Anne houses in the district, probably from plan books. The Brenier House at 2008 Main and the Mark House at 3 North Custer both display steeply-pitched gable roofs, fishscale and diamond shingling, and--at 2008 Main--cornice returns typical of the style. The rapidity of construction in the east Main Street area during Miles City's tremendous growth period may explain why so many homeowners utilized the services of builder/contractors like Lanphear, rather than those of more expensive (and perhaps unavailable) architects. The number of contractor/builders advertising in Miles City Directories increased 200% between 1907 and 1912, and by another 25% by 1914.¹¹

Homeowners interested in high style designs still turned to architects, though. One of the architects best known in Miles City was Charles S. Haire, who managed one of the most influential architectural firms in Montana and had already designed numerous buildings in town. In 1907, Haire designed a Classical Revival house for prominent Miles City physician Dr. Francis Gray. A miniature residential version of Haire's 1902 Ursuline Convent building, the Gray house has a pedimented, dominant porch, lunette window and classical columns. It is the most classically inspired house of any on east Main Street.

The two most popular architect-designed and plan book styles of this period were the bungalow and the two-story foursquare. These popular wood frame houses were inexpensive and easy to build, and proliferated in Miles City, where thousands of new residents needed immediate and affordable housing. Many of the new homes showed Craftsman influence, not only in their rooflines and main massing, but also in their

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interiors, where oak built-ins, wainscoting, beaming, floors and trim reflected Craftsman ideals.

In 1910, the Link and Haire firm set a precedent for Miles City bungalows with its design for W. Elmer Holt's Bungalow at 2207 Main. Holt, a real estate developer, state legislator and Governor of Montana (1935-1937), chose the successful architectural firm to design his bungalow. Holt relied upon the historic eastward expansion of city in choosing a location far east of the developed neighborhoods.

The classic Bungalow Style is found in houses at 1917, 2119, and 2203 Main. The cross-gabled Rinehart Bungalow at 1917 has the typical wide roof eaves with exposed rafter tails, supported by knee brackets. The asymmetrical porch shows typical massive piers with columns. The bungalow at 2119, built for real estate speculator W. P. Sorenson, also has a front gable, but its porch roof has a different pitch from the main gable--an unusual variant in Miles City. The side-gabled Moreno Bungalow at 2203 displays an unusual shed roof dormer, but typical battered piers for its full porch.

The gabled dormers in the Lukes House at 2302 Main create second floor living space, although the house retains a classic bungalow look. It, too, has typical roof treatment and, as in the Moreno Bungalow, uses contrasting shingles in gable ends.

Builder Carl Anderson probably used pattern books for his many Miles City bungalows. He favored Oriental motifs, especially flared and scrolled eaves, and chime-like pendants as porch decorations. The house at 7 North Cottage is typical of his bungalows, and closely resembles Anderson constructions outside the district. Anderson also built the Erickson Apartments at 1617 Main. The Craftsman/Prairie influences in this large apartment house show that Anderson and his partners were fully conversant in the style.

Two-story foursquares, popular throughout Miles City, are scattered within the district. Dr. Augustus Schrupf's 1908 house at 2003 Main has the usual open plan, but the exterior shows a combination of stylistic influences: a hipped roof with wide projecting eaves, earlier Queen Anne stick work in the porch detailing, Art Nouveau stained glass windows, and a classical Palladian dormer window.

One of the most important influences on east Main Street foursquares was Brynjulf Rivenes, the architect responsible for so many downtown business buildings. While nearly all of Rivenes' business block designs were in Renaissance Revival style, his residences show that he was influenced by new architectural trends in Chicago. Rivenes went to Chicago frequently and in 1908 spent the winter there, "studying new designs in architecture."¹² In 1909, he drew plans for his first east Main brick foursquare, a grand, Neoclassical home with a monumental rear porch and smaller, one-

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story front entry. Front and rear porches have composite columns with Ionic capitals, and the hipped roof creates a "pediment." Rivenes combined Renaissance Revival touches with the Neoclassical design: terra cotta tile roof, dentils and brackets accenting cornices, and windows with flat arches, voussoirs, and keystones. This grand house was built for former Indian trader, local rancher, and President of the Commercial State Bank Lorenzo W. Stacy, who arrived in the Miles City area in 1884.

By 1910, Rivenes turned to the simpler look of the Prairie Style, one in keeping with his commercial designs of the period. The Foster House (1910) at 1912 Main, the Horton House (1911) at 1918 Main, and the Hunter House (1915) at 2216 Main show influences of the Craftsman and Prairie Styles in the wide, overhanging eaves, horizontal emphasis of main and porch roof lines and decorative use of clear, leaded glass. The owners of these imposing houses were important Miles City businessmen. George Foster owned Foster Drug at 7th and Main Streets and was a director of the Commercial State Bank. Harry Horton owned a local meat market, but had investments in many other businesses. James Hunter was a prominent rancher and Vice President of the Commercial State Bank.

In 1916, Ed and Doris Love's full Prairie style house appeared at the east end of the district, at 2315 Main. Their house, built from mail order plans obtained from George L. Wageley of St. Louis, clearly demonstrates the influence of Frank Lloyd Wright. The horizontal lines of the shallow hipped roofs, asymmetrical one-story porch, ribbons of door-height windows, and leaded glass sidelights have clear antecedents in Wright's work. The 1917 Pope House at 1906 Main probably took its inspiration from Wageley's design. Like the Love House, it has a low, hipped roof and pronounced, wide eaves that accentuate a basic Foursquare plan.

Although prevalent south of Main Street, only one Dutch Colonial Revival style house is represented in the East Main Street Residential District. The gambrel roof of the ca. 1910 Hempstead House at 2102 Main creates a near-Mansard look. Like many other Colonial Revival houses of this period, the Hempstead House also incorporates the classical columns of the Georgian Colonial Revival Style.

By the early 1920s, Miles City could no longer count on economic growth, as years of scarce rainfall and falling commodity prices after World War I depressed the economy. The nation-wide depression only worsened Miles City's economy, causing the failure of numerous banks and lessening the monies available for construction.

Even though Miles City's major period of construction was over, new residences continued to be built in the east Main Street area. By 1928, Rivenes had acquired a new and distinctive architectural vocabulary. One of Rivenes' last designs before his death in 1929 is the French Eclectic Johnson House at 2105 Main. With its unique

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rock thatched roof and country manor air, the house closely resembles the English Tudor, a style that would become increasingly popular during the Depression, when the nation looked for symbols of security and stability.

The Mission style Graves Funeral Home, also built in 1929, was the first major commission of a new architect in Miles City, Casper Strom. Perhaps inspired by Mission Style buildings of Link and Haire, such as the Holy Rosary Hospital, Strom designed one of his few buildings in this style. The curvilinear parapet and gables, arched portico and stucco finish evoke the old Spanish missions of California, a style propagated by the railroads.

George Miles owned all the lots facing Main Street at Lake Avenue, where the two churches and one mortuary in the district are located. Miles' own house is located just south of the intersection, but he apparently favored the inclusion of churches and the mortuary in his neighborhood and sold the land. The churches (Exception A) are important buildings in the district, because they played an important role in the neighborhood as gathering places for religious and social functions. Brynjulf Rivenes designed the Scandinavian Lutheran Church at 2 North Lake in 1912. The church may have been a prototype for Rivenes' later First Presbyterian Church at 1401 Main in the Main Street Historic District. Rivenes utilized fellow church member Chris Arneberg's concrete blocks for the cross-gabled, buttressed Modern Gothic Revival building with battlemented tower. Diagonally across the intersection of Lake Avenue and Main Street is the First Christian Church at 1720 Main Street, built in 1928. Lots on the south corners at Lake Avenue and Main Street remained vacant until the late 1920s, probably because a branch of the Tongue River slough sometimes flooded the area, a fact the Christian Church's parishioners learned during their first spring, when the entire basement was under water. The First Christian Church's limited finances undoubtedly influenced Rivenes' Craftsman design for the frame and stucco building. Rivenes added visual interest to the simple, bungalow-like structure with three steeply-pitched gable roofs and arched, brick doorways.

These buildings at Lake Avenue were among the last to be built in the district during the significant period of construction. By 1930 the two architects responsible for so many important buildings in Miles City were dead. Charles Haire had died in 1925 and Brynjulf Rivenes in 1929. J. G. Link, Haire's partner, had centered his activities in Billings.

Only the new, self-taught architect, Casper Strom, remained in Miles City, where his buildings would reflect new trends in architecture: Art Moderne and International style commercial buildings and Tudor style cottages. The sagging local economy of the 1920s worsened during the Great Depression of the 1930s, when drought continued unabated and area business people and professionals tightened their belts. No new buildings would appear in the East Main Street Residential District until another

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period of prosperity during the 1940s and 1950s, when rainfall was ample, commodity prices high and optimism fueled a post-war construction boom reminiscent of the early twentieth century.

The East Main Street Residential Historic District is distinguished from the Main Street Historic District to the west by its tree-lined streets, landscaping, and imposing two-story residences. Its historic use as a residential neighborhood of professionals, bankers and business people continues to this day. The district homeowners were among the wealthiest and most influential citizens in town, and their residences reflected their prosperity and optimistic visions of the future. The district easily conveys a sense of the town's prosperity during its heyday as a center of commerce, government and culture for all of southeastern Montana.

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END NOTES

- 1 Montana Gazetteers, 1887-1904.
- 2 Montana Gazetteers, 1904, 1910.
- 3 Independent, 14 April 1916, p. 8; and 28 April 1916, p. 5.
- 4 Albyn "Buck" Buchanan, Seeing Miles City (Chicago: Blakely Printing, 1915), pp. 9-10.
- 5 Gerald Anglum, et al., Centennial Roundup (Miles City: Star Printing Co., 1987), p. 70.
- 6 Independent, 18 October 1912, p. 5; Range Riders Reps, Fanning the Embers (Billings, MT: Gazette Printing, 1971), p. 136.
- 7 Progressive Men of the State of Montana (Chicago: A. W. Bowen and Co., ca. 1902), p. 430; The Yellowstone Journal, 9 January 1910, p. 3; Independent, 6 October 1909, p. 5 and 29 October 1910, p. 1; Miles City Daily Star: Golden Jubilee Edition, II, p. 19 and V, p. 5.
- 8 Fanning the Embers, pp. 187-88. Independent: 8 March 1912, p. 5; 3 January 1913, p. 5; 24 January 1913, p. 5.
- 9 Fanning, pp. 193-94; Independent: 18 March 1911, p. 3; 13 October 1911, p. 1; 8 May 1914, p. 5; 15 October 1915, p. 7.
- 10 Fanning, pp. 252-54; Centennial, p. 70; Independent, 1 January 1915, p. 2 and 5 November 1915, p. 7.
- 11 Miles City Directories, 1907, 1912, 1914.
- 12 Independent, 19 February 1908, p. 5.

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EAST MAIN STREET RESIDENTIAL DISTRICT BUILDING LIST

P=Primary, C=Contributing, NC= Non-contributing
A=Architect, B=Builder

ADDRESS	BLDG. NAME	DATE	ARCHITECTURAL STYLE	ARCHITECT/ BUILDER	STATUS
1608 Main	Flynn/Harris House	1908	Craftsman/Bungalow	unknown (A & B)	P
1616 Main	Miles City Video	1981	Modern	unknown (A & B)	NC
1617 Main	Erickson Apts.	1917	Prairie/Craftsman	Erickson (A) Anderson (B)	P
1620 Main	Mangen's Electric	1973	Modern	unknown (A & B)	NC
7 N. Cottage	Kelly/Bramhall House	1917	Craftsman/Bungalow	unknown (A) Anderson (B)	P
9 N. Cottage	Manning/King House	1915	Craftsman/Bungalow	unknown (A) Anderson (B)	C
	Garage	1915	Craftsman	unknown (A) Anderson (B)	C
1700 Main	Cresap/Neibauer House	ca. 1910	Craftsman/Bungalow	unknown (A & B)	C
	Garage	ca. 1910	Vernacular Craftsman	unknown (A & B)	C
1702 Main	Weston/Matthews House	1908	Craftsman/ Renaissance Revival	unknown (A) Northwestern Building Co. (B)	C
	Garage	ca. 1925	Craftsman	Rehn (B)	C

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ADDRESS	BLDG. NAME	DATE	ARCHITECTURAL STYLE	ARCHITECT/ BUILDER	STATUS
1716 Main	First Christian Church Parsonage	1955	Ranch prefab	unknown (A) Bergeson (B)	NC
1720 Main	First Christian Church	1928	Craftsman	B. Rivenes (A) Glennan (B); Bergeson (B)	P
2 N. Lake	Scandinavian Lutheran Church/ Rocky Mt. Dist. of Christian & Missionary Alliance Church	1912- 1913	Modern Gothic Revival	B. Rivenes (A) Hansen & Arneberg (B)	P
1805 Main	First Lutheran Church Parsonage/ Reed House	1922	Craftsman/Bungalow	B. Rivenes (A) unknown (B)	P
1806 Main	Graves Funeral Home/Graves Memorial Chapel	1929	Mission	Strom (A) Boespflug (B)	P
	Garage	1929	Mission	Strom (A) Boespflug (B)	C
1809 Main	Mark Garage/ Tomalino House	1908	Craftsman Cottage	unknown (A) Lanphear (B)	C
1810 Main	Rudolph House	1941	Other: Minimal Traditional	unknown (A & B)	NC
1819 Main	Comstock's Grocery /Eastern MT Health Center	1917, 1949	Remodelled	unknown, Strom (A) unknown (B)	NC
3 N. Custer	Mark/Tomalino House	1908,	Queen Anne	unknown (A) Lanphear (B)	C

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ADDRESS	BLDG. NAME	DATE	ARCHITECTURAL STYLE	ARCHITECT/ BUILDER	STATUS
1906 Main	Pope/Perkins House	1917	Prairie	unknown (A & B)	P
	Garage	1947	Prairie	unknown (A & B)	NC
1912 Main	Foster/Parker House	1910	Craftsman/Prairie	B. Rivenes (A) unknown (B)	P
1917 Main	Rinehart/Kurtz House	1913	Craftsman/Bungalow	unknown (A) Arneberg - found.	P
	Garage	ca. 1982	Vernacular Environmental	unknown (A & B)	NC
1918 Main	Horton/ Etchemendy House	1911	Prairie/Renaissance Revival	B. Rivenes (A) unknown (B)	P
	Garage	1911	Prairie/Renaissance Revival	B. Rivenes (A) unknown (B)	P
2003 Main	Schrumpf House /Sky View Apts.	1908	Prairie/Renaissance Revival	unknown (A) Lanphear (B)	P
	Garage	ca. 1910	Vernacular Craftsman	unknown (A & B)	C
2004 Main	Morgan/Milton House	1910, after 1951	Colonial Revival	unknown (A & B)	C
	Garage	ca. 1920	Craftsman	unknown (A & B)	C
2008 Main	Brenier/Wilson House	1908, 1916	Queen Anne/Colonial Revival	unknown (A) Lanphear (B)	P
5 S. Merriam	Shipley House	1959	Ranch	unknown (A & B)	NC
2019 Main	Gray/Munroe House	1907	Classical Revival	Haire (A) unknown (B)	P

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ADDRESS	BLDG. NAME	DATE	ARCHITECTURAL STYLE	ARCHITECT/ BUILDER	STATUS
	Garage	ca. 1960	Vernacular Environmental	unknown (A & B)	NC
2102 Main	Hempstead/Mitchell House	1910,	Colonial Revival	unknown (A & B)	P
	Garage	ca. 1910,	Craftsman	unknown (A & B)	C
	Garage	after 1951	Vernacular Environmental	unknown (A & B)	NC
2105 Main	Johnson/Haynes House	1929	Other: French Eclectic	B. Rivenes (A) Boespflug (B)	P
2108 Main	Lucas House	1955	Ranch	unknown (A & B)	NC
	Garage	1955	Ranch	unknown (A & B)	NC
2115 Main	Munsell House	1954	Ranch	unknown (A & B)	NC
2116 Main	Coleman/Houston House	1912, ca. 1928	Craftsman/Prairie	unknown (A & B)	C
2119 Main	Anderson/Grenz Bungalow	1916, 1951	Craftsman/Bungalow	unknown (A) Anderson (B)	P
2203 Main	Moreno/Kreager House	1915	Craftsman/Bungalow	unknown (A & B)	P
	Garage	ca. 1915	Craftsman	unknown (A & B)	C
2206 Main	Stacy/Stickney House	1909	Neo-Classical	B. Rivenes (A) unknown (B)	P
	Doll House	ca. 1915	Vernacular Craftsman	unknown (A & B)	C

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ADDRESS	BLDG. NAME	DATE	ARCHITECTURAL STYLE	ARCHITECT/ BUILDER	STATUS
2207 Main	W. E. Holt/ Johnson Bungalow	1910	Craftsman	Link & Haire (A) unknown (B)	P
2216 Main	Hunter/Danforth House	1915	Craftsman	B. Rivenes (A) unknown (B)	P
	Garage	ca. 1940	Vernacular Moderne	unknown (A & B)	NC
2219-2221 Main	Stevenson Duplex	1952	Ranch	unknown (A & B)	NC
	Garage	1952	Utilitarian	unknown (A & B)	NC
2302 Main	Lukes/Stuart House	1911	Craftsman/Bungalow	unknown (A & B)	P
	Garage	1911	Craftsman	unknown (A & B)	C
2309 Main	Pine Crest Apts.	1966	Modern	unknown (A & B)	NC
2315 Main	Love/Flower House	1916,	Prairie	Wageley (A) unknown (B);	P
	Shed	ca. 1916	Vernacular Craftsman	unknown (A & B)	C

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PHOTOGRAPH INDEX

Miles City East Main Residential District
Miles City, Montana
Custer County

Photographers: Susan McDaniel and Dena Sanford, Miles City, Montana

Date of Photographs: June, 1989

Negatives in possession of: History Office, 501 Main Street, Miles City, Montana 59301

1. Looking northwest at intersection of Main Street and North Cottage Grove Avenue:
Erickson Apartments, 1617 Main Street and Kelly House, 7 North Cottage Grove Ave.
2. Scandinavian Lutheran Church (left), 2 North Lake Avenue and Parsonage, 1805 Main Street.
3. Graves Funeral Home (left), 1806 Main Street and First Christian Church, 1720 Main Street.
4. Horton House (left), 1918 Main Street, looking west to Foster House, 1912 Main Street.
5. Morgan House, 2004 Main Street, looking east to Brenier House, 2008 Main Street.
6. Johnson House, 2105 Main Street, looking west to Gray House (at far left through trees), 2019 Main Street.
7. Hempstead House, 2102 Main Street, looking east toward Lucas House, 2108 Main Street.
8. Moreno House (right), 2203 Main Street, looking west across Strevell Avenue to Anderson House, 2119 Main Street.
9. Hunter House, 2216 Main Street, looking west to Stacy House, 2206 Main Street.
10. Love House, 2315 Main Street, at eastern termination of District.
11. View to the west on Main Street from 2200 block.

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See continuation sheet

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 _____

UTM References

A

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5	1	3	9	6	0	0
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Zone Easting Northing

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B

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4	3	6	1	5	0
---	---	---	---	---	---

5	1	3	9	5	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	3
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4	3	5	5	0	0
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5	1	3	9	6	4	0
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See continuation sheet

Verbal Boundary Description

The intersection of Valley Drive East and North Cottage Grove Avenue forms the point of beginning for the district; then south on North Cottage Grove to Main Street; then east to Lake Avenue; then north on Lake Avenue 100; then east to alley between Lake and Custer Avenues; then south on alley 23';

See continuation sheet

Boundary Justification

The boundary for the East Main Residential District is drawn to include the highest concentration of historically significant resources on East Main Street and, where possible, to include buildings on cross streets which historically belong to the residential district. Commercial buildings and

See continuation sheet

11. Form Prepared By

name/title Susan R. McDaniel and Dena L. Sanford

organization Custer County Society for Preservation date 6/28/89

street & number 501 Main Street telephone 406/232-6201 or 4866

city or town Miles City state Montana zip code 59301

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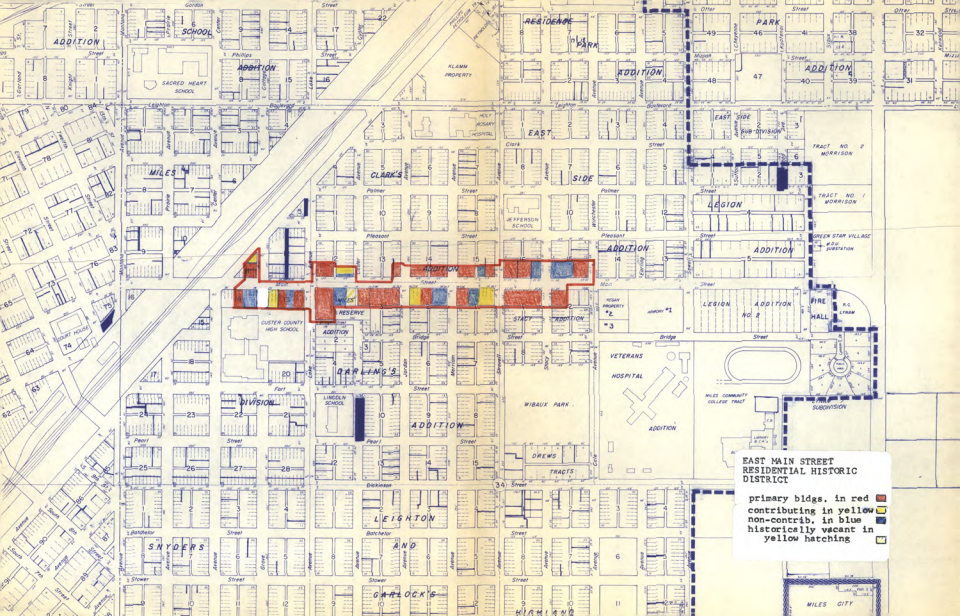
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VERBAL BOUNDARY DESCRIPTION (continued)

then east to Custer Avenue; then south to Main Street; then east on Main to 73' east of the alley between Custer and Jordan Avenues; then north 134'; then east to Jordan; then south on Jordan 21'; then east to Strevell Avenue; then north on Strevell to the east-west alley; then east to Winchester Avenue; then south to Main; then west on Main 130'; then south to alley; then west on the alley, crossing Stacy, Strevell, Merriam and Jordan Avenues; then due west to east property line of Miles Reserve Addition, Block 1, Lot 6; then south to Bridge; then west to Lake Avenue; then north on Lake to alley; then west along alley 150', crossing South Cottage Grove; then north to Main; then north to Main; then northeast to the southwest corner of the Erickson Apartments; then north to Valley Drive East; then northeast to intersection with North Cottage Grove and point of beginning.

BOUNDARY JUSTIFICATION (continued)

houses bordering the district to the east are excluded, because they are recent origin. Commercial buildings to the west of the district are a spill-over from the Main Street business area west of the Northern Pacific tracks, and have no association with the residential neighborhood. The alley south of Main Street physically separates the high style buildings facing Main from the vernacular styles to the south and forms a southern boundary for the district. Northern property lines of the buildings facing Main on the north side separate them from vernacular houses to the north and form a northern boundary for the district, except for inclusions to the north at North Cottage Grove and North Custer Avenues. The much larger, more expensive homes facing Main Street reflect the upper socio-economic status of their owners, whereas the more modest homes north and south of east Main Street reflect the middle and working class nature of those neighborhoods.



**EAST MAIN STREET
RESIDENTIAL HISTORIC
DISTRICT**

- primary bldgs. in red
- contributing in yellow
- non-contrib. in blue
- historically vacant in yellow hatching

MILES CITY