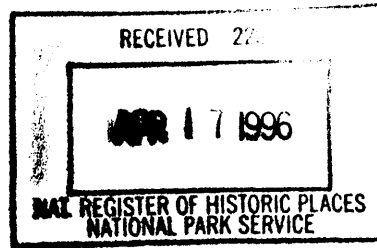


546

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. Name of Property

historic name: Cook Farm

other name/site number: Delong Farm, Lerch Farm, Lerch Ranch, Old Marshall Grade Ranch, Spring Ranch

2. Location

street & number: 5185 Old Marshall Grade Road

not for publication: n/a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

city/town: Missoula

state: Montana

code: MT

county: Missoula code: 063

zip code: 59802

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

April 5, 1996

Signature of certifying official/Title

Date

Montana State Historic Preservation Office

State or Federal agency or 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

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register see continuation sheet
- determined eligible for the National Register see continuation sheet
- determined not eligible for the National Register see continuation sheet
- removed from the National Register see continuation sheet
- other (explain): _____

Signature of the Keeper

Date of Action

5/16/96

entered in the National Register

5. Classification

Ownership of Property: Private	Number of Resources within Property	
Category of Property: Buildings	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register: n/a	<u> 4 </u>	<u> </u> building(s)
Name of related multiple property listing: n/a	<u> </u>	<u> </u> sites
	<u> 8 </u>	<u> </u> structures
	<u> </u>	<u> </u> objects
	<u> 12 </u>	<u> </u> TOTAL

6. Function or Use

Historic Functions:

Domestic: Single Dwelling
Agriculture

Current Functions:

Domestic: Single Dwelling

7. Description

Architectural Classification:

Other: Folk Victorian: gable and wing

Materials:

foundation: stone
walls: brick
roof: wood shingle
other: n/a

Narrative Description

The Cook Farm site consists of an unpaved, tree-lined access driveway, four buildings (brick residence, tool and wood shed, garage, and granary), an irrigation ditch with a concrete flume, a concrete reservoir, post and pole and barbed wire fences, numerous conifer and deciduous trees, lawn, and grasses. The site is located about two miles east of the city of Missoula, Montana. It is situated at the northeast end of a segment of the Clark Fork River valley bounded on the northeast by a timbered hill and on the southwest by a hill and the town of East Missoula. The residence and historic wood-frame sheds are located at the base of the north-end hill's slope adjacent to a new subdivision immediately to the south of the farm buildings.

Original Residence (Building 1 - see sketch map for dimensions) is an irregular-shaped, one and one-half story, folk Victorian, gable-and-wing, brick residence with front-facing gable and cedar shingle hipped roof; wood-frame, shed-roof rear addition; extending hipped roof front porch; and rubble foundation.

The front-facing gable roof of the original part of the residence has extending end and side eaves; a molded rakeboard; decorative, trimmed fascia; and a decorative collar beam near the apex of the gable. The extending eaves have enclosed soffits.

The structure is stretcher-bond brick with plain frieze boards running under the eaves. Decorative, octagonal shingles are located at the apex of the front end of the building. A centered, wood-frame, double-hung 1/1 window is located on the end of the upper floor. (It has replaced the narrower, original double-hung window.) Most of the windows have vertical stretcher arches and header sills. The front door is wood-framed, with vertical inset panels with a fixed decorative leaded glass window (a recent addition) located above it. A large fixed thermal pane window is located to the right of the door.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Cook Farm
Missoula County, Montana

Page 1

The extending front porch has a gently sloping hipped roof with cedar shingles, molded rake board, layered fascia, and a plain support beam. The porch is wood with turned and spindled support posts, and a 2x4 railing with a turned and spindled balustrade, typical of Folk Victorian architecture. The porch floor is grooved 1x4s. The steps are wood with decorative, turned posts on the bottom stair. The base of the porch is enclosed with decorative cross hatched lattice work.

The east side of the residence has two exterior brick chimneys, only one of which extends above the roofline. Both chimneys have inset panels and sloped weatherings. The towered chimney extending above the roofline has corbelled chimney caps. The chimney to the north is the original chimney and terminates at the roofline. (There is also an interior chimney with corbelled chimney caps located on the west side of gable roof section.) The arched window to the left of the newer chimney replaced the original, paired, double-hung 1/1 windows. The house as constructed had chimneys to the fireplaces in each room. An outside cellar entrance with header arches located above the door; a vertical, 1x4 cellar door; and a concrete entryway is located below the arched window.

The west-side brick addition (constructed in 1889 when the Delongs owned the property) has a gently sloping hipped roof with cedar shingles and a rubble foundation. The eaves have molded ridge boards and decorative, hanging, triangular-patterned fascia. A full-length exterior chimney with a corbelled chimney cap is located on the west wall of the addition. The windows are wood frame, double-hung 1/1 with the exception of one wood-frame sliding window. A rear, frame, shed roof addition is located on the north side of the brick addition. It has eaves with plain fascia; horizontal, lapped, natural-finish wood siding with end boards; and a wood framed door with inset panels and a fixed window. The recessed porch has 2x4 framing, a 2x4 floor, and a post and pole railing.

Tool/Wood Shed (Building 2) is a rectangular (40 x 16 ft.), wood framed tool/wood shed with a gable roof, horizontal, tongue-in-groove, beveled siding with end boards, and a concrete foundation. The roof is new green corrugated metal with extending eaves and plain fascia, and enclosed soffits. The windows are wood frame, with wood surround, double-hung 6/6. The east-side door is vertical 1x4s. The south side of the west end of the building has an open wood-storage area.

Garage (Building 3) is a rectangular (18 x 12 ft.) wood-frame single-car garage with a corrugated metal roof, extending eaves with plain fascia, and a concrete foundation. The garage door is four-sectioned plywood with wood surround and hinges on both doors. The siding is horizontal, tongue-in-groove boards with end boards. The east-side window is wood frame, double hung with wood surround.

Granary (Building 4) is a rectangular (32 x 16 ft.) granary with an exterior 2x4 wood frame, a gable roof, and slightly extending eaves with horizontal 1x4 siding. The building has no visible foundation. The east-end, wood-frame door is vertical 1x10s. The south side of the building has a wood-frame window opening boarded up with plywood. The building is in poor condition.

Structure 1 is a rubble retaining wall in front of the residence. The wall is topped by railroad ties and is about three feet high and sixty feet long. This is a historic structure, being visible in early photos of the property. A similar wall, Structure 2, is located at the rear of the residence.

Structure 3 is an irrigation ditch that is fed by water from a piped diversion from Marshall Creek. The water enters the property through a buried culvert located on a slope at the rear of the property. The water is conveyed through an earthen ditch to a point at the rear of Building 2 where it passes through a concrete flume (see sketch). The water then returns to an earthen ditch which conveys the water in a semi-circular arch around the west side of the property and then in an easterly direction in front of the house along the driveway toward Highway 200.

Structures 4 and 5 are concrete pads located to the west of the outbuildings. Structure 4, which is located near the standing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Cook Farm
Missoula County, Montana

Page 2

water faucet, measures 4.5 x 3 ft. Structure 5 measures 18 x 6 ft.

Structure 6 is a depression located to the northeast of the concrete pads in a draw behind the residence. Its location indicates where the clay has been quarried by the Missoula County Road Department. The depression measures about 120 x 90 ft.

Structure 7 is a concrete reservoir measuring 6 x 4.5 feet that is no longer in use. It used to be supplied by spring water from the hill on the north side of the residence.

Structure 8 is the remains of an old road or driveway located to the northeast of the residence. It measures about 300 feet long from where it meets old Marshall Grade Road at the rear of the property to a point just to the east of the residence.

Site and Building Integrity

Overall, the site and buildings display good integrity of setting, design, and materials. The immediate area of the residence and outbuildings possesses good integrity of setting except for the disappearance of two or three of the historic outbuildings. A log horse barn and a frame machine shed have been demolished. Chicken houses that used to be located behind the residence also have been removed. The building site is located on about five acres of what used to be a 149-acre truck farm site. Most of what used to be farm acreage is subdivided into residential lots with recently constructed one-story homes located to the south of the existing home site.

The original residence has lost some design and materials integrity inside and outside. The original house was built between 1885 and 1889. The west-side addition was constructed in 1889, well within the historical period and in the same style and with the same materials as the original part of the residence. External changes to the original residence and the east-side addition include the full-length chimney on the southeast side of the residence (constructed after 1940); the replacement of the paired, east-facing, double-hung windows with a small, arched window; the enlargement of the south-facing second-floor window; the replacement of the front (south-facing), paired, double-hung windows with the fixed thermal pane window; the replacement of the south-facing door in the dining room addition with the existing wood-frame, double-hung window; and the renovation of the full-length porch to one that now covers the front of the original, gable-roof residence. (The existing porch appears to be similar in style to the original front porch.) All of these changes were made in the early 1970s. The enclosed frame porch to the north side of the old dining-room addition was added recently as was some decorative work on the front porch and at the apex of the front-facing gable.

The internal changes to Building 1 include the construction of a new fireplace on the east wall of the living room; the division of the one-room dining/kitchen into two separate rooms with the construction of a built-in china cabinet; the removal of the bathroom from the northwest corner of the historic west addition; and the replacement of a bedroom west of the existing bedroom with a relocated bathroom, enlarged rear hallway, and a walk-in closet addition to the existing bedroom. Upstairs additions include a middle closet in the front, south-facing bedroom, the addition of a walk-in closet to the east side of the back bedroom, and the addition of an upstairs bathroom to the east end of the back bedroom. All of these changes occurred in the early 1970s.

All door frames and molding upstairs and downstairs are either painted-over original or identical to the original where the new rooms have been created. All doors are painted-over original or identical to the original doors, either where damaged doors were replaced or where new room entryways were created. The original doors and door frames were painted because the damage that had been done to them over the years precluded restoring them to their original finish.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Cook Farm
Missoula County, Montana

Page 3

The toolshed, granary and garage buildings all possess excellent design and materials integrity. As noted, the garage is in poor condition.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Agriculture, Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1885-1945

Significant Person(s): n/a

Significant Dates: n/a

Cultural Affiliation: n/a

Architect/Builder: unknown

Narrative Statement of Significance

The historic Cook Farm is eligible for listing on the National Register of Historic Places under Criteria A and C. It is one of the few remaining examples of a historic truck farm near Missoula. It produced fruits and vegetables for the local and regional economy from 1882 to 1974 without interruption. The farmhouse is an excellent example of folk Victorian architecture, and the outbuildings are good examples of turn-of-the century design and possess excellent integrity of design and materials. The site of the buildings possesses good integrity (see Section 7) and conveys a sense of feeling and association with the historic period during which the property operated as a truck farm. Because of the loss of 145 acres of the historic 149-acre farmsite, the site has lost most of its qualities as a historic landscape.

The site is located between Missoula and Bonner, Montana, along Highway 200, on what was the route of the historic Mullan military wagon road and the Northern Pacific Railroad, near the Clark Fork River. Missoula has been a regional commercial and trade center for western Montana since its establishment at its present location in 1864. It is located at the hub of five valleys (the Missoula to the west, the Bitterroot to the south, the Flathead/Jocko to the north, the Hellgate to the east, and the Blackfoot to the northeast). It is situated at the intersection of two important historic transportation routes-- the Mullan military wagon road constructed in 1860 to join the head of navigation on the Missouri River with the western most point of navigation on the Columbia River (via Walla Walla, Washington) and the historic wagon road joining Missoula to the Flathead Indian Reservation (established in 1855) to the north and Fort Owen (established in 1850) to the south.

These five valleys produced stock, grain, vegetables and fruits for area settlements, such as Missoula, and for mining communities at Cedar Creek, Louisville, and Butte before the turn of the century. The establishment of Fort Missoula in 1878 and the construction of the Northern Pacific Railroad in 1883 further stimulated the development of area agriculture before the turn of the century.

In 1883, A. B. Hammond, E. L. Bonner, and R. A. Eddy signed a contract to clear 200 miles of railroad right-of-way and supply ties and bridge timbers for the construction of the railroad. A. B. Hammond constructed the Big Blackfoot Milling and Manufacturing Company in Bonner, Montana, just to the east of the farmsite in 1885, for the purpose of supplying area lumber, ties, and mining timbers. Logging to clear land for the construction of the railroad made more land available for agriculture, and, in turn, agricultural produce was needed for the logging camps during and after the construction of the railroad.

The timber industry and area agriculture were greatly stimulated by the continued development of the Butte-area mines, which used wood for building construction, mining timbers, and fuel for the refineries. Area agriculture and the timber industry also supplied mines established at Bear Creek and Philipsburg to the east, Iron Mountain and Coeur d'Alene to the west, and Victor (the Curlew mine) to south.

By the turn of the century, a transition occurred from extensive to intensive agriculture with the development of irrigated tracks, including orchards, and the establishment of irrigation districts. Local farmers continued to appropriate water on an individual basis to irrigate their tracts. Agriculture became an even more significant part of the Missoula-area economy with the influx of homesteaders after the opening of the Flathead Indian Reservation to settlement in 1904, the construction of the Milwaukee Road to Missoula in 1908, and further population growth generated by the growth of the University of Montana (established in 1893) and the establishment of Region 1 U.S. Forest Service headquarters in Missoula in 1908. Land developed along the Clark Fork River for agricultural purposes was homesteaded, purchased under terms of the Preemption Act of 1841, or purchased from the Northern Pacific Railroad, which generated revenue by selling the lands it had been granted to help finance the construction of the rail line.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Cook Farm
Missoula County, Montana

Page 1

The farm property was homesteaded by Albert H. Cook, who was issued patent No. 1081 on December 20, 1887 (filed with the federal government July 12, 1889 and with the Missoula County Clerk and Recorder June 14, 1889.) Cook sold the property to Elizabeth Delong the same year for \$2250. Elizabeth Delong and her husband, Alexander, deeded the property to Charles E. Johnson April 25, 1899 for the sum of \$6,000. Charles E. and Edith C. Johnson deeded the property to Anton and Christina Lerch the same day. However, the deed records show that Charles and Edith Johnson deeded the same property to John M. Keith on October 24, 1903, and that the Johnsons and the Keiths conveyed the property to Anton Lerch and Rose Lerch Hubert, the daughter of Anton and Christina Lerch, on October 2, 1922. Anton Lerch, his wife Clara (Christina Lerch had died in 1920), and Rose Lerch Hubert deeded the property to Fred B. Lerch, the son of Anton and Christina Lerch, for \$9,000 in 1922. Fred B. Lerch died in 1968 and his wife, Lydia, in 1987. In 1987, the Spring (Lerch) Ranch deeded the property to Russell and Norma Price, who had lived on the property since the early 1970s. Jan Walker, the current owner, has owned the property since 1991.

Albert H. Cook was a single man who first settled on the land in 1879 and permanently settled there in November 1882. He filed for entry April 22, 1885 and was granted the homestead patent to 120.75 acres of land, which included the W1/2NW1/4 and the NW 1/4SW1/4 of section 18, T13N, R18W, in 1887. He also was deeded 160 acres of land adjacent to this property in 1880 in the S1/2 SE 1/4, the NE1/2SW1/4 and the SE1/4NE1/4 of section 13, T13N, R19W. The latter parcel plus the land in section 18, T13N, R18W became part of what was to be known as the Cook/Delong/Lerch property.

When Cook filed for entry on the land in 1885, he was 42 years old and listed as native born. In the testimony of the claimant, Cook states that when he first settled on the land in 1879, he bought some improvements (a cabin) already there from E. L. Bonner and R. A. Eddy, who had logged the area for the construction of the NP railroad bed. In 1885, he listed improvements as a 16x30 log house with a 10x16 addition. The residence had a board roof, four windows and four doors, and a "good" floor and was valued at \$100. He also lists a 14x20 frame residence with a board roof, four windows, and three windows valued at \$30; a 16x45 foot barn with a shingle roof, and a 10x18 shed worth \$150; and 1/2 mile of board, rail, and picket fence worth \$80. None of the buildings exist today. Cook also listed 70 shade trees worth \$100, fruit trees worth \$100, and ditches worth \$150. The total value of the improvements was estimated at \$700. Cook's residence contained a cooking stove, a heating stove, three tables, two beds and chairs. He lists a plow, harrow, and wagon as his equipment. He paid \$49 in taxes on his property in 1885.

Cook described the land as agriculture and grazing land and not as timber land. As of 1885, he had raised grain, hay, and vegetables on 15 acres of land for five seasons. He worked at stamp mills in Philipsburg, Butte, and Marysville off and on to supplement the income that he earned from the farm. He used some of this money to make improvements to the land.

In 1885, Cook appropriated 150 inches of water from Marshall Creek for use on the SE1/4NE1/4 and the S1/2SE1/4 of section 13, T13N, R18W. Cook constructed the diversion for the water from Marshall Creek that runs south from the NE1/4 of section 7 of T13N, R18W onto the Cook/Delong/Lerch property, following the configuration of the existing ditch. On April 28, 1887, Cook deeded to the Missoula Mercantile Company an undivided interest in the ditch known at the time as the "Cook and Missoula Mercantile Company Ditch." He also sold the S1/2SE1/4 and the NE1/4SE1/4 in section 13, T13N, R19W. The Montana State Engineers's water resources survey of 1960 shows the ditch as the "Cook Ditch."

In March of 1886, Cook leased land on his property for \$275 a year to Eddy and Hammond who subleased it to T. L. Greenough for the purpose of constructing and operating a sawmill and a brick kiln and yard. The structures were located on the old Marshall Grade, just to the northeast of the farm buildings. In April 1887 Cook sold this land to the Missoula Mercantile, which was owned by Eddy and Hammond, for \$2500. This is presumably the same location as the Missoula Brick and Tile Company mentioned in the lease agreement between the Lerches and the Missoula Brick and Tile Company in 1909. (See below.) The 1909 brickyard was also located just to the northeast of the farm site, but the land on which it was located

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Cook Farm
Missoula County, Montana

Page 2

is not part of the existing farm site.

In 1888, the Northern Pacific Railroad, which had originally been constructed to cross the Clark Fork River just south of the Cook/Delong/Lerch property, was reconstructed along the Clark Fork River, which included right-of-way through the Cook Farm and across property recently acquired from Cook by the Missoula Mercantile Company.

Alexander Delong was a neighbor of Cook's to the east (NE1/4 of section 18, T13N, R18W) having lived there for 5 years. He served as a witness for Cook in his homestead claim in 1885 and, therefore, was well acquainted with the property at the time Elizabeth Delong, his wife, purchased it from Cook in 1889. Alexander Delong was born in Ohio, August 6, 1831. His family moved to DeKalb County, Indiana, in 1837, where they remained until 1850. Delong moved to California in 1850, where he spent 11 years mining, butchering, and running pack trains. In 1863, he moved to Idaho where he spent two years mining. He moved to Montana in 1865, settling first in Gold Creek. He married Elizabeth Jeffrey in 1868. He then moved to Pioneer, to Flint Creek in 1870, to the Oregon and Washington Territories, and then opened a new ranch in New Chicago in the Flint Creek Valley in 1882. In the same year, he bought and settled on the property to the east of Cook's property. In 1882, Delong bought from Dan Rash, the Marshall Grade toll road between his and Cook's place for \$3000, which had been constructed as a more direct wagon route up the river than the old Mullan wagon road, which was located above the bluff. He operated this road until 1888. That year, the Northern Pacific bought the Marshall toll road to build the rerouted NP line along the river. Also that year, the county began repairing the old military road for purposes of reestablishing a wagon route through the area. This repairing and reconstruction work included rerouting the wagon road up Marshall Grade to make room for the Northern Pacific rail bed.

In 1889 Delong and his wife, purchased the Cook farm, referred to by at least 1899 as the "old Marshall grade ranch." On March 26, 1890, Delong located and appropriated 500 inches of water from Marshall Creek for "irrigating and other farming purposes" and on August 23, of 1890 was granted a location of site for a reservoir on Marshall Creek and the ground for the reservoir. In May of 1890, the Missoula Mercantile deeded to Delong the land that Cook had sold the company in 1887. The Delongs sold parcels of this land to various parties including John R. Higgins, C.P Stark, and J.E. McClellan between 1890 and 1892. Alexander Delong resided at the farm until his death on June 18, 1899. Delong's wife, Elizabeth Matlock Jeffrey, came to Montana in 1863, resided in New Chicago with him, and then came to Missoula County in 1882. Delong was her second husband. The Delongs had no children. Elizabeth Delong died in Missoula, December 5, 1901 at her home on South Fourth Street in Missoula.

It is clear that the Delongs made improvements to the property and no doubt increased the number of acres under cultivation after appropriating the additional water from Marshall Creek and building the reservoir. It is not known what they raised, but presumably crops included vegetables, fruit, hay, and, perhaps, wheat.

The Johnsons owned the property briefly in 1889 and apparently held some rights to the land, which they and the Keiths quitclaim deeded to the Lerches in 1922.

Anton Joseph Lerch was born in 1849 in Wurttemberg, Germany. He came to the United States in 1866, residing in St. Louis, Missouri; Eugene, Oregon; and Helena, Montana, before moving to Missoula. He homesteaded up Grant Creek just west of Missoula and then bought the Cook homestead in 1899. His wife, Christina, came from the same part of Germany as Anton did. Anton operated the property as a truck farm from 1899 to 1922, when he deeded the land to his son, Fred B. Lerch. Anton continued to live on the property until his death in 1929.

In 1909, Anton and Christina leased to the Missoula Brick and Tile Company a three-acre tract of land on their property just to the northeast of the farm buildings for \$300 per year plus \$150 at the execution of the lease. Presumably it was the same

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Cook Farm
Missoula County, Montana

Page 3

site that Albert H. Cook owned and leased to Eddy and Hammond for the production of bricks and lumber in 1886. The site is no longer part of the farm site. The Lerches agreed to let the company take from within the property boundaries "all such clay, earth, and other material that it shall desire to take for the purpose using the same earth....in manufacturing brick, tile, etc." The lessees were allowed to "construct buildings, lime kilns, and any and all other structure and apparatus that it may deem necessary for its use in connection with the business of manufacturing brick, tile, etc." The Missoula Brick and Tile Company brickyard was one of two large brickyards in the Missoula area that produced brick for constructing commercial and residential buildings during a major development boom that Missoula experienced in the two decades of the twentieth century.

According to Mrs. Donna Olinghouse, the granddaughter of Anton Lerch, the county took clay from the depressions at the rear of the existing property during the Great Depression.

Anton and Christina had four sons (Fred B., born in 1889 in Helena; Robert, born in 1892; George Joseph born in 1895; and Edward, born sometime soon after that) and two daughters (Rose Lerch, born in 1890, and later Mrs. Henry Hubert, who lived in Butte, and Mary Louise Lerch, later Mrs. Roy Duchemin.) Fred B. Lerch farmed the property until his death in 1968. He married his wife, Lydia, in Butte, Montana, in 1928. She was from Montevideo, Minnesota. Fred met her while she was working at the Margaret Hotel in Bonner. Robert Lerch lived in Missoula and worked for the Northern Pacific Railroad. They had three children, Fred A. Lerch, Robert Lerch, and Donna Lerch Olinghouse.

Fred B. Lerch served during World War I in the Argonne Forest. After being discharged, he worked at the Missoula Brick and Tile company for a few years before assuming control of the ranch property and operations in 1922. He continued to operate the farm as a truck farm, raising a number of vegetables, such as potatoes and cucumbers, and grain such as corn, wheat, and hay. He also raised chickens and pigs. He continued to operate the orchards (apple, plum), and grew raspberries and rhubarb. He marketed these products locally--in Missoula and also up the Blackfoot River Valley as far east as Ovando, a two-day trip up and one day back in his horse-drawn cart. The raspberries were marketed as far east as Billings where they were shipped by train. Lerch also used his horses to supplement his income by drawing logs and other debris out of the Milltown dam and by drawing cars up Marshall Grade when they overheated and could not be driven any farther.

In addition to being a historic truck farm site, the Lerch farm was a gathering place for the Germans who lived in the area, especially for outdoor barbecues.

During the time that the Lerches owned the property, there were additional changes to the road and transportation system near the ranch. In 1910, the mainline of the NP railroad was rerouted to the south of the farm and the old mainline was used for the street car that ran between Missoula and Bonner from 1910 to the 1930s. In 1920, the old wagon road was reconstructed as a county road, and the dangerous Marshall Grade road no longer had to be negotiated to drive up the river. It was this grade that Fred B. Lerch used to draw cars up with his team of horses.

It is not clear who constructed the existing buildings or exactly when they were built. The original part of the brick residence was constructed between 1885 and 1889 when the property was owned by either Albert H. Cook or by the Delongs. The dining room- kitchen addition was constructed in 1889 when the property was owned by the Delongs according to a brick in the inside of the northeast corner of the addition, which has the date 1889 and the name "Delong" on it. It is likely that the house and the addition were constructed of brick produced at the Marshall Grade brickyard. The maple trees in the front yard and the cottonwood and the sycamore trees along the driveway, as well as the remaining fruit trees, probably were planted when Cook owned the property in view of the references to the numerous trees on the property in his 1885 homestead testimony. The outbuildings probably were constructed in the late 1800s or early 1900s. Based on their dimensions, they do not seem to be the buildings that Cook had constructed by 1885. They certainly have been at the site since the 1930s according to Mrs. Olinghouse. Mrs. Olinghouse states that the retaining walls in front and back of the residence were there in the 1930s, which

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Cook Farm
Missoula County, Montana

Page 4

is confirmed by an early photograph of the house. She also states that the water from a spring in back of the house was piped through the house to a reservoir (still in evidence) below the house in the late 1930s. At that time, Fred B. Lerch constructed an indoor bathroom in the northwest corner of the dining room/kitchen addition, which made use of the spring water.

Cook Farm
Name of Property

Missoula County, Montana
County and State

9. Major Bibliographic References

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: None

10. Geographical Data

Acres of Property: 4.81

UTM References:	Zone	Easting	Northing
	12	276720	5195500

Legal Location (Township, Range & Section(s)): SW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 18, T13N, R18W.

Verbal Boundary Description

Lot C, section 18, T13N, R18W.

Boundary Justification

The boundary is the same as the legal definition of the property, which includes the farmhouse, the outbuildings, the structures, such as the irrigation ditch with the flume, the pads, etc., and the large conifer, maple, sycamore, cottonwood, and fruit trees on the building grounds that have historically been part of the farm site. This definition does not include that part of the property that contained the historic sawmill and brick kiln and yard (which no longer exist) to the north or the farmland to the south, which has been subdivided and developed into a residential neighborhood.

11. Form Prepared By

name/title: William A. Babcock
organization: Past and Present
street & number: 2920 Salish Court
city or town: Missoula

state: MT

date: November 8, 1995
telephone: (406)549-9987
zip code: 59801

Property Owner

name/title: Jan Walker
street & number: 5185 Old Marshall Grade Road
city or town: Missoula

state: MT

telephone: (406)
zip code: 59802

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9

Cook Farm
Missoula County, Montana

Page 1

BIBLIOGRAPHY

Anaconda Standard, June 20, 1899.

Bonner School Bicentennial Committee. *A Grass Roots Tribute: The Story of Bonner, Montana*. Missoula: Gateway Printing, 1976.

Coon, Shirley Jay. "The Economic Development of Missoula, Montana." Ph.D. Dissertation. University of Chicago. 1926.

Koebel, Lenora. *Missoula, The Way It Was: A Portrait of an Early Western Town*. Missoula: Pictorial History Publishing Co. 1972.

Lesson, Michael, *History of Montana, 1739-1885*. Chicago: Warner, Beers and Company.

Missoula County Appraiser and Assessor's Office, Plat Books, Missoula County Courthouse, Missoula, Montana.

Missoula County Abstract Co., Abstract of Parts of Lots 1, 2, & 3, section 18, T 13. R18W and SE1/4NE and 5 acres of NE1/4SE1/4 sec 13 T13N, R19W, M.P.M.

Missoula Gazette, February 6, 1891.

Missoulian, September 15, 1882; March 19, 1886; April 9, 1886; May 20, 1887; October 10, 1888; October 17, 1888; December 26, 1888; December 6, 1901; June 17, 1929; October 19, 1930, March 22, 1876.

Montana State Engineer's Office, *Water Resources Survey, Missoula County, Montana*. Helena: State Engineer's Office. 1960.

Olinghouse, Donna. Interview by William A. Babcock. Hamilton, Montana, October 4, 1995.

Olinghouse, Joel. Interview by William A. Babcock. Hamilton, Montana, October 20, 1995.

Price, Russell and Norma. Telephone Interview with William A. Babcock. Stevensville, Montana, October 11, 1995.

U. S. Department of the Interior, Bureau of Land Management, Master Title Plat and Historical Index, section 18 T13N, R18W; section 19, T13N, R19W, M.P.M., University of Montana.

U. S. Department of the Interior, General Land Office, Homestead Entry and Proof Papers, Washington National Records Center, Suitland, Maryland.

U. S. Department of the Interior, General Land Office, Original Survey Plats, T13N, R18W, M.P.M. Bureau of Land Management, Billings, Montana.