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NPS Form 10-900 (Rev. 10-90)	OMB No. 1024-0018
United States Department of the Interior National Park Service	V - 15 2003
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM	DES
1. Name of Property	
historic name: Reid Residence	
other name/site number: Zeh Residence; Robert M. Knight Law Offices	
2. Location	
street & number: 526 E. Front city/town: Missoula	not for publication: N/A vicinity: N/A
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 determination of eligibility meets the documentation standards for registering properties in the National Register of procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property <u>X</u> meetsdo Critera. recommend that this property be considered significantnationallystatewide X locally. (_See c comments.)	Historic Places and meets the es not meet the National Register
In my opinion, the property meets does not meet the National Register criteria.	
Signature of commenting or other official D	ate
State or Federal agency and bureau	· · · · ·
4. National Park Service Certification       Joint Control of the Netional Register	Date of Action $2/16/03$

#### Reid Residence, 526 E. Front

Name of Property

Missoula County, Montana

County and State

#### 5. Classification

Ownership of Property: private	blumb an af	Deserves within Deserves		
Category of Property: building	Number of Contributing	Resources within Property Noncontributing		
Number of contributing resources previously listed in the National Register: N/A	1	building(s)		
Name of related multiple property listing: $\mathrm{N}\!/\mathrm{A}$		sites		
		structures objects		
	1	Total		
6. Function or Use				
Historic Functions:	Current Function:			
Domestic (residence)	Commercial (law office)			
7. Description				
Architectural Classification:	MATERIALS:			
Victorian (Queen Anne)	foundation: stone			
A.	walls: wood			
	roof: asphalt			
	other: N/A			

#### Narrative Description: Summary

The Reid Residence is located on the north side of the 500 block of E. Front Street, one block north of the Clark Fork River, five blocks east of Missoula's historic commercial thorougfare (Higgins Avenue), and at the southeast corner of Missoula's oldest mixed-use commercial/residential downtown neighborhood. This block was first developed in the 1880s and 1890s with construction of a large doctor's office and residence at the east end of the block, moderate-sized Shingle and Folk Victorian homes on the north side of the street (including the Reid Residence), and more elaborate Victorian homes on the south side of the street. The block evolved through the 1910s with construction of a large multiple-dwelling apartment complex at the west end of the block and approached its current configuration ca. 1924, when removal of a historic irrigation ditch and mill race on the south side of the street allowed construction on the one remaining open lot. Removal of the ditch and mill race also allowed development of Hartman and Parson's Street, divorcing E. Front Street from its once-direct association with the Clark Fork River (see additional documentation). Additional modifications to this early 20th-century streetscape are largely limited to the 1959 construction of the Madison Street Bridge at the 600 block of E. Front Street, an event that created a more definitive eastern edge to the historic downtown area. Neighboring streetscapes are similarly intact, dominated by late nineteenth/early 20th century singlefamily and multiple-family homes and by a historic church and school.

The Reid Residence is also largely unmodified and continues to display a full-length open front porch with Victorian detailing, a two-story front-elevation tower (or turret), and textured wall surfaces. These design details reflect both the dominant architectural style of the day and also the modest affluence of its owners. Renovation of the historic residence began in 2001 and was completed in December 2002. (See Continuation Page.)

Reid Residence, 526 E. Front

Name of Property

8. Statement of Significance

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

Applicable National Register Criteria: C Criteria Considerations (Exceptions): N/A Significant Person(s): N/A Cultural Affiliation: N/A Areas of Significance: Architecture; Community Planning and Development Period(s) of Significance: 1888-1912

Significant Dates: N/A

Architect/Builder: Unknown

### Narrative Statement of Significance

#### Summary:

Following a comprehensive survey of Missoula's Urban Renewal Area, completed in 1980, architectural historian James R. McDonald and historian Gary Williams determined that Missoula's historic downtown contained three National-Register eligible historic districts: the Central Business District; the West Side Residential Neighborhood (west of the business district); and the East Side Residential Neighborhood (east of the business district). Boundaries of the East Side Residential Neighborhood were defined as the historic Northern Pacific railroad tracks to the north, Madison Street to the east, the Clark Fork River to the south, and the initiation of modern development to the west (an irregular boundary). The Montana State Historic Preservation Officer (SHPO) concurred with this preliminary recommendation.

McDonald and Williams defined the Reid Residence, at 526 E. Front, as an "integral and important" component of the proposed East Side Residential Neighborhood Historic District. In the two decades that followed McDonald and Williams' survey, second-story façade windows were replaced with aluminum-frame casement windows and decades of deferred maintenance took their toll on the front porch, which teetered on the edge of collapse. The property has recently been restored for commercial use according to the Secretary of Interior's Standards, the National Park Service has concurred that the property appears to be architecturally significant and eligible for listing in the National Register of Historic Places, and owner Robert M. Knight has secured a preservation tax credit under the terms of the Federal Historic Preservation Tax Incentive Program (see additional documentation). Accordingly, the property is now being nominated to the National Register of Historic Places as an individual resource based on its significant association with Queen Anne architecture, as employed within the context of Missoula's residential development 1880-19120 (National Register Criterion C).

Specifically, the residence reflects development of a neighborhood now known as the "Heart of Missoula"<sup>1</sup> during a time when Missoula served as a retail and wholesale trade and distribution center for much of western Montana and a time when Missoula's population increased by over 300 per cent, with much of this growth concentrated on the available lots east and west of downtown, between the Clark Fork River and the North Hills.<sup>2</sup> "Much of Missoula's history," McDonald and Williams wrote, "is etched into the brick and clapboard of the Central Business District and its surrounding neighborhoods."<sup>3</sup> Moreover, the Reid Residence displays classic elements of the Queen Anne style, as realized in its most understated and unpretentious form on simple middle-class homes. These design elements include the asymmetrical façade and irregular roofline formed by the tower set at the southwest corner; the dominant front gable; the structural bay that disrupts the expanse of the east wall; the full-length one-story front porch with delicate turned porch supports and spindlework ornamentation; the multiple siding patterns that further disrupt planar wall surfaces; and the dominant use of one-over-one double-hung sash, wood-frame windows.<sup>4</sup> (See Continuation Page.)

<sup>&</sup>lt;sup>1</sup> "Heart of Missoula" Neighborhood Council.

<sup>&</sup>lt;sup>2</sup> James R. McDonald, JRM Architects, and Gary Williams, HRA, *Missoula Historical Resource Survey* (completed for the Missoula Planning Board and Missoula Urban Renewal Agency, March 1980), p. 25.

<sup>&</sup>lt;sup>3</sup> Ibid., p. 28.

<sup>&</sup>lt;sup>4</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988), uses, pp. 262-268.

Name of Property

### 9. Major Bibliographic References

Cohen, Stan. Missoula County Images, Vol. II. Pictorial Histories Publishing Company, Missoula, Montana, 1993.

McAlester, Virginia and Lee. Field Guide to American Houses. Alfred A. Knopf, Inc., New York, 1984.

McDonald, James R., JRM Architects, and Gary D. Williams, HRA. *Missoula Historical Resource Survey*. Report completed for the Missoula Planning Board and Missoula Urban Renewal Agency, March 1980.

Missoula County Deeds, Clerk and Recorders Office, Missoula County Courthouse, Missoula, Montana.

Polk Publishing Co., Missoula County Directory, 1924-1967

Sanborn Map Company, Missoula County, Montana, 1884, 1888, 1890, 1891, 1893, 1902, 1912, 1921, 1951, 1957.

<ul> <li>preliminary determination of individual listing (36 CFR 67) has been requested.</li> <li>previously listed in the National Register</li> <li>previously determined eligible by the National Register</li> <li>designated a National Historic Landmark</li> <li>recorded by Historic American Buildings Survey #</li> </ul>		Primary Location of Additional Data:						
		<ul> <li>State Historic Preservation Office</li> <li>Other State agency</li> <li>Federal agency</li> <li>X Local government</li> <li>X University</li> <li>Other Specify Repository:</li> </ul>						
					10. Geographical Data			
								·····
					Acreage of Property: less than 1 acre			
					UTM References:	Zone	Easting	Northing
						A 12	272353mE	5194752mN

### Verbal Boundary Description

Plat G, Block 7, McWhirk Addition,: a lot commencing at a point on the north line of Front Street distant 114 feet from the corner of Madison and Front Street running thence along the north line of said Front Street a distance of 35 feet West thence in a Northerly direction a distance of 100 feet [to an Alley] thence in an Easterly direction a distance of 35 feet thence South along said west line to the place of beginning.

### **Boundary Justification**

This boundary incorporates the land purchased in 1888 by William and Eliza Reid. The land base has not changed in the modern period.

11. Form Prepared By				
name/title: Ann Emmons/histor				
organization: Historical Research	h Associates, Inc. date: May 1, 2003			
street & number: P.O. Box 7080	telephone: 406 721-1958			
city or town: Missoula	state: MT zip code: 59807-7086			
Property Owner				
name/title: Robert M. Knight				
street & number: 526 E. Front	telephone: (406)721-5440			
city or town: Missoula	state: MT zip code: 59802			

# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

Section Number 7 Page 1

Reid Residence, Missoula County, Montana

#### Narrative Description, continued

The historic Reid Residence is a two-story wood-frame building constructed on a mortared river-stone foundation. The building is set within the historic Clark Fork River floodplain, a fact reflected on this and neighboring houses by the steep terraced rise from Front Street. Six concrete steps provide access to the terrace and an additional four wooden steps provide access to the front porch. The building footprint, a simple rectangle set under a cross-gable roof, features numerous minor corners created by ca. 1912 construction of a two-story tower component at the southwest corner, projecting slightly beyond the primary plane of the west wall; construction of a two-story structural window bay on the east elevation; construction of a full-length open front porch; and construction of a two-story rear addition infilling the "courtyard" created by the original ell-shaped design. These small projections from the principal mass effectively disrupt all but the rear elevation planar wall surface, providing the asymmetry typical of the Queen Anne style. Additional wall texture is provided by multiple siding types: droplap siding (8" to weather) on most wall surfaces with board-andbatten siding in the front gable end and decorative board-and-batten-siding in a diagonal pattern at the lower courses of the front (south) wall. Asphalt shingles cover the steep pyramid roof of the tower and the cross-gable roof of the primary component. Roof details include wide boxed eaves, decorative molding/crown at the eave line, a broad band of trim at the roof/wall junction, and a restored copper steeple atop the tower. Windows are predominantly one-over-one double-hung or fixed sash in wood frames, paired with wood-frame storm windows. Those on the primary public exposures feature a blank lower pane below with a patterned pane above – also typical of the Queen Anne style. All windows are finished with wide casing, embellished with elaborate cornice trim.

The facade is dominated by the open front porch that runs the length of the elevation and by the prominent front gable end. The original turned columns, recently restored, support a shallow shed porch roof. Porch embellishment includes simple spindlework, a recent replacement in kind of the original spindlework. The roof shelters an elaborately carved paneled and glazed entrance door, set at the extreme west end of the elevation within the tower, and a large two-light fixed-sash window, roughly centered within the primary wall. The upper pane of this window features a decorative geometric pattern, a design detail mimicked on the tower and the east-elevation bay. The window is presumed to date to the ca. 1912 reconstruction (see Section 8). The asymmetrical fenestration pattern of the first level is continued on the second level, where a pair of one-over-one double hung windows is centered in the gable end and a single, smaller, one-over-one window is offset to the west end of the elevation, within the tower.

The tower, and the slightly recessed cross-gable component, visually divide the broad west elevation into two bays. Features within the tower include a fixed-sash window, smaller than that found on the façade yet of identical design, and a double-hung window at the second-story level. Features within the cross-gable, forming the northern bay, are limited to a single double-hung window at the ground level and a pair of double-hung windows at the second story.

The rear elevation, largely hidden from public view, is void of all decorative architectural details. The gable end is higher at the west end than the east, a ca. 1912 modification to the original cross-gable design. A modern glazed and paneled door is offset to the west and is protected by a simple shed roof supported by wood knee braces. Two one-over-one double-hung windows are symmetrically placed in the wall expanse to the east of the door. A single one-over-one double-hung window is centered within the modified gable end. A trap door, set level with the ground, provides exterior access to the unfinished cellar/crawl space.

A large two-story structural bay window, topped with a shallow-shed roof extending above the east gable slope, dominates the east elevation. At both the ground and upper level, the side facets contain a single double-hung window while the center facet contains a large fixed-sash two-light window, as also found on the front elevation. (Consistent use of this window pattern on both the original façade and known additions suggests that the façade window was changed out at the time of the ca. 1912 remodel). There are no features in the wall to the south of the bay window. Features to the north are limited to two small wood-frame single-light fixed-sash windows, set high in the wall just under the eave line and providing natural light to interior closets.

# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

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Reid Residence, Missoula County, Montana

Historically, interior finishes included oak flooring on the main level; pine flooring on the upper level; lath-andplaster wall treatments, historic vertical panel doors, and wide elaborate trim (see photographs). As part of the recent restoration, the majority of floors were refinished, the stairway railing restored, and historic trim, window frames, and doors reconditioned and painted. The original plaster, in poor condition, was removed and replaced with painted gypsum wallboard. In addition, a ca. 1985 gas fireplace with raised hearth, dominating the east wall of the living room, was removed. Restoration efforts largely concealed from view include new electrical wiring, a new furnace (that makes use of the existing registers), and new plumbing.

The interior floorplan remains unchanged since the 1912 reconstruction. The original carved, glazed, and paneled front door opens to a small foyer and stairwell lit by a substantial six-over-one fixed-sash window. The stairway newel post and rail are stained and varnished fir (recently refinished), of simple geometric design. The stair tread are varnished maple while the risers are painted white. The foyer branches to a small main-floor bathroom fitted with modern fixtures appropriate to the style of the house and with cabinets salvaged from the historic kitchen. The four-panel door leading to the bathroom was salvaged from an upstairs room when the original floorplan was restored (see below) and replaces a modern mirrored door. The foyer also leads - through historic and recently restored French doors - to the living room, and - through a simple four-panel door - to the dining room. The historic living room is currently being used as a conference room while the dining room serves as a central reception and waiting area. Historically, the dining room and living room were separated only by a wide, high opening, trimmed but not fitted with a door. As part of the adaptive re-use of the building, from residential to commercial space, this opening was recently fitted with custom-made French doors designed to match the historic French doors leading from the foyer to the living room.

The dining room, dominated by the large structural bay added during the ca. 1912 reconstruction, leads to the kitchen, which is currently in use as a copy center and presents a modern appearance.

The second floor plan largely matches the first; with an open stair landing; a bathroom in the tower; and three bedrooms: one over the living room; one over the dining room (displaying the second story of the structural bay), and one over the kitchen. Modifications to this floor plan, associated with the recent restoration, are limited to the removal of a doorway connecting the front and middle bedrooms; though the four-panel door in this non-conventional passageway matched those found elsewhere in the house, the framing system for the doorway post-dated the remainder of the house.

# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

Section Number 8 Page 3

Reid Residence, Missoula County, Montana

#### Narrative Statement of Significance, Continued Site History

In 1860, Missoula pioneers Francis Worden and Captain Christopher P. Higgins established the Hell Gate Trading Post at the west end of the Missoula valley, intent on trading with those traveling the nascent Mullan Trail between Fort Benton, Montana – the head of steamboat navigation on the Missouri River – and the mines at Walla Walla, Washington. Worden and Higgins' venture proved timely, coinciding with the discovery of gold at Montana's Alder Gulch (in southwest Montana) and with the associated influx of north-south travelers. Prospering, they built a grist mill and sawmill on a site now marked by the north abutment of the Higgins Avenue Bridge and a general mercantile two blocks north of the mill, at the intersection of newly platted Higgins Avenue and Front Street. Front Street, which "fronted" the river and incorporated the Mullan Trail, served as the new community's primary arterial. By 1870 the unincorporated community of Missoula Mills boasted 300 residents and on April 5, 1871, County Clerk D. D. Bogert approved a plat for the Old Town Site, Missoula. Subsequent adjacent additions included the Higgins Addition (1872); the McCormick Addition (1882); and the McWhirk Addition (1882).<sup>5</sup>

On December 14, 1883, Francis Worden sold land within the newly-platted McWhirk Addition to Cornelia Weston of Lewis and Clark County.<sup>6</sup> This square parcel, extending 149 feet along Front Street to the corner of Front and Madison Street thence north to Main Street, changed hands numerous times between 1883 and 1887 as Missoula's most successful entrepreneurs and real estate developers (including Richard Eddy and Andrew Hammond of the Missoula Mercantile) speculated on Missoula's continued growth and prosperity. On May 1, 1888 Andrew and Florence Hammond and Richard and Edwina Eddy subdivided their joint investment, selling Plat G to William and Eliza Reid: a lot "commencing at a point on the north line of Front Street distant 114 feet from the corner of Madison and Front Street running thence along the north line of said Front Street a distance of 35 feet West thence in a Northerly direction a distance of 100 feet [to an Alley] thence in an Easterly direction a distance of 35 feet . . . . thence South along said west line . . . to the place of beginning."<sup>7</sup>

By July 1890, when representatives of the Sanborn Map Company first mapped the 500 block of E. Front, the Reids had constructed a one-and-one-half story ell-shaped house, with an inset one-story porch at the southwest corner and an enclosed one-story rear-elevation component at the northeast corner (forming one leg of the ell). Between 1902, when the Sanborn Map shows the same ell-shaped house, and 1912, the Reids had significantly modified this first residence through conversion of the one-story inset porch to a two-story tower (providing space for a plumbed interior bathroom while also echoing the Victorian details found on adjacent homes), the addition of the full-length front porch, construction of the two-story east-elevation structural window bay, and significant modification of the rear gable end, creating the two-story clipped configuration visible today. Evidence of modification, beyond the documentation found on Sanborn Maps, is limited to slight changes in siding alignment where the tower connects with the primary south and west walls, variations in framing style within the rear-elevation addition, and variations between the stone foundation under the original house and under the addition. This reconstruction not only added a bathroom and expanded interior space but also effectively incorporated Queen Anne design details, substantially changing exterior appearance. Architectural historians Virginia and Lee McAlester report that such modification of simple folk homes with Victorian detailing reflected the ready availability of mass-produced wood products in the industrial age and therefore represented a significant post-1900 trend in American architecture: "fashion-conscious homeowners . . . updated their older folk houses with new Victorian porches" or, in the case of 526 E. Front, with a new Victorian porch, a new tower, and a new bay.<sup>8</sup>

<sup>&</sup>lt;sup>5</sup> McDonald and Williams, Missoula Historical Resource Survey, p. 17.

<sup>&</sup>lt;sup>6</sup> Missoula County Deeds, Book C, p. 239.

<sup>&</sup>lt;sup>7</sup> Missoula County Deeds, Book 11, p. 219.

<sup>&</sup>lt;sup>8</sup> McAlester and McAlester, A Field Guide to American Houses, p. 310.

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### Section Number 8

Reid Residence, Missoula County, Montana

During the last forty years of Queen Victoria's long reign, ca. 1860-1900, and into the first decades of the twentieth century, the "Victorian" style predominated in America. Defined generally by the extravagant use of complex shapes and elaborate detailing, the style proliferated after balloon framing simplified the construction of corners and irregular ground plans, thus "freeing houses from traditional box shapes," and once increased industrialization led to mass production of inexpensive decorative detailing. Sub-sets of the Victorian style include Second Empire, Stick, Shingle, and Queen Anne.<sup>9</sup> The style's popularity waned in the early twentieth century, replaced by the simpler lines of Colonial Revival and Craftsman housing styles.

The Queen Anne housing style is characterized by steeply pitched, irregularly shaped roofs with a dominant front gable. Façade details generally include patterned shingles, cutaway bay windows, and "other devices used to avoid a smooth-walled appearance."<sup>10</sup> Front porches are full- or partial-width, often wrapping around one or more side façades. McAlester and McAlester define four decorative detailing subtypes associated with Queen Anne style. "Spindlework" describes the Queen Anne subtype that is characterized by delicate, lacy details and "gingerbread" ornamentation. Spindlework ornamentation—lace-like brackets, beads, or delicate posts or supports—often accompanies porch design, occurring on balustrades, porch supports, and friezes. Approximately half of American Queen Anne style houses are this subtype.<sup>11</sup> The expansion of this building style can be attributed to its representation in pattern books and architectural magazines—specifically, *The American Architect and Building News*—as well as increased availability of pre-cut materials as a result of expanding railroad systems. This ready availability of both design examples and of design details led not only to the proliferation of new homes constructed in the Queen Anne style but also to the modification of existing homes, as represented at 526 E. Front Street.

On July 26, 1920, the Reids sold their home to Joseph Grenier Jr. of St. Ignatius. Grenier's ownership and residency proved short: In October 1921, he sold to Grace Dyson, "a single woman," who just two weeks later sold to Ralph and Stella Pettit. On September 24, 1924 the Pettits sold to Fred Zeh, a printer at the *Missoulian* Publishing Co. and his wife Mabel.<sup>12</sup> The house would remain in their ownership, or that of their daughters – Helen, Marjorie, and Ruth – for the next 72 years. Like William Reid, Fred Zeh worked in the core business district, as did his daughter Marjorie, a United States Forest Service stenographer, and his daughter Helen, a Forest Service clerk.<sup>13</sup>

In 1941, just prior to his death, Fred Zeh conveyed full ownership to his wife Mabel. In 1957, Helen and Marjorie joined Mabel on the title and were listed in Polk City Directories as owner occupants. Ruth Zeh Kahl assumed ownership in 1984 and managed the family home as a rental until her death in 1991 when the property was purchased by Jason and Melanie Lemcke.<sup>14</sup>

<sup>&</sup>lt;sup>9</sup> McAlester and McAlester, Field Guide to American Houses, p. 239.

<sup>&</sup>lt;sup>10</sup> McAlester and McAlester, Field Guide to American Houses, p. 263.

<sup>&</sup>lt;sup>11</sup> McAlester and McAlester, Field Guide to American Houses, p. 264.

<sup>&</sup>lt;sup>12</sup> Missoula County Deeds, Books 94, p. 129; Book 31, p. 59; Book 101, p. 151.

<sup>&</sup>lt;sup>13</sup> Polk Publishing Co., Missoula County Directory, 1924-1967.

<sup>&</sup>lt;sup>14</sup> Missoula County Deeds, Book 150, p. 103; Book 200, p. 151; Book 214, p. 1074; Book 267, p. 1245;

# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

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## **Additional Documentation: Site Plans**



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# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

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# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

Section Number Additional Documentation Page 5 Reid Residence, 526 E. Front, Missoula County, MT

### Additional Documentation: Current Condition photographs

The following information applies to all photographs, unless otherwise indicated:

Property Name: Reid Residence

Location: 526 E. Front Street, Missoula, Missoula County, Montana

Photographer: Ann Emmons, Historical Research Associates

Date of Photograph: May 1, 2003

Location of Negatives: Historical Research Associates, Inc. 125 Bank Street, Missoula, Montana 59802

# NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

Section Number Additional Documentation Page 6 Reid Residence, 526 E. Front, Missoula County, MT

## Additional Documentation: Site Plans



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