

United States Department of the Interior
National Park Service

748
MAY 30 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Pine Street Historic District

other names/site number

2. Location

street & number 200-600 block on East Pine Street; 200 & 400 block on N/A not for publication

city, town Missoula East Broadway N/A vicinity

state Montana code MT county Missoula code 063 zip code 59802

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
66	26	buildings
		sites
		structures
4		objects
70	26	Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 2

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

Date

State or Federal agency and bureau

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. 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:)

Patrick Andrus

7/13/89

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
 Domestic/single dwelling, row house,
 mansion, residence; multiple dwelling,
 apartment building
 Government/government office

Current Functions (enter categories from instructions)
 Domestic/single dwelling, row house,
 mansion, residence; multiple dwelling,
 apartment
 Government/government office
 Commerce/business, office building

7. Description

Architectural Classification
 (enter categories from instructions)

Colonial Revival, Gothic Revival, Second
 Empire, Queen Ann, Stick, Classical
 Revival, Bungalow/Craftsman, Moderne,
 Dutch Colonial, (vernacular - I-house,
 gable and wing, gable front, etc.)

Materials (enter categories from instructions)

foundation Stone, concrete, stucco
 walls Brick, weatherboard, shingle,
 asphalt, asbestos, vinyl, masonite
 roof Asphalt, wood shingle
 other

Describe present and historic physical appearance.

The East Pine Street Historic District is located within downtown Missoula and runs perpendicular to the City's main northeast/southwest arterial (North Higgins Avenue) and parallel to and one block north of the City's major northwest/southeast arterial (Broadway Avenue). The district is about four and one half blocks long and faces onto East Pine Street and onto two blocks on East Broadway Avenue at the east end of the district.

The East Pine Street Historic District is the focal point of the east side residential area that is located to the east of the City of Missoula's central business district and is in conformance with the northwest/southeast and northeast/southwest grid pattern of the Missoula downtown and the adjoining areas on the north side of the Clark Fork River. The major natural feature of the East Pine Street area is Rattlesnake Creek, which runs in a northeast direction and forms the eastern boundary of the East Pine Street District. East Pine Street itself slopes gently from Higgins Avenue in the central business district to Rattlesnake Creek. The predominating man-made feature and unifying visual element of the East Pine Historic District is its historic boulevard, which consists of approximately 15-foot-wide boulevards with large maple trees on each side of the street and its unique 25-foot-wide grass median centered in the street for four blocks between Pattee and Madison Street. The division is an aesthetic element and tends to reduce traffic on East Pine Street.

The East Pine District is located between Broadway Avenue, a busy east/west arterial and Spruce Street and the old Northern Pacific (now Montana Rail Link) railroad tracks north of it. The east end of the district includes the buildings facing East Broadway Avenue in the 400 and 500 blocks because they are compatible in character with the buildings facing East Pine Street and would otherwise be isolated from the historic east side residential area in the Missoula downtown. (Photos 13 & 14). Otherwise the district is bounded on the north by the alleyway between Pine Street and Spruce Street and on the south by the alleyway between Pine Street and Broadway Avenue. (Photo 15).

See continuation sheet

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)

Early Settlement
Community Development/Landscape
Architecture
Politics and Government
Social History

Period of Significance

1872-1940

Significant Dates

NA

Cultural Affiliation

N/A

Significant Person

Multiple

Architect/Builder

A. J. Gibson

George Dildine

Morin Lumber

Galbraith & Fuller

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

The East Pine Historic District is significant under National Register criterion A because it is associated with and still clearly represents the significant period(s) in the City of Missoula's economic, political, and social development, beginning at the time of settlement in the 1870's to the end of the historic period in the 1940's. The district also gratifies criterion B, due to its association with individuals such as Francis L. Worden, one of the original founders of Missoula, Joseph Dixon, one of Montana's most significant state and national politicians during the early 20th century, and Arthur Stone, renowned state journalist and founder of the University of Montana's School of Journalism. Under criterion C, the district gains additional significance because of its several architecturally significant single-family, multi-family and even government buildings, and because of its maple tree-lined boulevard with unique (for Missoula) centered, four block-long medians that tie the district together.

The district represents the basic themes of formation before 1880, construction (1880-1910), stabilization (1910-1929), and Depression (1930-1940) in Missoula that occurred within the district's period of significance. It is historically associated with some of the key individuals that shaped these developments and with property types that characterized these periods, especially National period vernacular, Neo-classical, Queen Anne, Federal or Colonial Revival, and multi-family dwellings, especially two bay Victorian-style apartment buildings.

The district is noted for its centered, grass median and maple-lined boulevard that helped establish Missoula as the "Garden City" and has provided this corridor with the cohesiveness that has enabled the district to maintain a stable evolution from 1880's to the 1940's, with surprisingly little intrusion.

See continuation sheet

9. Major Bibliographical References

See attached continuation sheets.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register (selected bldgs.)
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

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 18.5

UTM References

A

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Zone Easting Northing

C

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B

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2	7	2	0	0	0
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Zone Easting Northing

D

1	2
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2	7	2	6	0	0
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5	1	9	4	9	4	0
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See continuation sheet

Verbal Boundary Description

The boundary begins at Pattee Street at the west end of the alley separating East Pine from East Spruce Street, runs in an east/southeast direction along the alley to Madison Street, runs south along Madison Street, then east/southeast along the line between Lots 7 & 8, Block X, McWhirk Addition, to the alley then west/southwest along the alley across East Pine Street and along the alley in Block W, McWhirk Addition, to the south side of Lot 2, Block W, then west/northwest along the

See continuation sheet

Boundary Justification

Established as buildings facing East Pine between Pattee Street and Rattlesnake Creek and historic buildings facing East Broadway between Adams and Madison Streets. District tied together by center-median boulevard and historical association with buildings on north side of Broadway Avenue. Historic boulevard and residential character of district so close to central business district are unique for Missoula.

See continuation sheet

11. Form Prepared By

name/title William A. Babcock, Jr.

organization Consultant on contract with City of Missoula date August 1988

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city or town Missoula state Montana zip code 59802

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The historic buildings along East Pine Street are located on 30' x 138.5' lots on the south side of the street and 30' x 130' lots on the north side of the street. There are generally 10 lots to each half block along East Pine Street. These blocks are laid out in the standard Cartesian grid pattern in this area of Missoula. The blocks at the east end of the district vary slightly from the pattern of the others, with alleys bisecting them running in a northeast/southwest direction.

The East Pine Street Historic District consists of a variety of historic buildings, most of them multi-family or single-family residences built between 1872 and 1940. A historic government office building and historic office/multi-family building are located at the extreme west end of the district. Generally speaking, the district is composed of large ~~single- and multi-~~ family dwellings at the west end of the district nearest the central business district. The buildings at the south end of the district are well-spaced (one block has only two residences) and well set back from the boulevard. The buildings are generally smaller and more closely spaced residences as one proceeds from the west to the east end of the district; however, all of them are well set back from the boulevard.

All but 6 of the 50 major buildings, in the district were constructed before 1940 and most contribute to the significance of the district. (Thirteen of the existing major buildings were constructed between 1872 and 1891, 4 between 1891 and 1902, 13 between 1902 and 1912, 1 between 1912 and 1921, 6 between 1921 and 1930, 8 between 1930 and 1940, and 7 after 1940. The district is predominantly a mixture of multi-family and single-family buildings, representative of different architectural styles and historic periods. Among the largest buildings are some large historic residences (some later remodeled as multi-family dwellings or as commercial buildings) and buildings originally constructed as multi-family dwellings displaying variations of the Federal, Neoclassical, Queen Anne, Victorian influences, and double-bay row houses (with gable and flat roofs) styles of design. The greatest concentration of the large buildings is located at the west end of the district (especially the multi-family dwellings), but a few are located in the central portion of the district and on Broadway Avenue near the southeast edge.

The medium-to-small size single-family residences also illustrate a variety of architectural forms and styles, and, for the most part, are located toward the east end of the district. Most are

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late nineteenth century buildings that are broadly termed National period vernacular, including basic gable- and temple-front, gable-front and wing, and side gable, some of which were stuccoed in the historical period. More distinctively styled single-family residences include variations of Dutch Colonial, Second Empire, Queen Anne, Neoclassical, Bungalow, and Moderne stylings, and the close-cropped, L-shaped cottages (shingle and stucco) of the 1930's period.

The district as it appears today evolved over 65 years from the early 1870's to the 1940's. It was during this time that over 80 percent of the existing buildings were constructed and the boulevard created. It was also during this time that some of the original large, single-family residences constructed during the late nineteenth century near the central business district were demolished and replaced by commercial buildings, the Federal building, and by multi-family structures. Since 1940, there have only been two major buildings constructed along East Pine Street and five between Pine Street and Broadway Avenue. Most outbuildings date from the historic period.

The general appearance of the district is still residential, and multi-family and single-family rental units predominate. There are relatively few owner-occupied single-family residences. Some of those buildings constructed as residences have been remodeled as multi-family units. The residential feeling and sense of community are enhanced by the boulevard. Some of the properties have historic second residences and garages (historic and modern) located along the alleyways that, in most cases, contribute to the historic feeling of association in the district. The general condition of the buildings is good.

Properties were evaluated as contributing or non-contributing based on their association with the period of significance (1872-1940), on the developments, events, and stylistic influences that characterized that period and on their degree of integrity. The result is that there is a variety of contributing buildings, in terms of style, scale, and function, within a historic district that evolved over a 65-year time period, and virtually ceased changing after 1940. Historic residences located at the back of the lots, and garages, most of which are located along the alleyways, provide a definite feeling of association with the period of significance, especially with the 1920's when many of the garages were constructed. (Photos 16-24). The medians are contributing objects.

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Non-contributing buildings were defined as those not built within the period of significance or that had experienced a significant loss of integrity. The ratio of non-contributing buildings, sites, structures, etc., to the total number of resources in the district is 26:70, the latter number including the four block-long medians. The major non-contributing buildings are motels (Photo 25), service station (Photo 26), modern office buildings (Photo 27), and a fast food restaurant (Photo 28), most of which are located between the 400 and 500 blocks between East Pine Street and East Broadway Avenue.

Primary contributing buildings, classified by property type, include Colonial Revival, Folk Victorian, Second Empire, Queen Anne, Neoclassical, Double-Bay Row House, Bungalow, and 1930's styles, including Art Deco, Moderne, and stucco cottages.

Early Folk Victorian/Gothic include the Francis L. Worden house at 328 East Pine, the W.P. Mills residence at 430 East Pine, and the G.A. Wolf residence at 530 East Pine. The Worden residence (built in 1872) is a L-shaped or gable and wing style residence (now an apartment building) with steep pitched intersecting gable roofs and Gothic-revival style windows in the upstairs gable. (Photos 29 & 30). This clapboard-sided residence has a polygonal first floor bay and wrap around open front porch with bracketed support posts. The W.P. Mills residence (built about 1884) is of a similar design, but only one story in height with a steeply pitched intersecting gable roof, beveled board siding, and Gothic style windows located in upper gable ends. (Photo 31). An early good example of a more detailed Folk Victorian residence is the G.A. Wolf residence (built in 1883) at 530 East Pine, a gable front, I-house (with wing) with clapboard siding, a steeply pitched gable with king post and collar beam, and a one-story, front facing bay window. (Photo 32). A more elaborate Victorian structure is the Thomas G. Hatheway/Arthur Stone residence at 416 East Pine, originally a brick veneer building that recently has been stuccoed. A two-story bay with Victorian detailing is still visible on the west side of the residence. (Photo 33).

Other early examples of smaller scale residences include the Robert Mentrum (527 East Pine) and Henry Hatheway (521 East Pine) Second Empire style residences built between 1883 and 1891. Both houses sport mansard style roofs with dormers and both have been resided, one with shingles, one with stucco, but still retain distinctive architectural design features that are enhanced by their paired setting. (Photos 34 & 35).

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The Queen Anne influence is particularly strong within the district. The most outstanding example of this influence is the 2-1/2 story Gustav Moratz residence (built in 1891) located at 512 East Broadway (architect, Galbraith and Fuller) with the centered steeply pitched hip roof, with intersecting gables, east side polygonal bay, conical roofed turret, shingle detailing and dentilated eaves. (Photos 36 & 37). Another primary example is the Joseph Steiger residence (now an apartment house (1902-1912) at 405 East Pine, also with centered hip roof with intersecting gables, polygonal turret and diamond patterned shingles. (Photo 38). The pedimented gables and front porch columns also display Neo-classical design elements.

A third primary example of the Queen Anne influence on East Pine Street is the A.P. Tietjen residence (1891-1902), a 1-1/2 story building (converted in the 1940's to a funeral home) with intersecting gables off a centered, truncated hip roof and with sculptured eave brackets, partial gable returns, and fish-scale and diamond patterned shingles on the gable ends. (Photo 39). The residence also has polygonal bays at its east and west sides. It has had a major rear addition and has lost some detailing, like metal roof cresting, but still is an excellent example of the Queen Anne influence.

An interesting Queen Anne variation is the 2-1/2 story S.H. Draper (1902-1912) residence at 420 East Broadway (converted to apartments) also with intersecting pedimental gables, L-shaped wrap around porch, and a two-story west facing bay. (Photo 40). The porch shows some Neo-classical influence with large, square porch support posts.

The district also exhibits a variety of Neo-classical influences. The Joseph Dixon home (now Knights of Columbus Hall) at 312 East Pine is the most prominent Neoclassical residence in the area and its grounds take up 1/2 of a block. (Photo 41). The two-story hip roof residence was built in two stages, the first floor between 1891-1902 and the second floor between 1912-1921. Its dominating Neo-classical feature is the massive two-story portico with pedimented gable with modillions and dentils, supported by four fluted Corinthian columns and Corinthian capitals. The front door features a molded cornice, ornamental architrave, and paneled columns on each side. A Palladian-style window is located on the second floor above the door.

The second outstanding example of Neoclassical style residence in the district is the 1-1/2 story Joseph Redle (1902-1903)

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residence designed by A.J.Gibson at 431 East Pine Street. (Photo 42). It also is basically a hip roof structure but with intersecting pedimented gables over the front and side recessed porches, each with Doric style support columns. The porch gables are pedimented with decorative shingles and fan lights and "keystone" ornamentation in wood surround. Small, vernacular Neo-classical influenced cottages (built 1902-1912) are located at 317 and 321 Madison Street, each with pedimented gables with recessed corner porches and square porch support columns.

Buildings constructed in the 1920's and 1930's form a buffer between the central business district and the East Pine corridor, and display Neo-classical design features. They are the Watson building at 200 East Pine Street built in 1929 (Photo 43) and the 1937 addition to the U.S. Post Office and Courthouse at the southeast corner of Pattee and East Pine Street (listed in the National Register of Historic Places, 11/30/79). (Photo 44). The former is a polychrome brick office building/apartments which features a Neoclassical style portico, Ionic order columns and capitals, and Romanesque arches above Pine Street side doors and windows. A large, east end masonry addition was constructed in 1982. The U.S. Post Office Building on the south side of the street is a Renaissance Revival three-story Federal office building constructed during the Depression of Indiana limestone.

Colonial Revival design influences are also evident in the district. The two-story Tyler Worden residence (built 1902-1905, primary) at 410 East Pine displays Federal and Neo-classical design features including a hip roof with extending eaves with dentils, multi-light, double-hung window, with flat arches upstairs and segmental arches downstairs, and strong Neo-classical influences in the first floor porch with plain architrave and Doric style porch columns. (Photo 45). The 2-1/2 story Forkenbrock funeral home (built in 1929 and listed in the National Register, 12/27/84) at 234 East Pine Street with hip roof and hip roof dormers, both with extending eaves with modillions, brackets and a dentiled frieze, a large, exterior wall chimney extending through the eaves, exhibits strong Colonial Revival influence. Other features include symmetrical fenestration and porch/balconies supported by wooden posts. (Photo 46). The building was constructed as a funeral home and now contains law offices.

Bungalow style residences include the Orville Worden residence (built 1921-1922) at 322 - 324 Adams, the McCarthy residence at 423 East Pine (built 1922-25) and the Veuve (owned) residence at 540

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East Pine Street (built 1912). None of these are classic examples of the Bungalow influence and are not primary structures.

One of the distinctive features of the East Pine Street district is its multi-family structures constructed as multi-family residences. They fall into several design styles, including two box hip with Neo-classical design influence, double bay row house both with primarily Victorian design features, and 1930's structures displaying design styles of that period - Art Deco, Moderne and broad gables with close eaves and rakeboards. The Armstrong apartments (1883-1891) at 515 East Pine is a basic box style clapboard and masonry structure with truncated hip roof, arched lintels with keystones over doors and windows and an open front porch with classical style support columns. (Photo 47). The Steiger Apartments at 427 and 429 East Pine Street also is a basic box brick apartment building with gently sloping hip roof with hip roof dormers and extending front porch with Doric style support columns. (Photo 48).

The double bay row houses display predominantly Victorian design features and include the Steiger apartments (1902-1912) at 407/409 East Pine Street (Photo 49) and the Dildine Flats (1902-1907) at 410/412 East Broadway Avenue. (Photo 50). Both are primary masonry buildings. The Steiger apartments have pedimented gable roofs over polygonal front projecting bays, with ornamental shingle work on the gables, decorative brackets under the eaves, segmental arches over the windows, and an open front porch with turned porch support columns joining the two bays. The Dildine Flats exhibits a flat roof line with a metal cornice over elaborately corbelled stretcher and header courses and polygonal bays joined by a centered porch with Doric style support columns.

Later multi-family buildings dating to the 1930's include the Art Deco style Green apartments, constructed in 1938 at 408 East Broadway (Photo 51) and the Moderne style LaSalle Apartment Building at 504 East Pine, also constructed in 1938. (Photo 52). Finally, a large, 2-1/2 story, cross-gabled apartment building with no eaves located at 224 East Pine, constructed in 1938, displays clear evidence of 1930's and 1940's design influence. (Photo 53).

According to local informants, the East Pine Street area east of Pattee Street has changed very little since 1940, with the exception of the addition of some modern garages and rear

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additions to and residing of some of the late and early twentieth century residences in the central and east ends of the district. These changes tend to be mitigated in that most of these buildings retain their basic elements of design and their association with the historic period of development. Most of the large-scale residences and multi-family dwellings have experienced little change in design, materials, or workmanship.

The quality that most distinguishes the district from its surroundings is the boulevard with the median and the variety and the scale of historic single- and multi-family buildings located within it. The width of the entire boulevard and the narrowness of the streets on each side of the median, the size of the maple trees along the boulevard and of the conifer trees on many of the properties, constitute a "sealed" historic residential corridor just one block from the intersection of the major north/south and east/west arterials in the central business district. It is dramatically set apart from the busy main arterials to the south and west, Rattlesnake Creek to the east, and even historic Spruce Street to the north, which consists mostly of smaller and more closely spaced residences, lacks a central median, the feeling of an enclosed corridor, and a sense of East Pine Street's community and timelessness.

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The East Pine Street area evolved in Missoula, starting with the formative period of the City (1864-1880) when Francis L. Worden constructed the existing residence at 328 East Pine Street, north of the main center of town in 1872. (Photos 24 & 31). At the time, the residence was built considerably north of the center of Missoula, which was located along the Mullan Wagon Road (constructed 1858-1860) to provide the most direct link between the Upper Missouri and Fort Benton and the Columbia River at Walla, Washington. Settlement in the area had actually started about 1860 when Captain C.P. Higgins, who had supervised construction of the Mullan Wagon Road between Fort Benton and Walla, teamed up with Francis L. Worden, a merchant in Walla, to establish a trading post at Hellgate, about four miles from the later Missoula townsite, at the intersection of the east/west trail between Fort Benton and Walla, and the north/south trail between the Flathead Reservation and Jocko Agency and to points south down the Bitterroot Valley, including Fort Owen and Idaho. In 1864, the two men moved their business to the present location of Missoula to build a sawmill and gristmill, a settlement they called Missoula Mills, which lay along the route of the Mullan Road. The settlement grew gradually during the 1860's and 1870's, mainly because of the east/west and north/south traffic generated by mines peripheral to the area, especially the Cedar Creek Mines established in 1869. By 1870, Missoula had a population of about 300 persons.

In 1871 the townsite of Missoula was platted on the north side of the Clark Fork River on an irregular grid determined by conformance with the Mullan Road (Front Street) which followed the irregular course of the Clark Fork River, and Higgins Avenue, which ran at right angles to Front Street in a generally north/south direction. The town centered along the north bank of the Clark Fork River and was largely confined to an area south of Main Street. During this time, Missoula survived as a trading community on the north/south - east/west trade axis, providing mining communities with goods packed in through Missoula which became something of a wholesale outlet, and a center of locally grown farm produce and livestock. However, Missoula grew little between 1870 and 1880. The pace of city growth was spurred by the construction of Fort Missoula (southwest of town) in 1877 (with the Nez Perce Indian scare), by supplying the Fort with goods and services and by providing a center of entertainment. The saloons and brothels along Front Street prospered.

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In 1873, C.P. Higgins and Washington J. McCormick received patents to quarter sections of land immediately north of the Missoula townsite, and, together with Frank Worden and A.J. Urlin, ensured the survival of Missoula by giving the Northern Pacific Railroad land on which to locate its station, yards and right-of-way. Frank Worden's house, constructed in 1872, between the town and the eventual site of the railroad station, yards and shops, sat alone for some time until the C.P. Higgins and the McWhirk additions were platted in 1882, a year before the railroad reached Missoula. The Frank Worden house at 328 East Pine is one of the few buildings remaining in Missoula with a clear association with the early, pre-railroad period of settlement and appears much as it did in a well know photo taken of it looking south from Waterworks Hill in 1875.

The arrival of the Northern Pacific Railroad greatly stimulated the growth of Missoula by providing new marketing outlets, essentially creating the lumber industry through its need for rail ties and timber for the huge Butte mining operations, and by creating a business community and city center that thrived on the new commercial opportunities provided. East Pine Street, which lay between the original town's east/west axis and the newly constructed railroad tracks to the north, began to grow steadily with the arrival of the Northern Pacific Railroad.

An 1884 Bird's Eye View map of Missoula shows only a few residences located near the west end of Pine Street, just to the east of Higgins Avenue. Most of these buildings at the west end of East Pine stood one or two to a block where open blocks survived until after 1891. Most of the construction along East Pine Street shortly after the area was platted occurred east of Jefferson Street in the 500 and 600 blocks, and consisted of smaller, more closely grouped vernacular frame buildings near Rattlesnake Creek, many of which stand today. Records indicate that some of these homes at the extreme east end were owned by absentee landlords who rented to lower middle and working class tenants, many of whom worked for the railroad.

An examination of the 1884 Birdseye view map, an 1890 photograph, and the 1891 perspective map of Missoula show that the buildings west of Jefferson (which were larger residences with expansive grounds and trees) appeared slowly in comparison with the small residences between Jefferson and Pine Streets. In 1891, only eight residences were located on East Pine, west of Jefferson Street. Between 1891 and 1902, only four more large residences had been constructed between Jefferson and Higgins. Only by 1912

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did this section reach its existing density. It was at this time that sidewalks, sewer lines, and the existing boulevard with median plantings were constructed along East Pine Street.

Of the existing buildings in the proposed historic district today, thirteen were built between 1872 and 1891, four between 1891 and 1902 (probably due to the Panic of 1893), thirteen between 1902 and 1912 (the period of Missoula's second burst of new construction concurrent with the reconstruction of the Northern Pacific, the establishment of U.S. Forest Service and government offices on East Broadway, the establishment and growth of the University of Montana, and the opening of the Flathead Indian Reservation to settlement, and area irrigation projects).

The transition from a basically single-family residential area (with large residences at the west end and smaller, lower middle class residences at the east end) to an area characterized more by multi-family buildings began to occur with the construction of the Steiger Apartments at 407/409 East Pine and 427/429 East Pine (Photo 48) and the Dildine Apartments at 410/412 East Broadway, all between 1902 and 1912. The trend toward masonry row houses in Missoula during this time also is evident with construction of double (or more) bay apartments outside the district at 500-514 East Front Street, just south of East Broadway Avenue at 326-332 East Spruce Street (just north of East Pine Street) and at 400-422 Roosevelt in the University District. The 1910 publication by the Missoula Chamber of Commerce noted that as the residential areas of the town spread to the south, especially "nearer the center of the city, flats and apartment houses have supplanted the homes of earlier days." It continued by noting that "there are in the city some splendid types of the modern apartment houses, affording homes for from four to sixteen families."

Growth dropped off between 1912-1920 (although there were several garages constructed during this period) and then resumed again in the 1920's as newer buildings replaced old ones. Six new buildings were constructed and in the 1920's and eight in the 1930's. Generally speaking, these buildings replaced older single-family residences built during the district's early years. The period during the 1920's is generally viewed as one of gradual growth and stability. It was at this time that commercial buildings other than multi-family buildings made their appearance along Pine Street. These included the Watson Building constructed in 1927 at 200 East Pine and the Forkenbrock Funeral Home constructed at 234 East Pine Street. (Photo 46). Some bungalow style residences also were built during this time.

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In the 1930's (another period of growth due to the westward migration of those escaping the dust bowl), multi-family buildings were constructed at 224 East Pine (McKinley Apartments in 1936-1938), at 504 East Pine (the LaSalle apartment building in 1938), at 408 East Broadway (the Green Apartments in 1938), and several single-family residences were converted to apartments. Some small, stucco cottages also were constructed at this time. The north side of the Federal Building was constructed on Pine Street in 1937. These changes, with some exceptions, were the final ones in the district that provided it with its present day appearance, with the Federal Building and the Watson Building providing a transition between the central business district along Higgins and the still predominantly historic residential buildings and apartments along East Pine Street.

Landscape Architecture

To most observers, historical and contemporary, Missoula has not and does not appear to be a planned city. It is perhaps for this reason that the East Pine Street boulevard stands out as a section of town bearing some semblance of planning. It does provide a cohesiveness, but even this comes more under the heading of a landscape amenity initiated and carried out by two individuals, Frank Worden and Joseph Dixon, over a period of time. The boulevard is first of all the product of the initiative of Francis Worden who imported maple trees to Missoula from his native Vermont as soon as he had constructed his house in 1872 on East Pine and, in the process, inspired others to do so in Missoula, an effort which, among others, earned Missoula the title of the Garden City. Maple trees were present along East Pine by 1915 but with no curbs or centered median when former U.S. Senator Joseph Dixon petitioned the Missoula City Council to improve Pine Street from Rattlesnake Creek to the Bitterroot Branch of the Northern Pacific Railroad.

Resolution 330-A passed in September, 1915, provided for the boulevarding of East Pine Street between Pattee Street and Madison Street only, including street grading, curbing, constructing cement sidewalks to connect existing walks with curb lines, parking and boulevarding on both sides and the center, planting trees along the street and providing for water connections to spray the same.

The boulevarding of East Pine Street occurred during a period

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when other streets and avenues were being boulevarded in Missoula, but they lacked this center parking or median strip of the East Pine boulevard. The East Pine Street boulevard ties the two ends of Pine Street together, tends to mitigate the variety of architectural styles and building scales present along the street, and probably has discouraged the intrusion of modern development in the area, despite the fact that East Pine Street is not even formally designated a boulevard zone.

Architecture

The East Pine Street District displays a variety of architectural styles and scales and many individual buildings display a mixture of design influences. The visual cohesiveness of the district rests in the fact that a high percentage of the buildings were constructed in the historic period. Collectively, there is little question that East Pine Street conveys a sense of time and place, particularly in association with the visual element of the boulevard constructed in 1915, about midway between the time the district began to take shape (1890) and the end of the historic period (1940). Smaller frame residences built in the 1880's and 1890's at the east end of the district exhibit vernacular/folk temple/gable front and I-house, gable and wing and side gable styles.

Outstanding examples of buildings constructed along more clearly defined architectural styles include the Folk Gothic Worden house (1872) at 328 East Pine Street; the Queen Anne Style Moratz residence (1891) at 512 East Broadway, Steiger residence (1902-1912) at 405 East Pine Street, and Tietjen residence (1891-1902) at 329 East Pine; the Neoclassical style Dixon residence (1891-1921) at 328 East Pine and Redle residence (1902-1903) at 431 East Pine; the Colonial Revival style of the Tyler Worden residence (1902-1903) at 410 East Pine, and the Forkenbrock Funeral Home (1929) at 234 East Pine; the double-bay multi-family apartments with both Neoclassical and Queen Anne design influences such as the Dildine Flats (1902-1907) at 410/412 East Broadway and the Steiger Apartments (1902-1912) at 407/409 East Pine; and the box, hip roof influence of the Steiger Apartments (1902-1912) at 427/429 East Pine and Armstrong Apartments (1883-1891) at 515 East Pine. Most of these primary structures were built between 1890 and 1910.

The structures built between 1920 and 1940 are less significant architecturally except for the Neo-classical Watson building constructed in 1927 and the Renaissance Revival addition to the

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Federal Building constructed in 1937. The Bungalow, Art Deco and Moderne influences are also evident in single-family and multi-family buildings constructed during this time.

Specific architects associated with East Pine Street district structures include A.J. Gibson for the Dixon residence at 312 East Pine and the Redle residence at 431 East Pine; George Dildine for the Dildine Flats at 410/412 East Broadway; Galbraith and Fuller for the Moratz residence at 512 East Broadway; Morin Lumber Company for the Watson Building at 200 East Pine Street; and Louis A. Simon of the Public Works Administration for Annex 2 of the Federal Building facing East Pine Street. A.J. Gibson was Missoula's best known architect in the late nineteenth and early twentieth centuries and designed many of its landmark buildings including Neo-classical and Queen Anne style homes, the Missoula County Courthouse, the Carnegie Library, the University Apartments and Boulevard Flats. He also designed several buildings on the University of Montana campus. Federal Treasury architect, James Knox Taylor, designed the U.S. Post Office in 1911.

Politics and Government

East Pine Street is generally not thought of as a center of government but was the address of important early political figures in Missoula. The political figures played major roles in shaping the East Pine Street Historic District and the course of Missoula's and Montana's history. They came from two different generations but their family homes were next door to one another and they were tied by the marriage of the daughter of one to the other.

Francis L. Worden, whose residence is located at 328 East Pine, is one of Missoula's founding fathers. He was a merchant in Walla Walla who came to the Missoula area with C.P. Higgins and opened the Worden Company Trading Post at Hell Gate Ronde, about four miles west of Missoula in 1860. He became one of Missoula County's first County Commissioners in 1860 and was elected as the County's first Treasurer in 1862, and representative to the first Territorial Legislative Council in 1864. He, David Pattee, and C.P. Higgins established Missoula Mills Company in November, 1864, the first building at the present location of Missoula and moved the Hell Gate Store there in 1864. He and his family moved to the residence at 328 East Pine in about 1874/1875. Francis L. Worden was the first member of the first Board of Directors of Missoula's first bank, the Missoula National Bank, established in 1873. He and C.P. Higgins organized Missoula's first water plant. After the City of Missoula was incorporated in 1883, he

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was a member of the Town Council and Board of Equalization. He died in 1887. His daughter, Caroline, married Joseph M. Dixon, Montana Congressman, U.S. Senator, and Governor, in 1896.

Joseph M. Dixon was born and raised in North Carolina and moved to Missoula in 1891. He became a successful lawyer and businessman and became involved in Republican party politics. He served as Missoula County Attorney (1893-1895), in the State House of Representatives in 1900, in the U.S. House of Representatives from March 9, 1903 - March 3, 1907, in the U.S. Senate from 1906 to 1913. In the Senate, he supported many of the progressive causes of the day, attacking railroads and advocating reforms like the direct primary. He also supported Theodore Roosevelt's bid for the presidency in the 1912 Progressive Party Bull Moose campaign and served as Roosevelt's national campaign manager. Defeated for re-election to the Senate, he ran for and became Governor of Montana in 1920 and initiated and passed progressive measures such as new methods to assess railroads and utilities and managed to pass an old age pension law in the 1923 Legislature. He was defeated for re-election in 1924 because of opposition by the large and influential mining interests to his attempt to place a graduated tax of up to one percent (1%) of gross production upon any mine grossing over \$100,000 per year. Dixon was defeated, but the initiative he backed calling for such a tax passed. He later served as Assistant Secretary of the Department of the Interior under President Hoover and died in 1934. He was a figure of local, state and National significance.

The Federal Building, constructed in stages between 1911 and 1952, is still the focus of Federal government's sizable presence in Missoula. Its original section housed the U.S. Post Office and U.S. Forest Service Regional Headquarters, the latter headed by Ferdinand A. Silcox, who later became Chief of the U.S. Forest Service in Washington, D. C. The appropriations for construction of the original section of the complex on East Broadway was secured by U.S. Senator Joseph M. Dixon.

Social History

The suggestion of a social demarcation by property types during the late nineteenth and early twentieth centuries between the west and east ends of East Pine Street and East (Cedar) Broadway are confirmed by Millard G. Hulse in an M.A. thesis prepared at the University of Montana in 1968 and entitled, "A New Technique for Analyzing the Morphology of Residential Areas, and Its

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Application to Missoula, Montana." Using Census figures, Polk City Directories and other sources, Hulse notes that what he labels as Category 1 persons (professional and business managers) and Category 2 persons (proprietors of upper middle class background, especially those dealing in products rather than services) were clearly located along East Pine and East Broadway, and immediately south of the river, east of Higgins, in the period from 1890-1903. On the other hand, Category 4 occupations like laborers, generally were clustered between East Spruce and East Pine Street near Madison Street, and north of the railroad tracks. This distribution in part reflected the fact that by 1890, Category 4 groups dominated the areas north of Toole Avenue and the railroad tracks and that Category 1 individuals were concentrated more in the downtown area. This was the result of the creation of new housing outside the city center for railroad workers who began to add to the town's population in the 1880's and 1890's.

Hulse specifically designates East Pine Street as a Category 1 area in the period from the 1880's to the early 1900's. This is evident with an examination of the Census records and Polk City Directories for the early period with J.P. Reinhard, local hardware store owner's residence (now gone) at 324 East Pine; the Ferdinand Kennett, one of the founders of the First National Bank, residence at 235 East Pine (now gone); the residences of Francis Worden at 328 East Pine; Joseph Dixon at 312 East Pine; A.P. Tietjen, cigar maker, at 329 East Pine; Joseph Steiger, presumably a realtor and developer, at 405 East Pine along with historic apartments built when he owned the property to the east of him at 407/409 East Pine and 427/429 East Pine; Joseph Redle, Treasurer of the Garden City Brewing Company, at 431 East Pine; Tyler Worden, grocer and County Commissioner, at 410 East Pine;

Thomas G. Hatheway, manager of the Blackfoot Milling Company in 1890 and president of the Montana Improvement Company in 1893, and Arthur Stone, editor-in-chief of the Missoulian and later founder and dean of the University of Montana School of Journalism, at 416 East Pine; Doctor W.P. Mills at 432 East Pine; Leander Sharp, attorney, at 527 East Pine; Henry Hatheway, foreman of the Northern Pacific Shops at 521 East Pine; Robert Mentrum, Missoula Fire Department Chief and Health Inspector (and later State Fire Marshal) at 527 East Pine; Reverend George Stewart, founder and reverend of Missoula's first Episcopal Church at 508 East Pine (replaced by a newer residence in 1938).

After this early period, original Category 1 and 2 persons gradually evacuated the downtown area, not so much with the land

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speculation that accompanied debate about the eventual route of the Great Northern Railroad, as with the establishment of the University of Montana south of the river in the late 1890's and early 1900's. Hulse notes that the evacuation of the downtown area by Category 1 and 2 groups was a gradual process that was not complete until 1948. Nonetheless, during the 1920's and 1930's, there was a gradual dilution of the historic Category 1 and 2 groups in the East Pine and East Broadway areas, especially at the onset of the Depression and the conversion of some large, single-family residences to apartments and the growth of apartments in the 1930's. On the other hand, Greek immigrant families that had originally lived in Category 4 areas north of the tracks and along Spruce and Railroad Streets, moved into the Pine Street areas as they worked their way into upper category occupational position.

Gradually then, the district, once noted for being the location of residences of those who shaped the history of Missoula, the State, and the University, ceased being the center of residences of leading businessmen and civic leaders as fashionable residential areas developed in other parts of town. Since then it has assumed the character of a protected residential corridor of stately multi-family buildings (some original apartments and others remodeled residences) and historic vernacular single-family homes from the City's earliest days.

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line separating Lots 2 & 3, Block W to Madison Street, south/southwest on Madison Street to East Broadway, north/northwest along Broadway to Adams Street, north/northeast on Adams to the alleyway between East Pine and East Broadway, north/northwest along the alleyway to the east side of the Federal Building in Block D, C.P. Higgins Addition, south/southeast to Broadway Avenue, north/northwest along Broadway Avenue to Pattee Street, and then north/northeast to the point of beginning. (See attached map.)

There are 66 primary and contributing and 13 major non-contributing buildings within the district's boundaries.

Totals

Primary buildings.....	14
Contributing buildings.....	26
Contributing rear lot residences.....	10
Contributing garages.....	16
Contributing objects.....	4
Non-contributing buildings (7 built before 1941; 6 built after 1941).....	13
Non-contributing secondary residences.....	1
Non-contributing garages.....	12

List of resources within the East Pine Historic District:
 CPH = C.P. Higgins Addition. McW= McWhirk Addition.
 Uses given are original ones.

<u>Legal Location</u>	<u>Historical Name</u>	<u>Date</u>	<u>Style</u>	<u>Evaluation</u>
CPH/D L5-11 340 Pattee	Federal Building	1937	Renaissance Revival	Primary
CPH/D L1-4 235 E. Pine	Medical/Dental Bldg.	1954	Modern	Non-contributing
CPH/E L1-4 329 E. Pine	Tietjen Residence	1891-1902	Queen Anne	Primary
CPH/E L5-7 319 E. Pine	Truxler Residence Rear lot residence Rear lot residence Garage	1891-1902 1891-1902 1902-12 1902-12	Queen Anne Frame Frame Frame	Contributing Contributing Contributing Contributing
CPH/E L8-10 338 Washington	Royal Motel	1955	Modern	Non-contributing
CPH/F L1-2 431 E. Pine	Redle Residence	1902-03	Neo-classical	Primary
CPH/F L3-4 427/429 E. Pine	Steiger Apartments Garage	1902-12 after 1944	Neo-classical Frame	Primary Non-contributing
CPH/F L4-5 423 E. Pine	McCarthy Residence Rear lot Residence Garage	1922-25 1902-12 1912-21	Craftsman Frame Frame	Contributing Contributing Contributing
CPH/F L6,7,8 407/409 E. Pine	Steiger Apartments Rear lot Residence Garage	1902-12 1921-44 1912-22	Row House Frame Frame	Primary Contributing Contributing

CPH/F L8-10 322-324 Adams	Worden Residence Garage	1921-22 1921-44	Craftsman Frame	Contributing Contributing
CPH/F L8,9,10 405 E. Pine	Steiger Residence	1902-12	Queen Anne	Primary
CPH/F L11-12 400 E. Broadway	Bar MG Drive-In	1973-79	Modern	Non-contributing
CPH/F L13-14 408 E. Broadway	Green Apartments Rental Residence	1938 1921-44	Art Deco Frame	Contributing Contributing
CPH/F L14-15 410/412 E. Broadway	Dildine Flats Garage	1902-07 1921-44	Row House Stucco	Primary Contributing
CPH/F L16-17 416 E. Broadway	Moved Residence Garage	after 1944	Frame Frame	Non-contributing Non-contributing
CPH/F L17-19 420 E. Broadway	Draper Residence Rear lot Residence Garage	1902-12 1912-21 1921-44	Queen Anne Jerkin Roof Frame	Primary Contributing Contributing
CPH/F L19-10 438 E. Broadway	Costigon Residence	1932-34	Stucco Cottage	Contributing
CPH/F L19-20 315 Jefferson	Wade Residence Garage	1929-30 1921-44	Stucco Cottage Stucco	Contributing Contributing
McW/G L1-2 321 Madison	McDonald Residence Garage	1902-12 after 1944	Neo-classical Vernacular Frame	Contributing Non-contributing
McW/G L1-2 537 E. Pine	McDonald Residence Garage	1902-12 after 1944	Dutch Colonial Frame	Contributing Non-contributing



McW/G L2-3 531 E. Pine	Bonner Residence Garage	1883-91 after 1944	Remodeled Frame	Non-contributing Non-contributing
CPH/G L3-4 527 E. Pine	Mentrum Residence Garage	1883-91 after 1944	Second Empire Frame	Contributing Non-contributing
CPH/G L5 521 E. Pine	Hatheway Residence Garage	1883-91 1912-21	Second Empire Frame	Contributing Contributing
CPH/G L6-7 515 E. Pine	Armstrong Apartments Rear lot Res.	1883-91 before 1891	Hip Roof Box Frame	Contributing Contributing
CPH/G L8-9 511 E. Pine	Sharp Residence Garage Garage	1883-91 1912-21 1912-21	Remodeled Brick Frame Frame	Non-contributing Contributing Contributing
CPH/G L9-10 509 E. Pine	Swanson Apartments Rear lot Res.	1912-20 after 1944	Remodeled Jerkin Roof Frame	Contributing Non-contributing
McW/G L11 502 E. Broadway	Downtown Motel	1954	Modern Brick	Non-contributing
McW/G L12-13 508 E. Broadway	Not known	1883-91	Frame Side gabled	Contributing
McW/G L14-15 512 E. Broadway	Moratz Residence	1891	Queen Anne/ Stick	Primary
McW/G L19-20 540 E. Broadway	Exxon Service Station	after 1944	Modern	Non-contributing
McW/G L19-20 317 Madison	Not known Garage	1902-12 1921-44	Vernacular Neo-classical Frame	Contributing Contributing

CPH/H L11-12 504 E. Pine	LaSalle Apartment Building	1938	Moderne	Contributing
CPH/H L13-14 508 E. Pine	McKinley Residence Garage	1938	Stucco Cottage Frame	Contributing Non-Contributing
CPH/H L15 518 E. Pine	Stewart Residence Garage	1894-91 1912-21	Gable Front I-House Frame	Contributing Contributing
CPH/H L16 522 E. Pine	Larson Residence	1921-31	Gable Front Cottage	Contributing
CPH/H L17 526 E. Pine	Wolf Residence Garage	1882 after 1944	Gable Front I-House Frame	Non-contributing Non-contributing
CPH/H L18 530 E. Pine	Wolf Residence Garage	1883 after 1944	Folk Victorian Frame	Contributing Non-contributing
CPH/H L19-20 540 E. Pine	Veuve Residence Garage	1912-21 after 1944	Bungalow Frame	Contributing Non-contributing
CPH/I L11-13 410 E. Pine	Worden Residence Garage	1902-03 after 1944	Federal Frame	Primary Non-contributing
CPH/I L14-15 416 E. Pine	Hatheway/Stone Residence	1884	Victorian	Primary
CPH/I L16-17 422 E. Pine	N.G. Tevis Residence Rear lot Residence	1891-1902 1912-21	Remodeled Frame	Non-contributing Contributing
CPH/I L17-18 430 E. Pine	Miller Residence	1921-31	Remodeled	Non-contributing

CPH/I L19-120 432 E. Pine	W.P. Mills Residence	1884	Folk Gothic	Contributing
CPH/K L15-16 312 E. Pine	J.P. Dixon Residence Garage	1891-1921 1912-20	Neo-classical Frame	Primary Contributing
CPH/K L17-18 328 E. Pine	Worden Residence	1872	Folk Gothic	Primary
CPH/L L12-15 200 E. Pine	Watson Building Rear Apartment Rear lot Residence	1927-29 1920's 1902-12	Neo-classical Brick Hip Roof Cottage	Contributing Contributing Contributing
CPH/L L16-17 216-222 E. Pine	Armstrong Apartments Garage	1942	Modern Modern	Non-contributing Non-contributing
CPH/L L18-19 224 E. Pine	McKinley Apartments Garage	1936-38 1921-44	Cross Gable Masonry Stucco	Contributing Contributing
CPH/L L20-22 234 E. Pine	Forkenbrock Funeral Home	1929	Colonial Revival	Primary
McW/W L1-2 340 Madison	Not known	1921-44	Remodeled	Non-contributing
McW/X L8-9 604 E. Pine	Rankin Family Garage	before 1900 1921-44	Stucco Duplex Frame	Contributing Contributing
McW/X L8-9 608 E. Pine	Veuve Residence	1882	Folk Victorian	Contributing
McW/X L8-9 612 E. Pine	Vasser/Hehir Garage	1921-31 1921-44	Folk Victorian Frame	Contributing Contributing
200,300,400, 500 Blocks of East Pine	Medians	1915	Lawn with concrete curbs	Contributing



EAST PINE STREET HISTORIC DISTRICT

- MISSOULA, MONTANA
- Primary 
 - Contributing 
 - Noncontributing 