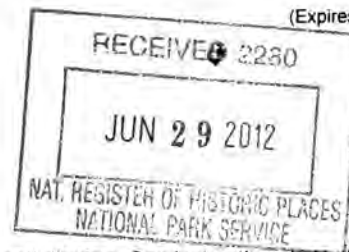


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



501

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name University Heights Historic District
other names/site number Lake Como Orchards; Alpine Meadows Ranch

2. Location

street & number 469 Bunkhouse Creek Road

N/A	not for publication
X	vicinity

city or town Darby
state Montana code MT county Ravalli code 81 zip code 59829

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Mark F. Baumbach / MTHPO 6/25/2012
Signature of certifying official/Title Date

MONTANA STATE HISTORIC PRESERVATION OFFICE
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)

Joe Edson M. Beall 8.14.12
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

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

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	2	buildings
1		sites
2		structures
		objects
5	2	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field, irrigation facility

DOMESTIC: village site, hotel, single dwellings

SOCIAL: clubhouse

RECREATION AND CULTURE: outdoor recreation

Current Functions
 (Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural field, irrigation facility, animal facility, agricultural outbuildings

DOMESTIC: hotel

DOMESTIC: single dwellings

RECREATION AND CULTURE: outdoor recreation

7. Description

Architectural Classification
 (Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Prairie School

Materials
 (Enter categories from instructions.)

foundation: CONCRETE; WOOD

walls: WOOD; T-111 SIDING

roof: ASPHALT, shingles

other: GLASS; STONE

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Narrative Description

Summary Paragraph

Frank Lloyd Wright provided the draft layout for the University Heights Community in 1909. The Como Orchards Land Company (a sister company to the Bitter Root Valley Irrigation Company) engaged Wright to design a township that would attract university professors and other intellectuals to invest in summer cabins, as well as a for-profit apple orchard. In order to attract the desired clientele the site had to include aesthetically pleasing habitations and communal buildings. Preferably the buildings would be relatively inexpensive to construct, but still innovative and interesting in design. As the venture was for both recreation and for profit, the site needed to feature outstanding scenery while still retaining an integral connection to the surrounding agricultural lands. The historic district encompasses those resources, two original buildings, the irrigation system, the semi-circular drive, orchard, and several small-scale landscape features that remain from the original township and convey its historic associations.

Narrative Description

Setting

The site selected for the University Heights township is a high, gently sloping plain on the western side of the Bitterroot valley, a little over a mile north of Darby, Montana. The Bitterroot Mountains rise above the district to the west, and the Sapphire Mountains are across the valley to the east. The Tin Cup Irrigation Ditch, which diverts water from Tin Cup Creek approximately two miles south, lies inside the eastern and northern boundary lines of the district. The Tin Cup Water Users Association, a company closely associated with the Como Orchards Land Company, constructed the Tin Cup Dam and Ditch in 1906 for the purposes of irrigating Como Orchards/University Heights.¹ The ditch irrigated the University Heights apple orchard, set out in 1907, a portion of which flourishes within the district at the southeastern side of the building cluster.

The site retains its original spectacular views. It is backed by the Bitterroot Mountains and looks eastward to the Sapphires. The district includes a now-mature McIntosh apple orchard to the southeast, and overlooks agricultural fields, originally planted with apple trees, to the east and south. Although only two of the original fourteen buildings are extant, many features of Wright's original site design remain and contribute to the district's conveyance of its historical associations. These include the tree-lined semi-circular drive, groves of mature trees, placed rocks and other details. The two original buildings also illustrate the logic and character of the larger site plan. Wright combined horizontal building lines and landscaping features, such as rocks, with the intentional verticals of massive rough stone chimneys and culled mature pines. This spatial arrangement insistently orients the eye east across the valley to the Sapphires. The cumulative effect reinforces the majesty of the rocky peaks and tall pines, contrasting with the ease of the long, fertile agricultural plains.

District Overview

The district boundaries comprise a roughly- "L"-shaped six-sided polygon. Within the district boundary, which is substantially smaller than the original township, stand those resources that continue to convey the property's association with the developmental, social, and commercial history of the locale. A semi-circular, tree-lined drive, labeled University Avenue on the plat map, enters the district from the northeast and exits at the south.

Wright's 1909 plans for the property consisted of dozens of cruciform and rectangular buildings arranged in crosses, rectangular rows, or squares, further arranged in reference to a central point. The origin point of the east-west and north-south axis, as placed by Wright, centered the clubhouse, with long wings of equal length running north and south and shorter wings of unequal length east and west. The main entry to the clubhouse was located at the apex of University Avenue. Of Wright's projected 60 cabins, 12 were built, as well as the clubhouse and the manager's office. The manager's office stands within the district at the northwestern edge of University Avenue. One extant residential cabin sits on the eastern side of the drive.

A comparison of an overhead photograph from the Montana Cadastral survey compared with the plat map and Wright's sketch confirms the basic features of original plan. University Avenue is intact and still used, and its northern half is still lined by mature trees. Today, the significant resources are confined to the east side of the original platted township, and the historic district boundaries reflect that concentration of contributing buildings, structures, sites, and objects. These include the two extant, Wright-designed buildings, the irrigation ditch and reservoirs, the semi-circular drive lined with mature trees, the remaining apple orchard, and various small-scale landscape features.

¹ Vicki Varnum, "Tin Cup Lake Dam Cultural Site Record," 24RA0542 (1996), on file at the Montana State Historic Preservation Office, Helena, MT.

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Over time, the majority of the township, as built in the 1910s, has been dismantled or allowed to moulder. Cabins collapsed, burned, or disappeared by other means. Subsequent owners demolished the clubhouse in 1945. The property served multiple purposes since 1923, including operating as a work-camp and beef ranch.

The University Heights venture was short-lived and unprofitable. As only twelve cabins were built, much of the township as set out by the plat map and Wright sketch were only envisioned, not realized. Essential to the workings of the township, however, were residential elements, pleasing circulation and landscape patterns, and the agricultural systems, including irrigation and orchards. These essential elements remain on the landscape, concentrated within the boundaries of the historic district. The orchard anchors the historic property at the southeastern corner of the district, linked to the other resources via the irrigation system and fencelines. Indeed the irrigation system, which includes the ditch as well as two small reservoirs, define the district's east and north sides. The striking, tree-lined semi-circular University Avenue still provides entrée to the property and emphasizes the elegant grandeur envisioned for the community.

The manager's office and "Wright Cabin" stand as the only buildings from the historic period. Since their construction, both have witnessed alterations to the point where their ability to convey architectural significance is compromised. Both feature small additions, and the Wright cabin displays modern siding. Despite this, their location, setting, feeling and association remain intact. Their overall form and detail, including their interiors, remain strong and clearly identifiable, and sufficient to convey associations with the historic development and therefore contribute to the district as a whole under Criterion A.

Tin Cup Low Line Ditch (constructed 1906-1907, one contributing structure)

Winding around the northern and eastern boundaries of the district, the irrigation ditch is certainly the largest manmade structure on the property. It is also the most important in a practical sense, as it predates and facilitated both the orchard and the subdivision development. It enters the property at the south end, passing the north side of the orchard, and turning east at the northwest corner of the orchard, then continuing to the east end of the building cluster. From there, the ditch runs generally north along the east boundary of the district, east of the building cluster. Near the district's northeast corner, the ditch turns again, flowing west past the manager's office and through the National Forest boundary at the district's northwest corner. The ditch was incorporated into the township's landscape design, and consists of a three-foot-wide, three-foot deep earthen channel occasionally shored up with stone. Along its length within the district, several small, intentionally placed rocks form steps and create gentle, shallow man-made waterfalls, and at points simple wooden plank walkways straddle the ditch. Across the northern edge of the property, a corrugated-metal half-pipe, approximately four feet wide and two feet deep, comprises the ditch from just west of the manager's office to the National Forest boundary and beyond. The irrigation system also includes two holding ponds within the district; the larger of the two is situated at the east edge of the district, west of the ditch. The other is at a slightly lower elevation, placed across the north side of the orchard.

University Avenue (semi-circular drive) [constructed 1909, one contributing structure]

The semi-circular drive, with its mature, evenly placed pines, is the second largest original structure on the property. The earthen road measures approximately six feet across, and enters the district at the northeast corner, circles in to the township's original center point (now the west side of the district), then continues its semi-circle toward the orchard at the southeast. The northern half and southern half of the drive remain lined with tall remnant ponderosa pine trees.

McIntosh Apple Orchard (planted 1907, one contributing site)

The McIntosh apple orchard sits in a five-acre rectangular plot at the southeast corner of district. Because the orchard sits at a lower elevation than the rest of the district, residents enjoyed the pleasant view of apple blossoms from their eastern and southern windows, and reflected on both the beauty and potential profit of their investment. The trees, now over one-hundred years old, are broadly distributed in loose rows across the orchard site. A simple post and wire fence defines the orchard.

"Wright" Residential Cabin (constructed 1909-1910, one contributing building)

Exterior Description

Frank Lloyd Wright designed this three-bedroom summer cabin. Constructed between 1909 and 1910, it is a single-story building with a horizontal thrust, ribbons of windows, and overhanging eaves characteristic of Wright's work in this era. Wright's conceptual drawings included planters, cantilevered roofs, and extended walls, but the local craftsmen who built the building did not execute these details.

The building's central mass displays a hipped roof running north to south. Two auxiliary wings extend east and west, both with hipped roofs that intersect with the main roofline. But for some small variations and additions, the layout is essentially cruciform, with three bays at each elevation. The building corresponds with the cabin "Type 3C" in Wright's plans, and

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according to architectural historian and Wright scholar William Allin Storrer, was "enlarged at the time of construction with two additional units in the cross-axis to make the bedrooms more spacious."²

A large stone chimney thrusts upward from the interior of the building. The chimney anchors the central mass, appearing near the hipped intersection at the building's center. The asphalt-shingle roof extends to wide overhanging boxed eaves featuring evenly spaced circular vents. Installed after 1982, four-by-eight-foot panels of T-111 siding cover the exterior wall's original horizontal board siding, and the battens were removed at that time. The wood-frame building rests on a poured concrete wall foundation. Original five-over one wood-frame double-hung windows throughout the building sport a beautiful upper sash, approximately half the height of the lower sash, and divided into five rectangular lights, set horizontally, two over three.

East Elevation

A wide, hip-roofed, enclosed sun porch comprises the building's east wing and dominates the east elevation (façade). The east side of the elevation's central bay/sun-porch extension features a ribbon of six modern windows, all 1x1 aluminum-frame sliders. Below the main story, slightly off center to the south, a single plywood pedestrian door provides access to storage at the walk-in basement level. Originally the porch was open, but subsequent owners enclosed it during the second half of the twentieth century. Photos of the building from 1979 show the enclosed porch with its extended hipped roof and ribbons of nine-light fixed, wood-frame windows. Those windows were subsequently replaced with the aluminum-frame sliders, likely during the post-1982 renovations of the building. The plywood pedestrian door at the basement level likely replaced the original five-panel door at that time.

The elevation's north and south bays are equal length. The north bay wall contains a pair of five-over-one original wood-frame double-hung windows. The south bay wall contains a pair of original five-over-one windows off center to the south, and an original, single, three-light fixed-frame window high on the wall's north side. Dimensional-lumber stairs and deck lead to an entry at the intersection of the south and east wings. A modern concrete pad sits at the base of the stairs. A concrete-block and clay-pipe chimney protrudes from the east slope of the south bay's roof.

West Elevation

The west (rear) elevation features a vinyl, one-light, two-panel pedestrian door at the central bay's north side. South of the door are two windows, unevenly spaced and off center to the south. Both are one-by-one aluminum-framed casement windows, and the northernmost of the two is larger.

The south bay's south side contains an original five-over-one window. North of this window, a small bathroom extension protrudes at the intersection of the south and west wings. The wall displays two small, evenly spaced rectangular one-light fixed windows located high under the eaves. Architectural historians Grant Hildebrand and Thomas Bosworth, who surveyed the building in 1982, indicated they "believe the bath volume is original...Wright often used the eave dimension to gain plan flexibility."³

The north bay's original exterior wall stands intact behind a shallow enclosed porch addition, and features a centered pair of original five-over-one double-hung windows. The enclosure's west elevation has three, evenly spaced one-light aluminum-frame windows across its width.

South Elevation

The south (side) elevation's central bay contains two evenly-spaced, original, five-over-one windows protected by three-light wood-frame storms. A centrally-placed iron spigot projects from the bottom of the wall.

The east bay/sun-porch extension contains a ribbon of five windows. From east to west, the first four are one-by-one aluminum-frame sliders. The fifth (westernmost) window in the ribbon is a five-over-one original. The porch's roofline appears as an addition, as it slopes very slightly and awkwardly down to the east. As noted above, a dimensional-lumber staircase leads to a small landing and the entry door at the west side of the east bay. Originally this staircase and landing was enclosed by a half-wall at its east side. A modern aluminum storm door protects the original seven-light wood entry door, which contains five rectangular lights (two rectangular horizontal panes over three square panes) over two vertical rectangular lights.

² William Allin Storrer, *The Architecture of Frank Lloyd Wright: A Complete Catalog*, Third Edition, (Chicago: University of Chicago Press, 2000): 142.

³ Grant Hildebrand and Thomas Bosworth, "The Last Cottage of Wright's Como Orchards Complex," *Journal of the Society of Architectural Historians*, 41.4 (Dec. 1982): 326.

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The south elevation's west bay contains an original wood-frame five-over-one double-hung window. A narrow rectangular bathroom extension fits beneath the eaves at the intersection of the south and west wings. A vertically placed rectangular one-light casement window is centered in the bathroom wall.

North Elevation

The central bay contains a pair of five-over-one original wood-frame double-hung windows off-center to the east and one five-over-one original wood-frame double-hung window off-center to the west. Metal electrical and mechanical boxes are on the western edge of this bay.

The east bay/sun-porch extension displays a ribbon of six windows. From east to west, the first four windows are modern one-by-one aluminum-frame sliders, while the fifth and sixth, at the west end of the east bay, are original five-over-one wood-frame double-hung windows.

The porch enclosure on the west bay contains two evenly spaced one-by-one aluminum-frame sliding windows. Centered under these windows is a hatchway door leading to storage under the porch. A poured concrete sidewalk runs in front of the west bay. Within the porch, the original exterior west bay wall remains intact and features an original seven-light woodframe entry door at the east side, flanked to the west by an original, five-over-one window.

Interior Description

A very large, rustic stone fireplace sits at the center of the cruciform building. The larger bottom mass of the fireplace displays a stone keyed arch topped by a long horizontal cement lintel/shelf. The stone chimney extends upward from the lintel through the roof. The hearth faces east toward the living room and sun porch. Behind the fireplace, the west wing contains a modern kitchen and laundry area as well as the enclosed back porch. The north wing has a large bedroom and bathroom and the south wing contains two small bedrooms and a bathroom. Wall and ceiling materials vary from room to room. The kitchen and bathrooms have modern vinyl flooring and the floors of the sun porch, living room and bedroom are covered with modern wall-to-wall carpet.

The floor plan of the front of the house insistently draws the eye east to the full ribbon of windows of the sun porch and the view of the Sapphire Mountains across the valley. Much of this "wing" actually occupies the central mass of the structure. The east wall of the living room holds a pair of original seven-light wood-frame doors that lead to the east porch, flanked by a pair of original five-over-one wood-frame double-hung windows to each side. The west side of the south wall contains two wood doors, each with one square panel over two vertical rectangular panels, leading to bedrooms. The west side of the living room's north wall contains two plywood doors that open to a bedroom. In the west wall, open doorways lead to the west wing on either side of the fireplace. Painted wooden wainscoting covers the wall's lower half, and batted gypsum board covers the upper walls and vaulted ceiling. Because the building was near collapse in 1982, the owners installed north-south running exposed timber ties across the length of the living room and kitchen to stabilize the roof and wall structure.

A sun porch east of the living room offers a ribbon of windows (all modern one-by-one vinyl-frame sliders) wrapping around the south, east, and north walls. To the south one views the mature apple orchard, to the east the Sapphire Mountains, and to the north the tree-lined circular drive and forested land beyond. The sun porch features wide planks of knotty pine covering the walls and vaulted ceiling.

North Wing

A single large bedroom occupies most of the north wing, which features original built-in cabinetry and closets, batted gypsum board walls and ceiling, and original board trim. West of this bedroom is a large storage area/bathroom accessed through the kitchen/dining area. On entering, one passes through a corridor clad with vertical bead-and-board siding on the west, and a painted, batted, gypsum board siding on the east. Behind the west corridor wall is a large closet. At the end of the corridor is a bathroom with modern toilet, shower and sink. Above the sink centered in the west wall are two original five-over-one wood-frame double-hung windows. Now partially obscured with plywood, these windows look onto the enclosed back porch.

South Wing

The south wing consists of two side by side bedrooms and a bathroom. The first bedroom is on the east side of the wing, the second in the center, and the bathroom on the west. Bead-and-board cladding covers the bedrooms' walls, and the west bedroom features a built-in closet and cabinetry. The west side of the south wing contains a small full bathroom with a modern enclosed shower and tub, sink, cabinets, and toilet. The walls are covered in standard white tile and grouting below vertical bead-and-board upper walls. The ceiling also displays a bead-and-board finish. Original built-in cabinetry graces the bathroom as well.

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West Wing

A modern kitchen and dining area, which dominate the southwest portion of the west wing, are within the dimensions of the original building. Horizontal bead-and-board siding clads the walls. The east side of the kitchen's north wall contains two beadboard doors leading to a small pantry and storage area. Directly east of these doors is another door leading to the previously described bathroom in the north wing. Facing east, open entryways lead to the living room. The center of the east wall protrudes outward toward the kitchen—and constitutes a drywall enclosure around the stone fireplace. The slightly vaulted bead-and-board covered ceiling of the kitchen/dining area exhibits exposed north/south running stabilizing ties and criss-crossing wood trim. The back porch now houses a laundry and storage area.

Alterations

Few additions occurred to the building, which sits almost entirely within its original footprint. The back porch was constructed during the modern era. The enclosure for storage under the sunporch is original, and late twentieth century photos indicate that an original window may still be extant beneath modern siding on its south elevation. It is likely that the east sun porch was originally open, and enclosed during the mid-twentieth century.

T-111 siding clads the entire exterior of the building. Historical records indicate horizontal board-and-batten siding, as seen on the manager's office elsewhere on the property, originally clad the building and was intact as late as 1982. The original boards remain intact underneath, but the battens were removed.

On the interior, three of the four wings retain their original floor plan and purpose. The west wing exhibits thorough updating, with a modern kitchen and dining area. The original house likely contained no kitchen, as meals were taken communally in the clubhouse. The sun porch has also been thoroughly updated in the modern era, with wide knotty-pine planks covering the walls and ceiling. Finishes and details vary from room to room, but on the whole the original wall, ceiling, and trim finishes remain. Modern wall-to-wall carpet or vinyl covers all floors.

Integrity

Despite modern siding, enclosed boxed eaves, and an enclosed sun porch, in footprint, floor plan, siting, and original architectural details, the house retains integrity sufficient to convey its significance as a contributing building within the historic district under Criterion A at the local level of significance. The house retains nearly all of its original windows and doors, and original siding remains beneath T-111, which was required to prevent further deterioration of the building. As noted by Hildebrand and Bosworth: "horizontal board and batten..." makes a wonderfully elegant wall but not a very weatherproof one."⁴ The building retains integrity of location, setting, and association. While the introduction of new materials compromise its integrity of feeling and workmanship, the overall character of the design remains sufficient to convey its associations under Criterion A.

"Wright's" Manager's Office (constructed 1909-1910, one contributing building)

Exterior Description

Sited and designed by Frank Lloyd Wright in 1909, and constructed within a year, the manager's office sits at the northwest corner of the district. The small, rectangular building rests on a concrete wall foundation and nestles unobtrusively into a steep wooded slope. Its front door and porch face east onto the semi-circular drive; this was likely the welcoming point for visitors to the property.

A east-west running hipped roof topped with modern asphalt shingles covers the original portion of the building. A large, north-south trending rectangular stone chimney rises through the west slope of the roof. The west end of the building features a large shed-roofed addition, clad with horizontal board-and-batten, and resting on concrete footings. An open porch shelters the east elevation's width. Near collapse in 1982, the current owners stabilized the building, including providing a new support structure and deck for the porch, and at the same time extending the porch depth by sistering extensions to the rafters of the original hipped roof.

East Elevation

The east elevation constitutes the front of the building. A wooden walkway situated slightly off center to the south leads to a wood-frame porch. The five stilts running from the concrete footings in the ground to the porch extend upward to support the roof. The modern, wood, nine-light entry door provides entry from the south side of the elevation, in line with the wooden walkway. An original five-over-one fixed wood-frame window is right of the door; the top portion is divided into five lights (two-over-three rectangles placed horizontally), and comprises approximately one-third of the window area. The

⁴ Hildebrand and Bosworth, 327.

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pattern matches the original windows in the Wright-designed residential cabin. A standard exterior electrical outlet is below the window, and a knee brace helps support the eaves at the southeast corner.

West Elevation

The rear of the building presents the back wall of the addition. The main-floor level contains one large rectangular vinyl-frame picture window situated off-center to the south. An infilled opening to the north appears to have been intended for a second window.

South Elevation

The south elevation contains three windows on the main floor of the original building. The easternmost opening contains a single-pane vinyl-frame fixed sash set in an original wooden frame. Just west of this opening is a pair of original five-over-one fixed wood-frame windows. The west addition has one fixed rectangular vinyl-frame picture window, placed off-center to the east. The roofline of the original portion displays open eaves and exposed rafters. The eaves of the addition's roof are also exposed, but are less than a fourth of the width of those of the original. As the building meets the high side of the slope at this elevation, there is no lower level.

North Elevation

The north elevation faces the low end of the slope, allowing for a walk-in basement, accessed by a plywood door at the east side of the lower level. There are two window openings west of the door, one is a four-light wood frame fixed style protected by an original four-light storm. A horizontal board-and-batten panel covers the western window opening. At the main story, the north elevation mirrors the south elevation's fenestration pattern: a vinyl-frame sash within an original wood frame opening, a pair of original five-over-one fixed frame wood windows, and the addition contains one rectangular fixed vinyl-frame picture window, off-set to the east. The roofline of the original portion displays open eaves and exposed rafters. The eaves of the roof addition are also exposed, but are less than a fourth of the width of those of the original. On the east end of the original portion of the building, main-floor level, is a metal electrical/mechanical box with meter.

Interior Description

An impressive, rustic stone fireplace with a keystone arch framing its hearth anchors this small building's interior. The hearth faces east into the main front room. The massive rectangular fireplace occupies nearly a third of the width of the building. Recently updated, the front room now contains a small bathroom and kitchenette, and the rear addition provides space for a bedroom. All interior walls and ceilings have been recently covered in wide planks of knotty pine. The planks are set vertically in the walls except for the v-shaped pattern on the east wall of the back bedroom. Modern wall-to-wall carpet covers the floor.

Alterations

Several important alterations occurred to the building since its construction in 1909, though the dates of the alterations are unknown. During a stabilization project during the 1990s, the owners extended the depth of the front porch and constructed an addition at the rear of the building. The owners took care to have siding consistent, if not perfectly aligned, with the horizontal board-and-batten sides of the original portion of the building. The interior has been entirely updated in recent decades—walls, ceilings, and floors—with the possible exception of the hardwood floors of the original front room, which may be (though not definitively) original. The building, originally intended to be the property manager's office, now serves as a single habitation since the addition of the bedroom, bathroom, and kitchen.

Integrity

The majority of the office lies in its original footprint. Despite the additions, the massive fireplace remains the building's dominant feature. The exterior's horizontally oriented board-and-batten siding is original. These horizontal lines echo the horizontal pattern of the five original five-over-one windows, and emphasize the rectangular building's placement, parallel against the steep slope, with the main door opening east to welcome visitors and a wide porch offering a view of the Sapphire Mountains. This horizontal eastern orientation, punctuated by the vertical stone chimney, is characteristic of the other extant original building and of the entire site plan devised by Wright in 1909. Despite the building's new interior, it retains a degree of integrity sufficient to convey its historic associations as a contributing building under Criterion A.

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Modern House (one non-contributing building)

Constructed in 2003, the current owners call the modern building the "Cider House". Located on the northeast side of the district, the rectangular wood-frame building features vertical board and batten siding and a hipped, asphalt shingle roof. The building rests on a concrete foundation, and features a shed-roofed extension at the north side of the west elevation. In keeping with the original buildings within the district, the roof displays wide, overhanging eaves with exposed rafter tails. A metal chimney pipe projects from the south slope of the roof.

West Elevation

A wood walkway and deck with railing leads to a centrally placed pedestrian door. The wood door contains a nine-light window, over two vertical wood panels. Also present within the opening is a screen door containing one large screen panel over a second smaller screen panel. A large one-over-one fixed wood-frame window fills the south side of the elevation. The unfenestrated shed extension comprises the elevation's north side.

South Elevation

A ribbon of seven one-over-one fixed wood-frame windows, set slightly off-center to the east, dominates the south elevation. A standard exterior electrical outlet is centered at the bottom of the wall.

East Elevation

The east elevation features a pair of fifteen-light wood-frame doors at center. Screen doors, each with one large screen panel over a smaller screen panel, front the entry doors. The doors open onto a short wooden walkway leading to an unenclosed wooden platform/deck. A pair of evenly-spaced one-over-one fixed wood-frame windows flanks the doors at both the north and south sides. A standard exterior electrical outlet is underneath each pair of windows. Beneath each electrical outlet, a louvered aluminum vent is placed in the foundation wall.

North Elevation

The north elevation contains two evenly-spaced openings across the main bay, each containing a fixed wood-frame one-over-one window. The roof slopes down across the west side extension, and there is a small one-by-one aluminum-frame sliding window in the upper west section of the wall. At the bottom of the wall, below the sliding window, a covered hatchway leads to a crawl space under the building. An iron spigot is to the right of the hatchway.

Modern Pole Barn (construction date unknown, one non-contributing building)

A modern pole barn, measuring approximately 20' by 30', stands at the southwest corner of the orchard. The simple, rectangular, vertical board-and-batten building features no fenestration, and the front (east) elevation is open. The shed roof, covered with corrugated metal, slopes down gently to the west.

Small-scale landscape features (constructed 1909-1910, not included in resource count)

The existing property shows evidence of thoughtful landscaping including placed rocks, culled groves of trees at varied elevations (to provide privacy for individual habitations), and evenly spaced trees along the main drive. That these serve as intentional design elements is confirmed by comparing Wright's 1910 sketch with existing landscape features. Three definite or very probable elements of the original landscaping have been identified: 1) a very large, flat rock placed within a grove of mature trees on the north side of the existing cabin; 2) mature apple trees placed to the south of the extant cabin, and 3) a large round rock placed atop a square rock marking a southwestern corner of the property boundary.

At different times in its history parts of the property, especially to the west, were allowed to reforest. Elsewhere trees were removed, as on the south side of the semi-circular drive. One hundred years of irregular upkeep has obscured or diminished an unknown portion of the original landscaping.

As Wright preferred to work with the existing elements of a site rather than razing and rebuilding, much of the landscape design reads as suggestive rather than obviously 'built.' Difficulty discerning the intentional from the unintentional is therefore, paradoxically, a sign of the landscaping integrity. The drive affords a very pleasant entry to the property, with even shafts of light punctuating the fully grown pines and allowing partial glimpses of varied scenery. The mature grove of trees likely afforded the cabin some privacy from neighbors to the northeast. The rock, placed horizontally in line with the cabin and at the base of a mature tree, echoes the horizontal planes of the building and the sloping field, in contrast with the trees, stone chimney, and mountain peaks. The apple trees south of the cabin are carefully placed in view of the original windows of the small bedrooms in the cabin's south wing. Lastly, a simple, elemental boundary marker, sphere upon square, exists separating the recreational property from the productive lands.

Summary

University Heights Historic District

Ravalli County, MT

Name of Property

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The University Heights Historic District is much more than the sum of its parts. Originally intended as a high-end planned recreational community *and* profit-producing commercial orchard, the basic elements of the design, from the stunning views to the careful siting, the incorporation of natural and manmade features such as mature trees and irrigation streams, together with the two existing 1909 buildings, suggest the ambitious financial and social visions of the colony's planners. The township's original designer, Frank Lloyd Wright, imposed a geometric order on the cardinal axes that looks rigid on paper, but *in situ* is appealing, relaxed, fluid, and very much in keeping with the natural topography. Taken as a whole, the district retains a degree of integrity sufficient to convey these historical associations, and worthy of preservation and appreciation.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

- Agriculture
- Social History
- Commerce
- Community Planning and Development

Period of Significance

1906-1937

Significant Dates

- 1906
- 1907
- 1909-1910
- 1937

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

- Wright, Frank Lloyd (architect)
- Mahoney, Marion (draftswoman).
- Drummond, William (draftsman).

Period of Significance (justification)

The period of significance begins with the ditch's planning and construction in 1906, and ends in 1937, with the sale of the property by all original investors to local farmers Joseph and Ivy Abbey and William Daw.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Summary

The University Heights Historic District is significant under Criterion A at a local level of significance. It is eligible for listing in the National Register for its association with the designed irrigation of previously undeveloped lands in the Bitterroot Valley, and their development, promotion, and sale. It is also significant due to its connection with the national progressive political, social and aesthetic events and ideas that inspired its construction and design.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The University Heights Historic District is significant under Criterion A for its association with events important in the broad patterns of U.S. history as manifested in the specific locality of the Bitterroot Valley. The period of significance begins with the ditch's construction in 1906, and ends with the sale of all land owned by the original investors in 1937. The brief flowering of the University Heights community, a planned summer residential colony near Darby, Montana, grew out of multiple, overlapping strains of optimism—local, statewide, regional, and national. Among these were the Bitterroot Valley's enthusiasm for commercial apple growing, the economic confidence engendered by railroad building, the social aspirations embedded in high-end western tourism, and the riches promised by land speculation. These were the economic imperatives behind University Heights. Politically, socially and aesthetically, the district was a product of Progressive era experiments in communal living, a growing intellectual interest in more equitable and just social arrangements, and the hope that these might be made possible by a fresh, American approach to art, architecture, and community planning.

Frank Lloyd Wright designed the clubhouse, cabins and grounds in 1909. Under local direction, his plan was partially constructed over the next one to two years. Out of a projected 60 cabins, twelve were built, along with the central clubhouse and a small office. University Heights was one of the promotional land schemes of the Como Orchard Land Company (COLC), an offshoot of the Bitter Root Valley Irrigation Company (BRVI). The BRVI built the "Big Ditch" from Lake Como to the Bitterroot River between 1906 and 1912. The Tin Cup Water Users Association, aligned with COLC and the BRVI, built the "Tin Cup Ditch" from Tin Cup Creek to Como Orchards circa 1906-1907. The Big Ditch aimed to irrigate 20,000 acres of eastern Bitterroot Valley benchlands. As the Big Ditch was constantly over-budget and under-capitalized, BRVI and COLC backers aggressively marketed land to Eastern investors. They designed the University Heights Community to appeal to University of Chicago professors and other northeastern academics. They promised buyers a sure return on investment from an associated apple orchard, recreational activities in stunning scenery, and semi-communal living in a socially and intellectually elite milieu. Participants included prominent professors, scions of industry, businessmen, athletes, and others.

***Spet-lum*: The Salish in the "Place of the Bitter Root," to 1840⁵**

Western Montana's Bitterroot Valley is the ancestral home of the Bitter Root Salish, now one of the three Confederated Salish and Kootenai Tribes. The Bitterroot River runs for about 100 miles in a northeasterly direction through the spectacularly scenic valley, meeting the Clark Fork River just southwest of Missoula. To the west, the ragged granite peaks of the Bitterroot Mountains rise to heights above 10,000 feet. The gentler Sapphire Mountain range borders the valley on the east. The valley varies in width from one to 20 miles, and the average elevation of the valley floor is 3,500 feet. Sheltered on three sides by mountains, it receives relatively light rain and snowfall compared to the surrounding region. Due to its varied topography, the valley has numerous microclimates and a wide range of soil types. A staple of the pre-contact Salish diet was the bitter root "which was like chicory in shape, color and taste."⁶ They thus named the valley *spet-lum*, or "place of the bitter root." The plant's purple-pink bloom is the state flower of Montana.⁷

⁵ See Lawrence L. Palladino, *Indians and Whites in the Northwest* (Lancaster, PA., 1932): 1-2; "Bitter Root River," *Montana Place Names A to Z*, accessed Aug. 8, 2011, <http://mtplacenames.org/>.

⁶ Tom Stout, *Montana—Its History and Biography* (New York, 1921): 810.

⁷ Cappious, Samuel Lloyd. "A History of the Bitter Root Valley to 1914." M.A. Thesis (University of Washington, 1939): 1-5; National Register of Historic Places Multiple Property Documentation Form, Historic and Architectural Resources of Stevensville, Stevensville, Ravalli County, Montana (1991): E-1; Zeisler, Dorothy J. "The History of Irrigation and the Orchard Industry in the Bitter Root Valley." M.A. Thesis (University of Montana, 1982): 8.

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The Bitter Root Salish had little contact with Europeans until the mid-nineteenth century, but by 1800 their lives had already been indelibly altered by the European germs, weapons and trading goods that accompanied the Columbian encounter.⁸ After obtaining horses in the late eighteenth century, the tribe undertook twice-yearly migrations to the eastern buffalo fields. The Blackfeet also obtained horses and expanded their hunting territory during this period, and inter-tribal conflict intensified. The toll of warfare increased with the introduction of firearms in the late eighteenth century. Another devastating result of the post-contact era was the influx of disease. In the 1780s, over half of the Salish died of smallpox: it was the first of many deadly epidemics.

Lewis and Clark visited the valley in September 1805, before ascending Lolo Pass, and returned in July of the following year. They dismissed the Bitterroot Valley's agricultural potential, citing "poor Stoney land." Nevertheless the American incursion alarmed the North West Company and Hudson's Bay Company, who sent European and Iroquois fur traders into the area in the 1820s and 1830s.

Further incursions of outsiders, though ostensibly peaceful, set the stage for the eventual removal of the Salish from the valley. Catholic Iroquois proselytized among the Salish, who consented to have priests visit them. Father Pierre-Jean De Smet answered the call in 1840. De Smet's St. Mary's Mission was the cradle in which white settlement took root and from which it would continue to grow, eventually pushing the native population out of the area altogether.

From Missionaries to Removal: Settlement, Annexation and Agriculture, 1840-1891

De Smet established St. Mary's Mission in what would become Stevensville, Montana. Not initially impressed by the valley's natural fertility, the priests foresaw its possibilities if irrigated. Father Mengarine took charge of the mission after De Smet's departure in 1842. Mengarine wrote, "Irrigation, either by natural or artificial means is absolutely necessary to the cultivation of the soil... This difficulty, however, if the country should ever be thickly settled, can be easily obviated, as the whole region is well supplied with numerous streams and rivulets."⁹

With the Oregon Treaty of 1848, western Montana became part of the United States. Emigration west created problems the Jesuits could not control; by 1850 newly arrived non-Indian emigrants, powerful Blackfeet, and resentful Salish increasingly harried them. They decided to abandon the mission, selling it to Indian trader and former army major John Owen. Owen founded a trading post and settled at the mission with his Shoshone wife, Mary, and his brother. Although the U.S. government had made no treaty with the Salish and the Bitterroot was officially designated as Indian Territory, Owen encouraged white settlement while discouraging Native agriculture, even on former mission lands. Clearly envisioning a prosperous future, he imported high-quality seed and farming equipment and built a grist mill.¹⁰

Pressure on the Salish increased. Washington territorial governor Isaac Stevens embarked on an aggressive program of treaty-making and Indian removal. He sought to open the Bitterroot for settlement and timberlands.¹¹ In 1855, he concluded the Hellgate Treaty with the Salish, Pend d'Oreille and Kootenai tribes. They agreed to move to a reservation in exchange for \$120,000 and the construction of schools, mills, and other infrastructure, but they retained hunting, fishing, and pasture rights in the valley. A gold strike at Gold Creek in 1858 created more demand for Bitterroot agricultural products. Congress finally ratified the treaty in 1859, but failed to make good on any of the provisions. For the time being, the Salish remained.

Though not officially open for settlement, the town of Stevensville grew up around Owen's post. Congress organized Montana Territory in 1864, by which year Stevensville boasted two schools and forty families. Four Euro-American families established what would become Corvallis a few miles south. In 1866, Father Anthony Ravalli, one of the Jesuits who settled St. Mary's Mission in the 1840s and a critic of Owen's stewardship of Salish welfare, returned to the valley and reopened the mission.¹²

⁸ Alfred W. Crosby. *The Columbian Exchange: Biological and Cultural Consequences of 1492* (Westport, CT: Greenwood Publishing Co., 1972); Jared M. Diamond. *Guns, Germs and Steel: The Fates of Human Societies* (New York: Norton, 1999).

⁹ Pierre-Jean De Smet, *Life, Letters and Travels of Father Pierre-Jean De Smet, S.I.*, (New York: Francis P. Harper, 1905): 571.

¹⁰ Ziesler, 12-13; National Register of Historic Places Registration Form, "St. Mary's Mission Historic District Boundary Increase," Stevensville, Ravalli County, Montana (2010): 8-13.

¹¹ Western Montana was still part of Oregon Territory, but Superintendent of Indian Affairs Stevens was authorized to make treaties there. The region became part of Washington Territory in 1859. Idaho Territory was organized in 1863. And Montana Territory in 1864.

¹² Cappious 16, 26-30, 63. National Register of Historic Places Registration Form, "St. Mary's Mission Historic District Boundary Increase," Stevensville, Ravalli County, Montana (2010): 8/13-17, 8/24-25; "Historic and Architectural Resources of Stevensville," E/1-2.

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Predictably, white settlers demanded the removal of the Indians and in 1871 Ulysses S. Grant issued a Presidential Order to oblige them. Pointing out that the government failed to make good on its promises, the tribes resisted. Chief Charlo of the Bitter Root Salish was particularly intransigent. He insisted—quite likely correctly—that he never signed the Hellgate treaty. Two branches of the tribe agreed to go to the Jocko Reservation, but the U.S. allowed Charlo's band to remain. In 1872, homesteading in the valley officially opened. John Owen, who had done much to modernize the valley and dispossess the Salish, was not there to see it—in 1871, he himself was removed when chronic alcoholism resulted in his commitment to St. John's hospital in Helena.¹³

Natives and whites uneasily coexisted through the 1870s and 1880s. Chief Joseph's warriors and the U.S. Army fought several deadly skirmishes in the valley during the 1877 flight of the Nez Pierce. Two years later, Stevensville was platted. Father Ravalli died in 1884. Charlo's people fell into worse straits. Finally, in 1891, in a state of the most utter destitution, Charlo agreed to go to the Jocko Reservation. He vowed never to set eyes on the valley again. The Jesuits went with Charlo, closing St. Mary's Mission for a second and final time.¹⁴

For a brief moment the valley was filled with small landholders upholding the Jeffersonian ideal of the yeoman farmer. But the intensive industrialization, resource exploitation, aggregation of capital, and financial instability that characterized the late nineteenth-century U.S. economy was not long in reaching the Bitterroot. In 1869, Ravalli planted a few apple trees: it was a portent of the "apple boom" that would eventually rock the area. (One of the trees still stands today.) An expensive irrigation project, however, was the precondition for apple-growing on a large scale. Before that, though, came Marcus Daly.

The First Bitterroot Bubble: Exploitation and Enchantment in the Decade of Daly, 1890-1901

Mark Twain dubbed the last decades of the nineteenth century the "gilded age": a glittering veneer covering the basest of metals. Historian Vernon Louis Parrington coined the phrase "the great barbecue" to describe the endemic political corruption and plundering of public resources of the same era. Both terms apply to the Bitterroot at the end of the century; the valley in the 1890s was the site of grand dreams, land schemes, denuded forests, unsustainable development, and conspicuous consumption on a regal scale.

In this case Twain can be taken literally. It was not gold, but copper, that kick-started the first Bitterroot boom, which centered on intensive deforestation for the purpose of the base-metal mining of the Anaconda Copper Mining Company. Anaconda magnate Marcus Daly visited the Bitterroot as early as the 1860s. He appreciated the valley on several levels; the views were beautiful, the pastures promising, and the timber plentiful. The last was the primary consideration. Mines were voracious consumers of timber as stopes supported the mine shafts, and wood fueled the smelters. Prohibitive transportation costs discouraged intensive timber-cutting until the arrival the Missoula & Bitterroot Valley Railroad at Grantsdale in 1887, which connected to the Northern Pacific at Missoula. The Bitter Root Development Company (BRD), a Daly-owned lumber concern, opened in 1889. BRD built a dam on the Bitterroot River in 1890, and Daly's employees platted the town of Hamilton, near the railroad depot and across from the dam, the same year. By 1892, the new lumber mill at Hamilton produced up to 35 million board-feet per year.¹⁵

Daly's timber company, lumber mill and stables employed hundreds of workers and created an atmosphere of prosperity and optimism. He bought a ranch in the valley in 1886, and his personal estate eventually comprised more than 20,000 acres. Assets included a mansion with over 50 rooms, three racetracks, and one of the finest thoroughbred horse stables in the nation. Daly's horses were a smashing success. He kept 50 in training during the high season, and in 1897 his Hamilton-bred "Scottish Chieftain" became the only Montana horse to ever win the Belmont Stakes. The population soared. Ravalli County, which loosely overlaps the Bitterroot Valley, was organized in 1893, with the county seat at Hamilton.¹⁶

Unfortunately clear-cutting, horse racing, and a personal fiefdom did not foster stable growth. By 1894, the Government Land Office accused the BRD of illegally cutting public timber. Although the Anaconda Copper Mining Corporation (ACMC) purchased the company and placed it under its politically powerful wing, the ACMC could not instantly replace denuded forests, which obviously resulted in a collapse in timber production. In 1898, the Division of Forestry under the command of

¹³ Cappious 28-31.

¹⁴ Cappious, 31-32, 65-67; "Historic and Architectural Resources of Stevensville," E-3.

¹⁵ National Register of Historic Places, "Hamilton Commercial Historic District," Hamilton, Ravalli County, Montana, National Register #88001273: 7/1, 8/1.

¹⁶ *Ibid.*; Cappious, 71-86. Ravalli County, named after Father Anthony Ravalli, was formerly part of Missoula County.

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Gifford Pinchot, established the Bitterroot National Forest. The "great barbecue" ended, at least in the Bitterroot. Daly died of Bright's disease in 1900. His horses were auctioned off in New York's Madison Square Garden for a half-million dollars. Although Daly's widow embarked on an ambitious remodeling of their Hamilton "summer home," the town's population fell by nearly a third in the first few years of the twentieth century.¹⁷

Daly had, however, left the valley one promising legacy: he had supported and encouraged irrigation. He did not directly finance any water projects outside his own estate, but his influential presence at exploratory meetings about possible larger projects certainly contributed to their plausibility and financial viability. The next phase of Bitterroot development would require the commitment of a great deal of capital. It was likely helpful to the promoters and speculators to be able to invoke the name of the late, great Daly. The connection would be attractive, too, to the investors in the upcoming development of the University Heights township, as these were a motley collection of socially conscious but also socially climbing investors and intellectuals, Daly may not have done as much good in the world as they would have liked, but he had certainly done well.

Background to the Second Bitterroot Boom: Apple Blossoms and Intensive Irrigation, 1867-1905

There were successful apple orchards in the valley before intensive irrigation. Two were located approximately 35-40 miles north of Hamilton. Thomas Harris planted 100 trees near Three-Mile Creek in 1866, and Amos Buck planted his apple orchard near Florence shortly thereafter. Brothers Dudley and Edward Bass put in a commercial orchard in 1870; they had over 500 trees under cultivation by 1890. It is important to again emphasize, however, that the Bitterroot valley has a wide range of elevations, soil compositions, and microclimates. These early orchards were in areas naturally suited to apple-growing.

Local farmers finished the valley's first major irrigation project, the Independent Ditch, in 1872. Thirteen years later, the Corvallis Canal and Water Company built the Supply Ditch in 1885. Daly also invested in the irrigation of his considerable estate, particularly on the east side of the river. None of this was connected to the early orchard industry, however, as apples grew easily on the benchlands on the west side of the valley and did not require irrigation.¹⁸

The arrival of the railroad in 1887 connected the valley to national agricultural markets. This inspired dreams of high profits by improving of the land's productive potential. Abe Williamson, a visitor to the valley, realized as early as 1880 the possibilities of combining irrigation and commercial fruit-growing in the Bitterroot. Nonetheless, the valley population's growing enthusiasm for orchards and irrigation did not coalesce until the end of the century. The Western Montana Fruit Growers hosted the First Pacific Northwest Fruit Fair in 1894, the same year the Republican Ditch was enlarged. Also in 1894, the "Valley Club," a gathering of the area's businessmen and developers, including Daly, discussed a canal between Willow and Three Mile Creeks—to grow wheat. Daly thought wheat would not return the cost of building the canal but suggested that fruit might. He further outlined a possible corporate structure in which a private entity issued bonds. After repayment, water users would buy shares in the company. As Congress had just passed the Desert Lands Act, valley boosters thought federal money might be found for the project.¹⁹

The moment was not quite right for a speculative bubble, but it was near. Despite Daly's support, nothing came of the early plans, which generally proposed a canal from the Bitterroot River to Sleeping Child Creek. But by the late 1890s, valley resident Samuel Dinsmore supplanted Daly as the Bitterroot's primary booster. In 1895, Dinsmore helped found the Bitter Root Orchard Company, which soon counted over 33,000 apple trees. He attended the National Irrigation Congress in 1899, and was mentioned prominently in the *Daily Missoulian's* coverage of the event. The Dinsmore Irrigation Company, founded in 1900, proposed to build a "Big Ditch" linking Lake Como to the Bitterroot's west fork.²⁰

Dinsmore hired Daly's experienced engineer, H.S. Lord, to oversee the project. Ambitious and expensive, the projected cost of the Big Ditch alone was \$1.5 million. Dinsmore tried and failed to raise the money from Bitterroot residents. He then tried to secure federal money for the project, though this also fell through, as the Desert Lands Act only provided money for irrigation of public lands. Despite these setbacks, the apple business boomed. Between 1903 and 1905, output and

¹⁷ "Death of Marcus Daly: Montana Millionaire Expires at the Hotel Netherland," *New York Times* Nov. 13, 1900; Cappious, 76; "Hamilton Commercial Historic District," 8/2-3.

¹⁸ Zeisler 20-23; Cappious 77; "Hamilton Commercial Historic District," 8/3; "Historic and Architectural Resources of Stevensville," E/7.

¹⁹ Zeisler 25-31; "Historic and Architectural Resources of Stevensville," E/7.

²⁰ *Ibid.*, 31-36.

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profits doubled—from 64,218 boxes at \$43,533 to 116,763 boxes at \$81,734. Heartened by these figures, Dinsmore attempted to interest outside investors in the venture.²¹

Building the Big Ditch required a greater amount of capital than was available locally. There were also eventually plans for a second canal via a diversion from Tin Cup Creek, a tributary of Tin Cup Lake, to the south and west on the Idaho border. The Tin Cup Ditch would irrigate western benchlands lands cleared by Daly's lumber mill-- a large tract called "Como Orchards." Once it became clear that direct approaches would not attract sufficient investment, Dinsmore and his associates began to consider more creative schemes for the Valley's development. The unusual outlines of the University Heights project are attributable to the ingenuity and initiative of the Ditches' promoters, and the dire need of the projects' speculators.²²

Riparian Dreams and Land Schemes: The Bitterroot Valley Irrigation Company, 1905-1909

The University Heights project would not have been conceived without the involvement of William I. Moody, a Chicago businessman. Moody visited the Bitterroot in June and July of 1905 at Dinsmore's invitation. He had made his money in Illinois creameries and as general manager of the American Rolling Mill Corporation. By the fall of 1905, however, he was engaged full-time in the Bitterroot endeavor. The Dinsmore Irrigation and Development Company changed its name to the Bitter Root Valley District Irrigation Company (BRVI) in 1906. The company began with a capitalization of \$3 million. Moody ran the company's Chicago headquarters. Dinsmore and Moody began buying land, laying out the canal, and enticing other urban capitalists to invest in the project.²³

The Big Ditch was not Moody and Dinsmore's only venture. In 1906 the Tin Cup Water Users Association obtained permission from the Forest Service to build a dam on Tin Cup Lake, and divert water from Tin Cup Creek to the Como Orchards tract. The creek was about two miles south of what would be the University Heights township. The Tin Cup Water Users Association was associated with the Como Orchards Land Company (COLC), which was in turn a spin-off of the BRVI. The Tin Cup Ditch allowed for development of the Como Orchard land several years before the Big Ditch was completed. It is unclear, but certainly possible, that funds from COLC could have been diverted to the BRVI.

That company was certainly running into trouble. The Big Ditch proved more difficult and costly than expected. The BRVI could not afford to buy the land under the canal at going rates. In late 1907, the Anaconda Copper Mining Company (ACMC) sued BRVI for nearly \$30,000 in unpaid grocery, coal and lumber bills. Moody told Hamilton's *Western News* that "the company had arranged for the sale of its bonds for an amount that was estimated to be sufficient to complete the enterprise, but after several months' work it develops that the cost will be from two to three times more than any estimate ever made... As to whether they will succeed in refinancing the project Mr. Moody is satisfied that this cannot be done in the present market."²⁴ Delinquent in its property taxes and in receivership by December, Moody threatened to abandon the Big Ditch altogether.²⁵

Some of this, however, may have been theatrics. In February of 1908, *The Western News* ran a letter from Moody on its front page. Moody wrote, "I am convinced beyond a reasonable doubt that the receiver will sell the property March 3, and the bond holders will buy the property at their own price and abandon the project forever; and the equipment will be moved to Idaho, where it will be used to construct another canal where conditions are more favourable." This fate could easily be avoided, however, if local landholders would come down on their prices. Moody continued in a different vein: "I have arranged with parties to finance the entire project, providing I can secure options at a reasonable price on the land under the ditch not controlled by the company... If I receive the cooperation of the land owners and others the work will be resumed early in the spring." He invited the 50 or so remaining property owners to visit him in his headquarters at the Ravalli Hotel.²⁶

²¹ Ibid., 36-37, 41. "Hamilton Commercial Historic District," 8/3-4.

²² Hadlow, 7

²³ Frederick D. Nichols, "The Bitter Root Valley Irrigation Company," *The Bitter Root Valley Illustrated: The Western News, A Magazine Supplement* (May 1910): 23; Courtney Graham Donnell, "Prairie School Town Planning 1900-1915: Wright, Griffin, Drummond." M.A. Thesis, New York University, 1974: 50; Zeisler, 43-52.

²⁴ "The Big Ditch Company in the Hands of a Receiver; Cost was Underestimated and Additional Money Cannot be Raised at Present—L.E. Wolgemuth in Charge." *The Western News* Nov. 27, 1907: 1.

²⁵ "Delinquent Tax List, Ravalli County, Year 1907" *The Western News* Dec. 25, 1907: 2. "Will Abandon the Big Ditch; Company Cannot Finance Project in Present Money Market and Will Sell Assets." *The Western News* Dec. 25, 1907: 2.

²⁶ "Mr. Moody Returns from Chicago—Says Big Ditch Can be Financed and Work Will be Resumed if Owners Co-operate." *The*

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Favorable terms secured, construction continued under a reorganized BRVI. Lord and his engineers turned water from Lake Como into the Big Ditch in May 1909. *The Ravalli Republican* approvingly noted, "The project is the largest private irrigation ditch in the world and has been the subject of much comment during its construction, some of which has been adverse; but the promoters have succeeded."²⁷ The company had paid \$2.50 to \$15 an acre for land along the ditch. After completion they resold undeveloped land at up to \$400 an acre.

But Moody and Dinsmore also concocted more complex development schemes. Some of these were along the Big Ditch, others were watered from Tin Cup Creek—but although technically separate entities, the promotional efforts of the COLC and the BRVI were one and the same. For \$500 an acre they would plant and cultivate an orchard for five years, then turn the supposedly self-sustaining fruit trees over to the owner. If an investor lacked cash he or she could pay \$646 an acre over a ten-year period. They also subdivided some sections into smaller plots, and contemplated platting a few promising townships. The Bitter Root Valley promotional campaign had only just begun.²⁸

"A Summer Colony for Noted Savants": University Heights, 1906-1916

In April of 1908 an article in *The Western News* mentioned a new subdivision to be platted in the Como Orchards area: "A Summer Retreat for Noted Savants... Members of University Faculties, Famous Authors and Other Noted Men of Effete East to Have Club House Near Lake Como." The article credited F.D. Nichols with the plan, which, in practice, would become a fascinating early experiment in communal living influenced by new progressive social, political and aesthetic ideas.

Moody recruited the well-connected Nichols, who had been an admired eight-letterman and man-about-campus at the University of Chicago. Professor Robert Morss Lovett, who became prominently associated with University Heights, recalled that, "Fred Nichols... was the best athlete we had, halfback on the football eleven, pitcher on the baseball team. I admired his prowess. When he returned to the university years later with a plan of settling a group of professors on an estate in the Bitter Root Valley, Montana, where on each lot of ten acres eight hundred apple trees could be grown, yielding after five years a dollar a tree per annum, the prospect was pleasing."²⁹

Moody and Nichols developed a three-pronged sales plan for the Bitter Root: financial, social, and aesthetic. These approaches were used to sell land within the specific township of University Heights as well as acreage within the larger Como Orchard Land Company holdings. Once the Big Ditch was completed, Moody joined Nichols in concentrating exclusively on promotion and sales. In 1910, he assisted with the establishment of a new valley fruit-growers' association, suggesting that "advertising Bitter Root products along the same general lines employed in advertising Bitter Root land... would undoubtedly prove effective."³⁰

The first approach concentrated on apples, particularly McIntosh apples. The company would handle the orchard planting and management, and an investor could relax, enjoy the scenery, and let the money roll in. In this respect the University Heights orchard, planted in 1907, served as a salutary example. A 1909 pamphlet published by the BRVI explained that there was an "apple famine" in America due to the exhaustion of eastern soil. A market for the produce was therefore guaranteed. The fruitfulness of the land was assured through its natural advantages combined with the dependable water supply of the Big Ditch. "Security, absolute and overwhelming, guarantees this investment," wrote the pamphlet's authors, "through the millions of dollars invested by the company in its land (40,000 acres), its great Irrigation Canal, and its famous Lake Como Reservoir, a completed project, with water delivered." The apple, the King of Fruits, was a certain winner, as it "is used in more ways than any other food." Finally, the allegedly worm-resistant McIntosh was said to be perfect for

Western News, Feb. 5, 1908: 1.

²⁷ "Water in the Ditch; Water from lake Como Turned into the Big Ditch of the Bitter Root Valley Irrigation Company, Reaching Skalkaho Creek Yesterday and Will Transform Thousand of Acres into Bearing Orchards and Fields." *The Ravalli Republican* May 21, 1909: 1.

²⁸ "Lake Water Now in the Big Ditch; Expected to Reach Spooner Gulch Tomorrow," *The Western News*, May 19, 1909: 1; Cappious, 54; Zeisler 54, 80-82; *Historic and Architectural Resources of Stevensville*: E/7-8.

²⁹ "A Summer Retreat for Noted Savants," *The Western News* April 22, 1908: 1; "Alumni Honor Stagg, Present New Yearbook," *Chicago Daily Tribune* Feb. 6, 1934: 23; Robert Morss Lovett, *All Our Years: The Autobiography of Robert Morss Lovett*. (NY: The Viking Press 1948): 131.

³⁰ "Growers Organize Another Association; For the Promotion of the Interests of the Industry; A Selling Company Too; Is Proposed by Messrs. Moody and Ferguson—Plan is Indorsed by Association." *The Western News*. April 27, 1910: 1. "Moody and Nichols Quit Ditch Co.; To Remain in Valley and Assist in Development of Resources." *The Western News* April 6, 1910: 1.

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growing in the Bitter Root. The BRVI elsewhere advertised the McIntosh as "The only apple that can be eaten fearlessly in the dark."³¹

Moody and Nichols pitched the fruit hard to Chicagoans. "Under the energetic direction of W.I. Moody," a carload of apples and vegetables were sent to Chicago in the fall of 1907. Moody demanded the best specimens, offering "a premium for anything in the way of high class vegetables of any kind, or for that matter, any product of the Bitter Root that is particularly noteworthy." He displayed this bounty of the Bitter Root in a corner office across from the Chicago post office, for a hoped-for audience of up to 200,000 passersby per day. In 1909 the *Chicago Tribune* printed a long list of testimonials to Samuel Dinsmore under the heading: "King of Apples—The McIntosh Red; Brings Fortunes in Its Wake, Sending Land Values Leaping Upward; \$100.00 award for a Worm." A few years later, at a Chicago "land show day," each visitor to the Coliseum received a glass of Bitter Root apple cider.³²

Intellectuals were not immune to the economic optimism of the moment, and political progressives did not necessarily see a contradiction in doing good while doing well. An investor in University Heights could buy a portion of land and a cabin that came with a share of the common orchard profits, or just buy into the orchard and stay in the clubhouse. Initially the COLC managed the orchard, though ownership transferred to the University Heights Orchard Association in 1914. In any case, University Heights promised a steady return with little labor and delicious recreational side benefits. Lovett wrote frankly, "Outside the university my chief concern in those years was in getting rich. This ambition led me to look westward—to the fading frontier of America rather than to the culture of Europe."³³ In 1908, *The Western News* noted that, "The opportunity of making a splendid investment and enjoying the delights of out-of-door life by banding together in a summer colony appealed strongly to the university instructors."³⁴ *The Chicago Tribune* was a bit cheekier and more realistic in their assessment of the project. Their reporter wrote, "Henry Fale of the department of physics when asked what he intends to plant between the rows of apple trees stumbled over the comparative merits of pumpkins and cabbages, but brightened with the reply that there was fine trout fishing high up in the glacial lake of Como."³⁵

Offsetting the avarice behind the University Heights undertaking, however, were more genteel social considerations. The promoters sought to appeal to the class aspirations of faculty members and their spouses through advertising materials and newspapers articles that told them they were "noted savants" and "a desirable class of investors." Nichols wrote that the Como purchasers were "fully one-half... either university men and women, or else people who stand well socially, intellectually, and financially in their communities." The BRVI also highlighted the proximity to the Daly estate. The *Chicago Daily Tribune* wrote, "The wives are a little hesitant in talking about possible markets for the apples, which they say they hear sell well on the coast and in Wyoming, but they are aware of the social diversions which the valley offers, in the presence there of Mrs. Daly and her trainload after trainload of house guests from Newport and other parts of the east."³⁶

Nichols also couched the appeal of the area's outdoor activities in terms that directly appealed to the progressive era's elevation of physical culture. For example, he specifically played on fears of the deleterious effects of the "Effete East," with its subtext of urban living as a cause of national decline and/or creeping homosexuality. The investors looked forward to renewing their spirits with "the joys of hunting, fishing, and mountain climbing." Lovett wrote of his revelation that "man

³¹ Bitter Root Valley Irrigation Company. *An Unprecedented Opportunity: A Book of the Facts and Documents in Evidence*. (Chicago: Bitter Root Valley Irrigation Co., 1909); Bitter Root Valley Irrigation Company, *Scenes from Bitter Root Valley Montana, Compliments of Bitter Root Valley Irrigation Company* (Chicago: Phoenix Engraving Company, [circa 1910]). Montana State Historical Society.

³² "Bitter Root Exhibition Car to Go to Chicago; Refrigerator to be filled with Bitter Root Apples, Vegetables, Etc., and Exhibited in Chicago—Boosters Get Busy Now." *The Western News* Oct. 9, 1907: 1. "King of Apples—The McIntosh Red; Brings Fortunes in Its Wake, Sending Land Values Leaping Upward; \$100.00 award for a Worm." *Chicago Daily Tribune* Oct. 3, 1909: E8; "Montana to Have Land Show Day; Cider from Bitter Root Valley Will Be Given to Each Visitor at the Coliseum; Many Get Oregon Fruit; Twenty Thousand Persons Go to Exhibition of Western State's Products." *Chicago Daily Tribune* Dec. 8, 1911: 9, see also F.H. Griswold, "Montana Valley Draws Settlers; Bitter Root Country Popular with Intelligent Developers of Soil; Apples are Good Crop; Marcus Daly Was First Big Investor to Make Home in Favored Spot." *Chicago Daily Tribune* Sept. 6, 1910: 18.

³³ Morss, 130.

³⁴ "A Summer Retreat for Noted Savants," *The Western News* April 22, 1908:1.

³⁵ "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4.

³⁶ University Heights: Cluster of Attractive Cabins and a Club House Planned for a Summer Residence Near Como." *The Ravalli Republican*. April 24, 1908: 1; Frederick D. Nichols, "The Bitter Root Valley Irrigation Company," 26; "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4.

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on horseback is a different character from man at the desk." The valorization of outdoor life was in keeping with the common Progressive Era equation of physical and moral fitness, from Theodore Roosevelt's famous essay lauding "The Strenuous Life" to the creation of summer camps for urban youth. As many historians have noted, a major intellectual impetus behind this movement was Frederick Jackson Turner's famous essay on the closing of the American frontier. That essay, delivered at the Chicago Exposition of 1893, was likely well known to many of the Chicago academics. The desire for reinvigoration through semi-pioneer living, although generally discussed as a male phenomenon, also appealed to progressive women. The *Chicago Tribune* reported that University Heights investors included female academics: "The craze, indeed, for a personally conducted, hand worked farm has spread even to the school of education, with the result that two or three of the women teachers there have joined the movement."³⁷

Nichols' plan also addressed the professors' uneasy consciences about their own social privilege. Several of the most prominent University Heights residents, Lovett among them, were politically active in progressive politics or sympathetic to progressive causes. In his autobiography Lovett cites as political influences the Chicago muckrakers, particularly Upton Sinclair; urban reformers, including Hull House founder Jane Addams, and pivotal events such as the Pullman Strike of 1894. The recent, prominent example of the Helicon Home Colony (1907-1908) likely also influenced the visions of this segment of University Heights participants. The Helicon Home Colony was a brief experiment in communal living that attracted luminaries including Upton Sinclair, Sinclair Lewis, John Dewey, and William James. Among other goals, the colonists hoped to free women from household drudgery by providing common childcare and meals, and mitigate the class system by replacing household staff with communal labor supplemented by trained staff or, perhaps, university undergraduates, rather than domestic servants. While the Helicon Home Colony was socially radical, like University Heights, it was not an anti-capitalist undertaking. "Although Sinclair considered himself a socialist," writes historian Lawrence Kaplan, "he consciously directed his appeal to middle-class intellectuals and professionals who would be expected to pay a substantial fee for services received." Applicants were screened for the quality of "congeniality." African Americans were specifically excluded. The colony was situated in a lovely former boarding school for wealthy boys in affluent Englewood, NJ.³⁸

Economic, social, and political ambitions came together in the physical design of the community. In February of 1909, an "optimistic" Moody and Dinsmore returned from Chicago, "accompanied by Frank Lloyd Wright, an architect of Chicago, who will have charge of the buildings and landscape gardening proposed for University Heights at Lake Como."³⁹ Wright was an inspired choice. "By 1908, Wright was well known in Chicago artistic and social circles," writes architectural historian Donald Leslie, "Many of Wright's clients were part of Chicago's social, professional, and artistic enclaves, which included members of the teaching staff at the University of Chicago."⁴⁰ Aside from its obvious brilliance, Wright's work stood for discerning taste, social refinement, and a forward-thinking outlook. Finally, the dean of the new American architecture, Wright was the ideal person to design a promising summer colony in the Great West.

Nichol's first plan for the project showed a central clubhouse with a circular drive surrounded by cabins. Wright's design for the colony incorporated the basic features of Nichols' plan. The siting both accommodated and alleviated social differences. Wright sketched three cabins, all fairly inexpensive, as appropriate for summer housing, but still graded in size and cost. The largest cabins had the best views, in front of the clubhouse and facing the Sapphire Mountains. He arranged the houses in groups. Paths, the drive, and a reflecting pool encouraged communication while different elevations and vegetation created privacy. The cabins lacked kitchens as communal dining both encouraged a sense of community and eliminated the servant problem; domestic workers would be engaged by the colony and lodged in the central hall, replacing private servants in individual households.⁴¹

³⁷ "A Summer Retreat for Noted Savants"; Lovett, 131; "Educators to Try Farming; University Professors Buy Land in Montana for Fruit Growing; Will Toil During Vacation; Wives and Families Also to Enjoy Rural Life During Summer." *Chicago Daily Tribune* April 26, 1908: 4. See also Gail Bederman, *Manliness & Civilization: A Cultural History of Gender and Race in the United States, 1880-1917* (Chicago: University of Chicago Press, 1995).

³⁸ Lovett; Lawrence Kaplan, "A Utopia During the Progressive Era: The Helicon Home Colony, 1906-1907." *American Studies* 25.2 (Fall 1984): 59-73.

³⁹ "Returned from Chicago: W.I. Moody and F.D. Nichols are Optimistic for the Future of the Bitter Root Valley." *The Ravalli Republican* Feb. 19, 1909: 1.

⁴⁰ Donald Leslie Johnson. "Frank Lloyd Wright's Architectural Projects in the Bitterroot Valley, 1909-1910," *Montana: The Magazine of Western History* 37.3 (Summer 1987): 12-25.

⁴¹ On Wright's University Heights plan and other work in the Bitterroot Valley see: Courtney Graham Donnell, "Prairie School Town Planning 1900-1915: Wright, Griffin, Drummond." (M.A. Thesis, New York University, 1974); Grant Hildebrand and Thomas Bosworth. "The Last Cottage of Wright's Como Orchards Complex." *Journal of the Society of Architectural Historians* 41.4 (Dec. 1982): 325-327;

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Wright did not return to supervise the construction, and the actual structures were adapted from his original drawings by local craftsmen. Wright's plan emphasized the striking views of the Bitterroots to the west, forest to the north, Sapphires to the east, and the flourishing orchard, on a slightly lower plain, to the south. The irrigation ditch ran along the boundary of the township. Of the sixty or so projected buildings, fourteen were built: twelve cabins, the central clubhouse, and a small manager's office. The tree-lined central drive was incorporated, but a long, cascading reflecting pool running from the clubhouse to the east field was not.

Business was brisk from 1911 to 1916. In a mark of speculative confidence, Moody purchased several large tracts in University Heights under the name of his wife, Eda—once in 1908, again in 1912, and once more in 1914. The buyers were a more eclectic group than the "University men" approach—so often mentioned in the promotional clippings—would suggest. Among the 1912 investors were Theodore Frothingham, member of a prominent Philadelphia banking family, J. Ives Edgerton, a New York gynecologist, Norbert Becker, a Chicago wine importer, and W.C. Howard and his wife, Marie, of Denver. Howard managed the E.I. DuPont Company, and possibly brought in the brothers Alexis and Eugene DuPont—the DuPonts had also been Lovett's Harvard classmates in the 1890s. Prominent naturalist Henry Levi Ward bought into University Heights. University of Chicago members included Lovett, Professor of Russian Languages and Institutions Samuel Northrup Harper, and Amos Alonzo Stagg, legendary director of athletics and, not incidentally, Fred Nichols' old football coach.⁴²

"The Bloom Was Off the Fruit": University Heights in the Bitter Root Bust, 1916-1923

Doing well while doing good turned out to be not quite as easy as the University Heights' investors had hoped. "When I returned to the Bitter Root in 1916," wrote Lovett, "the bloom was off the fruit." Insects attacked the orchards. The weather was often too chilly for a reliable crop. Northeastern farmers also began growing McIntosh apples. Meanwhile, freight rates went up. Lovett wrote: "Each season left a deficit." Problems, however, were apparent in other parts of the valley much earlier. Under optimal conditions, the Big Ditch could barely deliver all the water the BRVI had promised. Conditions were rarely optimal—if run-off was light and water levels in Lake Como low, there just wasn't enough. Furthermore, the great length of the Ditch, with its expensive wooden flumes and siphons, required constant expensive upkeep. The Anaconda Mining Company's 1907 lawsuit was only the first of many. In 1913 Moody and Nichols were acquitted on charges of using entry men to buy up land. There were some suits for land fraud, with plaintiffs claiming they were sold orchards that turned out to be just unimproved land, or orchard land unsuitable for that purpose.⁴³

As Europe moved toward war and revolution, the mood in the United States also darkened. These international and national trends had their local manifestations in the Bitterroot. In 1914, one hundred farmers sued the BRVI claiming that it was bankrupt and the directors were diverting fees intended for ditch maintenance to meet operating costs. By 1916, the company again faced bankruptcy proceedings. The *Chicago Tribune* claimed that, with liabilities of \$5 million, it was the biggest bankruptcy in Montana history. In April 1917, the receiver, Federal Judge George Bourquin, authorized the company to borrow \$20,000 to cover upkeep and in July, he allowed a second \$20,000 loan. Recession hit the Valley; the same year (1917), the Anaconda Copper Mining Company permanently shut its Bitterroot lumber mill, moving operations to Bonner. Sunny optimism turned to disillusionment and anger. Arsonists attempted to sabotage the Big Ditch. Sheriff Ike Wylie suggested German sympathizers might have been responsible. "We have a lot of suspicious characters here," he told *The Western News*, "and some of them may have done it. On the other hand, 'wobblies' may have been responsible." The article went on to suggest the more likely culprits: "It is pointed out that some farmers disgruntled over the failure of

Donald Leslie Johnson, "Frank Lloyd Wright's Architectural Projects in the Bitterroot Valley, 1909-1910," *Montana: The Magazine of Western History* 37.3 (Summer 1987): 12-25, "Frank Lloyd Wright's Community Planning," *Journal of Planning History* 3.1 (February 2004): 3-28, and "Further Notes on Frank Lloyd Wright in the Bitterroot Valley," Unpublished Manuscript, September 2005, "Frank Lloyd Wright" vertical file, Montana State Historical Society; Delton Ludwig, "Frank Lloyd Wright in the Bitter Root Valley of Montana," *Frank Lloyd Wright Newsletter* 5.2 (Summer 1982): 6-15; Douglas M. Steiner, "Como Orchard Summer Colony (University Heights), Darby, Montana (1909) (S. 144)," *Wright Studies* (Sept. 2009), accessed May 18, 2011, <http://www.steinerag.com/flw/Artifact%20Pages/PhRtS144.htm>, and Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, (Palos Park, IL: Prairie School Press, 1975).

⁴² "T. Frothingham, 83, Ex-Banker, Is Dead," *New York Times* Jun. 28, 1930: 8; "Dr. J. Ives Edgerton: Gynecologist Had Taught at New York Polyclinic Medical School," *New York Times* May 9, 1941: 21; "Gossip and Personal Mention," *San Francisco Chronicle* June 12, 1907: 6; "Henry Levi Ward, A Naturalist, 90; Head of Milwaukee Museum in 1902-20, Expert on Giant Sloth, Dies in Lincoln, Neb.," *New York Times* Dec. 18, 1943, 15; "University of Chicago's Great Athletic Instructor; A. Alonzo Stagg, Who Stands for Purity, Honest, and Fairness in College Athletics," *Chicago Daily Tribune* Nov. 20, 1904: A3. Extensive deed research was conducted in the Ravalli County Courthouse in Hamilton, Mt.

⁴³ Lovett, 132; Ziesler, 50-52, 71-74.

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the B.R.V.I. to finance 1918 operations, may have attempted to destroy the flume. There have been rumors of threats to do something like this." According to the Corvallis Agricultural Experiment Station, three-quarters of the Valley's one million apple trees were abandoned by 1920.⁴⁴

Agricultural prices rose with the onset of World War I, and local farmers undertook subscriptions to keep the Big Ditch open. The Ravalli Water Company, incorporated in 1918, took over the Ditch that fall. The Ravalli Water Company contracted the Bitter Root Realty and Trust to manage the system. Finally, in 1920, local landowners formed the Bitter Root Irrigation District, a municipal corporation. After complicated negotiations between multiple corporate entities, the Ravalli Water Company agreed to turn the Ditch and associated water rights over to the BRID.⁴⁵

Historians of the Bitterroot have accused the University Heights owners of being incompetent Sunday farmers and eastern profiteers with no commitment to the Valley, but they did not turn tail at the first sign of trouble. Lovett lobbied his neighbors (and former Harvard classmates) Alexis and Eugene DuPont to invest more money into the failing enterprise. He recalled making yearly visits, accompanied by the orchard manager, to the DuPont headquarters in Wilmington, Delaware: "Alexis was always affable, but at the mention of money he took alarm. 'I'll have to ask Eugene.' Eugene was hard-boiled—'Nothing doing,'—but hospitable. Cocktails—several. An excellent luncheon. Talk of Harvard in the nineties. Jokes about my pacifism threatening the traditional prosperity of E.I. Du Pont de Nemours. I believe that it was sentiment, with something of business pride, that carried the day, and the University Heights Orchard Association lived for another year. And many others."⁴⁶

While the farmers along the Big Ditch had become collectivists, the University Heights endeavor continued to rely on the largess of the DuPonts. In 1916, the University Heights Orchard Association deeded its property to the University Heights Farms Company, which shared much of the same management. The UHFC finally defaulted on a \$120,000 mortgage on March 1, 1921, turning its interests over to the Merchants Trust and Saving Bank in August 1922. Merchants Trust then sold the land to McIntosh-Morello Orchards, Inc., which was controlled by the Payton DuPont Securities Corporation. Small sections of University Heights remained in private hands, but over the next few years the old owners were slowly bought out by McIntosh-Morello. Despite the continued involvement of Lovett and the DuPonts, the character of the venture definitely shifted from residential summer colony to commercial agriculture. McIntosh-Morello also bought a substantial amount of Como Orchards land, and used the Wright cabins to house agricultural workers. By 1923, the clubhouse "was used as a bunkhouse, kitchen, dining room, and packing hall."⁴⁷

University Heights in Deterioration and Decline, 1923-1945

McIntosh-Morello managed the property until 1937, when it sold to Joseph and Ivy Abbey and William Daw. Lovett recalled "the winding up of the enterprise" in 1938—a year after McIntosh-Morello sold its property in the Bitter Root. Lovett wrote of the dismal end of the project:

The meeting took place in the office of the Peyton-DuPont Company, which I took to be a sort of dog-house where are kept the canine and feline outcasts of the DuPont family. The only other attendant was the secretary of the company. He told an unvarnished tale of misfortune. The University Heights Orchard Company had become the Mackintosh-Morello Company. It was unable to meet the exactions of the state horticultural inspection. The apple trees were pulled out in favor of cherries. Still under pursuit, the cherry trees were pulled and the estate was put into wheat. Wheat became a drug on the market and was replaced by hogs. These died of cholera. The company tried to sell or give away the property, but it was tied up with a contract to supply water to neighboring farmers. They tried to force the state to take it over for taxes. Finally I suspect they arranged to have someone buy it so that they could charge off the losses against income taxes. That was also my interest."⁴⁸

⁴⁴ Zeisler, 95-97; "Reorganization Planned Says Swabey; Treasurer of B.R.V.I. Co. Explains Latest Move and Predicts Future," *The Western News* January 7, 1916: 1; "Irrigation Company Fails; Liabilities, \$5,000,000," *Chicago Daily Tribune* Jan. 4, 1916: 1; "Ditch Company to Borrow \$20,000 for Upkeep," *The Western News* Aug. 2, 1917: 1; "Hamilton Commercial Historic District," 8/5; "Arson Plot is Frustrated," *The Western News* April 4, 1918: 1; "B.R.V.I. to Issue Certificates; Big Ditch to Be Put Into Shape for Operation for Coming Season," *The Western News* March 7, 1918: 1; "Ranchers of Valley Will Open Big Irrigation Ditch," *The Western News* April 11, 1918: 1.

⁴⁵ Zeisler, 109-112; "Historic and Architectural Resources of Stevensville," E/9.

⁴⁶ Lovett, 131-132.

⁴⁷ Deed research conducted at Ravalli County Courthouse, Hamilton, MT. Jo Schloemer, "These Are the Houses that Frank Lloyd Wright Designed," *The Sunday Missoulian* May 13, 1973: 37-38; Ludwig, "Frank Lloyd Wright in the Bitter Root Valley of Montana," 15.

⁴⁸ Lovett, 133.

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Meanwhile, the Big Ditch still struggled; in the 1930s the federal government loaned the BRID \$750,000 for reconstruction and upkeep.⁴⁹

The property was now in the hands of an experienced, practical farmer. Joseph Abbey worked for McIntosh Morello since 1929. After 1937, the Abbeyes lived in one of the Wright bungalows and raised dairy cows, sheep, cattle and pigs. In a 1973 interview with the *Missoulian* Joe Abbey flatly stated, "I had to make it pay." Ivy Abbey recalled, "We lived in three different houses, back in those days, we didn't know they were designed by a famous architect." Most of the houses were smaller than the one remaining, though they all had porches and stone fireplaces. The Abbeyes also told the *Missoulian* that they used the clubhouse to house Mexican farm workers. Joe Abbey said, "Most of the buildings were torn down. I remember trading one of the bungalows to a fellow who built me a barn in exchange." He also said that he sold the land in 1945 to a family who tore down the clubhouse.

Deed records show Joseph Abbey sold his interest to Howard and Marguerite Buhler in 1944, and the Buhlers sold to Fred and Georgia Abbey, W.I. and Arletta Daw, and Joseph Abbey, in 1947. University Heights sold twice more in 1947, once again in 1949, and twice in 1955.⁵⁰

Stabilization and Renewal

The chain of ownership began to stabilize in 1955 when Irvin and Lula Mourtisen bought the property. They sold it in 1967. Barbara and James Hermanson moved to the site in 1971. Interviewed the following year by *The Sunday Missoulian*, Barbara Hermanson said of the one remaining Wright cabin, "It was in such disrepair we called it the Frank Lloyd Wright house." She told the paper the family replaced the roof, ceilings, and floors of the structure. Leonard and Rosemary Melnarik bought University Heights in 1974, remaining until 1991, when G. Charles and Melinda Faith Roland purchased it. The Rolands own the property today, using a modern home as a second residence and renting the Wright cabin, office, and a modern dormitory to summer visitors. While the two original structures have been altered, they are currently stable and in good repair.⁵¹

Conclusion

The University Heights township is not only associated with multiple important themes in our shared history, it is also a physical point at which diverse economic, socio-political, and aesthetic trends over-lapped, cross-pollinated, and emerged changed. Notably, it seems to have been a point of radicalization for Lovett, Northrup, and others. Lovett explicitly explains it as a moment when his faith in free-market capitalism and Theodore Roosevelt-style progressivism began to wane, and he became interested in more thorough-going political change to achieve social and economic equality.

The economic optimism of the Gilded Age, with its attendant corruption, over-development, and exploitation, created the conditions for the building of the Big Ditch and the Tin Cup Ditch. The economic straits of the Big Ditch called the University Heights township into being. In 1909, progressive intellectuals such as Lovett believed fervently in doing well by doing good. By 1938, the year of the project's "winding up," Lovett was thoroughly disillusioned. He had by then become a supporter of left-wing causes, including agitation against the incarceration of Eugene V. Debs and against the execution of anarchists Sacco and Vanzetti. Once a resident of the elegant cabins of University Heights, he eventually moved his family to Jane Addams' Hull House. He served as the Government Secretary of the Virgin Islands from 1939 to 1943 and as Acting Governor from December 1940 to February of 1941. The Dies Committee charged him as a communist subversive in 1943; a bill passed by both houses of Congress resulted in his removal as the Secretary and barred him from federal employment. Denying the charges, Lovett challenged the result, winning a 1946 decision by the Supreme Court which provided back pay. He published his autobiography, *All Our Years*, in 1948, and died in 1956.⁵²

Lovett was not the only member of the University Heights colony to eventually take a more radical path. Dr. Henry T. Ricketts became president of the University of Chicago Settlement in 1945. Founded in 1894, the group sought to improve conditions in the impoverished immigrant neighborhoods around the Chicago Stockyards. (John Dewey, a member of the Helicon Home Colony, was also involved the University of Chicago Settlement.) Dr. Samuel Northrup Harper, professor of Russian Languages and literature and son of the first president of the University of Chicago, was one of the United States'

⁴⁹ "Historic and Architectural Resources of Stevensville," E/9.

⁵⁰ Jo Schloemer, "These are the houses that Frank Lloyd Wright Designed," *The Sunday Missoulian* May 13, 1973: 37-38. Deed Records, Hamilton County Courthouse, Hamilton, MT

⁵¹ *Ibid.*

⁵² "Pay Tribute at Dinner to Dr. Robert M. Lovett," *Chicago Daily Tribune* Mar. 19, 1956: E5.

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first Sovietologists. Like Lovett, he also served in the State Department, as special assistant to the Russian section of the Department of State, from 1918 to 1921. During that time he ran afoul of F.B.I. director and passionate red-hunter J. Edgar Hoover. Later, in the 1930s, Harper's critics accused him of being too close to the Soviets, of accepting coerced testimony during the purges, and of attempting to exculpate, or at least explain, Stalin upon the signing of the Hitler-Stalin pact of 1939. Like Lovett, Harper wrote a final book that was part autobiography, part apologia, and part defense. He originally titled the book "Managed Indiscretions," though it was published posthumously as *The Russia I Believe In*.⁵³

In historian Michael Denning's influential *The Cultural Front*, he describes the "laboring of American culture" as the combining of political consciousness with mass entertainment. Several members of the University Heights colony can be seen as figures in the Popular Front, or the Cultural Front, of the 1930s. "It is mistaken to see the Popular Front as a marriage of Communists and liberals," Denning writes, "The heart of the Popular Front as a social movement lay among those who were non-Communist socialists and independent leftists, working with Communists and with liberals, but marking out a culture that was neither a Party nor a liberal New Deal Culture." Again, Lovett makes it explicit that his University Heights experience was part of his process of radicalization.⁵⁴

Frank Lloyd Wright's involvement is also significant. Wright, though not an overtly political figure, appears frequently in Denning's text. His aesthetic was, to many, a symbol and vehicle of a new, more equitable mode of living. Wright was active in Chicago's intellectual and progressive circles, and he had many of the same formative touchstones mentioned by Lovett—among them the Chicago Exposition of 1893 and the Pullman strike of 1894. As Courtney Donnell points out in her study of Wright's town planning, the Pullman strike took place in a centrally planned, company owned township. The Pullman architect "varied the design of his basic rowhouse according to the status of the occupants." Nevertheless, "The autocratic organization of the town, where no one owned his own home, was partially responsible for the Pullman Strike of 1894."⁵⁵ This example may have been in Wright's mind when, after the turn of the century, he made his first attempts at town planning, beginning with the Quadruple Block Plan of 1901 and following with the University Heights design of 1909.

The University Heights colony was built with reference to Wright's drawings but not under his direction. Drawings for the Como Orchards Summer Colony appear in his famous *Wasmuth Portfolio*. Architect and Wright draftsman Marion Mahoney prepared nearly half of the drawings for that publication. It is unknown if she drew the Como Orchards plates, but they are certainly reminiscent of her style. Also, the two existing buildings have been so significantly altered that it is difficult to determine how much they originally reflected Wright's vision. But however altered it may be, the site itself is significant. According to Donnell, it was influential for two other studio assistants employed by Wright in 1909: William Drummond and Walter Burley Griffin. Donnell, while critical of the specific features of University Heights, does credit Wright with giving his "attention to projects like low-cost housing and a new suburb subdivision design at a very early point in the 1900's, before almost any other architect and counter to the more monumental currents of interest at that time." *Western Architect* published Drummond's Neighborhood Center plan, which had strong similarities to Wright's work, in 1915. In this plan, Donnell writes, "The Idea of social change, especially from individual to community ownership... was paramount." Drummond "believed that social reform would produce aesthetic reform."⁵⁶

Drummond's city planning ideas, along with Griffin's, came into common currency in the 1930s with calls for urban renewal, slum clearance, and the more equitable distribution of resources. As noted by Donnell, meanwhile, Wright's early work had much in common with the City Beautiful movement, which posited the small town as an antidote to the malaise and corruption of city living. The legacy of University Heights finally comes full circle—the inspiration of rural life again renews the wearied spirits and tired ideas of the city dweller, while the urban aesthetes and intellectuals seek to bring uplift and refinement to underdeveloped rural areas. Lovett recalled University Heights' best years:

⁵³ "Dr. H.T. Ricketts Head of U. of C. Settlement," *Chicago Daily Tribune* April 29, 1945: F6; "Professor S.N. Harper of Chicago U. Dies; Son of University's Organizer an Authority on the Russian Language and Literature." *New York Times* Jan. 19, 1943: 19; Paul A. Goble, "Samuel N. Harper and the Study of Russia: His Career and Collection," *Cahiers du Monde Russe et Soviétique* 14(4) Oct.-Dec 1973: 608-620.

⁵⁴ Michael Denning, *The Cultural Front: The Laboring of American Culture in the Twentieth Century*. London: Verso, 1997: 5.

⁵⁵ Donnell, 15.

⁵⁶ Donnell, 61, 125-130.

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The scenery was magnificent. To the east, the Rockies; to the west, the Bitter Root Mountains, rising eleven thousand feet to the summit of El Capitán. The green valley and hillsides crowned by snow peaks reminded me of the Engadine. The air had a stimulating tang. The clubhouse, with great open fireplaces, was full of cheer. A dashing brook from Tin Cup Lake brought water which was distributed through irrigation ditches. There were trout in the Bitter Root River; trails through the mountains; the promise of a hunting party in the autumn over the divide into the wild Clear Water country of Idaho. I can only describe the whole effect as intoxicating.⁵⁷

His words still ring true today.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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⁵⁷ Lovett, 131.

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- Chicago Daily Tribune
- Missoulian (Missoula, MT)
- New York Times
- North West Tribune (Stevensville, MT)
- Ravalli Republican (Hamilton, MT)
- San Francisco Chronicle
- The Washington Post
- Western News (Hamilton, MT)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

University Heights Historic District
Name of Property

Ravalli County, MT
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10. Geographical Data

Acreage of Property 16.5 acres
(Do not include previously listed resource acreage.)

UTM References (NAD 83)

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
A	11	715315	5101316				
	Zone	Easting	Northing				
B	11	715459	5101385	E	11	715761	5101099
	Zone	Easting	Northing		Zone	Easting	Northing
C	11	715599	5101179	F	11	715375	5101075
	Zone	Easting	Northing		Zone	Easting	Northing
D	11	715756	5101190				

Verbal Boundary Description (Describe the boundaries of the property.)

The University Heights Historic District boundary is a polygon defined by UTM points A-F, as listed above. The boundary begins at the north side of Tin Cup Irrigation Ditch, west of the Manager's Office (Point A). From here, the boundary line proceeds northeast, roughly paralleling the ditch to Point B, where it turns south southeast, just east of the building cluster and ditch to the north side of the orchard (Point C). The boundary then turns east again, paralleling the north side of the orchard to the west side of Snowy Mountain View Road (Point D), and then turns south, paralleling the west side of Snowy Mountain View Road to Point E, where it turns west, across the south edge of the orchard to Point F. Here, the boundary turn north northwest, and continues back to the point of the beginning (Point A).

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the those extant resources that contribute and convey the significance of the University Heights development.

11. Form Prepared By

name/title Mary C. Greenfield

organization _____ date March 28, 2012

street & number 356 4th Street telephone (718) 965-2463

city or town Brooklyn state NY zip code 11215

e-mail mary.greenfield@yale.edu

University Heights Historic District
Name of Property

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: University Heights

City or Vicinity: Darby, MT

County: Ravalli County

State: Montana

Photographer: Kathryn Hampton (exterior), Mary Greenfield (interior)

Date Photographed: June 2011

Description of Photograph(s) and number:

1 of ____

See Continuation Sheets

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Charles and Melinda Roland

street & number 991C Lomas Santa Fe Drive, #417

telephone

city or town Solana Beach

state CA

zip code 92075-2125

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

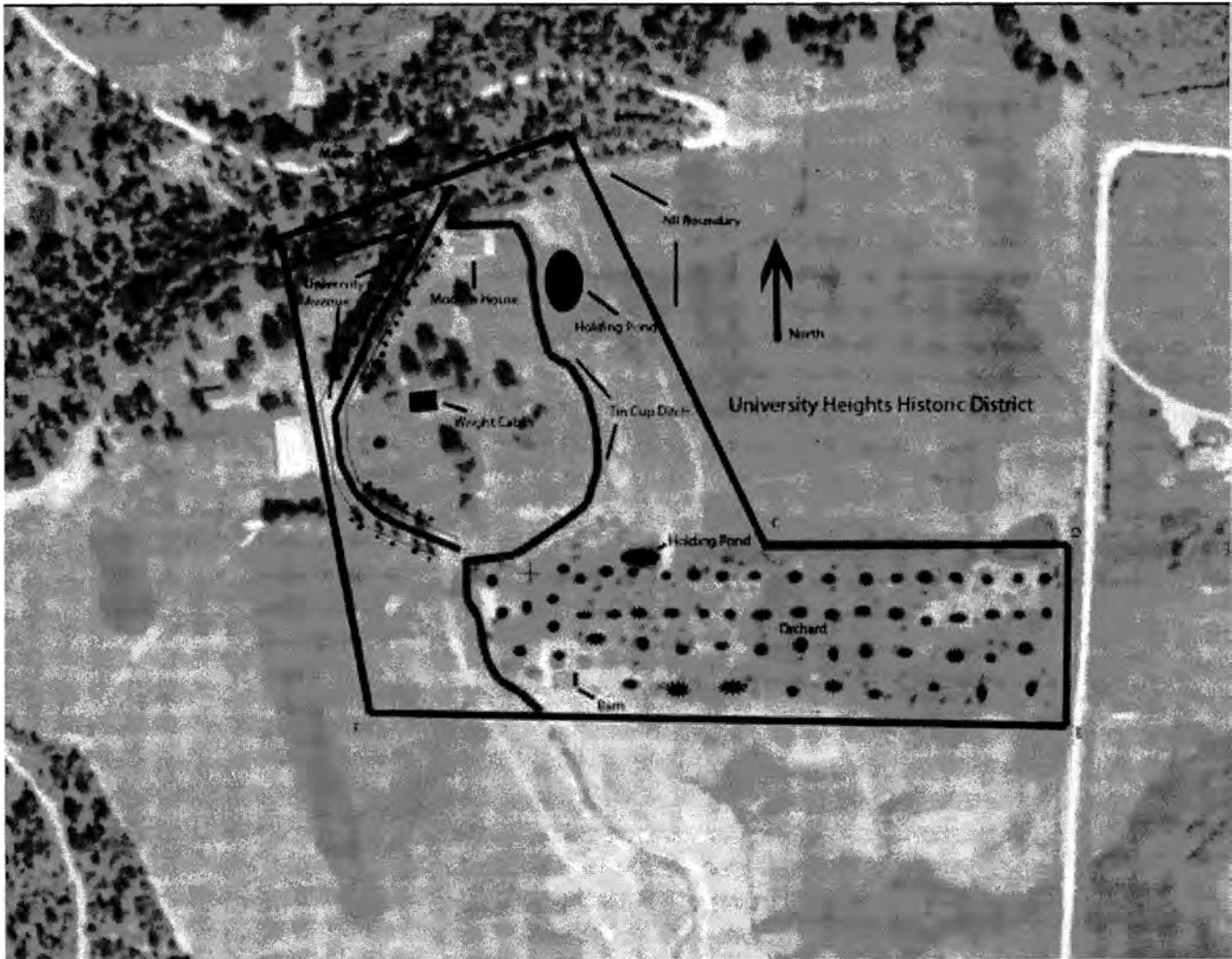
Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

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University Heights Historic District Site Map superimposed on a 2009 aerial photograph.

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University Heights Historic District

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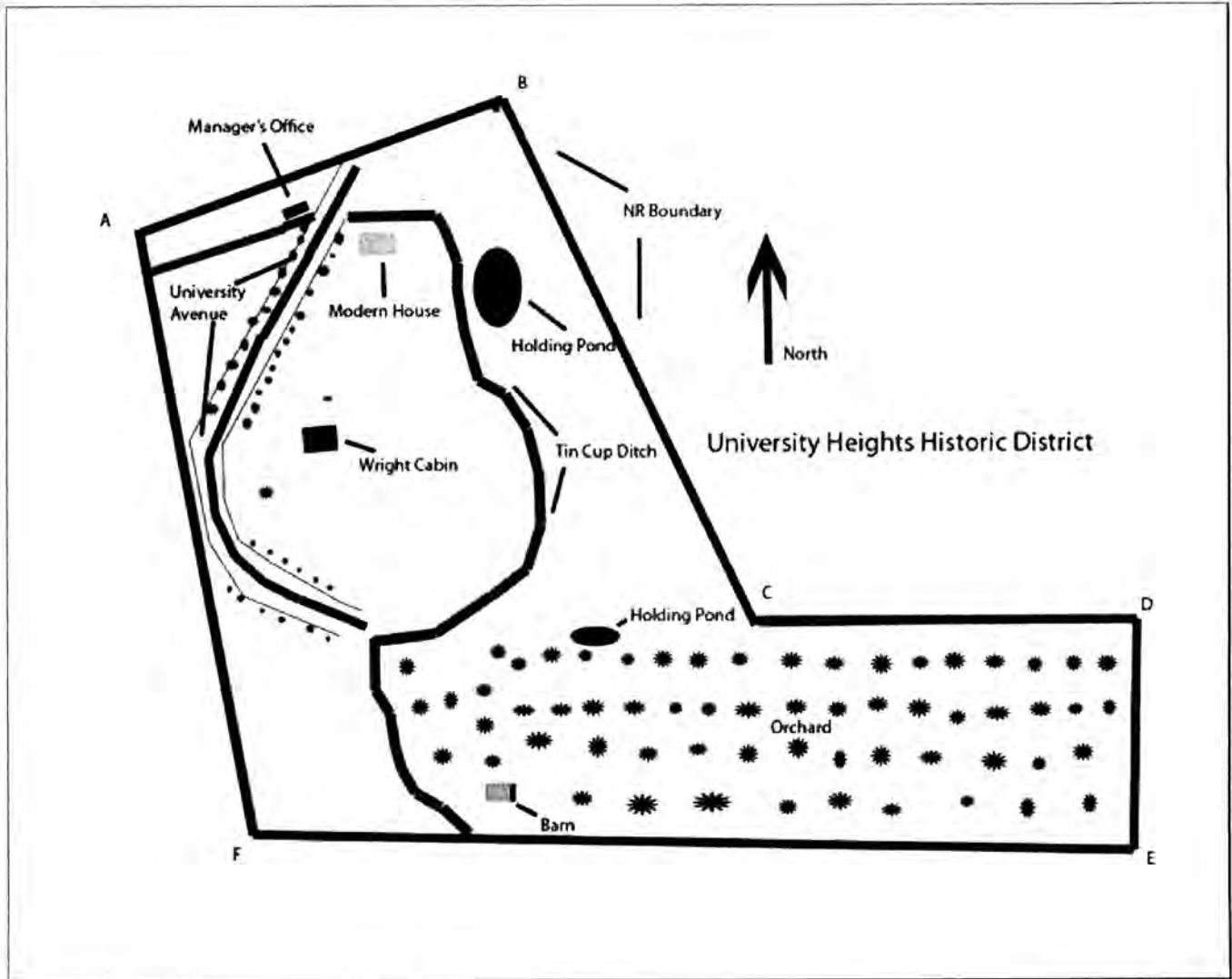
County and State
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University Heights Historic District Site Map

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Ravalli County, MT

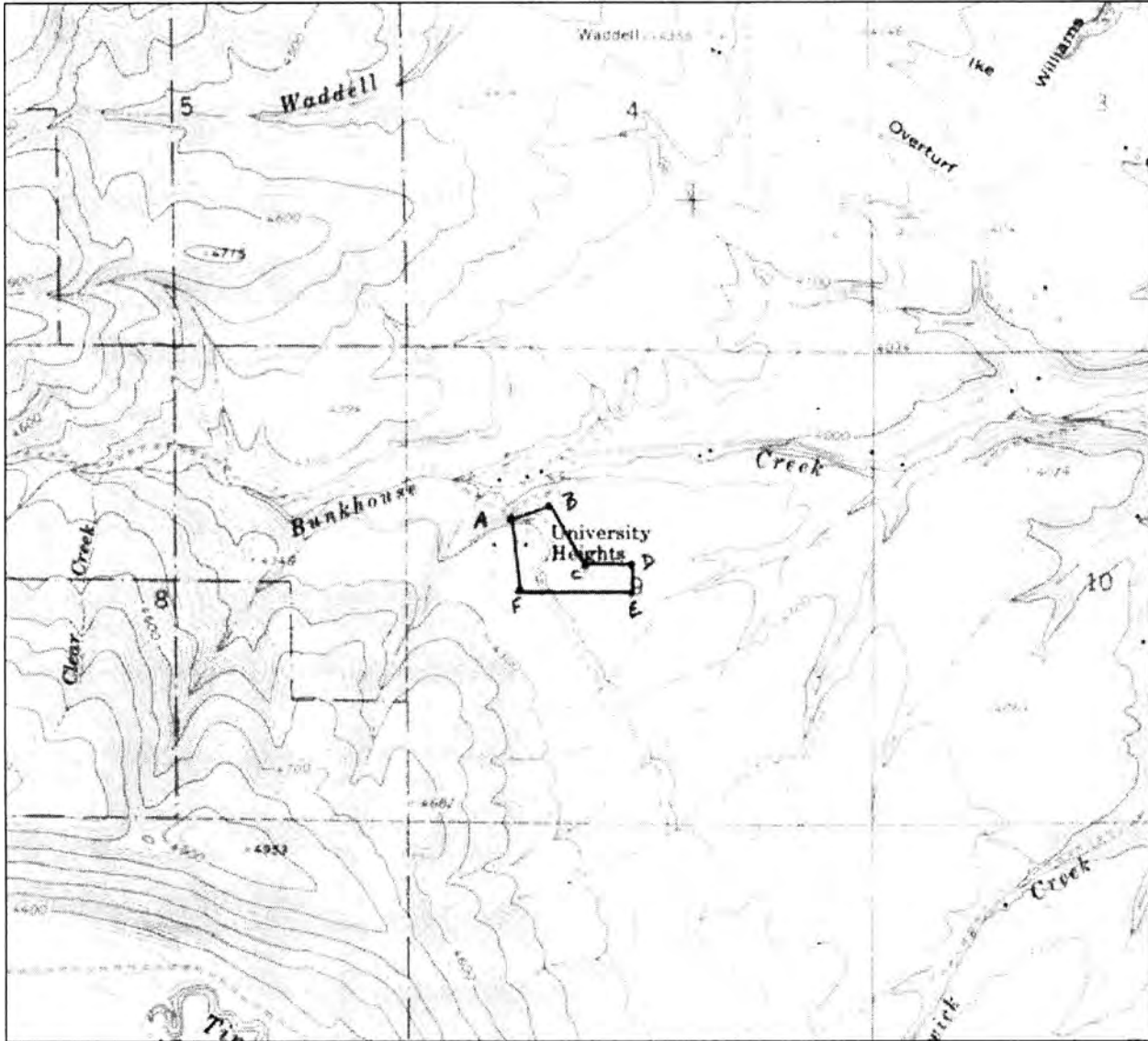
County and State
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Location of University Heights Historic District. Found on the Darby 7.5' Quadrangle Map (1964).

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University Heights Historic District

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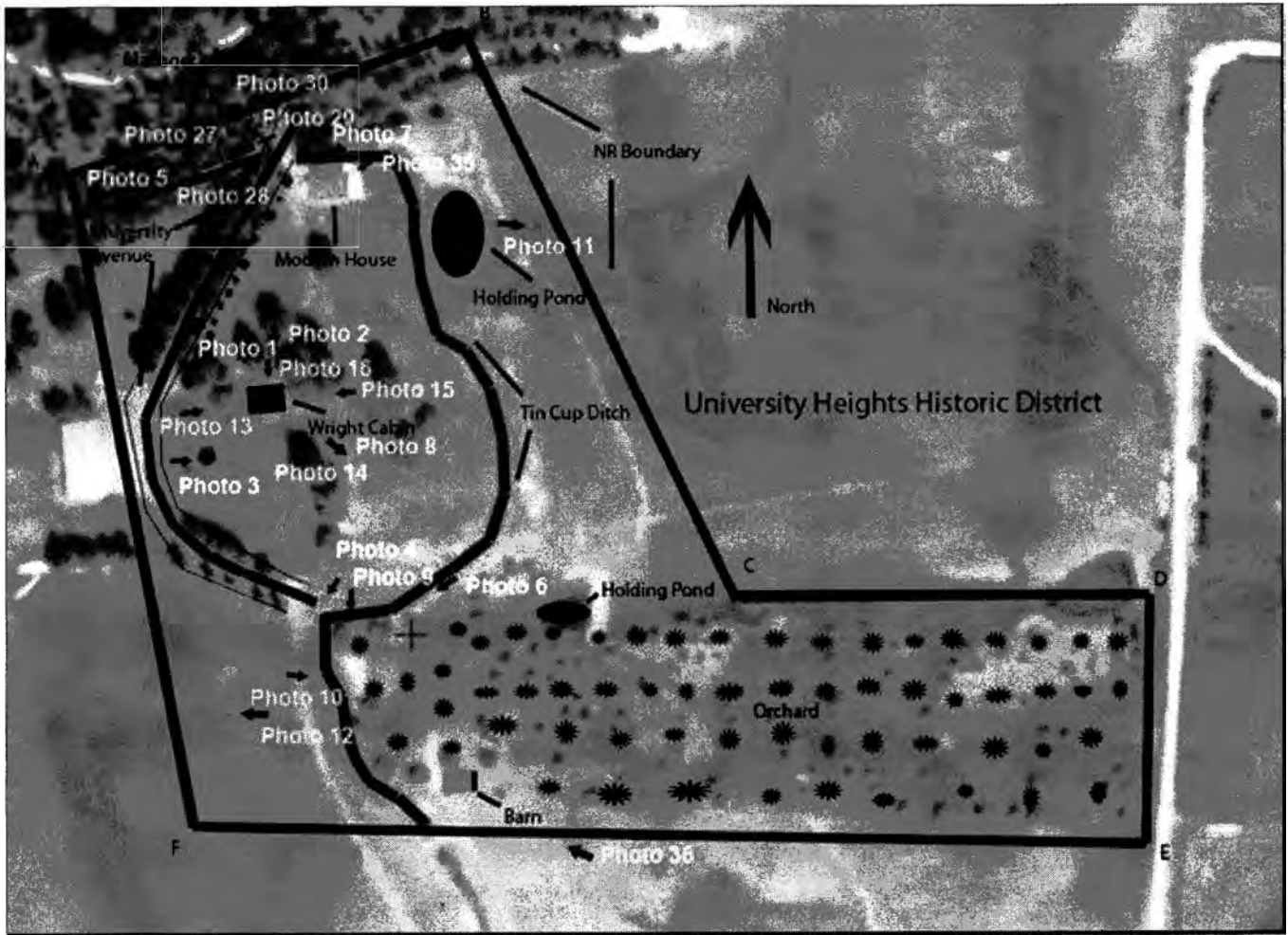
County and State
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Name of multiple listing (if applicable)

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Site Map of University Heights Historic District with Photo Key

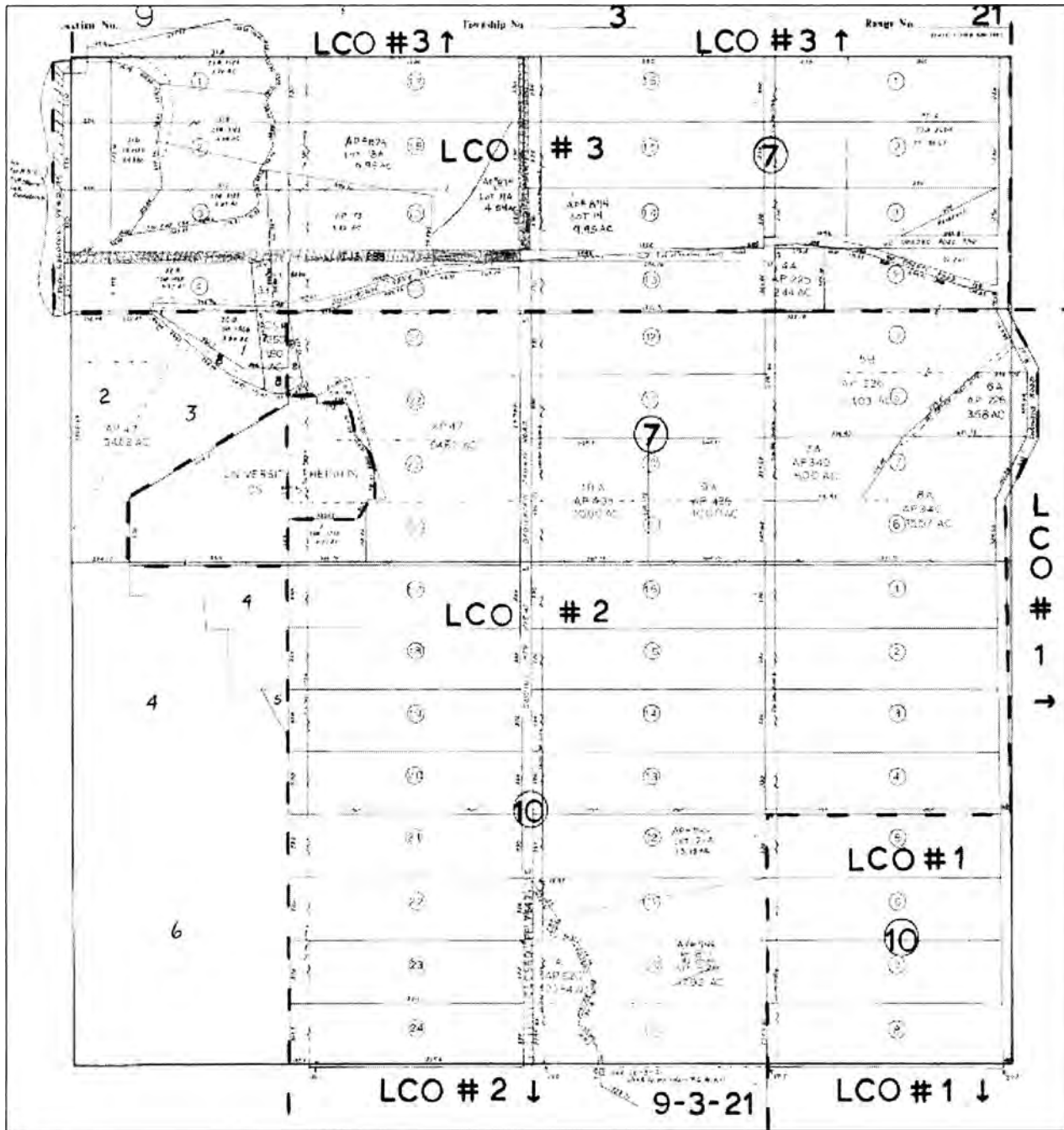
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Name of Property
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N/A
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PLAT MAP OF UNIVERSITY HEIGHTS SECTION 9, TOWNSHIP 3N, RANGE 21W, SHOWING UNIVERSITY HEIGHTS SUBDIVISION AND SURROUNDING AGRICULTURAL LANDS



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University Heights Historic District

Name of Property
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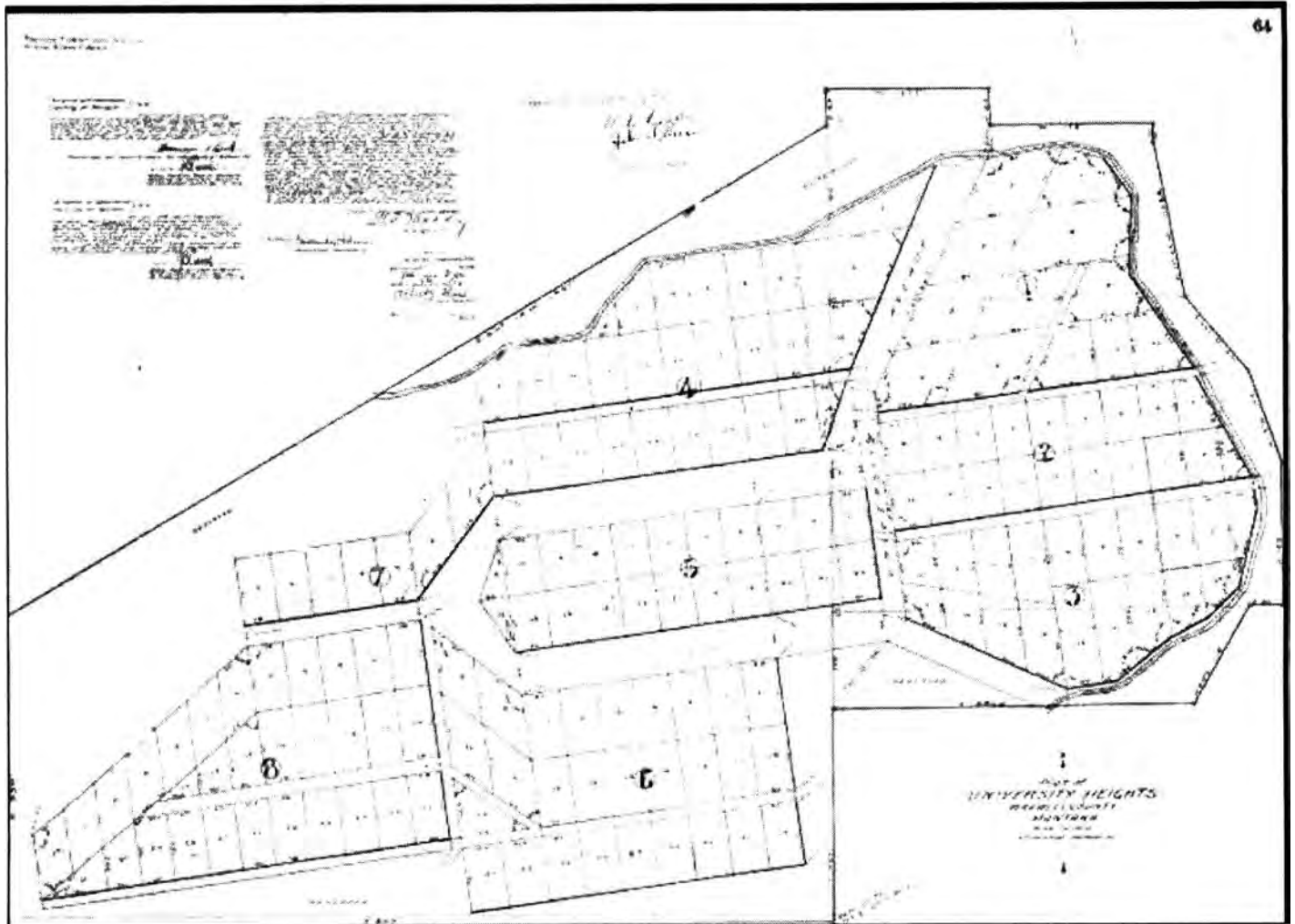
County and State
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PLAT MAP OF UNIVERSITY HEIGHTS TOWNSHIP (1911), (north is top of page)



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Ravalli County, MT

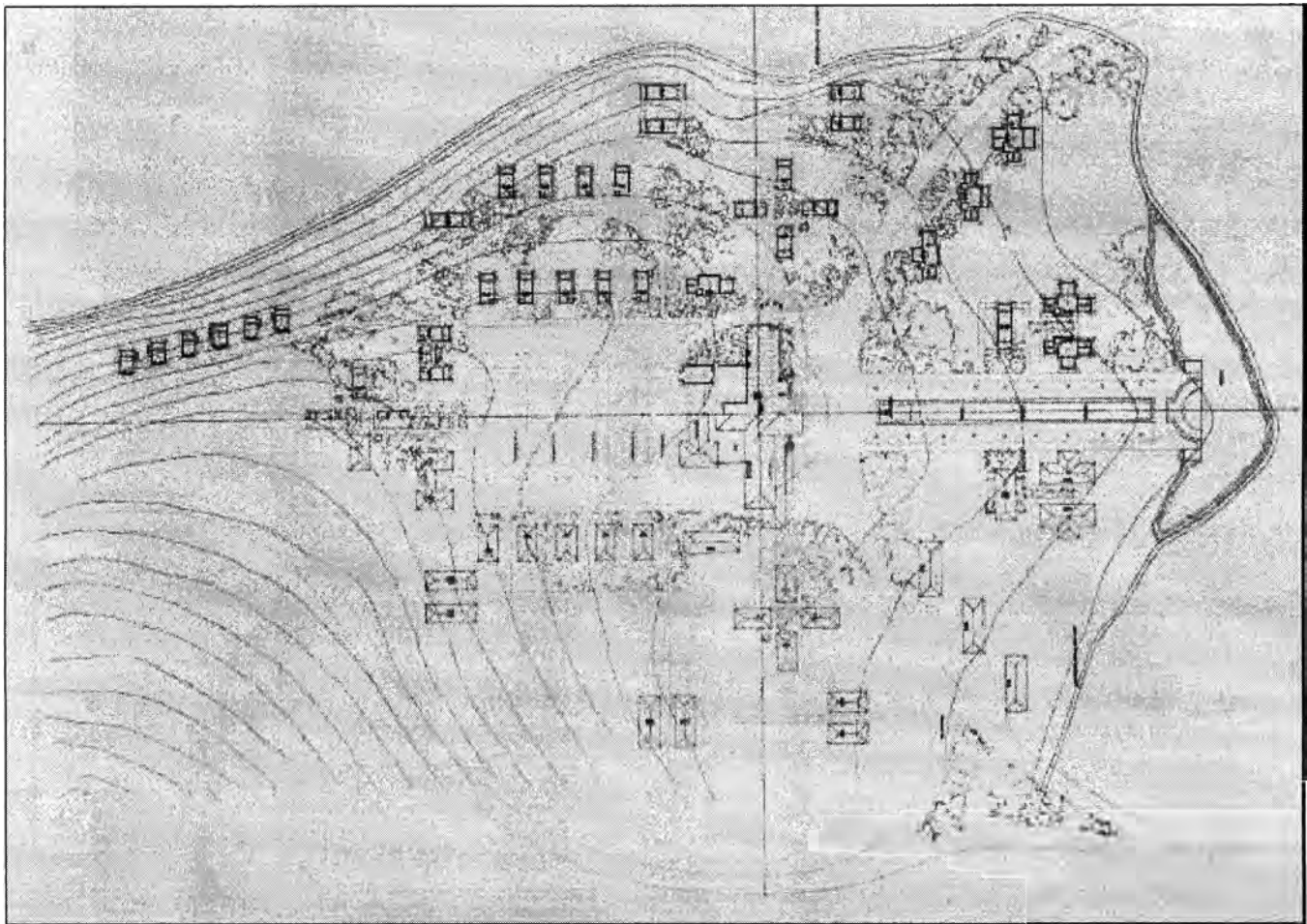
County and State
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Name of multiple listing (if applicable)

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SKETCH OF PROPOSED UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY FRANK LLOYD WRIGHT IN 1909, PUBLISHED 1910



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, IL: Prairie School Press, 1975: XLVI. This aerial view drawing shows the University Heights township layout envisioned by Wright. North is toward the top of the image.

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Name of Property

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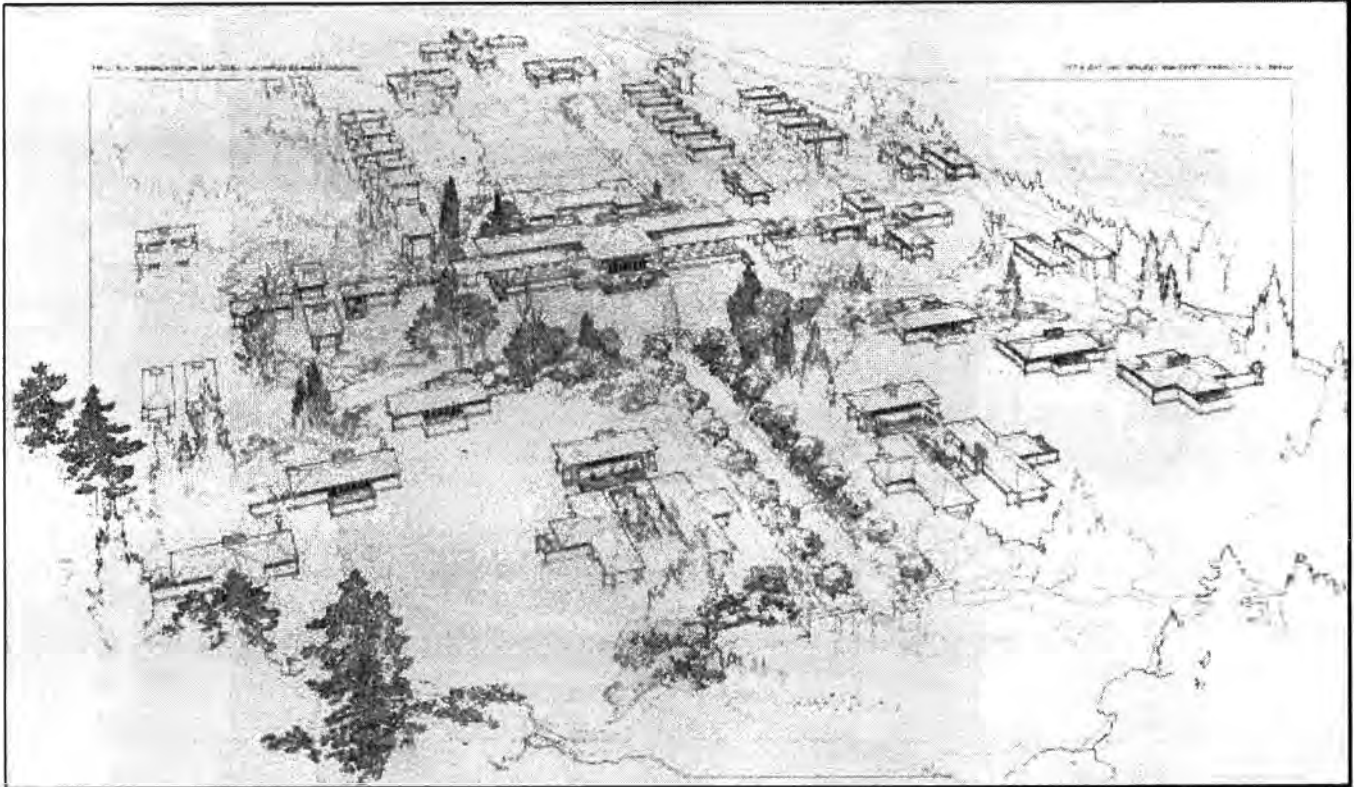
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SKETCH OF PROPOSED UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY FRANK LLOYD WRIGHT IN 1909, PUBLISHED 1910



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, II: Prairie School Press, 1975: XLVI. This perspective of the township design shows University Heights at Wright envisioned it to be built, with larger cabins to the development's east side, the lodge at the apex of the semi-circular drive, and smaller cabins up the slope to the west. North is to the right side of the image.

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University Heights Historic District

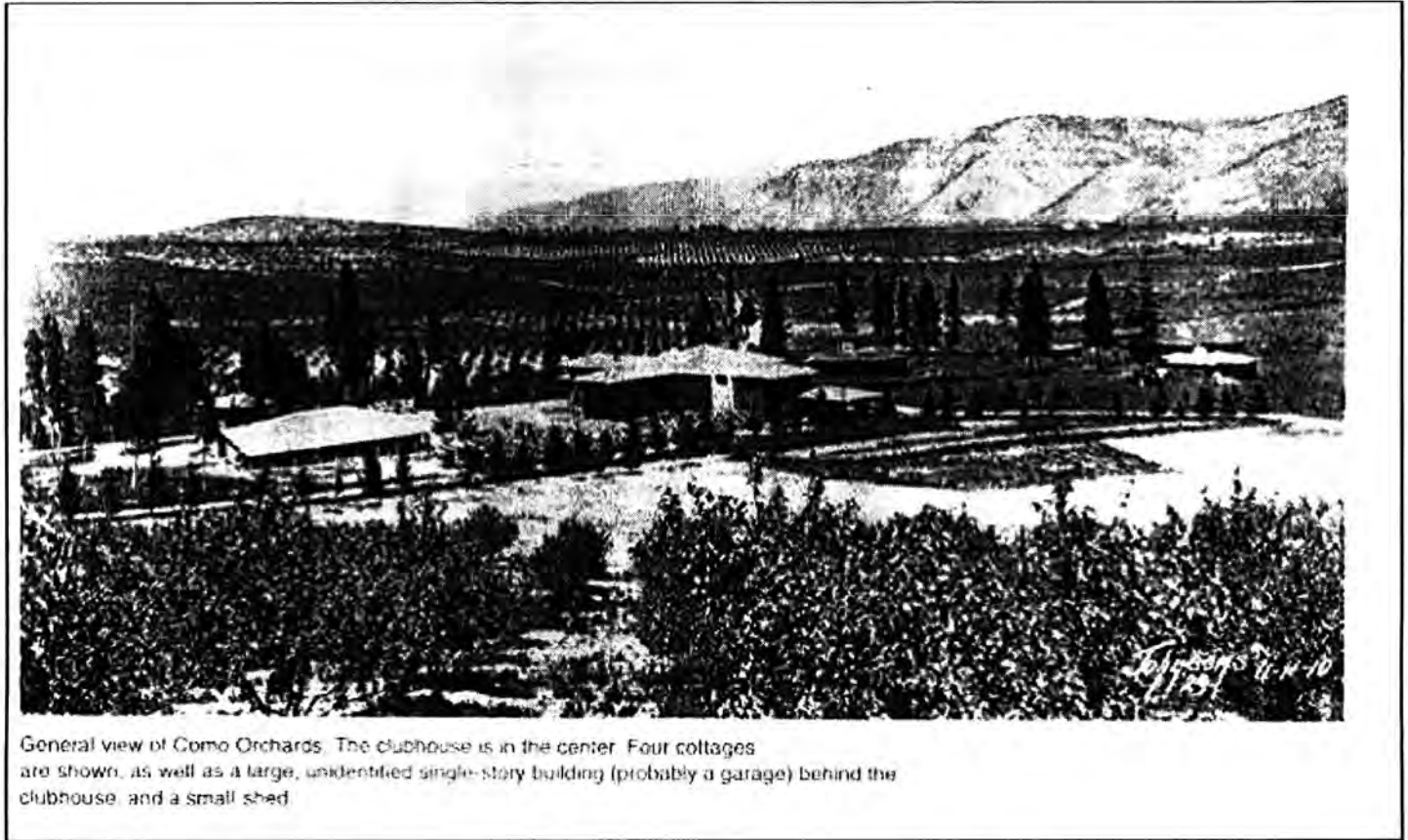
Name of Property
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General view of Como Orchards. The clubhouse is in the center. Four cottages are shown, as well as a large, unidentified single-story building (probably a garage) behind the clubhouse, and a small shed.

From Storrer, copyrighted image. View of Como Orchards/University Heights to the northeast. The extant Wright residential Cabin is visible to the right (northeast) of the Lodge at the center of the photo. Also visible is the south portion of tree-lined University Avenue.

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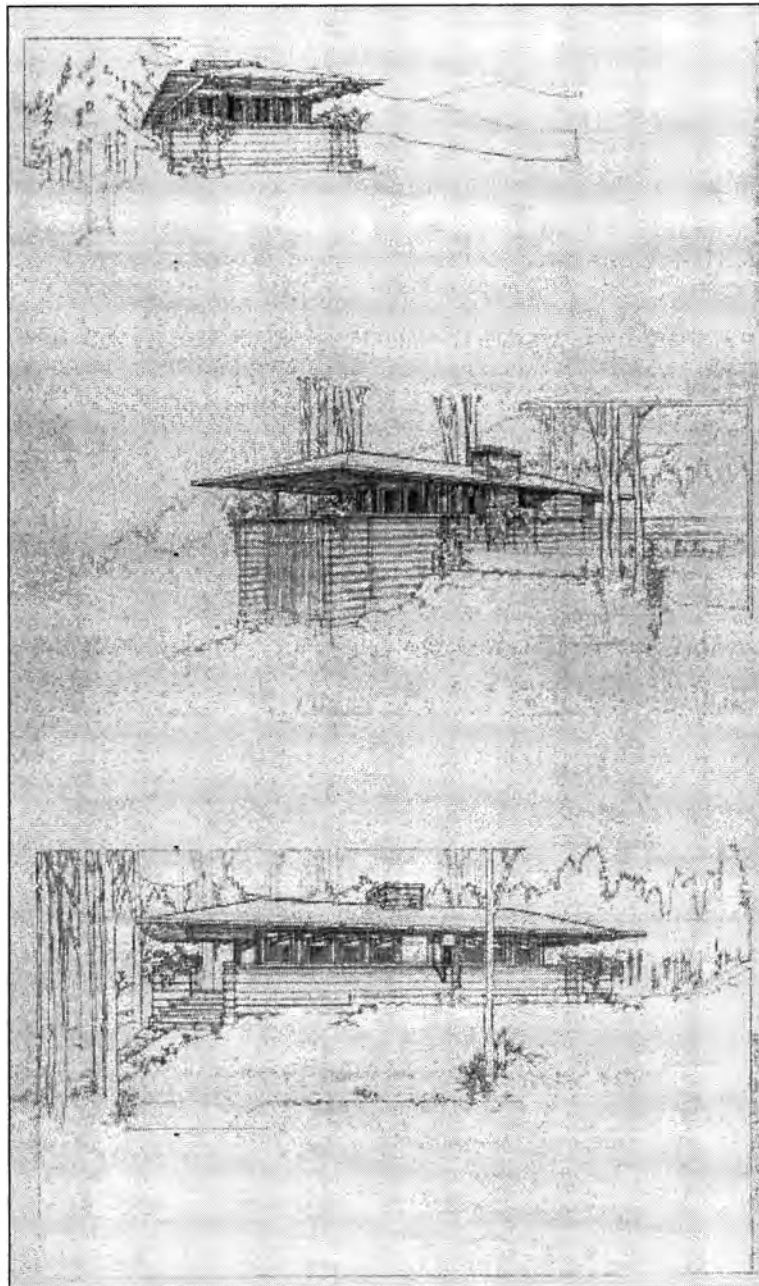
County and State
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Section number Maps and Plans Page 37

THREE SKETCHES OF PROPOSED CABINS FOR UNIVERSITY HEIGHTS TOWNSHIP, EXECUTED BY
FRANK LLOYD WRIGHT IN 1909, PUBLISHED 1910



Frank Lloyd Wright, *Studies and Executed Buildings: Ausgeführte Bauten und Entwürfe*, Palos Park, II: Prairie School Press, 1975: XLVIII.

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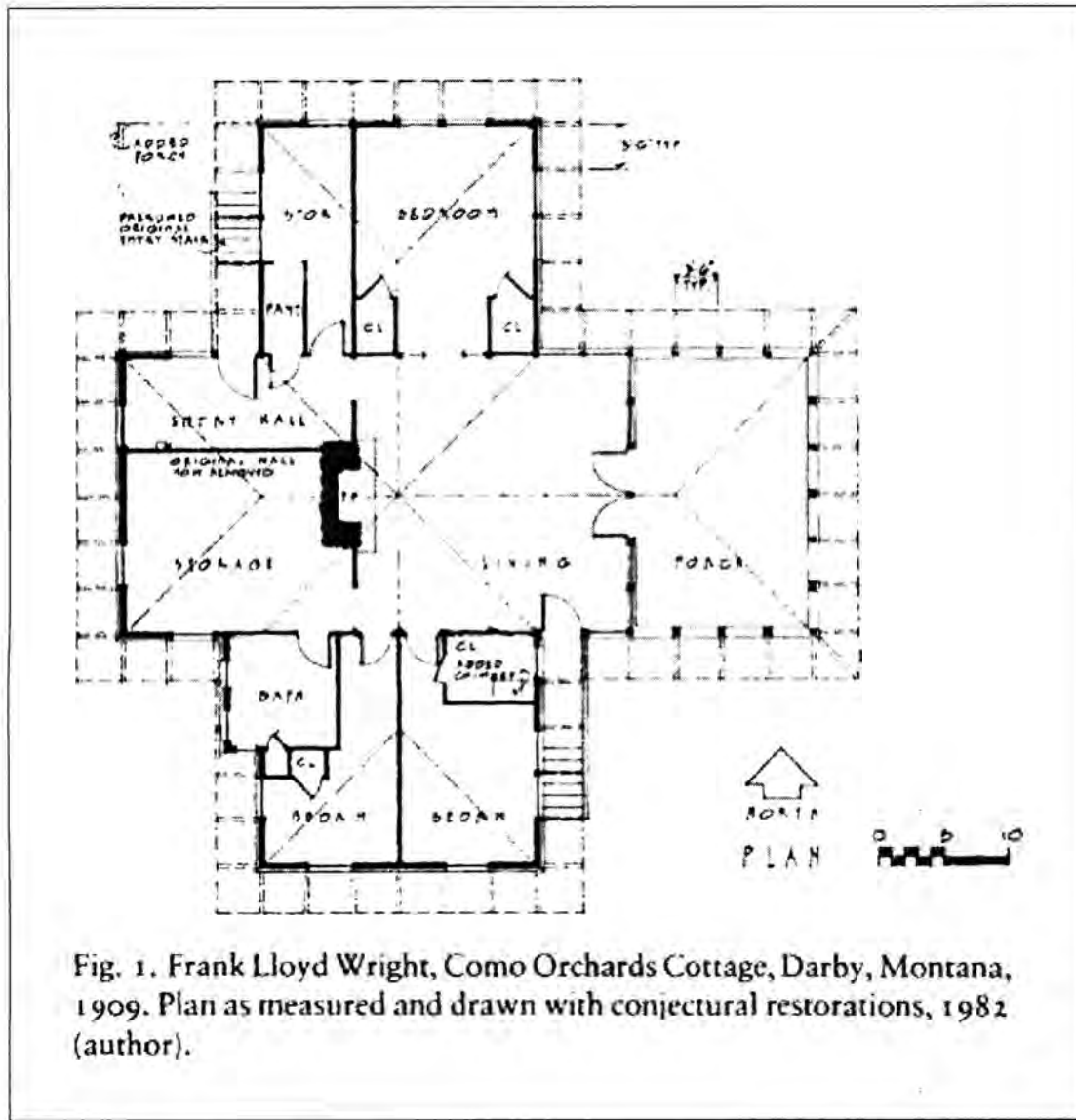


Fig. 1. Frank Lloyd Wright, Como Orchards Cottage, Darby, Montana, 1909. Plan as measured and drawn with conjectural restorations, 1982 (author).

From Hildebrand and Bosworth, p. 325

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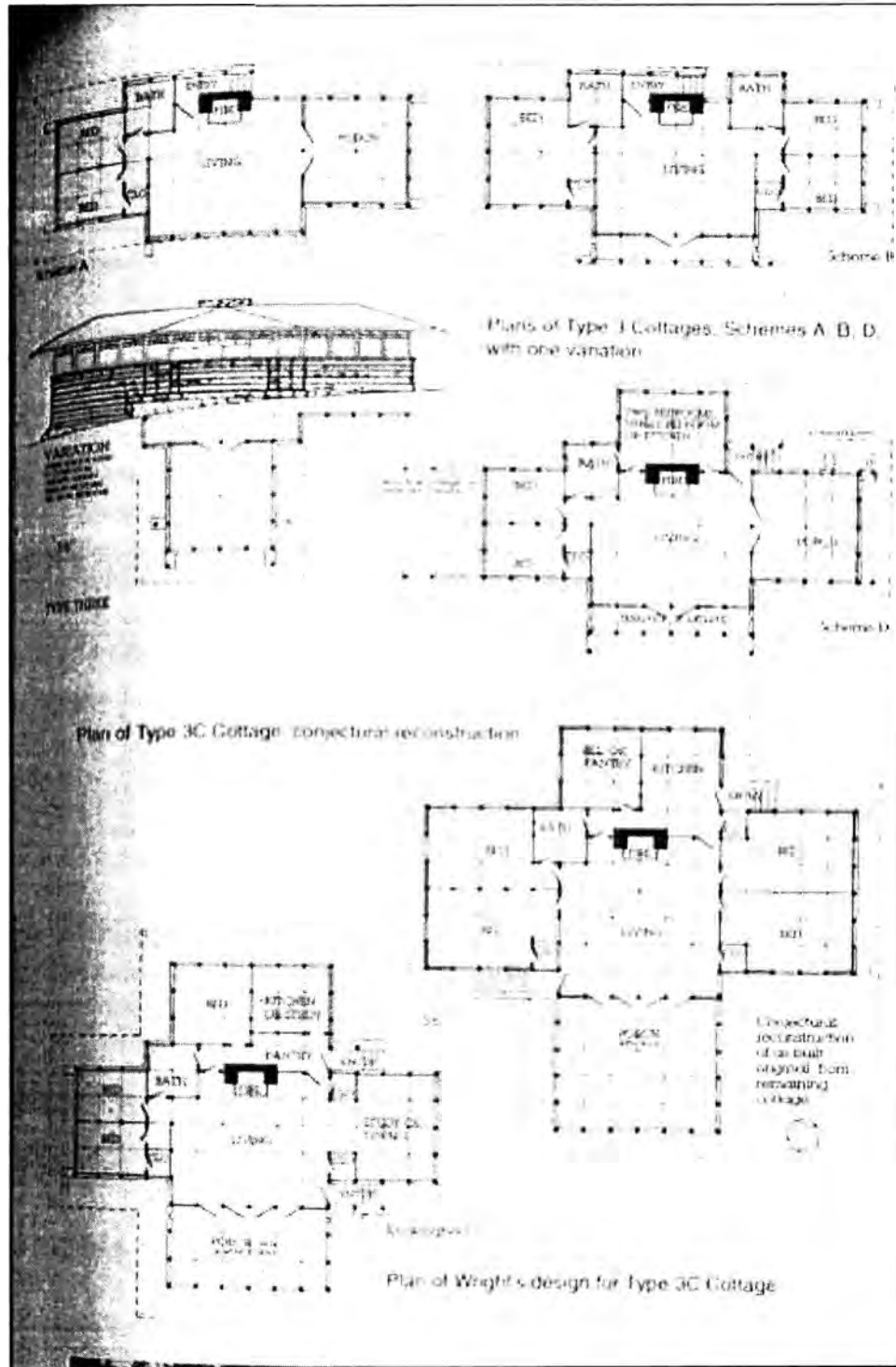
Name of Property
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From Storrer, copyrighted image. Storrer's floorplans of the types of three-bedroom cottages designed for University Heights.

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University Heights Historic District

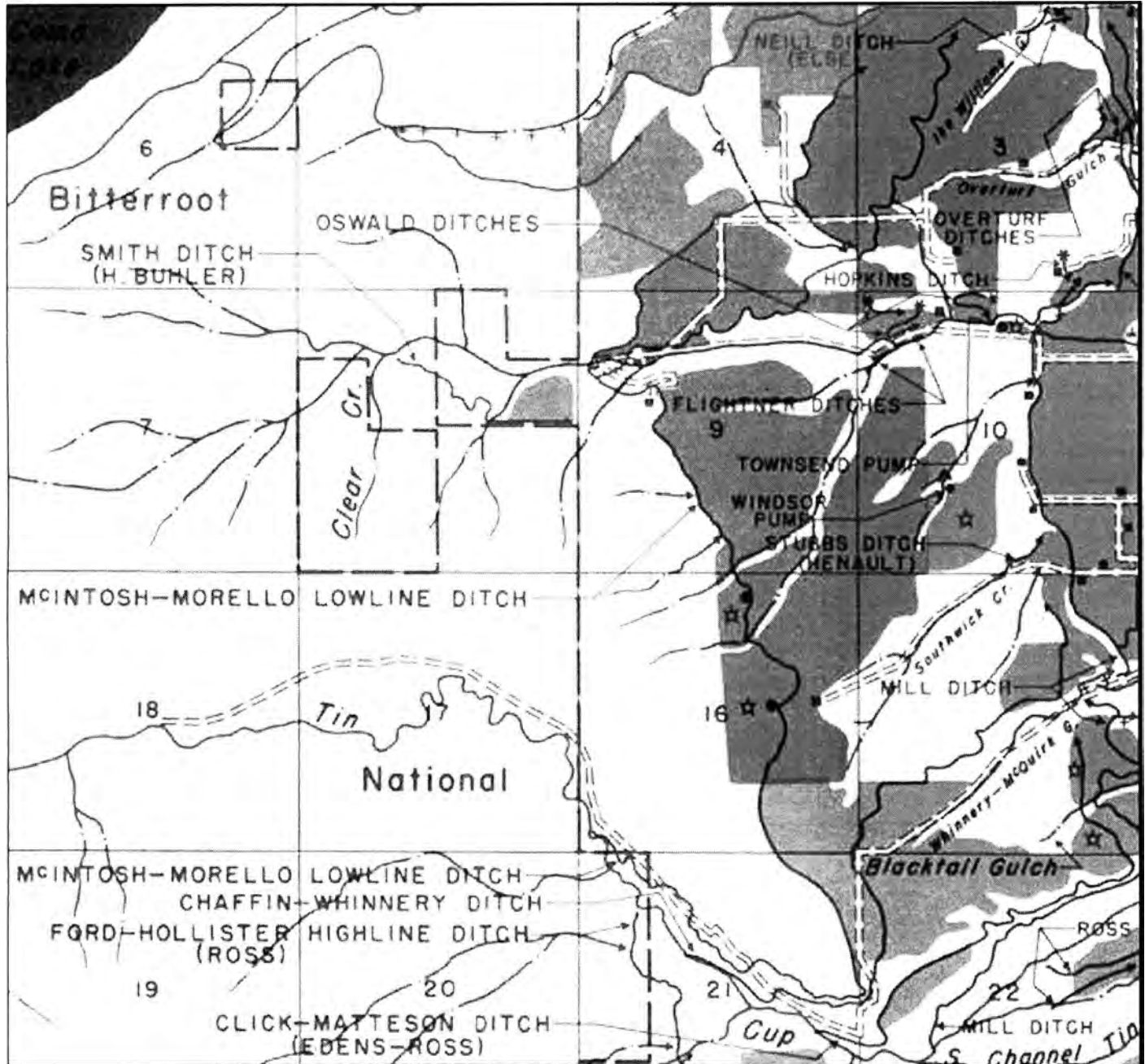
Name of Property
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Detail of 1957 Water Survey Map for T3N R21W, showing the ditch systems and water sources for the township. The purple area (darkest gray on b/w image) indicated the lands irrigated by the McIntosh-Morello Low Line Ditch – known originally as the Tin Cup Low Line Ditch, which irrigated the orchards associated with the University Heights development (NW ¼ of Section 9), and continues to flow through the historic district today. Fred E. Buck, "Water Resources Survey: Ravalli County, Montana, Part II: Maps Showing Irrigated Areas in Colors Designating the Sources of Supply," (Helena, MT: State Engineer's Office, 1958), 14.

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University Heights Historic District
Name of Property
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N/A
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Continuation Sheet**

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PHOTO LOG

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Tree-lined circular drive between former lodge site and Wright-designed office, view to the northeast.

Photograph Number: 0001

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Mary Greenfield, Brooklyn, NY

Description and view of camera: Placed rock and tree at north elevation of cabin. View to south.

Photograph Number: 0002

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Mature apple trees at south elevation of cabin. View to northeast.

Photograph Number: 0003

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Rock boundary marker, sphere over square, at corner of west (upper) agricultural field. View to southwest.

Photograph Number: 0004

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Corrugated metal-lined irrigation ditch at northern edge of property, to west of Wright-designed office. View to east.

Photograph Number: 0005

**United States Department of the Interior
National Park Service**

University Heights Historic District Name of Property Ravalli County, MT ----- County and State N/A ----- Name of multiple listing (if applicable)
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Section number Photographs Page 42

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch bridge and gate at north side of orchard. View to west-southwest.

Photograph Number: 0006

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch gate at north side of modern residence. View to east-northeast.

Photograph Number: 0007

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard overview from Wright house southwest lawn. View to southeast.

Photograph Number: 0008

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard and ditch overview to south of township site. View to south.

Photograph Number: 0009

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Orchard view from northwest corner, looking southeast.

Photograph Number: 0010

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: View of lower (east) agricultural field from south side of upper reservoir. View to northeast.

Photograph Number: 0011

**United States Department of the Interior
National Park Service**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 43

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Cows in west (upper) field from west side of orchard/ditch. View to west.

Photograph Number: 0012

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin—west elevation. View to east.

Photograph Number: 0013

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —south elevation. View to northwest.

Photograph Number: 0014

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —east elevation. View to west.

Photograph Number: 0015

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —north elevation. View to south.

Photograph Number: 0016

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —living room facing east to sun porch

Photograph Number: 0017

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 44

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —view to the north from east wing.

Photograph Number: 0018

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin — original windows, northeast corner of living room
View to northeast.

Photograph Number: 0019

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —central hearth/stone fireplace. View to west.

Photograph Number: 0020

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —detail of concrete lintel in stone fireplace. View to west.

Photograph Number: 0021

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —detail of built-in cabinetry in large north bedroom.

Photograph Number: 0022

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin—view north through original windows to placed rock and tree from large north bedroom.

Photograph Number: 0023

**United States Department of the Interior
National Park Service**

University Heights Historic District Name of Property Ravalli County, MT ----- County and State N/A ----- Name of multiple listing (if applicable)
--

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 45

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin — Interior Wright House—southeast view through original windows in small bedroom on east side of south wing.

Photograph Number: 0024

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —modern kitchen in southwest corner of west wing. View to west.

Photograph Number: 0025

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera

Photograph Number: 0026: Interior Wright Residential Cabin —modern dining area in west wing. View to west.

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office—west elevation. View to east.

Photograph Number: 0027

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —south elevation. View to northeast.

Photograph Number: 0028

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —east elevation. View to west.

Photograph Number: 0029

**United States Department of the Interior
National Park Service**

University Heights Historic District Name of Property Ravalli County, MT ----- County and State N/A ----- Name of multiple listing (if applicable)
--

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 46

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —north elevation. View to southwest.

Photograph Number: 0030

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —view east from living room to modern kitchenette.
Bathroom is to the north.

Photograph Number: 0031

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —central stone hearth/fireplace. View to west.

Photograph Number: 0032

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —looking north from living room through original windows.

Photograph Number: 0033

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —looking east from bedroom in modern extension.

Photograph Number: 0034

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—south and east elevations. View to northwest.

Photograph Number: 0035

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 47

Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern Pole Barn – east and south elevations. View to west-northwest.

Photograph Number: 0036

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 48



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Tree-lined circular drive between former lodge site and Wright-designed office, view to the northeast.

Photograph Number: 0001

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 49



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Mary Greenfield, Brooklyn, NY

Description and view of camera: Placed rock and tree at north elevation of cabin. View to south.

Photograph Number: 0002

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 50



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Mature apple trees at south elevation of cabin. View to northeast.

Photograph Number: 0003

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 51



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Rock boundary marker, sphere over square, at corner of west (upper) agricultural field.
View to southwest.

Photograph Number: 0004

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 52



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Corrugated metal-lined irrigation ditch at northern edge of property, to west of Wright-designed office. View to east.

Photograph Number: 0005

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number _____ Photographs _____ Page 53



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch bridge and gate at north side of orchard. View to west-southwest.

Photograph Number: 0006

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 54



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Ditch gate at north side of modern residence. View to east-northeast.

Photograph Number: 0007

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 55



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard overview to the southeast from Wright residential cabin. View to southeast.

Photograph Number: 0008

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 56



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Apple orchard and ditch overview to south of township site. View to south.

Photograph Number: 0009

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 57



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Site #2, orchard view from northwest corner, looking southeast.

Photograph Number: 0010

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number _____ Photographs _____ Page 58



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: View of lower (east) agricultural field from south side of upper reservoir. View to northeast.

Photograph Number: 0011

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page

59



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Cows in west (upper) field from west side of orchard/ditch. View to west.

Photograph Number: 0012

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 60



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin—west elevation. View to east.

Photograph Number: 0013

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 61



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —south elevation. View to northwest.

Photograph Number: 0014

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number _____ Photographs _____ Page 62



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —east elevation. View to west.

Photograph Number: 0015

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Photographs _____ Page 63



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Wright Residential Cabin —north elevation. View to south.

Photograph Number: 0016

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 64



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —living room facing east to sun porch

Photograph Number: 0017

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

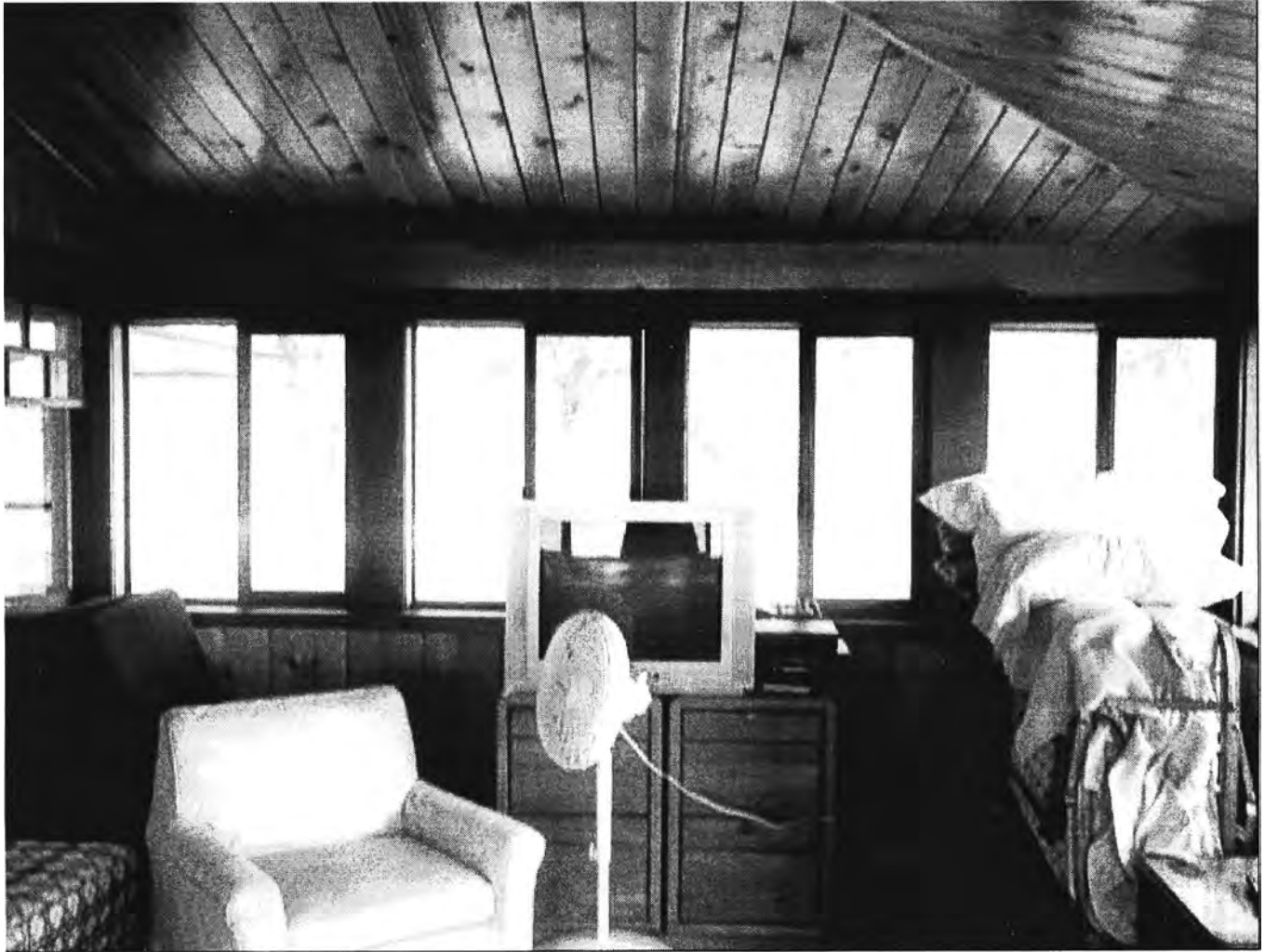
University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 65



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin — view to the north from east wing

Photograph Number: 0018

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 66



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —original windows, northeast corner of living room.
View to northeast.

Photograph Number: 0019

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page

67



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —central hearth/stone fireplace. View to west.

Photograph Number: 0020

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

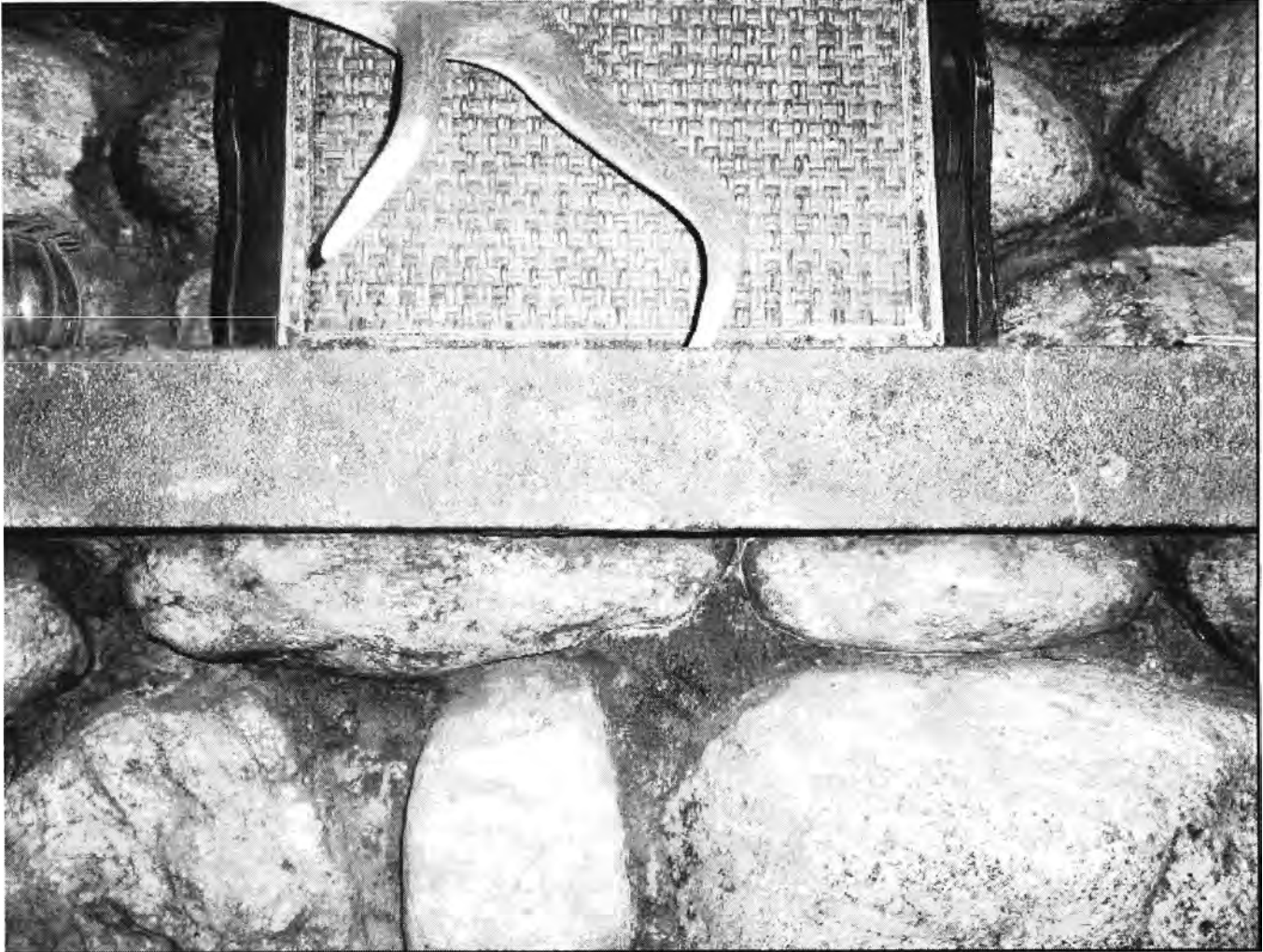
County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Photographs

Page 68



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —detail of concrete lintel in stone fireplace. View to west.

Photograph Number: 0021

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

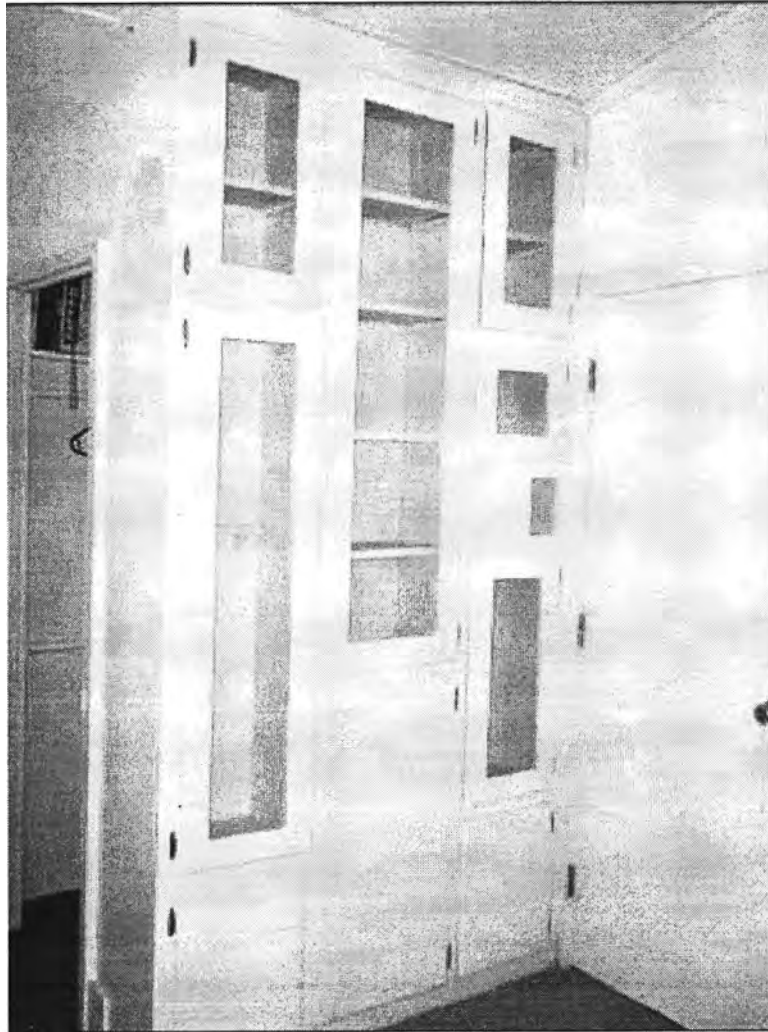
University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 69



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —detail of built-in cabinetry in large north bedroom.

Photograph Number: 0022

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 70



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —view north through original windows to placed rock and tree from large north bedroom. View to north.

Photograph Number: 0023

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 71



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin — Interior Wright House—southeast view through original windows in small bedroom on east side of south wing.

Photograph Number: 0024

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 72



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Residential Cabin —modern kitchen in southwest corner of west wing.
View to west.

Photograph Number: 0025

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 73



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera

Photograph Number: 0026: Interior Wright Residential Cabin —modern dining area in west wing. View to west.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 74



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office—west elevation. View to east.

Photograph Number: 0027

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number _____ Photographs _____ Page 75



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —south elevation. View to northeast.

Photograph Number: 0028

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 76



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —east elevation. View to west.

Photograph Number: 0029

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 77



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Exterior Wright Manager's Office —north elevation. View to southwest.

Photograph Number: 0030

United States Department of the Interior
National Park Service

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 78



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —view east from living room to modern kitchenette.
Bathroom is to the north.

Photograph Number: 0031

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

University Heights Historic District

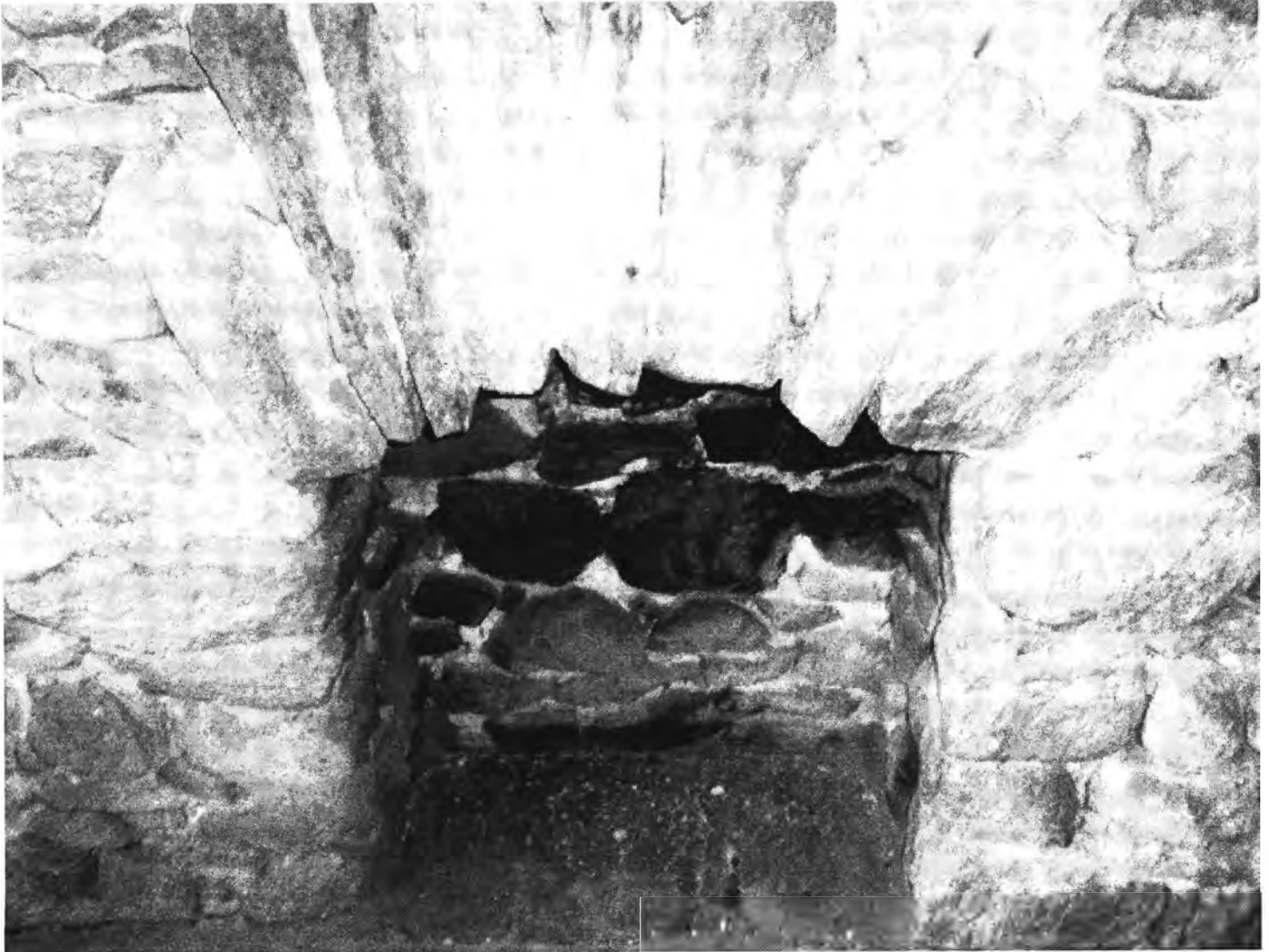
Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 79



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —central stone hearth/fireplace. View to west.

Photograph Number: 0032

United States Department of the Interior
National Park Service

University Heights Historic District
Name of Property
Ravalli County, MT
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 80



Name: University Heights Historic District
 County and State: Ravalli County, MT
 Photographer: Mary Greenfield
 Date of Photograph: June, 2011
 Location of original negative: Digital photo held by Montana SHPO, Helena, MT
 Description and view of camera: Interior Wright Manager's Office —looking north from living room through original windows.
 Photograph Number: 0033

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 81



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Mary Greenfield

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Interior Wright Manager's Office —looking east from bedroom in modern extension.

Photograph Number: 0034

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

University Heights Historic District

Name of Property

Ravalli County, MT

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 82



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern residence—south and east elevations. View to northwest.

Photograph Number: 0035

United States Department of the Interior
National Park Service

**National Register of Historic Places
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University Heights Historic District

Name of Property
Ravalli County, MT

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 83



Name: University Heights Historic District

County and State: Ravalli County, MT

Photographer: Kathryn Hampton

Date of Photograph: June, 2011

Location of original negative: Digital photo held by Montana SHPO, Helena, MT

Description and view of camera: Modern Pole Shed, south and east elevations. View to west-northwest.

Photograph Number: 0036

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY University Heights Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MONTANA, Ravalli

DATE RECEIVED: 6/29/12 DATE OF PENDING LIST: 7/27/12
DATE OF 16TH DAY: 8/10/12 DATE OF 45TH DAY: 8/15/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000501

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.14.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

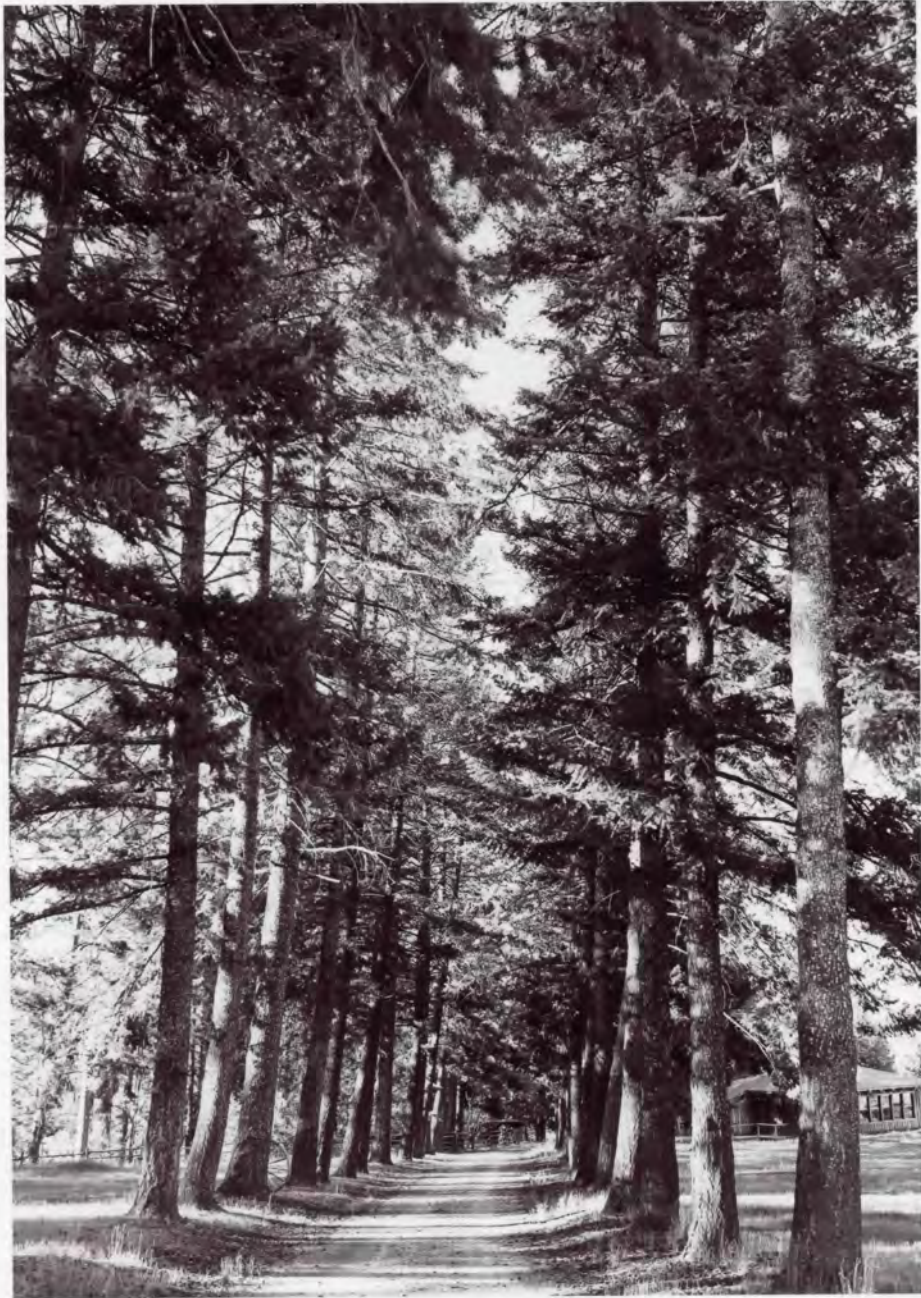
RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



University Heights Historic District
Ravalli Co., MT
photo # 0001



University Heights Historic District
Ravalli Co., MT
photo # 0002



HP Advanced

HP Advanced

University Heights Historic District
Ravalli Co. MT
Photo # 0003

Advanced

HP Advanced

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HP Advanced

HP Advanced





University Heights Historic District

Ravalli Co., MT

Photo # 8004



University Heights Historic District
Ravalli Co., MT

Photo # 0005



University Heights Historic District
Ravalli Co. MT
photo # 0006



University Heights Historic District
Ravalli Co., MT

photo # 0007



University Heights Historical District

Ravalli Co., MT

photo # 0008



University Heights Historic District

Ravalli Co, MT

Photo # 009



University Heights Historic District
Ravalli Co., MT

0010





University Heights Historic District
Ravalli Co., MT
photo #.0011





University Heights Historic District
Ravalli County MT

Photo #0012





University Heights Historic District

Ravalli Co., MT

photo #0013





university Heights Historic District

Ravalli Co., MT

photo # 0014



University Heights Historic District

Ravalli Co., MT.

photo #... 0015



University Heights Historic District

Ravalli Co., MT.

photo # 0016



University Heights Historic District

Ravalli Co., MT

photos # 0017



University Heights Historic District

Ravalli Co., MT

photo # 2018



University Heights Historic District

Ravalli Co., MT

photo # 0019



University Heights Historic District
Ravalli Co., MT
photo # 0020



university Heights Historic District

Ravalli Co., MT

Photo # 0021



University Heights
Historic District

Ravalli Co., MT
photo # 0022



University Heights Historic District
Ravalli Co., MT
photo # 0023



University Heights Historic District

Ravalli Co., MT

Photo # 0024



University Heights Historic District
Ravalli Co., MT

Photo # 0025



University Heights Historic District

Ravalli Co., MT

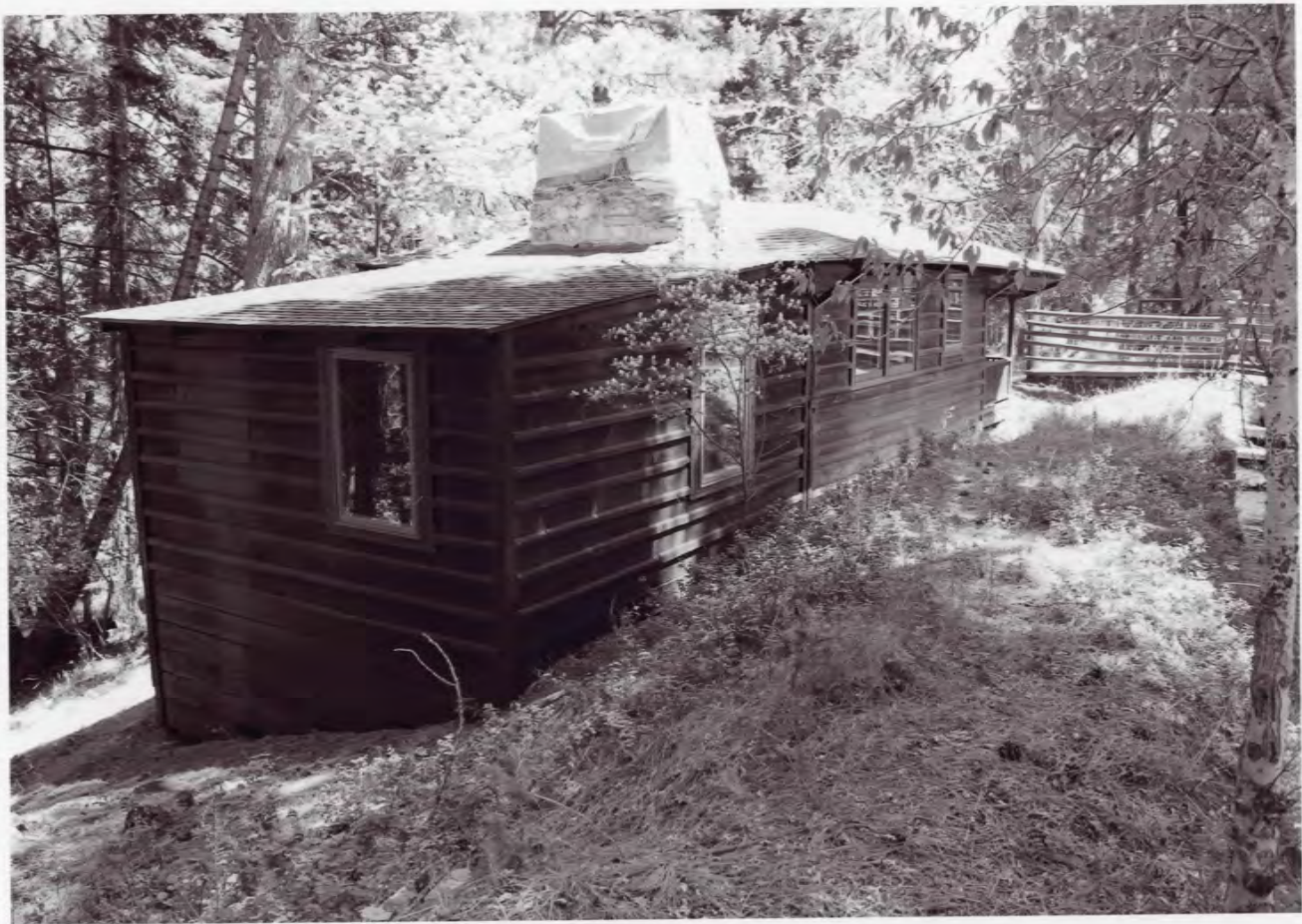
photo # 0026



University Heights Historic District

Ravalli Co., MT

Photo # 0027



University Heights Historic District

Ravalli Co., MT

photo # 0028

CAUTION
DRIVE
SLOWLY



University Heights Historic District

Ravalli Co., MT
photo # 0029



University Heights Historic District

Ravalli Co., MT

PHOTO # 0030



University Heights Historic District

Ravalli Co., MT

photo # 0031



University Heights Historic District

Ravalli Co., MT

photo # 0032



University Heights Historic District

Ravalli Co., MT

Photo # 0033



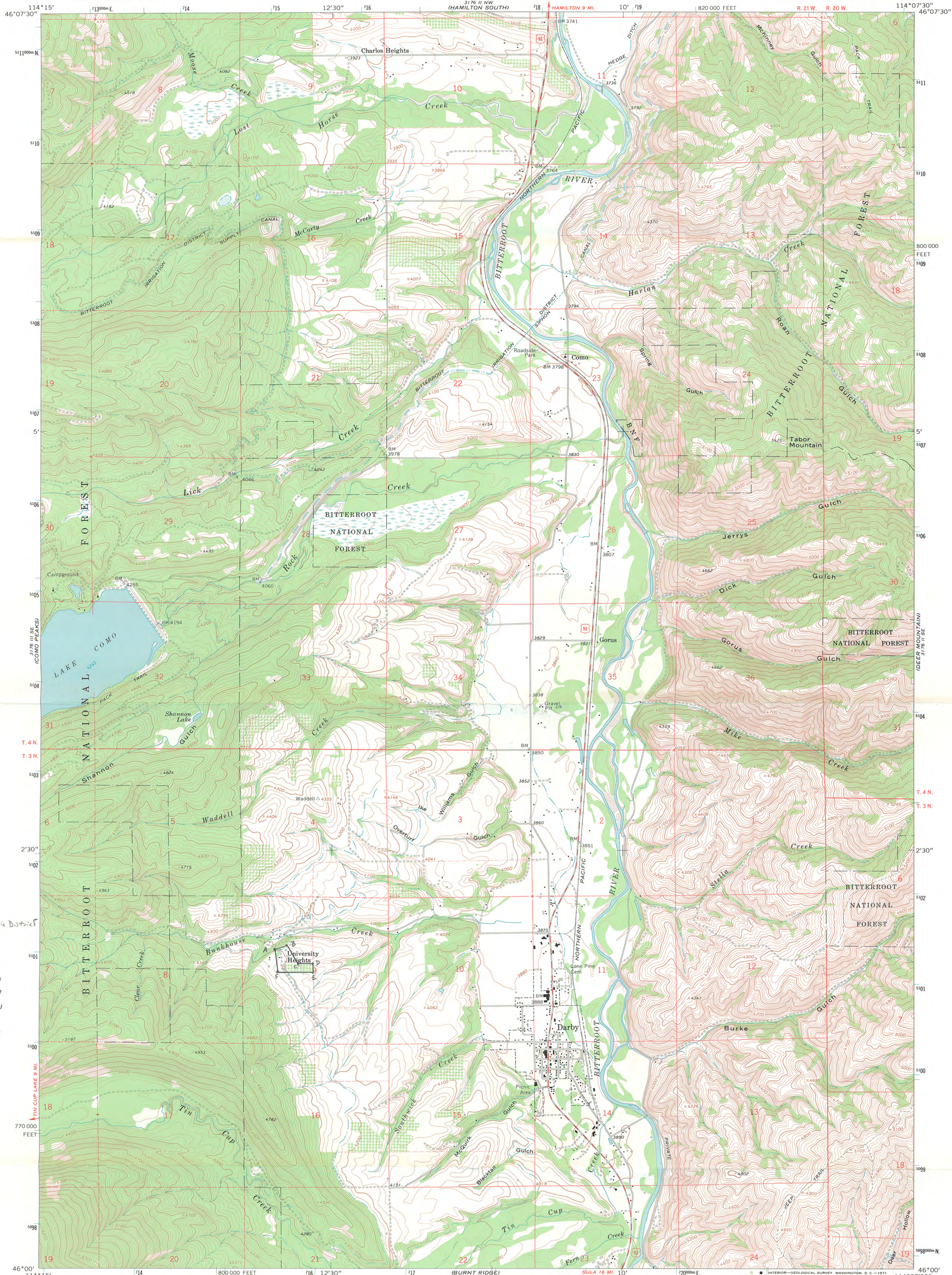
University Heights Historic District
Ravalli Co., MT
photo # 0034



University Heights Historic District
Ravalli Co., MT
Photo # 0035



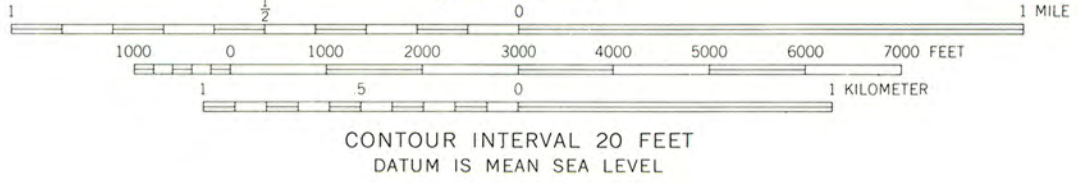
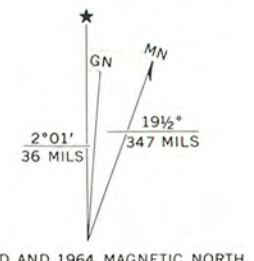
University Heights Historic District
Ravalli Co., MT
photo # 0036



University Heights Historic District
Ravalli County, MT
UTM: Zone 11

A = 715315 E	S101316 N
B = 715459 E	S101385 N
C = 715599 E	S101179 N
D = 715756 E	S101190 N
E = 715761 E	S101099 N
F = 715375 E	S101075 N

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1963. Field checked 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Montana coordinate system,
south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Fine red dashed lines indicate selected fence lines



ROAD CLASSIFICATION
Medium-duty ——— Light-duty ———
Unimproved dirt - - - - -
U.S. Route □

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

DARBY, MONT.
N4600—W11407.5/7.5
1964
AMS 3176 II SW—SERIES V894



June 25, 2012

Carol Shull, Keeper
National Register of Historic Places
National Park Service
1201 Eye St. NW
8th Floor (MS 2280)
Washington, D.C. 20005

Dear Ms. Shull,

Enclosed please find the following nominations for your consideration for listing in the National Register of Historic Places:

**Lockridge Medical Clinic
University Heights Historic District**

**Whitefish, Flathead County, Montana
Ravalli County, Montana**

Please be advised that I submit the enclosed nominations under your revised procedures. I notified the owners and public officials in excess of 30 days prior to the Preservation Review Board meeting and received no notarized objections to the nominations from the property owners of record. The Review Board unanimously recommended that these properties be nominated and I concur with its recommendation.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Baumbler".

Mark Baumbler, PhD
State Historic Preservation Officer

Enclosure