

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

BRIDGER SURVEY

Legal Description: Block 4, W1/2 Lots 1,2 - 1st Addition

Address: Carbon Avenue

Ownership: Name: Charles Marple  
Address: Bridger, MT 59014



Roll# 5/Frame# 16

Historic Name: Nutting Rental  
Common Name: None  
Date of Construction: circa 1905  
Architect: Unknown  
Builder: Possibly Al Druckmiller  
Original Owner: Lillian Nutting  
Original Use: Residence  
Present Use: Residence

Research Sources:

Abstract of Title: Carbon County Courthouse:  
1906, Lillian Nutting; 1918, L.A. & W.B.  
Nutting; 1920, Motla Signor; 1924, Rebecca  
Livengood; 1925, Motla Signor; 1929, Mary  
Signor & Edith Alger; 1929, Mary Signor;  
1931, Ella Reimer; 1949, Gustave Reimer;  
1970, Emil Thiede-Lorraine Nauman-Fred  
Thiede-Walter Thiede-Mabel Thiede Grandt;  
1970, Marguerite Baker; 1971, Charles  
Marple

Plat Records: Carbon County Courthouse

Tax Records: Carbon County Courthouse

Building Permits: N/A

Sewer/Water Permits: N/A

City Directories: 1905-18

Sanborn Maps: 1907, 1916

Newspapers: Carbon County Republican; 2-16-06;  
4-20-06; 6-29-06; Bridger Banner;  
1-2-08; Bridger Times; 2-11-10;  
7-8-10; 10-14-10; 4-19-12; 10-31-13;  
11-7-13; 2-20-14; 8-7-14; 4-9-15;  
4-23-15; 10-5-17; 3-8-18; 11-20-19

Other: 1910 Census; Population Statistics,  
Department of Commerce

11	12	13	14
15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30
31	32	33	34
35	36	37	38
39	40	41	42
43	44	45	46
47	48	49	50

Location Map

PHYSICAL DESCRIPTION:

(Reappraisal Forms) single dwelling - 752 sq. ft. - 120 sq. ft.  
enclosed porch - 96 sq. ft. open porch. Stone foundation, frame  
wall construction, siding exterior. Gable roof,  
composition shingle roofing. Softwood floors, lath & plaster

interior, pine or fir trim.

This small, wood framed, gable roofed house with a gable roofed ell to the west was constructed as a duplex. Entrances to both sections of the building are accessed from the small wooden porch with turned posts on the front (south) facade. Both doors are original, eight panel wooden doors with large single pane lights, decorated with small stained glass panes at the edges. Two interior brick chimneys protrude from the center of each section of the building. Almost all of the windows on the house are one-over-one double hung sash, and a few are two-over-one sash. Three taller, narrower one-over-one double hung windows are set in the south east corner, which is an unusual type of window placement for the period. These corner windows have four-lite wooden storm windows. A bracketed window hood protrudes over a pair of windows on the south wall. The house is covered with novelty siding with corner and fascia boards. A small side porch on the west wall, also with turned porch supports, has been enclosed with novelty siding.

#### HISTORICAL INFORMATION:

There is no record of when Lillian Nutting built this house, but it was there by 1905. Al Druckmiller may have been the carpenter, as Miss Nutting seemed to prefer his services. He built another residence for her in 1906, and in 1910 she hired him to construct the two-story brick Lens Hotel (no longer standing). This is Nutting's first home in Bridger, where she lived in one room and rented out the rest. In March of 1906 T.A. Walters, the local butcher, lived there as a renter. In October of 1913 she put this house on the market for rent or sale, but in 1915 was still renting it. The W.H. Hough family of the Bridger State Bank, and W.E. Pinkney, manager of the Bridger Coal Co. are two more of her affluent renters. Lillian's brother, W.B. Nutting, built several rental houses on North Word in Red Lodge, and like Lillian's renters, his read as the Who's Who in High Bug newly weds or recent arrivals in town, including Henry Johnson, a Northwest Improvement Company engineer, Michael Normile, manager of the Red Lodge Elevator, William Zepp, manager of Western Union Telegraph, Edward Twiss, manager of the Hawkeye Elevator, William Abrahamson of the Home Trading Co., Daniel Little, engineer for the Northwest Improvent Co., Clarence Basford, a dentist, and Dr. F.H. Zimmerman, an osteopathic physician.

Rental property in early day Bridger was scarce, yet served a very important need. Single men who worked in the mines or the community would avail themselves of hotels or boarding houses, but families, particularly professionals and upper income men, needed a house to live in while they built their own homes. Renting property was also a very lucrative business, as population continued to rise, placing a high demand for temporary living quarters. Many of Bridger's white collar workers built second and third homes as their means and tastes increased, and they rented out their previous dwellings. Except perhaps for a short time in the late 1920's, early 1930's, continuing to this

day, Bridger has had a shortage of housing.

**INTEGRITY:**

This property appears to be in original condition.

**HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE**

The Nutting Rental is significant under criterion A because it represents an important type of housing for the families who came to seek their fortune in the new community of Bridger during the early years of the 20th century. It remains the best remaining example of a middle class rental property in Bridger and retains a high degree of historic architectural integrity. A large number of persons rented and lived in one-half of this duplex during their first years in Bridger or while their houses were under construction. Whereas laborers and coal miners commonly rented rooms in hotels or boarding houses, the Nutting Rental accommodated families of the local professional class.

**FORM PREPARED BY:**

Name: Carbon County Historic Preservation Office

Address: Box 1651

Red Lodge, MT 59068

Date: October, 1986

**GEOGRAPHICAL INFORMATION:**

Acreage: 90' x 67 1/2'

USGS Quad: Bridger, Mont. 1956 7.5

UTM's: Zone 12, 663460 E., 5017515 N.



