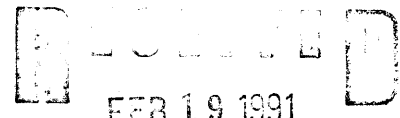


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National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

1. Name of Property

historic name: Missoula Southside Historic District

other name/site number:

2. Location

street & number: roughly bounded by the Clark Fork River,  
South Higgins Avenue, South 6th West, and Orange Street

not for publication: n/a  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

city/town: Missoula

state: Montana code: MT county: Missoula code: 063 zip code: 59801

3. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
<u>219</u>	<u>76</u>	building(s)
<u>      </u>	<u>      </u>	sites
<u>      </u>	<u>      </u>	structures
<u>      </u>	<u>      </u>	objects
<u>219</u>	<u>76</u>	Total

Number of contributing resources previously listed in the National Register: 9

Name of related multiple property listing: n/a

4. Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.      See continuation sheet.

Maureen Shery  
Signature of certifying official

1-29-91  
Date

MT SHPO  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register  
     See continuation sheet.

Alanus Byers 3/22/91  
Entered in the National Register

     determined eligible for the National Register  
     See continuation sheet.

     determined not eligible for the National Register

     removed from the National Register

     other (explain): \_\_\_\_\_

for  
Signature of Keeper

\_\_\_\_\_  
Date

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## 6. Function or Use

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Historic: Domestic/Single Dwelling, Multiple Dwelling, Secondary Structure, Hotel  
Commerce/Specialty Store  
Education/School  
Religion/Religious Structure  
Transportation/Rail-related/Depot

Current: Domestic/Single Dwelling, Multiple Dwelling, Secondary Structure  
Commerce/Specialty Store  
Religion/Religious Structure

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## 7. Description

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Architectural Classification: Gothic Revival, Queen Anne, Colonial Revival, Classical Revival, Spanish Mission Revival, Craftsman Bungalow, Vernacular: Gable-Front, Gable-Front-and-Wing, Pyramidal Cottage

Materials: foundation: stone, concrete  
walls: weatherboard, brick, shingles  
roof: asphalt

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Describe present and historic physical appearance.

The Missoula Southside Historic District contains 295 one- to two-and-one-half-story wood frame, brick, and stucco buildings and outbuildings erected between 1889 and 1990. A small commercial section is included at the east end of the district, running along South Higgins Avenue and the eastern end of South 3rd and 4th Streets West. While approximately 5% of the buildings within the district are commercial blocks, 48% are detached single- or multi-family residences, 11% are row house apartment buildings, and 34% are garages, carriage houses or other ancillary outbuildings. There are six large, modern apartment buildings within the district, two historic churches, and one historic college building.

Approximately twenty city blocks are encompassed within the Southside Historic District. Each block measures 300 feet by 270 feet in dimension. Residential blocks are divided into twelve 50-foot-wide lots, while along Higgins Avenue the lots are 25 feet in width. Most residential buildings have surrounding yards and respect common set backs from the sidewalk. Residential streets are lined with mature elm trees while large cottonwood and pine trees grow along the district's north edge by the river.

At the time of its incorporation as a city in 1883, Missoula was a growing but still rather small town, located wholly on the north side of the Clark Fork River. South of the river, there existed only a few scattered dwellings and ranches, accessed by a narrow bridge located approximately where the Higgins Avenue Bridge crosses today. However, the major expansion of the city during the late 1880s and early 1890s changed this situation in a short period of time. Largely through the efforts of Judge Hiram Knowles, what is known today as the southside neighborhood was platted by the end of 1890. The Southside Historic District includes some or all of two separate additions: Knowles Addition #1 (platted in 1889) and Knowles Addition #2 (1890). By 1902, when the Sanborn Fire Insurance Company first mapped the entire district, this newly platted area contained at least forty residences.

By the early 1890s, enough people had moved to the south side to require the extension of several community services across the river. In 1890, a 10-inch pipe was laid under the Clark Fork River from Pattee Street on the north side to bring water to southside homes. Within two years, the southside neighborhood contained some three miles of water pipe. Electric lights, first installed along South Third Street West to Orange Street in 1890, reached the southern limits of the Stephens and Bickford Addition by the following year. The widening of the Higgins Avenue bridge in 1893 allowed the extension of street railway tracks across the river. By 1894, horse-drawn street cars ran from the Northern Pacific depot, up South Higgins to South Fourth Street and then west to the 900 block of South Fourth, the original location of the University of Montana. Electric street cars replaced the horse-drawn variety in 1910, and continued to operate in the city until 1932.

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The first buildings erected on the south side of the river reflected a Queen Anne style. Construction on double lots allowed plenty of surrounding space, even for these large scale residences. Several important examples in the neighborhood are the Shilling House (ca.1894) at 425 South Fifth West, a large brick Queen Anne with decorative brick detailing with various molded bricks; the Kendall House (ca.1899) at 319 South Fifth West, with a lovely round tower, wrap-around porch and extensive use of diamond patterned upper panes in double hung windows; and the Freisheimer House (ca.1902) at 405 South Fifth West, with its delicate wrap-around porch, square turret and original iron fence. These three houses and others stand as reminders of a time when the south side served as a residential enclave of the wealthy who could afford to leave the noise and dirt of the north side of the river for a more isolated, undeveloped area.

In 1890, John Evans constructed a row of three vernacular variations of the Queen Anne style at 419, 425 and 431 South Second West. Built to be rental residences, they began a trend that continues today in this neighborhood. All three houses have T-shaped plans with small wrap-around porches and decorative grill work in the gable ends.

Vernacular Queen Anne buildings are well represented by the Newton House (ca.1897) at 144 South Sixth West. Constructed by the local builder E.S. Newton, the house is a fine example of smaller buildings of the Queen Anne style, with its one and one-half stories featuring a pyramidal roof with gabled dormers, a small wrap-around porch and a projecting bay.

1892 saw the neighborhood's first Gothic Revival style structure, constructed for the First Congregational Church at 345 S. 5th W. Started as a much smaller version of the present building, a growing congregation necessitated enlargement ca.1898. The church exhibits the characteristic decorative trusses, tower with crenelated parapet and Gothic arched stained glass windows. While evoking the images of the great Gothic cathedrals of Europe in its vocabulary, this small church maintains an approachability that must have welcomed the neighborhood residents to its door.

From 1900 to 1910, small Commercial style brick buildings were erected along the 500 block of South Higgins Avenue. These buildings have facades that meet the sidewalk and extend upward to approximately one-and-one-half stories, culminating with corbeled brick detailing and stepped parapets. Contributing to the district are two of these buildings: the Reitz Building at 525-31 South Higgins, a three-lot building which housed a Fashion Club in 1916; and the Montana Meat Market at 509 South Higgins which opened its doors in 1909.

During the period from 1905 to 1911, Hiram Knowles, a federal judge, had the Knowles Block constructed. Knowles built this row of Queen Anne style buildings for use as commercial space on the first floor and living quarters above. Other buildings, such as the Penwell Block and the highly altered "Crystal Theater" building at 515 S. Higgins, also combined commercial and residential use. The Knowles Block, individually listed in the National Register, exhibits beautiful brick detailing, projecting angled second floor bays, a Romanesque arch over a second floor window and recessed first floor entries.

In 1905, the Garden City Commercial College was constructed at 120 South Fourth West, one block south of the Knowles Block. This three-story brick Queen Anne building designed by A.J. Gibson, a prominent Missoula architect, is a beautiful example of Queen Anne styling with its "candle-snuffer" roof on the tower, multiple gabled dormers, classical porch pediment, wooden dentilation and Doric columns.

Five years later, in 1910, two buildings were erected on the south side of the Clark Fork River that guaranteed the area's continued growth. The completion of the much-appreciated Milwaukee Railroad line in 1908 necessitated the construction of a depot in Missoula and an associated hotel, the Penwell Block.

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The Spanish Mission Revival style Milwaukee Depot exhibited an enormous tower, Romanesque windows and molded parapet, all designed by J.A. Lindstrand, an architect for the Chicago, Milwaukee and St. Paul Railroad. The depot, along with the three-story classically-influenced Penwell Block at 107-113 South Third West, form the pivotal point for the northeast corner of the district due to their large scale and dramatic siting at the edge of the Clark Fork River near the Higgins Avenue Bridge.

Another large-scale building, located at 336 South Sixth West, anchors the district's opposite corner. The Rozale Apartments, erected in 1906, are an excellent example of the transition between the Classical Revival styles and the new Chicago School. These apartments are contained within a three and one-half story brick building with a classically designed symmetrical facade, and a pronounced base and central shaft which terminates with a corbeled brick cornice. The front entry is accented with a large Roman arch surrounded by brick and cut-stone quoins. Chicago-style windows with accompanying brick relieving arches on the south elevation, contrast the treatment of the major portion of the building.

The construction of the Rozale Apartments and Queen Anne multi-family residences during the same time period was necessary to house a rapidly increasing population. The Queen Anne style row houses vary from the Bowland Apartments, two connected row houses at 309-23 South Fourth West, with small porches that alternate with projecting bays, to the row house at 226-228 South Third West (ca.1910) with a centered Mansard-roofed partial porch, and, finally, to the row house at 317-23 South Third West (ca.1906) with a full open porch with second floor balcony, Ionic order columns, windows that are a variation of the bay window with a group of three fixed lights with upper multi-paned lights, and a central circular window in the second floor facade.

As in other parts of the country, a number of revival styles influenced residential housing. In the Missoula Southside Historic District, this included Colonial Revival, Classical Revival, Dutch Colonial and residences whose styles attempted to bridge the gap between Colonial Revival styles and the preceding Queen Anne style.

A substantial number of homes in the southside district exhibit characteristics of the Classical Revival influence. They are symmetrical in their facades, make use of dentils and classical columns and are cubic in their massing. Significant examples of this style are the Ambrose House (1906) at 401 South First West with characteristic projecting side bays, the Hollenback House (ca.1903) at 310-12 South Fifth West with an uncharacteristic projecting two-story circular bay on its east elevation, and a multi-family residence with unadulterated symmetrical design at 435-37 South Fifth West (ca.1907). This final example features dentilated gable pediments and two circular windows on the second floor of the front facade.

Pattern book houses with classical characteristics also appeared during this period and are represented by the house at 422 South First West (ca.1907), which is less ornate than its high style counterparts. It exhibits symmetrical front facades, use of classical porch elements, gable end returns and no dentilation.

Colonial Revival houses constructed in this neighborhood are numerous, with most of the designs probably drawn from pattern books. The Latimer House (1903) at 127 South Fifth West features a gambrel roof, symmetrical facade and uncharacteristic Romanesque windows on the second floor. The Gil House, located at 229 South Second West, exemplifies the Dutch Colonial style. Although the original first floor engaged entry has been lost due to the enclosure of the porch and the addition of a projecting angled bay, the house retains basic integrity of form and detailing. Pattern book houses exhibiting Colonial Revival style influences are the Goodwin House (ca.1903) at 227 South Fourth West with its intersecting gambrel with jerkin roof and gable end returns, and the house (1910) at 422 South First West with its L-shaped plan and pedimented porch entry.

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This neighborhood has one Spanish Colonial Revival style and one Pueblo style residence. The former is the Green House (ca.1907) at 234 South Fifth West, a moderate scale brick house with a molded parapet and large front porch. The latter is the Reeves House (1925) at 401 South Fourth West, a much smaller house with stucco exterior and molded parapet and covered stoop.

Residences built close to the turn-of-the-century found themselves caught between the Queen Anne style and what would soon become Colonial Revival style. A large number of buildings in this district exhibit elements of both the asymmetrical, rambling Queen Anne style and the classical symmetry and order of the Colonial and Classical Revival styles. This transition between these two styles is well represented in the neighborhood with the Gibson-designed Harker House (ca.1900) at 302 South Fourth West with its Palladian window and pedimented gabled dormers and porch; the Dyson House (ca.1904) at 220 South Fifth West with its Queen Anne wrap-around porch and decorative supports combined with pedimented gabled dormers; the Gagnon House (ca.1902) at 201 South Fourth West with its classical front porch and asymmetrically located pedimented gable dormers and porch; the Marsh House (ca.1902) at 340 South Fifth West with its Queen Anne irregular massing and asymmetrical organization combined with the classical porch, molding, and Palladian window; and the Cardiff House (ca.1903) at 242-242½ South Fifth West with its irregular roof and plan, large scroll brackets and full classical porch.

A large number of Pyramidal-roofed Cottage houses built around 1910 following completion of the Milwaukee line are most likely associated with that event, as this particular vernacular style is very often associated with worker housing. The Pyramidal Cottage vernacular style is best represented by two brick cottages at 201 and 205 Chestnut, both constructed in 1910 in combination with two brick houses with L-shaped plans. Probable use by railroad workers is likely because of their nearness to the railroad depot. Both of these houses have the characteristic pyramidal roof and square plan, and a full porch with turned porch columns, balustrades and spindle work frieze. A large number of other Pyramidal Cottage style houses are located throughout the district, but are primarily concentrated on First and Second streets. Many of these, though altered with extensive material changes, still retain their original scale and massing.

Other vernacular building forms erected around 1910 in small numbers are the Gable-Front, Front-and-Wing, and American Four-Square. Located at 716 Myrtle Street (ca.1907), the Trevaile House is the only neighborhood example of the American Four-Square with its cubic two-story form and pyramidal roof. The Gable-Front-and-Wing form is best represented by the Jones House (ca.1906) at 320 South Fifth West. This house features boxed gable returns and a severe vertical emphasis on the front gable end wall. The side gabled wing contains a porch and separate entry.

By 1910-1920, many of the residences in the district had undergone some change, including the construction of substantial additions to create more room. For a small number of homeowners, the desire was not necessarily for more space, but an updating of an original front facade. The most notable example is the A.J. Gibson House (ca.1889) at 402 South Second West. This house is listed on the National Register for its association with this prominent Missoula architect and as a fine example of the manner in which Craftsman style porches were successfully added to existing residences. In this case, a river cobble based porch with battered columns was added to the existing Queen Anne home with its visible complex roof and projecting bays. The alterations to the house during the 1920s also included the addition of rooms on the second floor above the new porch.

Following Gibson's example, a number of houses in the surrounding neighborhood successfully combined two different styles. Gibson's contribution to these porch additions is uncertain, but evidence points to his influence. At 214 South Fourth West (ca.1898) the porch was added to a Pyramidal Cottage; at 222 South Fourth West (ca.1899), the porch was combined with a Queen Anne/Classical Revival transitional house and constructed of river cobbles; at 304 South Second West (1905), it was added to an enormous

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Queen Anne residence; and finally, a Craftsman style porch was added to the front of the Classical Revival house at 226 South Fourth West (ca.1900).

1915 saw the completion of the district's second church, the First Presbyterian Church, located in the 200 block of South Fifth West. This Gibson-designed large brick Gothic Revival cathedral displays a pointed arch, stained glass windows and an enormous square bell tower on the northeast corner of the building. The original massing of this church has been retained through the compatible addition of office and new entrances accomplished in 1973.

During the 1920s, the Craftsman or Bungalow style gained popularity resulting in the construction of numerous houses of this design in the southside district. A number of existing structures adopted porches reflecting this style. The southside neighborhood version of this style is quite modest, but does include most of the characteristics of the national style. The one-story house is rectangular in plan, has an offset projecting porch, and features exposed rafters tails, half-timbering of the front elevation of the house or porch gable and triangulated wood brackets that decorate the gable ends. A solid porch rail supports square or battered wooden columns. The two best examples of this neighborhood version of the Craftsman style are the J. Karlberg House (1926-27) at 320 South Second West and its associated garage, and the house and garage at 335 South Fifth West built ca.1922 and owned by the First Congregational Church.

The 1930s witnessed the construction of only a few commercial buildings. They included the Commercial style buildings used by the Avery Radio and Repair Shop (1931-38) at 521-23 South Higgins, and the K & W Grocery (1933) at 541 South Higgins. (The Art Deco Roxy Theatre (1937) at 718 South Higgins is located outside of the Southside Historic District boundaries.) With the addition of these buildings in the 1930s, South Higgins Avenue acquired much of its present day appearance.

In 1934, the Parkway (Orange Street) Bridge was constructed as a WPA project and helped change the character of Orange Street from residential to secondary commercial use. Today, the commercial district along Orange Street defines the western boundary of the Southside Historic District.

No appreciable construction occurred on the south side during the 1940s due to the war effort. By this time, most of the residential lots of the district had already been built upon. This trend continued between 1950 and 1990, with the exception of the building of two square plan residences with low-hipped roofs, precursors to the Ranch style, and several large apartment buildings. These apartment structures, all similar in style, exhibited dense massing, two-story height, and no ornamentation other than change of facade materials. These buildings are the Forland Apartments at 535 Myrtle, the Carol Apartments at 515 Hazel, and the apartments at 418-20 South Fourth West.

This nomination of the Southside Historic District for listing in the National Register of Historic Places was sought by the Southside Neighborhood Planning Group as a response to the recent demolition of the H.O. Bell showroom at 605 S. Higgins to accommodate the construction of the existing SuperAmerica gas station. This response indicates that a growing concern and awareness about the importance of preserving historic buildings is present in this neighborhood. Further evidence of this is the recent rehabilitation of the Marsh House at 340 South Fifth West, and the on-going renovations of the Kendall House at 319 South Fifth West and the Cardiff House at 242 South Fifth West.

In July of 1990, the Historic Southside Neighborhood Plan Steering Committee with the assistance of the Missoula Office of Community Development, issued a draft of the Historic Southside Neighborhood Plan. This plan emphasizes the significant role that historical structures play in the overall planning process. It also designates the Missoula Historical Preservation Office as the responsible agent in the area of historical stewardship for the district.

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## 8. Statement of Significance

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

Applicable National Register Criteria: A, B, C	Areas of Significance:	Commerce Architecture Settlement
Criteria Considerations (Exceptions): n/a	Period(s) of Significance:	1889-1940
Significant Person(s): Hiram Knowles	Significant Dates:	1890, 1908, 1910
Cultural Affiliation: n/a	Architect/Builder:	A.J. Gibson

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

The development of the Southside Historic District is significant in the history of Missoula, Montana because it evidences the growth of the city from a "frontier town" to an established and stable community and commercial center. This residential neighborhood, located south of the Clark Fork River, represents the first middle class expansion away from the city center. The initial impetus to the district's formation came largely through the efforts of Montana federal Judge Hiram Knowles, who envisioned both the commercial and residential development of the area he had surveyed to become additions to the city in 1889 and 1890. The mixed development of the "Knowles Additions" was designed to cater to the tastes of the city's growing white collar and professional class. The 20th century growth of the commercial district on South Higgins was spurred by the increasing population and prosperity of Missoula associated with the completion of the Chicago, Milwaukee and St. Paul Railroad--Missoula's second transcontinental rail line--at the northern edge of the Southside Historic District. What began as essentially a neighborhood of wealthy residents during the late 19th century evolved into a district inhabited as well by professionals and working class residents. The resultant mixture of economic and social classes that established residence in the Southside Historic District over a period of fifty years is evidenced by the varied size and material quality of single and multi-family housing and the wide range of architectural styling.

### NEIGHBORHOOD DEVELOPMENT

The individual most responsible for the initial development of the southside district was a federal judge by the name of Hiram Knowles. Noting how Missoula's position as a trade center had created a new middle class by 1890, Knowles believed the time was ripe for the development of a "suburban" neighborhood to meet the needs and tastes of this growing segment of the population. A native of Penobscot, Maine, Knowles graduated from Harvard Law School in 1860, and was a practicing attorney in Iowa when he received his appointment to the federal judgeship of Montana Territory in 1868. He remained on the bench for eleven years, before moving to Butte and, later, to Missoula in 1891. A second appointment to a federal judgeship in 1890 kept Knowles in Helena for long stretches of time, however Missoula remained the location of his family and his home.

Knowles is said to have recognized Missoula's potential as a commercial center even before settling in the town. Established during the 1870s as a trade and distribution center for the surrounding mining, logging, and agricultural communities, Missoula's scope broadened with the coming of the Northern Pacific Railroad in 1883. As its position as a trade center increased, the frontier-like town began its transformation into a modern city. At the time of its incorporation in 1883, the city of Missoula remained small and concentrated within an area of a few blocks on either side of North Higgins Avenue. However, interest had already been shown in expanding the city limits to the other side of the Clark Fork River.

In 1888, attorneys W.J. Stephens and William M. Bickford embarked on a plan to develop south of the river. They platted the area of land that is today known as the South Missoula Addition, intending to establish there the separate town of South Missoula. The streets of their new city were laid parallel to a wagon road running diagonally from the river in the direction of Fort Missoula. The following year, Judge Knowles decided to develop the large segment of land he had just purchased on the northern border of South Missoula. Opposed to the diagonal layout of Stephens' and Bickford's development, Knowles



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platted his land on a north-south grid pattern, then petitioned city council to have his addition become part of Missoula. Knowles' actions effectively halted the development of the city of South Missoula, and established the north-south layout as the dominant street pattern on the south side of the river.

Missoula's position as the division headquarters for the Northern Pacific Railroad and as the center of a large trading area had created an expanding commercial core and an emerging professional class that wanted to escape the immediate confines of the city. Issues of the Missoulian from the 1880s and 1890s make references to "unsavory" immigrant elements brought into town by the construction of the railroad, as well as to the bawdy red light district that had developed along Front Street to service, in particular, miners, loggers, and traders stopping in town. It is possible that much of the early migrations to the south side resulted from some people's desires to remove themselves from what they considered the seedier aspects of the growing town.

Indeed, the first homes built within the Knowles Additions belonged to people engaged in downtown commercial activity. J.M. Lucy, proprietor of Lucy's Furniture Store on North Higgins built one of the earliest homes on the south side, at 347 South Third West, in 1891. Elmer Carter, a salesman for the Missoula Mercantile Company, had his family home built at 311 South Fifth West in 1898. Wealthy undertaker and property owner Charles Marsh moved into the house at 340 South Fifth West in 1902. That same year, George Freisheimer, who operated a prosperous drug store on North Higgins, commissioned the construction of his home at 405 South Fifth West. Freisheimer's wife, Alice, apparently a fiercely jealous woman, is said to have stood guard at the second story window of the house in order to watch her husband pass undeterred through the brothel section on his way home from work each day.

Real estate development on the south side of the river, encouraged in the late 1890s by a period of general prosperity, abated during the depression period following the Panic of 1893. By 1900, however, real estate prices and sales again boomed, especially on the south side of the city. Two events which helped boost commercial development on the south side were the construction of the new University of Montana campus in 1898 and the completion of the Chicago, Milwaukee, and St. Paul Railroad in 1908. These developments ensured the permanence of a southside community, encouraging the establishment of small businesses within the district on South Third West and along South Higgins.

A further indication of the growing middle class in Missoula is seen in the expansion and relocation of the Garden City Commercial College, founded by Edward C. Reitz. Reitz started the school in the First National Bank Building on North Higgins in 1893, but soon realized that such small quarters could not accommodate the high enrollments. In 1907, Reitz moved the college across the river to a building designed for the college by A.J. Gibson at 124 South Fourth West. In this new 24-room facility, students learned bookkeeping, commercial law, calculation, civil government, shorthand, grammar and typewriting, among other business skills. Reitz sold the school in 1912 to former Butte educator Edwin Koch.

#### COMMERCE

Three major investments in the commercial development south of the Clark Fork River insured the viability of this small business district. Judge Hiram Knowles constructed the block bearing his name at 200-10 South Third West, giving the Southside Historic District its first major commercial/residential edifice. This Queen Anne style row of four buildings, constructed in two stages between 1905-1911, utilized the first floors of the row of buildings for commercial storefront space and the upper levels for spacious apartments. The second crucial development occurred in 1910, with the completion of the Milwaukee Depot at 250 Station Drive. The establishment of the brick Penwell Block, a three-story building across from the depot at 107-13 South Street West, which served as a hotel for railroad passengers and crews, marked the third major development. In 1911,

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David C. Smith, proprietor of the Garden City Pharmacy on North Higgins, opened the Southside Pharmacy on the first floor of the Penwell Block.

A number of smaller commercial ventures followed on the heels of the major construction projects noted above. Around 1910, the Montana Meat Market opened up at 509 South Higgins. It operated until about 1925, when the business became Garner Gee Meats. In 1929, Consolidated Dairies occupied the building. A second Higgins Avenue grocery established itself at 515 South Higgins, in the building that is now the Crystal Movie Theater. By 1927, the grocery had become La Petite Beauty Salon, with Alice Stokley as its proprietor. The Western Montana Marble and Granite Company located next door at 521-23 South Higgins remained in business there from about 1914 to 1933. Around 1934, the building currently standing at that address was constructed to house the Avery Radio and Repair Shop. Around 1913, Napoleon LaCasse started a shoe repair shop at 529 South Higgins, continuing that business until his retirement in 1937. Next door, at 531 South Higgins, James Montgomery opened the Royal Bakery Shop in 1928.

Several larger commercial businesses began operating within the district in the 1930s, such as the K and W Grocery that opened at 541 South Higgins in 1933, and the Safeway store that, in 1936, located in the building now housing the Senior Citizen's Center. Shell Oil and Standard Oil also had franchised gas stations along South Higgins at this time, both of which are located outside of the historic district boundaries. For the most part, however, the southside commercial district remained an area composed of small, locally-owned businesses.

The Missoula Southside Historic District is significant in the commercial development of the city not only for the number of small businesses it contained, but also for the number of business entrepreneurs who lived in the area. Throughout the historic era, small business owners continued to make up a strong portion of occupants in the Southside residential neighborhood. Thomas and Laura Dunstan of 323 Hazel Street, for example, ran the Dunstan Printery on Main Street from 1910 to 1935. Former forest ranger Robert Harris of 228 South Sixth West opened a confectionery and popcorn stand on West Cedar (Broadway) and Higgins in 1915. The B&H Jewelry Company at 140 North Higgins, one of Missoula's most prosperous jewelry stores, was run by Haaken Herrickson who lived at 426 South Third West from 1920 to 1932 and at 422 South Fourth West from 1932 to 1940. Other business owners were William Dickinson of the Dickinson Piano Company, who lived at 201 South Fourth West, and Bessie Allen, a former clerk for the Missoula Mercantile Company, who operated the Barker Bakery on South Higgins until the mid-1940s.

A number of Missoula professionals resided in the southside neighborhood. They included dentist Edmund Hines who lived at 402 South Fourth West from 1908 to 1928, real estate agent and justice of the peace William Dyson at 220 South Fifth West, and attorney, Harry Pearsons, noted for his fiery oratory, who owned a home at 310-12 South Fifth West from 1910-25. Of the latter, one long-time Missoula resident remembered, "When Pearsons went to trial, half the town showed up to watch him!"

Two of Montana's pioneer physicians made their homes on the south side: Thomas Allen Fitzgerald at 311 South Fifth West from 1911 to 1930, and George T. McCullough, who did early research on Rocky Mountain Spotted Fever, at 402 South First West from 1908 until his death in 1938. As Judge Knowles had envisioned, the south side developed into a largely white-collar and professional residential area.

**ARCHITECTURAL SIGNIFICANCE**

Missoula's growing middle class gave rise to a demand for professionally constructed and architect-designed houses. The homes of the Southside Historic District are significant in that they reflect this trend toward professionally built houses. While the majority of the historic houses in the district appear to have been constructed from pattern book designs, a number were designed by local architects. Moreover, the south side is

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significant architecturally in that two of Missoula's best-know architects, A.J. Gibson and Clarence "Chick" Forbis resided in the area.

In the late 1800s, as Missoula shed its image as a frontier town to acquire the trappings of a permanent settlement, many looked at architect-designed buildings as a sign that civilization had arrived in Missoula. As the Missoula Gazette noted in its holiday edition of January 1890, the town had grown remarkably since the early days when settlers threw up only temporary shelter for themselves and their scant belongings. "We can now point with pride," the paper said, "to the artistic homes, magnificent edifices, public and private, which adorn our city and environs where, but a few years ago was wilderness."

The very presence of skilled architects in Missoula seemed to assure the permanence and aesthetic appeal of the city. By 1890, Missoula had a resident corps of local builders and designers to call its own. A.J. Gibson, the most celebrated of the architects working in Missoula, literally transformed the city-scape during the nineteen years from 1891-1910. He worked in a variety of styles including Queen Anne, Neo-Classical, Renaissance Revival, and Bungalow. Among his best known works in the city are the first four buildings on the University of Montana campus, St. Mary's Academy, the Missoula County (Hellgate) High School, the Missoula County Library (now the Missoula Museum of the Arts), and the Missoula County Courthouse. Buildings he designed in the Southside Historic District include the Queen Anne style Garden City Commercial College at 120 South Fourth West (1905) and the Penwell Block at 107-113 South Third West (1910). Gibson also designed several smaller residences on the south side, including his own residence at 402 South Second West, which he converted from a Queen Anne style residence to a Craftsman style bungalow in 1913.

Two "dynasties" of local architects dominated Missoula's historic building designs. They included Gibson and his apprentices, and a second group composed of John and Josephine Kennedy and Clarence "Chick" Forbis. The Kennedy-Forbis "dynasty" designed much of the residential construction that occurred from about 1910-30, including several houses within the Southside Historic District. Chick Forbis, one of the few formally trained architects in early Missoula (he graduated from the University of Michigan School of Architecture in 1913), lived for many years at 204 South Fifth West.<sup>1</sup>

In addition to Gibson and Forbis, several well-known builders and contractors made their homes in the Southside Historic District. Carpenters Edward Wohlschlager lived at 144 South Sixth West from 1900 to 1920 and Fred English resided at 402 South Fourth West from 1933 to 1944. The locally well-known contractor Obert Peppard lived in the Rozale Apartments at 336 South Sixth West. Peppard, who moved to Missoula in 1881, was one of the first supervisors of bridges and buildings on the Northern Pacific system in the 1880s. Leaving the railroad in 1890, Peppard went into the private bridge construction business. He engineered construction of two bridges built across the Clark Fork River at Higgins, as well as the Van Buren Street Bridge and a "country bridge" at the west end of the city. "At one time," the Missoulian remarked at the contractor's death in 1929, "every bridge that spanned the Bitterroot Valley was built by Obert Peppard." Upon retiring from the construction business in 1917, Peppard and his wife, Bernice managed the Rozale Apartments.

The major residential architectural styles popular in the United States from 1889 to 1940 are represented in the district in both high style and vernacular variation, including Italianate, Queen Anne, Colonial Revival, Classical Revival, Spanish Mission Revival and Craftsman Bungalow styles. The predominant design for the numerous historic row houses within the district is the two-story, bilaterally symmetrical, double-bay fronted format, fashioned in brick in the Queen Anne style. Examples exhibiting Italianate decorative

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<sup>1</sup>Babcock, Bill, "The Historic Resources in Missoula, Montana, 1864-1940," National Register Multiple Property Documentation (copy available at the State Historic Preservation Office, Helena, Montana), 1989.

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influences and Classical Revival detailing are also present. A gradual infilling of the district occurred over the fifty-year historic period resulting in a homogeneous mix of architectural types, sizes, styles and time periods on each block.

The earliest (1889-1900) residential buildings were generally either small, vernacular houses or substantial, two- to two-and-one-half story detached dwellings of the Queen Anne style. The two major types of vernacular residences were both of frame construction and built in either the pyramidal-roofed, four-square or simple gable-front cottage forms. These modest houses commonly featured full width front porches with turned columns (often later replaced with Doric columns), 1-over-1 or 2-over-2 double hung windows, and beveled or beaded lap board exterior siding. The pyramidal-roofed cottages customarily included central brick chimneys. Dozens of these early vernacular houses still are scattered throughout the district, sometimes grouped in pairs or threes, reflecting their early role as rental properties or speculative investments.

The "high style" houses of the period, built by more prosperous early Missoula citizens, were also of frame construction covered with lapped wood siding and, occasionally, brick veneer. An irregular plan characterized these Queen Anne style residences which featured complex roof configurations with projecting angled bays, square or round turrets, gable dormers and corbeled brick chimneys. Typical detailing included wrap-around porches with turned porch posts and balustrades, windows of leaded or multi-paned stained glass, molded brick lintels, decorative grill work in gable ends, wood shingle siding, and decorative brackets.

The larger Queen Anne style residences, generally erected at one end of a double lot, usually included at least one outbuilding located at the back of the lot. Used as stables or carriage houses, the outbuildings generally were of one-story, wood frame construction with gable roofs, swinging double doors on the gable end wall, simple drop or lapped siding, and small multi-paned fixed windows usually on the east or west elevations.

Although a few businesses operated on the south side in the early 1890s, the establishment of commercial development in permanent buildings, did not take place along South Higgins Avenue until the turn of the century. Between 1900-1910, southside commerce received impetus from the construction of the University of Montana in 1898 and the completion of the Chicago, Milwaukee, and St. Paul Railroad along the southern bank of the Clark Fork River in 1908. The addition of small brick commercial fronts along the 500 block of South Higgins Avenue gained popularity at this time.

The architectural diversity of the Southside Historic District was enhanced between 1900 and 1915 by the construction of a large number of modified Queen Anne, Colonial Revival and Classical Revival residences and row houses. This period saw the completion of over 80% of what is now recognized as the historic housing of the district.

Colonial Revival stylistic influences found expression first in the district in the modification of the highly irregular plans of the 19th century Queen Anne style residential designs. Less ornate, more sober examples of this styling were built in Missoula as late as 1910, a decade after the style had lost a following elsewhere. The transitional qualities of the 20th century Queen Anne style residences are well expressed by the large number of houses within the district that feature a complex roof form, with gables intersecting a central hip, but maintaining a basically rectangular overall shape. Boxed gable returns and wooden dentils lend weight and organized form to the roof structure. While the windows and doors are irregularly sized and configured, the overall composition is tied together by a full-width front porch replete with grouped Doric support columns and a pediment marking the location of the doorway.

The Dutch Colonial Revival variant, with its distinctive gambrel roof and classical detailing, appeared during this same period in the district. These residences, built generally at a modest scale, featured simplified rectangular plans and full front porches

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supported on Doric columns. All are of wood frame construction clad with lapped siding. Symmetry of the facade is achieved by regularly placed second story windows and the balancing of the first floor openings with an offset door and window. The windows are usually simple 1-over-1 double hung units; no multi-paned decorative windows are to be found. Hipped or gabled dormers, and intersecting gambrel roofs are the variations seen on the basic style. The carriage houses for these homes tended to repeat the gambrel roof form.

The Classical Revival style prevailed as the choice for the largest houses during the first ten years of the 20th century. Classical Revival homes in the Missoula Southside Historic District generally have square plans, are two stories in height with hipped roofs and strictly symmetrical front elevations. The roofs often incorporate hipped or gabled dormers, with single dormers on each elevation. Projecting one- or two-story bays are common and usually are located on the side elevations or, like dormers, featured one per side and always symmetrical in plan. Full-width front porches with hipped roofs and classical order support columns are also prevalent attributes of these homes. The porch roofs sometimes feature pediments over the porch steps, and pedimented gable dormers. These buildings are either of brick construction or clad with lapped siding. The use of classical forms extends to the dentilation of the porch and roof eaves, usually with wooden brackets. The front facades contain repeated patterns with the exception of the first floor arrangement where the entry doors are generally balanced by single offset windows with large square fixed lower panes and upper horizontal panes of leaded or stained glass. Other windows are generally wood frame, double-hung units.

The Classical Revival style with its inherent symmetry was ideally suited for two-family residences where the need for a second entry door on the first level provided an opportunity for the front elevation to be well-proportioned in all respects. In this case, the second door and second front window were added to the first floor front elevation. A number of these Classical Revival two-family residences were built to accommodate Missoula's increasing population during the first decade of the 20th century.

For row house construction, the Queen Anne style remained the preferred choice of architects and builders well into the 20th century. Normally constructed of brick or wood with flat roofs, these buildings reached two stories in height, and provided four to eight separate dwellings. The symmetrical front elevations featured projecting angled bays and full or partial front porches. The flanking bay windows are usually 1-over-1 double hung units and the central window has either a leaded transom over a fixed pane or is composed of a group of three narrow windows divided into a single lower light and multi-paned upper lights. The porches are usually supported on Ionic or turned columns, and if flat-roofed, provide a second floor balcony which is enclosed with a wooden hand railing. Metal or corbeled brick cornices accent the upper facade and often are accompanied by other corbeled brick detailing. These buildings fill the lot from side to side, and generally are situated closer to the street than single-family residences.

Residential construction in the Missoula Southside Historic District slowed between 1915 and 1930, and the predominant style of this period became the less expensive Craftsman style, single-family residence. The building of multi-family residences ceased during these years. Although quite modest, the local version of the Craftsman style did include most of the characteristics generally associated with this architectural movement. The one-story houses, rectangular in plan, have offset projecting porches measuring one-half to two-thirds the width of the houses. The houses and porches include front-end gable roofs and feature exposed rafters tails, half-timbering of the front elevation or porch gables with triangulated wood brackets. Solid porch rails support square or battered wooden columns. The houses, of wood frame construction clad with wood shingles, utilize lapped siding, stucco or a combination of these materials. Windows are usually double hung with multi-paned upper lights. A side wall near the front of the house often features an external brick chimney. A garage of wood frame construction with similar

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siding and roof features, and hinged doors on the gable end wall is commonly located at the back of the property.

As a whole, the Southside Historic District retains a high degree of historic architectural integrity. The major alterations evident include new supporting members for porches and replacement of wooden porch decks with concrete pads because of deterioration of wooden elements. Typically, the smaller homes have seen the greatest degree of change, including porch enclosures, re-siding with non-original materials, and the addition of rooms or additional exterior entrances to accommodate occupation by more than one family. Currently, the district has a higher ratio of absentee owners than during the historic period and multi-family rental living prevails.

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MISSOULA SOUTHSIDE HISTORIC DISTRICT BUILDING and PHOTOGRAPH LIST

P = Primary  
C = Contributing  
NC = Non-Contributing  
\* = Previously Listed on the National Register

315 S.1st W.	Newbury House	Queen Anne	1903-05	P
"	garage	Vernacular	c.1920	C
319 S.1st W.	Charlen House	Colonial Revival	1916	C
"	garage	Vernacular	c.1950	NC
321 S.1st W.	Jones House	Vernacular	1902-06	C
327 S.1st W.	Stewbury House	Remodeled	c.1902	NC
329 S.1st W.	residence	Remodeled	c.1910	NC
"	garage	Vernacular	c.1910	C
331 S.1st W.	residence	Vernacular	1902	C
"	garage	Remodeled	c.1902	C
341 S.1st W.	Wood House	Remodeled	1901-05	NC
"	garage	Vernacular	c.1910	C
401 S.1st W.	Ambrose House	Classical Rev.	1906	P
402-02½ S.1st W.	Rowe House	Remodeled	1915-20	NC
403 S.1st W.	residence	Remodeled	c.1907	NC
405 S.1st W.	Geelhart House	Colonial Rev.	1914	C
414 S.1st W.	Rowe House	Vernacular	1912	C
"	garage	Pattern book	c.1912	C
422 S.1st W.	residence	Vern./Col. Rev.	c.1907	C
"	garage	Vernacular	c.1912	C
428 S.1st W.	Lee House	Vern./Col. Rev.	1909	C
"	garage	Vernacular	c.1909	C
429 S.1st W.	residence	Pyramidal Cottage	c.1891	C
435 S.1st W.	residence	Vern./Col. Rev.	c.1910	C
"	garage	Remodeled	c.1910	C
438 S.1st W.	Lee House	Vernacular	c.1909	NC
229 S.2nd W.	Gil House	Dutch Col.	c.1908	C
"	shed	Vernacular	c.1970	NC
233-39 S.2nd W.	Andrews Apts. (row-2 bldgs)	Queen Anne	1904-06	C
241-43 S.2nd W.	Graham Apts. (row-2 bldgs)	Italianate	1907	C
"	garage	Vernacular	c.1921	C
244 S.2nd W.	residence	Trans QA/Col. Rev.	1902-05	C
"	carriage house	Vernacular	c.1905	C
301 S.2nd W.	residence	Queen Anne/Col. Rev.	c.1903	C
304 S.2nd W.	Dunstan House	Queen Anne/Crafts.	1908	C
"	carriage house	Vernacular	c.1908	C
313 S.2nd W.	Lynn House	Pyramidal Cottage	c.1903	C
"	garage	Vernacular	c.1970	NC
319 S.2nd W.	Tracy House	Pyramidal Cottage	1902	C
"	carriage house	Vernacular	c.1902	C
320 S.2nd W.	Karlberg House	Craftsman	1926-27	C
"	garage	Craftsman	1926-27	C
328 S.2nd W.	Croskey House	Craftsman	c.1928	C
"	garage	Craftsman	c.1928	C
329 S.2nd W.	residence	Pyramidal Cottage	1903	C
"	garage	Vernacular	c.1950	NC
335 S.2nd W.	Johnson House	Craftsman	1923	C
"	garage	Vernacular	c.1960	NC
338 S.2nd W.	Morin House	Vernacular	1930	C
340 S.2nd W.	Cornish House	Queen Anne	c.1891	P
340½ S.2nd W.	residence	Vernacular	c.1900	C

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347-47½ S.2nd W.	Headley House	Pre-ranch	1948	NC
"	garage	Vernacular	1948	NC
401 S.2nd W.	residence	Gable front	c.1930	C
"	carriage house	Vernacular	c.1915	C
402 S.2nd W.	A.J. Gibson House	Queen Anne/Crafts.	c.1889	P*
"	garage	Vernacular	c.1970	NC*
413 S.2nd W.	Deffebach House	Queen Anne/Col. Rev.	1908	C
"	garage	Vernacular	c.1910	C
418 S.2nd W.	apartment house	Modern	c.1970	NC
428 S.2nd W.	apartment house	Modern	c.1970	NC
"	carport	Vernacular	c.1970	NC
419 S.2nd W.	Evans House	Queen Anne/Col. Rev.	1890	C
"	carriage house	Vernacular	1890	C
425 S.2nd W.	Evans House	Queen Anne/Col. Rev.	1890	C
"	carriage house	Vernacular	1890	C
431 S.2nd W.	Evans House	Queen Anne/Col. Rev.	1890	C
"	carriage house	Vernacular	1890	C
435 S.2nd W.	Froelich House	Cottage	1928	C
250 Station	Milwaukee Depot	Spanish Mission Revival	1910	P*
"	Baggage Building	Spanish Mission Revival	1910	C*
107-13 S.3rd W.	Penwell Block	Commercial	1910	P
125 S.3rd W.	"Flippers"	Modern	1970	NC
141 S.3rd W.	LaCasse House	Queen Anne	c.1902	C
180 S.3rd W.	D&L Enterprises	Vernacular	1925	NC
200-10 S.3rd W.	Knowles Block (row-4 bldgs)	Queen Anne	1905-11	P*
"	garage	Vernacular	c.1912	C*
"	garage	Vernacular	c.1912	C*
"	garage	Vernacular	c.1960	NC*
201 S.3rd W.	W.M. Linen Supply Co.	Modern	c.1950	NC
215 S.3rd W.	"SSR Inc Engineers"	Compatible	c.1950	NC
219 S.3rd W.	"Rockin' Rudy's"	Modern	c.1950	NC
220 S.3rd W.	apartments	Modern	1977	NC
226-28 S.3rd. W.	apartments (row-2 bldgs)	Queen Anne	c.1910	C
227-27½ S.3rd W.	residence	Queen Anne	c.1900	P
"	garage	Patternbook	c.1900	NC
235-35½ S.3rd W.	residence	Vernacular	c.1908	C
"	garage	Vernacular	c.1950	NC
240-44 S.3rd W.	apartments (row-2 bldgs)	Queen Anne	1910	C
"	garage	Vernacular	1910	C
243 S.3rd W.	residence	Craftsman	1920	NC
303 S.3rd W.	apartments	Queen Anne	1900	C
"	carriage house	Vernacular	c.1900	C
304 S.3rd W.	apartments	Modern	1970	NC
306-8 S.3rd W.	apartments (row-2 bldgs)	Queen Anne	c.1900	C
"	carport	Vernacular	c.1970	NC
317-23 S.3rd W.	apartments (row-2 bldgs)	Queen Anne	c.1906	P
"	garage	Vernacular	c.1906	C
320 S.3rd W.	Thompson House	Vernacular	c.1906	C
"	garage	Vernacular	c.1906	C
328 S.3rd W.	Bishop House	Colonial Revival	1911	P
"	carriage house	Vernacular	1911	C
"	garage	Vernacular	1935	C
333 S.3rd W.	residence	Colonial Revival	c.1915	C
"	garage	Patternbook	c.1915	C
336 S.3rd W.	residence	Colonial Revival	c.1906	C
340 S.3rd W.	Pride House	Craftsman	c.1917	C
"	garage	Vernacular		NC
345-47 S.3rd W.	Lucy House	Queen Anne/Vern.	c.1891	C



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402 S.3rd W.	McCullough House	Queen Anne	c.1891	P
405 S.3rd W.	residence	Queen Anne	c.1891	C
412-412½ S.3rd W.	Lange House	Colonial Revival	1902	C
"	garage	Vernacular	c.1970	NC
418-20 S.3rd W.	residence	Queen Anne	c.1893	C
419 S.3rd W.	residence	Gable Front	1921	C
"	garage	Vernacular	c.1980	NC
426-26½ S.3rd W.	Hendrickson House	Craftsman	1915	C
"	garage	Vernacular	1921	C
427 S.3rd W.	Hastings House	Remodeled	1907	NC
433 S.3rd W.	residence	Q.A./Classical Rev.	c.1907	C
436 S.3rd W.	Marshall House	Queen Anne	1890	C
"	buggy house	Vernacular	1902	C
115-27 S.4th W.	H.O.Bell Garage	Commercial	c.1925	C
120 S.4th W.	Garden City Commercial Coll. "Clark	Queen Anne	1905	P
140 S.4th W.	Fork Christian Center"	Modern	1962	NC
201 S.4th W.	Gagnon House	Queen Anne/Col.Rev.	c.1902	C
"	carriage house	Vernacular	c.1902	C
211 S.4th W.	residence	Pyramidal Cottage	c.1910	C
"	carriage house	Vernacular	c.1910	C
214 S.4th W.	residence	Pyramidal Cott./Craft.	c.1898	C
217-23 S.4th W.	apartments (row-2 bldgs)	Queen Anne/Class.R.	c.1906	C
222 S.4th W.	Brooks House	Queen Anne	c.1899	C
"	garage	Vernacular	c.1899	C
226 S.4th W.	residence	Queen Anne/Col. Rev.	c.1900	C
227 S.4th W.	Goodwin House	Colonial Revival	c.1903	C
235 S.4th W.	Goodwin House	Colonial Revival	c.1903	C
"	carriage house	Vernacular	c.1903	C
242 S.4th W.	residence	Colonial Revival	c.1900	C
245 S.4th W.	Hall House	Classical Revival	c.1903	C
"	garage	Vernacular	c.1930	NC
302 S.4th W.	Harker House	Queen Anne	c.1900	C
"	garage	Vernacular	c.1900	C
305-7 S.4th W.	Chevigny Apts. (row-2 bldgs)	Class. Rev.	c.1902	C
"	garage	Vernacular	c.1915	C
309-23 S.4th W.	Bowland Apts. (row-4 bldgs)	Queen Anne	c.1906	P
"	garage	Vernacular	c.1970	NC
"	carport	Vernacular	c.1970	NC
318-20 S.4th W.	Chevigny House	Queen Anne/Col. Rev.	c.1901	C
"	garage	Vernacular	c.1901	C
325-31 S.4th W.	Cyr Apartments (row-2 bldgs)	Queen Anne	c.1906	C
328 S.4th W.	residence	Vernacular	c.1950	NC
328½ S.4th W.	Foster House	Remodeled	c.1903	NC
336 S.4th W.	residence	Queen Anne/Col. Rev.	c.1906	C
337 S.4th W.	Lambert House	Classical Rev.	c.1902	C
"	carriage house	Vernacular	c.1902	C
341-45½ S.4th W.	apartment (row house-2)	Queen Anne	c.1902	C
"	garage	Vernacular	c.1960	NC
344 S.4th W.	Marks House	Gable Front	c.1902	C
401 S.4th W.	Reeves House	Pueblo	1925	C
402 S.4th W.	residence	Queen Anne	c.1900	NC
403 S.4th W.	Brooks House	Queen Anne	1890	C
"	garage	Vernacular	c.1915	C
421 S.4th W.	Bourdeau House	Remodeled	1905	NC
422 S.4th W.	residence	Italianate	1889-91	C
"	garage	Vernacular	1889-91	C
429 S.4th W.	Bourdeau House	Queen Anne/Col. Rev.	c.1905	C
"	garage	Vernacular	c.1950	C

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435 S.4th W.	Anderson House	Craftsman	1928	NC
"	garage	Remodeled	c.1928	NC
436-36½ S.4th W.	Wilcox House	Remodeled	c.1912	NC
"	garage	Vernacular	c.1921	C
127 S.5th W.	Latimer House	Colonial Rev.	1903	P
135 S.5th W.	Lutz House	Qn.Anne/Col.Rev.	c.1905	C
135½ S.5th W.	residence	Vernacular	c.1912	C
147 S.5th W.	Trevaille House	Italianate	c.1901	C
200-14 S.5th W.	apartments (row-4 bldgs)	Queen Anne	c.1904	C
220 S.5th W.	Dyson House	Qn.Anne/Col.Rev.	c.1904	P
"	garage	Vernacular	c.1950	NC
226 S.5th W.	residence	Remodeled	c.1909	NC
234 S.5th W.	Green House	Spanish Revival	c.1907	P
"	garage	Vernacular	1915	C
235 S.5th W.	1stPres.Church	Gothic Revival	1915	P
"	Educ./Office	Modern	c.1970	NC
242-42½ S.5th W.	Cardiff House	Queen Anne/Col. Rev.	c.1903	C
"	carriage house	Vernacular	c.1903	C
301 S.5th W.	residence	Queen Anne/Col. Rev.	c.1907	C
302 S.5th W.	Marlow House	Classical Rev.	c.1906	C
"	garage	Vernacular	c.1915	C
310-12 S.5th W.	Hollenback House	Classical Rev.	c.1903	P
"	garage	Remodeled	c.1903	NC
311 S.5th W.	Carter House	Vern/Queen Anne	c.1898	C
"	garage	Vernacular	c.1898	C
319 S.5th W.	Kendall House	Queen Anne	c.1899	P
"	carriage house	Vernacular	c.1899	C
320 S.5th W.	Jones House	Queen Anne/Col. Rev.	c.1906	C
"	garage	Vernacular	c.1906	C
328 S.5th W.	Brooks House	Queen Anne/Col. Rev.	c.1899	C
"	garage	Vernacular	c.1915	C
"	shed	Vernacular	c.1902	C
335 S.5th W.	Parish House	Craftsman	c.1922	C
"	garage	Craftsman	c.1922	C
336 S.5th W.	residence	Classical Rev.	c.1905	C
"	garage	Vernacular	c.1905	NC
340 S.5th W.	Marsh House	Qn.Ann/Clas.Rev.	c.1902	C
"	garage/res.	Patternbook	c.1910	C
345 S.5th W.	1st.Cong.Church	Gothic Revival	1892	P
405 S.5th W.	Fresheimer House	Queen Anne	c.1902	P
"	garage	Vernacular	c.1902	C
410 S.5th W.	residence	Qn.Anne/Col.Rev.	c.1907	C
"	garage	Vernacular	1970	NC
425 S.5th W.	Schilling House	Queen Anne	c.1894	P
"	trailer	Vernacular	c.1950	NC
"	shed	Vernacular	c.1950	NC
"	residence	Vernacular	c.1950	NC
"	brick outbldg.	Vernacular	c.1894	C
430 S.5th W.	residence	Cottage	1940	C
434-36 S.5th W.	Crutchfield Apts.	Queen Anne/Col. Rev.	c.1907	C
435-37 S.5th W.	duplex	Classical Rev.	c.1907	P
"	garage	Vernacular	c.1907	C
128 S.6th W.	Wohlschlager House	Queen Anne	c.1906	C
"	garage	Vernacular	1989	NC
136 S.6th W.	Typer House	Vernacular	1938-40	C
"	garage	Vernacular	1938-40	C
144 S.6th W.	Newton House	Queen Anne/Vern.	c.1897	P

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208-8½ S.6th W.	residence	Qn.Anne/Col.Rev.	c.1909	C
220 S.6th W.	residence	Vernacular	c.1907	C
228 S.6th W.	residence	Vernacular	c.1905	C
"	garage	Vernacular	c.1905	C
234 S.6th W.	residence	Colonial Rev.	c.1907	C
"	garage	Vernacular	c.1970	NC
246 S.6th W.	Hopper House	Remodeled	1930	NC
302 S.6th W.	Hatheway House	Queen Anne/Col. Rev.	c.1904	NC
"	shed	Vernacular	c.1960	NC
310 S.6th W.	residence	Gable Front and Wing	c.1907	C
"	carriage house	Vernacular	c.1907	C
320 S.6th W.	Burnett House	Colonial Revival	c.1905	C
336 S.6th W.	Rozale Apts.	Classical Revival	c.1907	P
"	shed	Vernacular	c.1950	NC
404 S.6th W.	Madeen House	Classical Revival	c.1906	C
"	garage	Vernacular	c.1920	C
420 S.6th W.	residence	Queen Anne	c.1898	NC
"	shed	Vernacular	c.1907	C
422 S.6th W.	residence	Vernacular	c.1950	NC
"	garage	Vernacular	c.1950	NC
436-36½ S.6th W.	residence	Gable Front and Wing	c.1906	C
"	shed	Vernacular	c.1906	C
509 S.Higgins	Montana Meat Market	Commercial	1909-12	C
515 S.Higgins	"Crystal Theatre"	Remodeled	c.1908	NC
517-19 S.Higgins	Herrick's Confect.	Remodeled	1903-08	NC
521 S.Higgins	Avery Radio/Repair	Remodeled	1931-38	NC
525-31 S.Higgins	Commercial Block	Commercial	1902-12	P
541 S.Higgins	K&W Grocery	Commercial	1933	P
535 Myrtle	Forland Apartments	Modern	1960	NC
"	garage	Vernacular	1960	NC
602 Myrtle	"Paradise Alley Pottery"	Metal	c.1970	NC
716 Myrtle	Trevaille House	Vernacular	c.1907	C
"	carriage house	Vernacular	c.1907	C
323 Hazel	Dunstan House	Colonial Revival	1910	C
418 Hazel	Jenks House	Colonial Revival	1907	NC
515 Hazel	Carol Apartments	Modern	1970	NC
520 Hazel	residence	Remodeled	1910	NC
521 Hazel	Harker House	Vernacular/Gable Front	1900	P
715 Hazel	residence	Vernacular/Gable Front	c.1907	C
720 Hazel	residence	Vernacular	1945	NC
201 Chestnut	residence	Queen Anne/Cottage	1910	P
"	shed	Vernacular	c.1910	C
205 Chestnut	residence	Queen Anne/Cottage	1910	P
207 Chestnut	residence	Queen Anne/Cottage	1910	P
"	shed	Vernacular	c.1910	C
209 Chestnut	residence	Queen Anne/Cottage	1910	C
215 Chestnut	residence	Vernacular	1970	NC
309-9½ Chestnut	carriage house	Remodeled	c.1889	NC
420 Chestnut	residence	Remodeled	c.1924	NC
633 Chestnut	Dyson House	Remodeled	c.1922	NC
635-37 Chestnut	residence	Vernacular	1970	NC
720 Chestnut	1st.Cong.Parish	Gable Front and Wing	c.1907	C
"	garage	Vernacular	c.1907	C

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**PHOTO INVENTORY: Southside Historic District, Missoula, MT**

This inventory includes: location of photograph, direction of view, photographer's name, and date of photograph.

Negatives for the photographs for this nomination are located at the State Historic Preservation Office, 102 Broadway, Helena, MT

1. 222 S. 4th W., looking northeast (Carolyn Howell, photographer, December 1989).
2. 340 S. 5th W., looking north (Carolyn Howell, photographer, November 1989).
3. 637-37 Chestnut, looking northwest (Carolyn Howell, photographer, November 1989).
4. 310 S. 5th W., looking northeast (Carolyn Howell, photographer, November 1989).
5. 320 S. 5th W., looking northwest (Carolyn Howell, photographer, November 1989).
6. 405 S. 1st W., looking southwest (Linda Smith, photographer, May 1990).
7. 438 S. 1st W., looking north (Linda Smith, photographer, May 1990).
8. 201 Chestnut, looking northeast (Linda Smith, photographer, May 1990).
9. 700 block S. Higgins, looking southeast (Linda Smith, photographer, October 1989).
10. 521 Hazel, looking southwest (Linda Smith, photographer, May 1990).
11. 436-36½ S. 6th W., looking north (Carolyn Howell, photographer, November 1989).
12. 309-23 S. 4th W., looking southwest (Carolyn Howell, photographer, November 1989).
13. Back of 310 S. 6th W., looking southwest (Carolyn Howell, photographer, November 1989).
14. 345 S. 5th W., looking southeast (Carolyn Howell, photographer, November 1989).
15. 422 S. 6th W., looking northeast (Carolyn Howell, photographer, November 1989).
16. 100 block S. 3rd W., looking southwest (John F. Patterson, photographer, November 1989).
17. 715 Hazel, looking west (Carolyn Howell, photographer, November 1989).
18. Back of 228 S. 6th W., looking south (Carolyn Howell, photographer, November 1989).
19. 600 block S. Higgins, looking southeast (Linda Smith, photographer, October 1989).
20. 328 S. 4th W., looking northwest (Linda Smith, photographer, May 1990).

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21. 234 S. 5th W., looking northwest (Carolyn Howell, photographer, October 1989).
22. 200-14 S. 5th W., looking northwest (Carolyn Howell, photographer, October 1989).
23. 242 S. 5th W., looking northeast (Carolyn Howell, photographer, October 1989).
24. Back of 301 S. 2nd W., looking northwest (Linda Smith, photographer, May 1990).
25. 240 S. 2nd W., looking northeast (Linda Smith, photographer, May 1990).

**9. References**

Babcock, William A., Jr., National Register of Historic Places Nomination Form: "Historic Resources of Missoula, Montana, 1864-1940; 1986.  
Coon, Shirley Jay, "The Economic Development of Missoula, Montana," Ph.D Dissertation, University of Chicago, 1926.  
Kirkemo, H. M., Interview with Monte Turner and Mary Staninger on KLCY and KYSS Radio, Missoula, Montana; June 23, 1986.

X See Continuation Sheet

Previous documentation on file (NPS):

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

The following properties within the Missoula Southside Historic District have been listed in the National Register of Historic Places:

Chicago, Milwaukee and St. Paul Railroad Passenger Depot and Baggage House, 250 Station Drive  
A. J. Gibson House, 402 S. Second West  
Knowles Block, 200-210, S. Third West

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other - Specify Repository: Missoula Historic Preservation Office

**10. Geographical Data**

Acreage of Property: approximately 75 acres

UTM References:	Zone	Easting	Northing
A	11	728420	5194830
B	12	271640	5194560
C	12	271610	5194425
D	12	271490	5194370
E	12	271630	5194200
F	11	728400	5194200

Verbal Boundary Description:

The Missoula Southside Historic District is located in the E½ of the SE¼ of section 21, and the SW¼ of the NW¼ of the SW¼ of section 22, T13N, R19W. Within the City of Missoula, Montana, it is located in the Knowles Addition #1: Blocks 2,3,18,19,22,23,34,35,39; and

X See Continuation Sheet

Boundary Justification:

The boundary for the Southside Historic District is drawn to include the highest concentration of historically significant resources on South Higgins Avenue and to include the area west of the commercial area to within one lot of Orange Street. With the creation of Orange Street as a thoroughfare after the 1934 construction of the Parkway

X See Continuation Sheet

**11. Form Prepared By**

Name/Title: Emily Barton, Peggy Aitken, and Patricia Bik, Deputy SHPO.  
Organization: Missoula Historic Preservation Office Date: November 1990  
Street & Number: 435 Ryman Telephone: 406-523-4650  
City or Town: Missoula State: Montana Zip: 59802

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Koelbel, Lenora, Missoula, The Way It Was: A Portrait of An Early Western Town, (Missoula: Gateway Printing, 1972).

McDonald, James R., Personal Communication with Emily Barton, June 20, 1990.

Missoula Chamber of Commerce, Missoula, The Garden City, (Missoula: Missoulian Printing, 1910).

Polk, R. L. and Company, Polk's Missoula City Directory, Including Missoula County, (Kansas City, MO: R. L. Polk, 1903-1930).

Sanders, Helen Fitzgerald, A History of Montana, (New York: Lewis Publishing Company, 1913).

Wright and Woodward, Missoula City Directory: 1890, (Missoula: 1890).

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**Verbal Boundary Description (continued):**

lots 1-5 and 8-12 of Blocks 4,17,24,33,40,47. Also, Knowles Addition #2: Blocks 21 and Lots 11-16 of Block 1 and Lots 14-16 of Block 20. The point of beginning is the intersection of the alley running north-south through Block 1 of Knowles Addition #2 and South Sixth West. From that point, the boundary runs north along the alley to South Fifth West; west to Myrtle Street; north to the east-west running alley of Block 20 of Knowles Addition #2; east to the center of the block; north to South Fourth West; east to South Higgins Avenue; north and northeast along South Higgins to the edge of the platted land on the south side of the Clark Fork River; northwest along the Clark Fork River to River Street; west along River Street to the west end of Lot 5 in Block 47 of Knowles Addition #1; south to South Sixth Street West; and east to the beginning point.

**Boundary Justification (continued):**

Bridge that linked Orange Street with the north side of the river, most of the lots immediately adjacent to Orange Street have changed from residential to commercial use. The dramatic change in character of the south side neighborhood at Orange Street makes a clear western boundary. The district extends north to the end of the platted land parallel to the Clark Fork River, and south to include the north side of South Sixth Street West. The southern boundary is defined by one block of park, one block of residences, a block occupied by a large public building and, finally, a block of non-historic commercial buildings.



McCORMICK PARK

CARRAS PARK

CLARK FORK RIVER

CLARK FORK RIVER

CLARK FORK RIVER



FEB 27 1991

Missoula Southside Historic District  
Missoula County, Montana

**SOUTHSIDE NEIGHBORHOOD**  
MISSOULA, MONTANA



- PROPOSED SOUTHSIDE NEIGHBORHOOD HISTORIC DISTRICT BOUNDARY
- MAIN BUILDING
- OUTBUILDING
- PRIMARY
- CONTRIBUTING
- NON-CONTRIBUTING

21 photograph numbers