city, town

OMB No. 1024-0018 Expires 10-31-87

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

### **National Register of Historic Places Inventory—Nomination Form**

See instructions in How to Complete National Register Forms

For NPS use only 8 1987 SEP date entered OCT 23 1987

Type all entries	-complete app	licable section	ıs		
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state	Montana	code 03	0 county	Gallatin	<b>code</b> 031
3. Clas	sification	n			
Category district building(s) structure site object x multiple resources	Ownership public private both Public Acquisi in process being cons n/a	tion Acc	tus occupied unoccupied work in progress essible yes: restricted yes: unrestricted	Present Use  agriculture commercial educational entertainment government industrial military	X museumx parkX private residencex religious scientific transportation other:
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courthouse, regis	stry of deeds, etc.	Galla	tin County Cou	rthouse	
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depository for su	urvey records	Montana Sta	te Historic Pr	eservation Office	
city, town		104 Broadwa	ıy, Helena	state	Montana

### 7. Description

Condition  X excellent deteriorated ruins fair unexposed	Check one _X unaltered _x altered	Check one _X original site moved date	n/a
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Describe the present and original (if known) physical appearance

Bozeman, Montana, situated near the center of the well-watered and fertile Gallatin Valley, is one of the earliest established, trading communities in the State. At an elevation of 4795 feet, the city has historically served as the commercial hub of a large agricultural area, and enjoys that role today. The current population of Bozeman is 21,645. The historic resources included in this nomination reflect the evolution of this western Montana community from a frontier outpost located on the west side of Bozeman Pass to a prosperous stable commercial and educational center.

The commercial district in Bozeman today reflects the late 19th to early 20th century period and is composed primarily of masonry structures of varied height and design. Although little historic fabric exists at the street level, the commercial district is unified by intact upper levels, cornices, and fenestration patterns. The overall massing and building ornamentation lend the greatest visual cohesion. The earliest period of commercial construction represented in Bozeman is of Italianate and Commercial Queen Anne styles dating from the 1870's through the early 1890's. However, over one-half of the commercial buildings on Main Street either date in construction or facade remodelling from the turn of the century to the late 1930's. These buildings are of a variety of styles, including Art Deco, Neo-gothic Revival, and Spanish Colonial Revival, using glazed brick, terra cotta, molded concrete, and stucco to achieve an overall polychromatic and highly textured appearance. After the 1930's a number of the city's historic commercial buildings were altered, and a few significant Art Deco and Streamline Moderne storefronts were yet added after the historic period. Some of these later buildings and a few of the International Style may gain significance in future years.

Residential construction represented in this nomination of historic resources in Bozeman spans the historic period of significance from the 1870's through the mid-1930's. Some of the oldest houses in the city are of brick veneer construction and date to the early 1880's, a time when brick served as an effective symbol of the community's self-perceived permanence. Many of these tri-gabled dwellings with irregular massing are located on the north side of town, which was the part the community to be settled earliest, and are included in this nomination as independent resources.

By the 1880's South Central Avenue, later to be renamed South Willson Avenue, became the most prestigious address in town. Although a number of extraordinary, high style residences were built here on the south side of town during the final decade of the 19th century, it was not until after the turn of the century that the ambitious plats filed during the early 1890's when the city bid for state capital designation began to fill in with middle class housing. By 1908 the very lopsided nature of city development occasioned some local concern as preference for the south side for new construction resulted in stymied development on the north side, where some streets remain unpaved even today.

The most intense period of residential construction in Bozeman occurred during the early 20th century, and this fact is clearly reflected in the type and quality of housing that comprises the city's major historic districts. Local

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builders played an enormously important role in determining the character to the city's historic neighborhoods. Elmer Bartholomew, A.J. Svokmoe, William Cline, George Dier, A.J. Moe, J.A. Bartholomew, Guy Ensinger, Ora E. Long, and Lou F. Sievert were all important builders who had a clear influence upon the appearance of Bozeman's neighborhoods. One will find pairs and small groupings of houses built by any one of these builders, each house exhibiting the builders' recognizable signatures in the distinctive ornamentation treatments. The Cooper Park Historic District is likely the best example of the speculative construction of these important local builders.

Bozeman, like many Montana communities, supported one prolific architect through most of the 20th century who was responsible for the majority of the designs for both public and private buildings. Fred F. Willson, son of one of the town's earliest pioneers, had a thriving practice in Bozeman from about 1910 until his retirement during the early 1950's. During this period, Willson designed hundreds of buildings, including almost all of the schools, the county courthouse, a number of commercial buildings, and residences ranging from simple Craftsman bungalows to high-style Chateauesque, Colonial Revival, and Mission Revival designs. Willson's success as an architect may be attributed to his ability to fulfill the needs and stylistic desires of his clients more than to as the inherent aesthetic quality of his designs. Fred Willson's mainstream architectural designs, found throughout the community, make an important contribution to the overall character of the city.

The Bozeman Multiple Resource Area nomination includes **634 contributing properties** found within the eight historic districts and **32** independent resources listed below.

#### Main Street Historic District

Period of Significance: 1870-1937

Areas of Significance: Architecture, Commerce, Exploration/Settlement

Contributing Structures: 49
Non-contributing Structures: 19

The site of virtually all significant construction in the city of Bozeman prior to the arrival of the railroad in 1883, Main Street is still the focal point of the city's commercial activity, and consequently reflects the continuous development of Bozeman, from the erection of the first brick commercial structures in 1872 to the present. Three general periods of historical development characterize the kind and quality of buildings found within the boundaries of this district. The earliest, from the 1870's to the early 1880's, reflect Bozeman's role as a gateway to the mines of the Northwest and as the regional center for trade and supply. The next generation of construction on Main Street, dating from the mid-1880s to about 1910, illustrates Bozeman's tremendous growth and diversification following the long-awaited arrival of the railroad. Growth in the commercial district was matched by corresponding

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expansion of the city's residential neighborhoods. The last period, from 1910 to 1937, reflects the city's increasingly important role in the economy of the Gallatin Valley and the local manifestations of national trends such as the construction of department stores, theatres, and storefronts remodeled in the Art Deco style. The expanding role of the architect during this period is evident by the numerous buildings designed or remodeled by local architect, Fred Willson.

#### Bozeman Brewery Historic District

Period of Significance: 1895-1925

Areas of Significance: Architecture, Industry

Contributing Structures: 5
Non-contributing Structures: 0

This small, highly cohesive historic district located at the northeastern corner of the city is dominated by the Bozeman Brewery and the impressive, Queen Anne style Lehrkind House, built by the founder of the brewery, Julius Lehrkind. Two more modest residences built during the early 20th Century by Lehrkind family members and the one-story brick bottling plant complete the district. Proximity to the railroad was clearly a factor in the development of this tiny district, which is located at some distance from the commercial core and other residential historic districts.

#### Bon Ton Historic District

Period of Significance: 1880-1937

Areas of Significance: Architecture, Community Planning, Settlement

Contributing Structures: 190 Non-contributing Structures: 39

The choice location for residences from the 1880s through the mid-1930's, the Bon Ton Historic District includes approximately 27 facing blocks of So. Willson, So. Grand, and Third Avenues that form a distinct unit by virtue of the number of substantial and more high-style residences than are found in concentration in any other part of the city. A distinctly different architectural character to either side of this district justifies its definition as a separate historic district. Many of the leading names in Bozeman history built their homes within the Bon Ton Historic District, and numerous of these individuals also constructed business blocks within the Main Street Historic District. The popularity of this neighborhood increased after the turn of the century and a pattern of middle to upper-middle class residents moving at that time from houses north of Main Street to new residences built in this area has been well documented. Grand and Willson Avenues were deliberately laid out wider than other city streets, having been specifically intended to develop as an upper class neighborhood. A portion of this district was listed in the National Register of Historic Places on December 18, 1978 as the South Willson Historic District.

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#### So. Tracy - So. Black Historic District

Period of Significance: 1872-1937, 1939

Areas of Significance: Architecture, Settlement

Contributing Structures: 78
Non-contributing Structures: 15

This district contains well preserved, middle class residences from the 1870's through the 1930's. So. Tracy Ave. is architecturally the stronger of the two streets, although identically designed houses also appear on So. Black, as well. Two exceptionally elaborate houses on Black St., which would be expected to be found in the Bon Ton Historic District, are the Craftsman style house at the northeast corner of Story St. and the Shingle style Luce House, which has been determined to be non-contributing due to alterations. This district includes the only one of three identical Fred Willson-designed schools which has not undergone major alteration to the entrances. Bozeman Avenue, which is virtually devoid of architecturally significant buildings due to alterations, forms a clear boundary to the east.

#### Cooper Park Historic District

Period of Significance: 1885-1937

Areas of Significance: Architecture, Settlement

Contributing Structures: 222
Non-contributing Structures: 42

Bozeman's early 20th Century expansion is evidenced by this district of modest, middle class houses dating primarily from that period. The boundaries for this district conform quite closely to the gap in development between Third Ave. and the State Agricultural College as shown on an 1898 bird's eye view of the city. Cooper Park was included on the plat for this area before any construction took place in the district. The park is an example, on a very small scale, of formalized, early 20th Century city planning. It may have been intended to be a part of the 8th Ave. boulevard, which was laid out in 1891 to lead up to the proposed State Capitol building, which Bozeman at that time coveted. Many of the houses in this historic district were designed by the prominent local architect Fred Willson and a number were built as speculative ventures by carpenters such as Elmer Bartholomew, Guy Ensinger, William Cline, Ora Long, and Lou Sievert.

#### Lindley Place Historic District

Period of Significance: 1880-1922

Areas of Significance: Architecture, Settlement

Contributing Structures: 26
Non-contributing Structures: 8

The district consists of a dense, very cohesive grouping of late 19th and early 20th Century vernacular houses that line both sides of Lindley Place, an isolated, two block-long street that has no cross streets. A small group of

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bungalows on Olive Street at the head of Lindley Place serve to terminate the district. A few of the oldest and best preserved houses in the city are located within this district. Lindley Place is especially notable for its small scale, its high density, and its high degree of overall architectural integrity.

#### North Tracy Avenue Historic District

Period of Significance: 1890-1930

Areas of Significance: Architecture, Settlement

Contributing Structures: 21
Non-contributing Structures: 8

The North Tracy Avenue Historic contains the most significant concentration of historic residential architecture north of Main Street, and is a representative portion of what was once a quite extensive historic residential area. The district consists of 29 modest residences spanning two blocks, from Villard to Peach Streets. The neighborhoods to the north of Main Street were established long before expansive development occurred on the south side during the early 20th Century. However, no areas of the north side of Bozeman retain as much historic architectural integrity as the small group of residences that compose this district.

#### South Tracy Avenue Historic District

Period of Significance: 1916-1923

Areas of Significance: Architecture

Contributing Structures: 6
Non-contributing Structures: 1

This compact and cohesive group of seven small, one-story, gable front, Bungalow style houses stretches for one block along the east side of S. Tracy Avenue. An island of Bungalows from the time of its initial construction in 1917 and well into the 1930's, the South Tracy Avenue Historic District remains a cohesive architectural unit, and a particularly vivid example of Bozeman's rapid early 20th Century expansion. The seven similar, modest residences that make up the district, each with a separate garage, represent the work of four local carpenters.

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	Independent Resources						
1.	301 West Main	Gallatin County Courthou	se 1936	Art Deco			
2.	103-11 S. Fourth	Bridger Arms Apts.	1926	Classical			
3.	202 West Main	Holy Rosary Church Rectory	1912	Neo-Gothic Revival			
4.	202 West Main	Story Iron Works/ Northern Auto Co.	ca.1900, ca.1930	Auto Showroom			
5.	26 S. Grand	Bozeman Sheet Metal	1936	Streamline Moderne			
6.	24 W. Mendenhall	Bozeman Armory	1941	Art Deco			
7.	112 S. Grand	Gifford House	1894	Tri-gable Vernacular			
8.	120 S. Grand	First Baptist Church	1911	Ecclesiastical			
9.	113 S. Willson	Dokken Funeral Home	1936	Neo-Gothic Revival			
	121 South Willson	Methodist Episcopal Church	1873	Ecclesiastical			
11.	26 W. Babcock	First Presbyterian Church	1908-10	Ecclesiastical			
12.	6 West Babcock	Bozeman Y.M.C.A.	1914	Prairie Commercial			
13.	9 W. Olive	St. James Episcopal Church and Rectory	1883,1889	Ecclesiastical			
14.	427 East Main	Hamill Apartment	1931	Art Deco			
15.	424 East Main	Litening (sic) Gas	1939	Streamline Moderne			
16.	607 West Lamme	Colburn House	1894	I-house			
17.	122 West Lamme	Brandenburg House	ca.1883	I-house			
18.	22 West Lamme		1890	Second Empire			
19.	305-315 West Peach	North Edge Dairy	1905	Agricultural			
20.	204 North Bozeman	Spieth Houses	1903	Vernacular			
	and 209 E. Lamme		1908	Vernacular			
21.	409 North Bozeman	Beall Park Community Center	1927	Arts and Crafts			
22.	216 North Church	Newman House	c.1890	Tri-gable			
23.	224 North Church	Busch House	c.1895	Queen Anne			
24.	223 N. Church	Vreeland House	1888,1900	Queen Anne/Eclectic			
25.	510 North Church	Bohart House	1889	Vernacular			
26.	700 North Wallace	MISCO Grain Elevator	1933	Cribbed lumber			
27.	205 South Church	Hamill House	ca.1919	Bungalow			
28.	801 South Seventh	Panton House	1893	Pattern Book			
29.	219-221 West Arthur	Graf Building	ca.1941	International			
3Ø.	716 South Black	Kolble House	ca.1912	Queen Anne			
31.	506 East Babcock	Rouse House	1881	I-house			
32.	209 South Wallace	Gallatin Valley Seed Co.	1917,1945	Industrial			

Systematic historical and architectural survey work within the Bozeman Multiple Resource began in 1981. James R. McDonald, architect, Martha Claire Catlin, historian, and a host of volunteer workers began a reconnaissance survey of approximately 1600 buildings in Bozeman under contract with the Bozeman City-County

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Planning Office. Three years later, the Montana State Historic Preservation Office contracted with Matthew Cohen, architectural historian, to complete historical research necessary for the evaluation of buildings and districts within the survey area and to prepare a multiple resource area nomination for those properties found to meet the criteria for listing in the National Register of Historic Places.

#### 8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 X 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric agriculture x architecture art x commerce communications	X community planning conservation economics	landscape architecture law literature military music philosophy X politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1872-1937	Builder/Architect	multiple	

#### Statement of Significance (in one paragraph)

The historic resources of Bozeman, Montana are significant due to their ability to accurately portray the social and economic forces that shaped the historic character and physical appearance of this stable and rather prosperous western Montana community. The commercial patterns of development, resulting in the evolution of a typical, western vernacular Main Street, are evidenced by the one-and two-story masonry buildings dating from the early 1880's through to the late 1930's that line both sides of the street. Although some important examples of late 19th century vernacular and high-style residential architecture exist today, Bozeman's neighborhoods are primarily characterized by the extensive blocks of early 20th century, carpenter-built housing. The degree to which the community's commercial and residential historic districts retain their original ambience and architectural character is unusual in Montana. The relative stability of the Bozeman economy likely has supported this remarkable level of preservation.

The town of Bozeman was established as a strategically situated frontier outpost located on the west side of Bozeman Pass, which was the mountain crossing for a major transportation route to the gold mines of western Montana. As early as the mid-1860's Bozeman existed as a trading center for a burgeoning agricultural hinterland, which supplied basic commodities to the miners who crowded in at the major strikes in Virginia City, Bannack, and Helena. The importance of regional commerce to the early Bozeman merchants is clearly depicted by the active role they played in bringing to the attention of the U.S. Government the threat they thought posed by Indians to unfettered travel or railroad construction during the mid-1870's.

With the Indian population thoroughly quelled by the late 1870's and the transcontinental Northern Pacific Railroad completed to Bozeman in 1883, the young city of Bozeman was bursting with renewed optimism regarding its future. Bozeman became an incorporated city, and a number of new additions to the original townsite were immediately platted. As the hub of a growing and prosperous agricultural region, Bozeman citizens and business people benefited from expanded markets as well as convenient accessibility to imported goods and industrial products available by rail. The accumulation of wealth in the community is exhibited in the number of substantial residences and commercial buildings in the Italianate, Queen Anne, and Second Empire styles built during this period. Most of the residences dating to the 1880's were constructed on the north side of town and exist today surrounded by more recent infill construction or extensively remodelled historic structures.

During the early 1890's, Bozeman demonstrated its desire to gain the distinction of being the capital of the new state of Montana. In reality, Bozeman had little chance for the title when compared to the larger and wealthier cities of Helena and Anaconda, which were in intense competition for the honor. Like many towns, Bozeman's bid was a symbolic one, designed to secure for itself an important

## 9. Major Bibliographical References

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11. F	orm Pre	epared By			
name/title	Matthew Co	ohen	,		
organization	Bozeman C	ity County Planni	gn Office	date June, 1986	
street & numb	ber 25 No	rth Bozeman		telephone 406-586-4421	
city or town	Bozema	an		state Montana	
12. St	tate His	storic Pres	ervation	Officer Certificati	on
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	national	state	X local		
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state institution and some political clout when it threw its votes behind one of the top contenders. Indeed, Bozeman did gain the Montana State College of Agriculture and Mechanic Arts. Although the city initially accepted the college with disappointment, this institution would prove to be a vital contributor to the stability of the local economy throughout the 20th Century.

In a state where the cycles of boom and bust of natural resource exploitation have caused considerable stress to sustained economic development, the city of Bozeman stands out with an unusually secure and generally prosperous local The relatively slow pace of development that the town experienced during the 1870's, 1880's, and 1890's left Bozeman with an ambitious plat and a stable agricultural market that would well accommodate the steady expansion of both business enterprise and population during the first three decades of the 20th century. Bozeman came of age as a modern city during this period. Although very little industrial investment occurred in Bozeman, diversification in both the agricultural and service sectors during the 1910's brought markedly increased prosperity to the city, supporting a much expanded middle class population. Commodity prices held strong through the First World War, and the ranks of the Gallatin Valley farmers were swelled by new homesteaders taking up virtually all of the as yet unclaimed agricultural land. In town, large tracts of carpenterbuilt housing constructed between 1900 and 1937 survive today as intact neighborhoods that are presented in this nomination as the Cooper Park, Bon Ton, South Tracy-South Black, South Tracy, North Tracy, and Lindley Place historic districts.

The city of Bozeman fared considerably better than most Montana communities through the years of the Great Depression due to the presence of the State College and to the tremendous agricultural productivity of the Gallatin Valley, where farmers were not subjected to as high a rate of foreclosure as was experienced by settlers in other parts of the state. Although the city continued to grow during the Depression years, it did so at a very moderate pace.

Detailed descriptions of each of the eight historic districts and 32 independent resources included within the Bozeman multiple resource area follow.

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# National Register of Historic Places Continuation Sheet

			Multiple Resource Area Thematic Group
	Bozeman MRA Gallatin County, MONTA	NA	
lomina	ation/Type of Review		Date/Signature
Cove	er Marian Maria		Keeper Beth Grovena Boland 1
/·/ <b>1.</b>	Beall Park Community Cent	er med in the	freeper Selmis Byent 191
2.		Secret open Carrier	Attest  Keeper Helous Byer 10/2
<b>443.</b>	Bon Ton Historic District		Attest  Keeper Bek Grosvena Boland 10
$\mathcal{O}_4$ .	Bozeman Armory	Substantive Yevier	Attest Keeper aug O Shull 10-22
5.	Bozeman Brewery Historic District	Matamed in the	Attest
6.	Bozeman Sheet Metal Works	AND AND THE TEAM OF THE PARTY O	Attest
	* N. 2		Attest
7.	Bozeman YMCA	AND SANT SECTION	Keeper Helmes Byers 10/2
5/8 <b>.</b>	Brandenburg House	Southin Market	Attest  Keeper Beth Ensvenn Boland 19
9.	Bridger Arms Apartments	Perfected in 1600	Attest  Keeper Helven Byen 10/2
	Descale House	機能を受ける 「経」を発発し The Company of Table (Table )	Attest  fixeper flelous Byers 10/2

OMB Approval, No. 1024-0010

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

# National Register of Historic Places Continuation Sheet

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			Multiple Resource Area Thematic Group
Name	Bozeman MRA		
State		unty, MONTANA	
Nomina	tion/Type of Revi	ew	Date/Signature
11.	Colburn House		J. Keeper Alloren Byen 10/23/87
12.	Cooper Park Hist	oric District	Attest  Attest  Attest
13.	DokkenNelson F Home	uneral	Keeper Both Grovens Boland 12/21/87
14.	First Baptist Ch	urch   例如 A Man	Attest
15.	First Presbyteri	an Church	Keeper Bith Grovener Boland 12/21/87
16.	Gallatin County	Courthouse	
17.	Gallatin Valley	Seed Company	Attest  Attest  Attest
_ 18.	Gifford House		
√)19.	Graf Building		Keeper Qual Affull 10-22-8
દ3 <b>20.</b>	Hamill Apartment	S (1994) (1994) (1994) (1994)	Attest

# National Register of Historic Places Inventory—Nomination Form

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St	ate <u>Gallatin County</u> ,	<u>MONT</u> ANA		
No	omination/Type of Review			Date/Signature
21	. Hamill House	wtered in the	Keeper	Heloren Byen 10/2:
22	. Holy Rosary Church Recto	ory medical de Si.		Alone Byen 10/23
23	. House at 22 W. Lamme	A Rev	Attest Keeper	Reth Growens Boland
24	. Kolble House	s Mered in the	Attest Keeper	Helores Begun 10/1
25	. Lindley Place Historic D	District	Attest Keeper	Albert Byer 18/23
26	Litening Gas	THE THE PARTY OF T	Attest Keeper	Carel D. Sheel
27	. MISCO Grain Elevator	erod an that	Attest Keeper	Alone Byen 10/2
28	. Main Street Historic District			Bell Gresvenn Boland to
29	• Methodist Episcopal Chu	rch set desiste	V	Allow Byen 10/2
3 <b>3</b> 0	. Newman House	m ou the took Be <b>thom!</b> Register	Attest frKeeper	Selver Byen 10/2
			Attest	

# National Register of Historic Places Inventory—Nomination Form

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	Nam State		NTANA	
	Nomination/Type of Review		_	Date/Signature
	31.	North Edge Dairy	Keeper	Albures Byen 10/23/8
	32.	North Tracy Avenue Histori District	0	AloueBjus 18/23/8,
-	33.	Orton House	Attest Keeper	s styll s
	34.	Panton House	Attest	Alona Byen 19/23/8
	35.	St. James Episcopal Church and Rectory	Attest	Delver Byen 11/23/8
	36.	South Tracy Avenue Histori District	Attest c Keeper	Helour Byen 10/23
ζV	37.	South TracySouth Black Historic District	Attest Keeper	Beth Grosvena Boland 12/4/8
· · · · · · · · · · · · · · · · · · ·	-38.	Spieth Houses	Attest	Beth Gassina Boland 10/23/8
	39.		Attest	AlmeByen 10/23/8,
87	³ 40.	Rouse House	Attest  Keeper	Allones Byen 10/2 3/8,
			Attest	

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# **National Register of Historic Places Continuation Sheet**

			Multiple Resource Area Thematic Group
Name Stat	Bozeman MRA e Gallatin Count	y, MONTANA	
Nomi	nation/Type of Rev	iew	Date/Signature
41.	Gallatin County H	igh School	
42.	Harris House	Setsional Begister	Keeper Helone Byen 1/22/8 Attest
43.	Hines House	Record in the Rathonal Register	freeper Shlows Byen 1/22/8
v44.	House at 714 Nort	n Trace	Attest
<sup>2</sup> 45.	House at 818 Sout	h Eighth	Attest
N 46.	Johnson House	Marian Barian	for Keeper latrick Andrey 1/22/88
47.	Krueger House		AttestKeeper/c
48.	Peterson House	Market Market Con-	Attest
49.	Emerson School	Entered in the National Register	Attest

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North Edge Dairy	Gallatin County, MONTANA (Bozeman MRA)	
REMOVAL APPROVED	Autource 1acc 6/6/91	
Determined Eligib	le/Owner Objection	