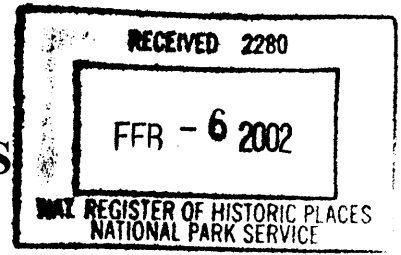


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



OK
214

1. Name of Property

historic name: Billings West Side School

other name/site number: Broadwater School/24YL0196

2. Location

street & number: 415 Broadwater Avenue

not for publication: n/a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

city/town: Billings

state: MT code: 030 county: Yellowstone code: 111 zip code:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark F. Baumer / SHPO
Signature of certifying official/Title

February 1, 2002
Date

Montana State Historic Preservation Office
State or Federal agency or bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register see continuation sheet
- determined eligible for the National Register see continuation sheet
- determined not eligible for the National Register see continuation sheet
- removed from the National Register see continuation sheet
- other (explain): _____

Edson N. Beall
Signature of the Keeper

3/20/02
Date of Action

5. Classification

Ownership of Property:	Public	Number of Resources within Property	
Category of Property:	Building	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register:	0	<u>1</u>	<u>1</u> building(s)
		<u>0</u>	<u>0</u> sites
		<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
Name of related multiple property listing:	N/A	<u>1</u>	<u>1</u> TOTAL

6. Function or Use

Historic Functions:	Current Functions:
EDUCATION/school	EDUCATION/school

7. Description

Architectural Classification:
EARLY 19TH AND 20TH CENTURY REVIVALS/
Second Renaissance Revival; Neo-Classical Revival

Materials:
foundation: STONE/limestone
walls: BRICK
roof: ASPHALT
other: METAL; STONE/limestone

Narrative Description

The Billings West Side School is a two-story, rectangular building with a daylight basement and a modified rectangular footprint. Located in a tree-lined neighborhood in the West Side of Billings, the surrounding residential architecture also dates to the historic period. Built in three phases over a period of eleven years from 1909-1922, the school is located within a four-acre lot surrounded on all sides by an asphalt playground, which is bordered by a tree-lined grassy area. The original, two-story, four-room building was completed in 1909. In 1917, a large addition, effectively doubling the size of the school, was completed. Another large addition to the north side of the building was completed in 1922. Both historic additions are in keeping with the original design of the building. The massive brick building displays elements of the Second Renaissance Revival, including both arched and pedimented openings, rusticated masonry at the basement level, strong horizontal lines emphasized by limestone belt and string courses, and a flat roof with a detailed cornice. Despite the introduction of modern double-hung windows during the 1980s, the building retains a high degree of integrity, and is evocative of the period of significance.

The Billings West Side School, now called Broadwater School, serves as a neighborhood elementary school. The building consists of a rectangular plan with a central circulation core and perimeter classrooms. A single main entry at the front and two entry/exits at the rear serve the building. The lower level consists of mechanical area, custodial space, rest rooms, teachers' lounge, school library and special classes. The main floor and upper floor each consist of seven classrooms.

Construction systems and materials include a basic load bearing brick masonry exterior wall system with a wood post and beam interior framing system. The perimeter foundation forms a strong base for the building and is constructed of limestone. The red brick walls are laid with a running bond using subtle arches over door and window openings. Intermediate horizontal limestone trim brings a proper scale to the structure. A handsome metal cornice about the roof perimeter offers a dignified cap for the building. Roof is flat with interior drains and a masonry stepped parapet wall. The one-over-one, wood-frame, double-hung replacement windows are very similar to the originals. Exterior doors are smooth paneled painted doors with appropriate fire exit hardware.

The façade (south elevation) is the original, rectangular, 1909 portion of the building. It features three massive bays and symmetrical fenestration. Three, wood-frame, one-over-one light, double-hung windows are centered at each story within the two outer bays. A wide limestone belt course separates the basement level from the main floor, and encircles the entire building. Brick lintels, as well as

5. Classification

Ownership of Property:	Public	Number of Resources within Property	
Category of Property:	Building	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register:	0	<u>1</u>	<u>1</u> building(s)
Name of related multiple property listing:	N/A	<u>0</u>	<u>0</u> sites
		<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>1</u> TOTAL

6. Function or Use

Historic Functions: EDUCATION/school	Current Functions: EDUCATION/school
---	--

7. Description

Architectural Classification:
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limestone stringcourses that encircle the building, are featured at the main and second story levels. The windows at the main level are located within a slightly recessed brick panel capped with corbeled brick. Brick pilasters separate the windows at the second story. These windows also feature limestone sills, and are capped by a band of limestone. Above the windows and below the cornice, square and rectangular shaped panels of buff-colored brick are located at regular intervals at the corners and above each pilaster. A wide metal cornice with block modillions and dentils crowns the building at the roofline.

Five limestone steps lead the entrance at the main level of the recessed central bay. The aluminum-frame, one-light double doors are flanked by narrow one-over-one light double-hung sidelights and a large transom above. A band of corbeled brick separates the doorway from the large arched window opening at the second story level. The window opening contains a large, double-hung one-over-one light window flanked by narrower double-hung sidelights, and a large, four-light, fixed frame arched window above. The brick arch features a limestone keystone. Decorative limestone circular motifs are located on either side of the keystone. Above, centered in the parapet wall, is a limestone panel with raised letters that read "A.D. 1909." The steps, entrance, and arched window are all flanked by single, one-over-one light double-hung windows. The east and west elevations of the 1909 building contain the same detailing as the façade, with four, evenly spaced, one-over-one light windows at each level. One window at the basement level on the east elevation has been infilled with stone.

In 1916-1917 a two-story addition was built onto the north side of the building. This addition is approximately the same depth and slightly narrower in width, but nearly identical in design to the original. The west elevation contains one six-light, fixed frame window and three one-over-one double-hung windows at the basement level. The first and second stories contain tripled one-over-one light double-hung windows to the north. To the south at the main level is a modern door with a large transom. Metal steps lead from the door to the ground. Above the door at the second story is a single one-over-one double-hung window. Brick pilasters flank the openings at both the first and second story levels. The east elevation mirrors the west elevation.

In 1922, the last addition was completed on the north side of the school building. Slightly larger in size than the 1917 addition, it is less elaborate in detail, but similar in scale and design to the rest of the building. Built on a cement block foundation, the addition resembles the 1917 addition on the east and west elevations, with centered, wood-frame, one-over-one light, double-hung, tripled windows flanked by single, one-over-one light, wood-frame, double-hung windows. This fenestration appears at the basement, first, and second levels. Each of these windows feature flat lintels, and are slightly wider than the windows on the rest of the building. Identical fenestration is centered in the north elevation of the addition. A large, pedimented door opening is located on either side of the windows, at the lower levels. The openings feature modern aluminum, one-light, double doors and a large transom. Brick pilasters support the limestone lintels and pediments. Raised letting within the lintel reads "BROADWATER" above the east entrance and "GRADE SCHOOL" above the west. Raised circles around a large carved, open textbook flank both inscriptions. The decorative pediments each contain three carved shell motifs. The second story contains single, wood-frame, one-over-one light, double-hung windows centered above each entry.

The interior of the school retains its historic finishes and architectural features. Classrooms and corridors are trimmed with wooden baseboards and chair rails, and contain the original wood flooring, stairs, balustrades, doors, trim and chalkboards. The chalkboards slide vertically, and, when raised, provide access to closets with shelves and ornate metal coat hooks. Another distinctive detail is the centrally located circular slide fire escape. The original hot water boiler system continues to keep the building heated.

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Administrative Building (non-contributing)

A concrete-block building, constructed c. 1960, is located southwest of the school. The low, "L"-shaped building is constructed on a concrete foundation and features a shallow gable roof. The northern extension, which houses the gymnasium, is one and one-half stories in height, while the west wing, which contains administrative offices and classrooms, is one story. Fenestration includes aluminum and glass entrance doors off-center to the east and ribbons of five-light double-hung aluminum windows across the south elevation. The east elevation contains glass and aluminum entrance doors off-center to the south, and a single pedestrian door to the north side. Glass block windows provide illumination to the gymnasium at the one-and-one-half story level. The north elevation features pedestrian doors on the east side, a pair of three-light aluminum-frame windows immediately west of the easternmost door, and ribboned pairs of five-light, double-hung windows across the west wing. The west elevation contains a single, centered pedestrian door. The modern building does not contribute to the significance of the property.

Integrity

The Billings West Side School retains a high degree of integrity. Architectural detailing on both the exterior and interior remain intact. The historic additions are in keeping with the design and scale of the original building, and are reflective of the expansion of the surrounding neighborhood during the early part of the twentieth century. The school continues to serve the surrounding historic neighborhood. Indeed, the building retains integrity of location, setting, feeling, association, workmanship, materials, and design.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: EDUCATION
EXPLORATION/SETTLEMENT
ARCHITECTURE

Criteria Considerations (Exceptions): N/A

Period(s) of Significance: 1909-1952

Significant Person(s): N/A

Significant Dates: 1909, 1917, 1922

Cultural Affiliation:

Architect/Builder: Curtis Oehme, Architect
McIver and Cohagen, Architects (2nd Addition)
V. W. Eames, Builder (1st Addition)
R.R. Crowe and Company, Builder (2nd

Addition)

Narrative Statement of Significance

The Billings West Side School, constructed in 1909, is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level. The building was constructed when the West Side neighborhood of the city of Billings was first established. As the community grew, the school was expanded to accommodate the increased number of children. Its historic additions in 1917 and 1922 are evocative of the patterns of settlement of the neighborhood. Its detailed architecture and prominence within the neighborhood is reflective of the importance of education to the community. Designed by Billings architect Curtis Oehme, the building is an excellent example of a practical version of the Renaissance Revival style. Oehme was a prominent architect in the city, and the school stands as a testament to his careful work.

Billings and its Education System Established

*"Billings is situated on the north bank of the Yellowstone River, at a point on the Northern Pacific railroad 915 miles west of St. Paul and about midway between that city and the terminus of the road at Puget sound. The town is located upon a gently sloping plain at the eastern extremity of the most beautiful of Montana valleys – the Clark Fork bottom – north of the town a line of rugged cliffs, the bank of a once wide Yellowstone, divides the bottom lands along the river from a higher plateau."*¹

Born in 1882, the city of Billings was a rail hub founded by the Northern Pacific Railroad on a site originally known as Clark's Fork Bottom. Eclipsing the earlier settlement of Coulson just to the northeast, the town of Billings was laid out around the rail line by the Montana and Minnesota Land & Improvement Company. With land holdings on both sides of the tracks, the city was laid out with the rail line running down the center, and the main streets of Montana and Minnesota fronting onto the rails.

Heman Clark, agent for the Northern Pacific Railroad, arrived in Billings on April 1, 1882. Detailing the creation of the Billings townsite to hopeful settlers, he announced the railroad's plan for a townsite envisioned to hold 20,000 inhabitants. The railroad would develop eight or nine sawmills, a 16-mile irrigation system and rail spurs to nearby mines, and name it all in honor of past NP president, Frederick Billings. Clark's arrival "lit the fuse of a crazed land boom"² as buyers competed to purchase town properties. By May 1882, the first three buildings were erected in town – a railroad headquarters, H. Clark's townsite office and mercantile, and a lone residence.³ In August 1882, when the NP line was completed to Billings many new residents had already arrived. Buildings to house new arrivals were hastily constructed south of the tracks, while commercial buildings and hotels were located close to the hub of railroad activities. By the end of the following year, the newspaper reported some 400 buildings, occupied by over 1500 citizens. Downtown occupied an area of about nine blocks, split evenly north and south of the railroad tracks. First log and frame, and later, brick and stone business buildings were built along the rail corridor in late Victorian styles.

In 1893, Billings was named county seat of Yellowstone County and by the turn of the twentieth century, the town included "a water works, electric lights, graded streets, efficient fire department, excellent schools and churches, good society, [and] an intelligent class of people."⁴ The population spread into the flats north of the downtown and the north side neighborhood became increasingly

¹ D. Leubrie, Chicago *Inter-Ocean*, Nov. 19, 1888.

² Van West, *Capitalism on the Frontier*, p. 180.

³ Hendry & Fell, *Billings Directory 1883; History of the Yellowstone Valley*, p. 292.

⁴ D. Leubrie, Chicago *Inter-Ocean*, Nov 19, 1888.

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attractive with frame and brick homes of a number of prominent citizens scattered through the area. In 1900, the U.S. census counted a population of 3,221 Billings residents.

Billings rapidly took the lead as a transportation hub for the large agricultural region in surrounding eastern Montana and northern Wyoming. Livestock was the keystone of the local economy, and cattle ranching and sheep growing dominated the high plains country around Billings. In addition, the railroad linked by spur lines to mining districts in the nearby mountains. Silver from the Judith Basin, White Sulphur Springs and Cooke City mines flowed through Billings, along with coal from the Red Lodge coalfields.

These extractive and agricultural industries supported a solid business community in Billings, and growth of the downtown reflected the brisk pace of commerce. The commercial heart of town remained centered on Montana and Minnesota Avenues but began to stretch on a perpendicular course up Broadway. The north side of the tracks became a finance, shopping, hotel and office district while the rail yards, warehouses, manufacturing and the Yegen Brothers' mercantile establishment concentrated south of the tracks and to the east of the Montana Avenue businesses. And on the expanding north end, a substantial granite courthouse and a new city hall and firehouse were built during the first decade of the twentieth century.

The year 1909 was a momentous one in Billings history. That year, the Great Northern Railway built through Montana to Billings and beyond, Congress passed the Enlarged Homestead Act, and the Fourth Annual Dryland Farming Congress was held in Billings that year. In the heartland of dry farming, Billings' population boomed as hopeful homesteaders flooded the plains. By the 1910 census, Billings was ranked the sixth-fastest growing community in the nation and the population bulged at 10,031. During the decade that followed the population swelled to almost 18,000 before dropping back to 15,100 in 1920.

During the boom years of the 1910s, the streetscape of the city was transformed. Increasingly, older buildings and empty lots on the edges of the downtown gave way to larger, multi-story commercial blocks and hotels. The new downtown Union Depot to serve the expanding rail services, the Northern and Grand Hotels, a new Billings Opera House, an expanded Babcock Theater, the Bank of Montana and the Masonic Temple are among the impressive buildings erected during this era.

The first school classes began in October 1882 and were held in makeshift rented spaces. A log school building, located at First Avenue North between 24th and 26th Streets, opened to students in September of 1883. The following summer a school board was elected, and School District #2 was created. The first permanent school building – North School- was built on 4th Avenue between North 29th and 30th Streets. The school officially opened in February 1886.

Meanwhile across the tracks, the South School was located at North 29th Avenue and First Avenue South. Completed and opened in February 1893, it served the large residential neighborhood on the south side of town. South School was a brick building similar to its northern sister across the tracks.

History of the Billings West Side School

As the population of Billings moved westward, a new school was needed. In February 1909, the trustees purchased an area of land from the Suburban Homes Company for the sum of \$3000. Suburban Homes Company was owned by I. D. O' Donnell who was also a member of the Board of Trustees for School District #2. The two-story, four room brick building was completed the same year.

By 1916 additional rooms were needed. In February the School District's Board of Trustees recommended a four-room addition to the existing building. There was slow progress on the second section because the school was still in the country and needed to be connected to the city sewer. The Buildings and Grounds Committee also had to look into the matter of horses running over and ruining the lawn. The builder, V. W. Eames, wanted to change the stonework to concrete, but Mr. Oehme, the architect, made sure specifications were kept. Completion of the second unit was not completed and accepted until March 1917.

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A special bond election was held in April 1920 for construction of yet another addition to the north side of the present building. Architects McIver and Cohagen made plans for a semi-fireproof design in keeping with the structure of the existing building. Estimates by contractors R.R. Crowe and Company were made in November of 1920. Mr. Crowe's associate E. A. Skagg, died the same month, and a waiver to continue work had to be secured. These steps were necessary to protect the school district. In January of 1921, the architects asked if two rooms could be vacated to finish construction. The Board of Trustees would not allow this. Trustee Phillips went under fire for furnishing materials to complete the millwork on the new addition. Work went slowly through the winter of 1921. Not until February 1922 was the new addition completed and repairs made on the existing building. Through the entire construction of the building, Ward C. Nye was Superintendent of Schools, (1908-1924).

Over the years of the school's existence, it has boasted many social and educational events. Music was always a very important element in the school. In the 1930's Julius Clavadetcher had an orchestra of 75 and a piano class of 20. Billings West Side School also had the largest P.T.A. membership in the state of Montana. Church services and union meetings were held in the school, as were theatrical performances. Students there won the Fine Arts Festival competition for their play in 1935. World War II brought the people of the community together. They gathered at the school to do their part to support the war effort.

During the 1960s, Billings, together with most of the nation, acknowledged the need for more elementary school space as a result of the post-World War II "baby boom". Rather than add on to the historic school or demolish it in favor of a new building, the School District chose to construct a one-story administrative building on the property.

Billings West Side School, now Broadwater School, is one of the oldest existing elementary schools in the city of Billings. It grew as the city grew. Broadwater Elementary School is the only in school in Billings that has kept its integrity and unaltered architectural design, as it continues to serve the families of the West Side neighborhood.

Architecture

Designed by Billings architect Curtis Oehme the Billings West Side School is also significant as a well-preserved example of Second Renaissance Revival architecture. Oehme worked as a draftsman for the distinguished Montana architecture firm Link and Haire. In 1907, he established his own business, and soon became a prominent architect in Southeastern Montana through 1920. He designed several public buildings, including the Red Lodge BPOE Lodge, constructed in 1914. The Billings West Side School displays elements of the Second Renaissance Revival, including both arched and pedimented openings, rusticated masonry at the basement level, strong horizontal lines emphasized by limestone belt and string courses, and a flat roof with a detailed cornice.

The Second Renaissance Revival style, as well as other styles that employed classical details, was very popular around the turn-of-the-century, particularly for buildings such as libraries, courthouses or banks that sought to convey a strong sense of integrity and security. Borrowing from the architecture of renaissance Florence and Rome, the style was used extensively between 1890 and 1920. Major expositions, such as the World's Columbian Exposition held in Chicago in 1893, helped to popularize classical and renaissance architecture nationally. Buildings designed in the Second Renaissance revival style show a studied formalism. Large buildings are organized into distinct horizontal divisions and each floor is articulated differently. Embellishments and details are based on the classical orders.

Billings West Side School

Yellowstone County, MT

Name of Property

County and State

9. Major Bibliographic References

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 # _____

Primary Location of Additional Data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other -- Specify Repository:

10. Geographical Data

Acreage of Property: 4

UTM References: **Zone:** 12 **Easting:** 692370 **Northing:** 5072120

Legal Location (Township, Range & Section(s): SE4SE4NW4 Section 4, T1S, R26E, MPM

Verbal Boundary Description

Block 29 of Suburban Homes Addition, Lots 35-46 North and Lots 21-46 South, beginning at a point on the north line of Broadwater Avenue which is 61.2' north and 22.3' west of section 4, T1S, R26 E, and running north 300' to the south line of Montana Avenue.

Boundary Justification

The boundary encompasses the historic property associated with the Billings West Side School since its construction in 1909.

11. Form Prepared By

name/title: Susan Shotwell/Durward Sobeck

organization: PTO President/Architect

street & number: 136 Lewis Avenue

city or town: Billings

date: August 1985

telephone: (406) 259-5258

state: MT zip code: 59101

Revised by

name/title: Kate Hampton

organization: MTSHP

street & number: 1410 8th Ave

city or town: Billings

date: January 2002

telephone: (406) 444-3647

state: MT zip code: 59620

Property Owner

name/title: School District #2

street & number: 415 North 30th Street

city or town: Billings

telephone: (406) 247-3780

state: MT zip code: 59101-1298

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