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### NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

District 2  
Commercial  
District

CONTINUATION SHEET

ITEM NUMBER

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1. Name: Commercial District  
Livingston, Montana
2. Location: Bounded by the south side of the Burlington Northern Railroad tracks, B and C Streets, the property lines between Lewis and Clark Streets, the alley between S. 2nd and S. 3rd Streets, N. 3rd Street, the alleys behind Park Street and the landscaped verges of Park and U.S. 10. Approximately 13 blocks, plus railroad lands, centered on Park and Main Streets. (See Maps C & D)
3. Classification: District  
Public and Private Ownership  
Occupied  
Accessible  
Present Uses: Commercial  
Entertainment  
Government  
Private Residence  
Transportation  
Park
4. Owner of Property: Multiple Ownership
5. Location of Legal Description: See Historic Resources of Livingston form
6. Representation in Existing Surveys: See Historic Resources of Livingston form
7. Description:

Livingston's commercial core developed in the blocks southeast of the Northern Pacific tracks. Unlike most Montana towns, which have linear retail districts, development here was compact. Businesses were concentrated first on Park, running parallel to the tracks, at its intersection with Main. This latter artery owes its importance to the fact that it formerly crossed and then went under the tracks and also joins up with the old county road by way of a bridge across the river. Second Street, terminating at the Depot; B Street; and the cross streets, Callender and Lewis, also form part of the core grid. The District has been extended along these streets to include

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intact downtown buildings from the 1930s and earlier. Edge buildings include Goughnour's Lumber Company, 218 S. 2nd Street, and Farmers Creamery, 116 W. Lewis Street. Park Street has developed commercially beyond Main in both directions, particularly since the 1930s. Development at its extremities is generally spotty and auto oriented. The District includes only the western arm because it encompasses a number of older dwellings and the landscaped railroad lands. This belt on Park forms the entrance way to Livingston from Interstate 90. It is marked by the John Bozeman monument, at Park and Callender, erected in 1926.

The business and hotel blocks of the core which date from 1883 - c. 1915 are most commonly two-story structures built up to the property lines. The rhythm of Main and adjacent streets is punctuated frequently by one-story buildings and the occasional three- or four-story block. The alley system, down which run utility lines, further complicates the pattern. But a common scale and density is generally maintained. Major breaks occur where parking lots or newer construction intrude and around public buildings which are set back from the street, including the Post Office on N. 2nd (1912)(Photo #28), the Carnegie Library on W. Callender (1903)(Photo #26), and Lincoln School on E. Lewis (1914)(Photo #41). However, the former City Hall and Fire Station on E. Callender (1896)(Photo #40), an asymmetrical structure which has lost its tower, was built up to the sidewalk line.

Brick is the most common building material downtown, some buildings having been painted or stuccoed over. Facades are generally symmetrical and articulated with brick or metal cornices and belt courses. Shop facades at ground level have often been remodeled, but some retain original display windows and glass spandrels, including parts of the Callender facade of the A. W. Miles Block (100 S. Main, rebuilt 1913), the Callender facade of the Lehrkind Block (101 S. Main, c. 1907-1917) and the Thompson Block (101 N. Main, c. 1884)(Photo #35). Upper levels have regularly spaced tall vertical windows with flat or arched lintels. Detailing here is limited to brick pilasters, quoins, blind arches, or simple patterning in relief or a lighter material. Two metal pediments remain: on the Combination Block (115-119 S. Main, 1904)(Photo #38), which also has two bay windows, but has been one-third truncated, and on the Harvat Building (110 N. Main, c. 1890)(Photo #34).

Three brick, classical revival public buildings of the early twentieth century are the only stylistically classifiable buildings downtown, with the exception of the faintly Tudor Lincoln School.

(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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(Photo #41). These are the Post Office and Carnegie Library mentioned above, and the Northern Pacific Passenger Depot (1901-1902) (Photos #22, #23). This latter building consists of a large, three-story office and waiting room structure and two, lower wings containing the baggage room and a cafe, all connected by a curved colonnade. The composition recalls a Palladian villa. Terra cotta ornamentation is richly plastic, especially in the colonnade pediments, where N.P. "monads" are treated as cartouches. The Depot is the most prominent landmark in the city because of its location, size, and design quality.

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8. Significance:

Livingston's commercial core developed rapidly after the city's grid of streets had been laid out by Northern Pacific surveyors in 1882. The railroad shops were established on the northside between the tracks and the bluffs, and here, too, were the first modest passenger depots. But the city proper developed along the wider belt of land to the south between the tracks and the river. Merchants and saloon keepers located at Park and Main, a point convenient for tourists, future town residents, and also for people coming in from outlying areas along the County and Bozeman Roads (U.S. 10). Some even hauled wood-frame structures from Clark City, the first settlement, but immediately, masonry structures appeared. Brick yards and lime kilns were soon established in the immediate vicinity. A series of fires up to 1886 encouraged the trend.

The commercial district experienced another burst of building activity after 1900 as a result of new N.P. construction. The shop additions doubled employment there, and thus patronage. The new Depot further encouraged centralization. Moving passenger facilities from the north to the south side of the tracks made access easier since it was no longer blocked by freight trains. But to accommodate new track, 2nd, 3rd, and Yellowstone, where they crossed from north to south had to be vacated by the city. Thus Main Street became more important as a through street. Substantial hotels were constructed in the District to cater to tourists. Other business blocks extended south on Main, east and west on Park. Second Street became decidedly urban as a result of a friendly rivalry between leading merchants, A. W. Miles and the Hefferlin brothers. Miles owned property on 2nd and the Hefferlins held much of Main. Each tried to outbuild the others. Their substantial commercial blocks remain. Several cigar factories also numbered among Livingston enterprises, the most successful of which was that of Charles Garnier and his "Sport" brand, first produced in 1886. Garnier's factory has burned, but the Garnier-Miles block (116-124 W. Callender)(Photo #29), a broad 2-story brick building with a pedimented doorway, is a testament to the pride and prosperity of businessmen in the new city.

Also indicative of the characteristic boosterism of western frontier towns are the substantial public buildings in this District, constructed between 1896 - 1914. After many attempts, leading citizens convinced taxpayers to fund a County Courthouse and City Hall both built in 1896, only a few years after their respective governmental

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entities had been established. The Courthouse has been replaced by a new complex, but City Hall, on W. Callender, now partly vacant, remains as a monument to early civic pride.

The Northern Pacific's interest in Livingston, its Yellowstone Division headquarters and departure point for Park tourists, is evinced by construction of the monumental Passenger Depot between 1901 and 1902. To design it, the company employed Reed and Stem of St. Paul, an architectural firm which specialized in railway stations. While Livingston's Depot was under construction, Reed and Stem, with Warren and Wetmore, undertook the design for Grand Central Station, New York City. Other Reed and Stem commissions include depots or stations in Tacoma, Missoula, Bismark, Troy, and Scarsdale. The Livingston Depot is an architectural work of national significance for both the quality of its design and as a relic of the great age of American railroading. Burlington Northern maintains offices in the building today.

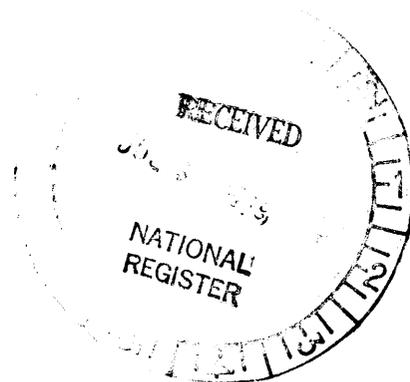
9. Bibliographical References: See Historic Resources of Livingston form

10. Geographical Data:

Acreage	44 acres																	
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Verbal Boundary Description	See Maps C & D																	

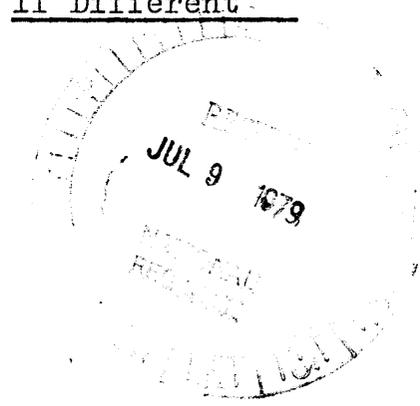
Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
101 N. Main Street	Stephanie Sabo		Primary
102 N. Main Street	Robert Hinman		Primary
103 N. Main Street	Patricia Wright, Anne Carlson Mary Anne McCracken, Alexander Tucker	120 S. 6th Street	Primary
104 N. Main Street	Robert & Janet Dahl		Primary
105-107 N. Main Street	First Security Bank		Intrusive
106 N. Main Street	John Stillman		Primary
108 N. Main Street	Northwestern Bank and Union Trust Company		Primary
110 N. Main Street	Yellowstone Music Inc.		Primary
112 N. Main Street	Judith Doll		Primary
114 N. Main Street	Ronald & Sandy Pfahl		Primary
116 N. Main Street	F. O. Eagles #2432		Primary
118 N. Main Street	Chester DeYoung		Primary
120 N. Main Street	Arthur & Mary Gillian	P.O. Box 1177	Primary
122 N. Main Street	Morris Blakley		Primary
124 N. Main Street	Robert L. Gorsuch		Primary
128 N. Main Street	NP Connection Restaurant		Primary
128 N. Main Street	NP Connection Restaurant (East portion)		Primary
100 S. Main Street	United Agencies	P.O. Box 999	Primary



Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
101 S. Main Street	Daniel O. Sundling		Primary
103 S. Main Street	Robbins, Inc.		Secondary
106-106½ S. Main Street	Thomas & Nancy Holmquist Lewis & Sarah Zimmer		Contributing
107 S. Main Street	Orvis & Harriet Lovely		Primary
108 S. Main Street	Harriet Wilcoxson Esther & Harold Dean		Primary
109-109½ S. Main Street	United Agencies	P.O. Box 999	Contributing
110, 112 S. Main Street	Don Eastep		Contributing
113 S. Main Street	Joseph Swindlehurst		Contributing
114 S. Main Street	Ernie Meador		Primary
115, 119 S. Main Street	James Shadoan	P.O. Box 1034	Primary
116 S. Main Street	Jordan Enterprises, Inc.	P.O. Box 1746-Bozeman	Contributing
120 S. Main Street	Joseph Swindlehurst Harold Dean Wilcoxson		Contributing
122-124 S. Main Street	Loren & Phyllis Hardy		Primary
123 S. Main Street	Empire Savings & Loan Assoc.		Intrusive
126 S. Main Street	Al Fior		Secondary
129 S. Main Street	Northwestern Bank and Union Trust Co.		Contributing
✓130 S. Main Street	United Agencies	P.O. Box 999	Contributing
131 S. Main Street	Roy & Gloria Weamer		Secondary



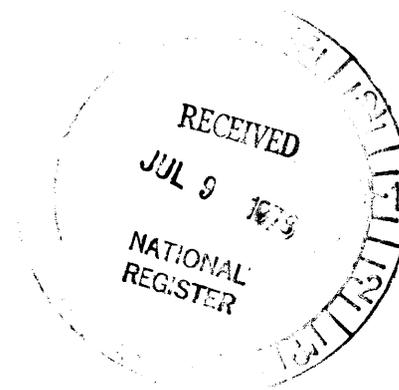
Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
201, 205 S. Main Street	Don Chaney		Primary
204 S. Main Street	Park County Senior Citizens, Inc.		Primary
104 N. 2nd Street	Dennis Fraher		Primary
105,107 N. 2nd Street	Post Office-U.S. Govt.		Primary
108 N. 2nd Street	James & Laura Lees		Contributing
110 N. 2nd Street	Gary Homme		Contributing
112 N. 2nd Street	First Security Bank		Intrusive
130 N. 2nd Street	Masonic Association	P.O. Box 505	Contributing
101 S. 2nd Street	David DePuy	P.O. Box 487	Primary
110 S. 2nd Street	First National Park Bank		Intrusive
111, 117 S. 2nd Street	A. W. Miles Land and Investors Company		Primary
122 S. 2nd Street	J. C. Penney's Co.		Primary
125 S. 2nd Street	Claude Hookham	P.O. Box 474	Secondary
126 S. 2nd Street	Phillip Magsig & Toni Mariana		Contributing
130 S. 2nd Street	B.P.O. Elks		Primary
109 S. B Street	Bill Doll		Contributing
112 S. B Street	Empire Federal Savings and Loan Association		Intrusive
132 S. B Street	School District #4	P.O. Box 669	Intrusive
111 N. B Street	Livingston Employees Federal Credit Union		Intrusive



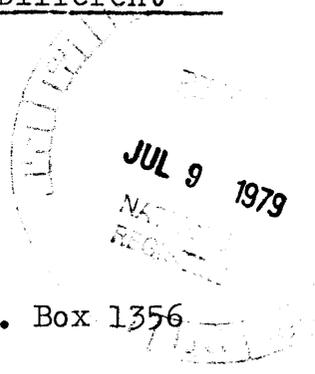
Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
118 N. B Street	LeRoy Weamer		Intrusive
112 N. 3rd Street	Ted Williams	525 N. 11th Street	Contributing
116 N. 3rd Street	Bertha R. Davis		Contributing
118 N. 3rd Street	Franzen & David Mortuary		Contributing
121 N. 3rd Street	Lyla Monaghan		Contributing
121 N. Yellowstone Street	Jim & Ruby Powers		Primary
122 N. 5th Street	Paul & Ruth Bergsing		Non-Contributing
115 N. 6th Street	Bill Scalise		Contributing
122 N. 6th Street	Lucille Laughridge		Contributing
111 N. 7th Street	Gladys Nelson		Secondary
117 N. 7th Street	Mark & Florence Cowan		Secondary
119 N. 7th Street	J. R. & Montana Dean, Jr.		Primary
107 N. 8th Street	Elizabeth Cech		Contributing
125 N. 8th Street	Marshall & Thelma Phillips	P.O. Box 423	Intrusive
126 N. 8th Street	Tore & Jane Reuterwall		Intrusive
102 N. 9th Street	Ralph & Gladys Moore		Intrusive
116 E. Park Street	Tore & Jane Reuterwall		Intrusive
120-122 E. Park Street	Bridger Distributing Co.		Secondary
210 E. Park Street	Gerald & Jayne Jordan		Intrusive
216 E. Park Street	Chester DeYoung		Primary



Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
107 W. Park Street	Jerry A. & Larry Venn Thiel		Intrusive
113-115 W. Park Street	American Legion Post #23		Primary
117 W. Park Street	Harry Munger		Primary
119 W. Park Street	Bob Burns		Primary
201-205 W. Park Street	Yellowstone Investment Co, Inc. P.O. Box 1356		Primary
207 W. Park Street	Charles A. & Betty Lou Bliler		Primary
209 W. Park Street	Dan Bailey Fly Shop		Contributing
215-217 W. Park Street	Whiting Motors		Contributing Intrusive
305 W. Park Street	Phillips Petroleum Co.		Intrusive
309 W. Park Street	Wayne & Josephine Barkell		Contributing
311 W. Park Street	Evelyn Hiller		Contributing
313-323 W. Park Street	Jake Franks		Secondary
403 W. Park Street	Betty Jane Hellesmark		Contributing
407 W. Park Street	Charles Shelton Robert & Deborah Henderson		Secondary
411 W. Park Street	Warren & Phyllis McQuay		Contributing
417 W. Park Street	Fred & Jean Gibson		Secondary
423 W. Park Street	Robert Richardson		Contributing
505 W. Park Street	Betty Jane Hellesmark		Intrusive
511 W. Park Street	Fred & Viola Shellenberg		Contributing
515 W. Park Street	Fred & Viola Shellenberg		Intrusive



Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
519 W. Park Street	Sharon Cochran		Contributing
603 W. Park Street	Continental Oil Company		Intrusive
611 W. Park Street	William J. Scalise		Contributing
615 W. Park Street	Edward Boehm		Intrusive
617 W. Park Street	Harry Conrow		Secondary
623 W. Park Street	Kenneth Lovely		Intrusive
711 W. Park Street	Arne & Margaret Bergsing		Secondary
112 E. Callender Street	Merle Ward		Secondary
113 E. Callender Street	Park County Theatre Guild		Primary
120 E. Callender Street	Kommers, McLaughlin & Leavengood		Primary
123 E. Callender Street	Raymond & Jaqueline Seidel	P.O. Box 1274	Secondary
126 E. Callender Street	Thomas McGuane	Hoffman Route	Primary
204 E. Callender Street	Bonnie Swandal		Primary
116-124 W. Callender Street	John McDonald	P.O. Box 656	Primary
219 W. Callender Street	Ebert Apartments Harold VanderMolen	P.O. Box 121-Manhattan, MT	Primary
228 W. Callender Street	Carnegie Library City of Livingston	414 E. Callender	Primary
802 W. Callender Street	Audrey & Jack Shanstrom		Contributing
816 W. Callender Street	Montana Power Substation		Primary
109 E. Lewis Street	Harold & Wanda Holtshouser		Secondary
116 E. Lewis Street	Ludwig Jensen & Don Latsch		Secondary
200 E. Lewis Street	School District #4	P.O. Box 669	Primary



Commercial District

<u>Street Address</u>	<u>Present Owner</u>	<u>Owner's Address if Different</u>	<u>Evaluation</u>
112 W. Lewis Street	Harringtons, Inc.		Contributing
114 W. Lewis Street	Robert Jr. & Cecil Kahle		Intrusive
116 W. Lewis Street	Archie Robb		Intrusive
124 W. Lewis Street	Robert Payne & Donald Flaberg Realty	P.O. Box 105	Intrusive
123 E. Lewis Street	City of Livingston	414 E. Callender	Intrusive
Block 78 Original Plat W 45' of lots 3-5	Bill Parriott	Elkhorn Lane	Intrusive
204 S. 2nd Street	Ralph & Gladys Moore		Intrusive
207 - 211 S. 2nd Street	Gateway Motor Company		Contributing
214 S. 2nd Street	Yellowstone Music Company	P.O. Box 451	Intrusive
218 S. 2nd Street	Big Sky Service Co.		Secondary

