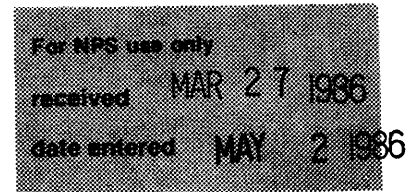


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Name:

Joliet Residential Historic District

Location:

Portion of section 14, T4S;R22E, Joliet, Carbon County, Montana

Classification:

District, Private Ownership, Occupied Buildings, Restricted Access, Presently Used as Private Residences and Public Buildings

Ownership:

Multiple

Location of Legal Description:

Carbon County Courthouse, 106 Broadway, Red Lodge, Montana

Representation in Existing Surveys:

Historical and Architectural Survey of Joliet, Montana, 1985

This district has not been officially determined eligible for National Register listing.

Description:

The Joliet Residential Historic District is comprised of two distinct areas of residential development located 2 1/2 blocks to the west of Main St. and 1 1/2 blocks to the east that are tied together by the railroad right-of-way that runs northeast by southwest. The architecture of the district can be described as unpretentious, early 20th century popular "pattern book" residential design. The majority of the historic residences are one story, small functional wood frame dwellings. Gable roofed, 1 and 1 1/2 story frame residences in the "L" or "T" shape predominate (34 buildings: 80%), although the popular hipped roofed cottages are evident (5 buildings: 11%). Most of the simple cottages feature some decorative elements such as stained glass windows, ornate doors, and decorative interior moldings and trim that serve to personalize the houses. Substantial residences over one story are limited in the district and range from 2 story, front gable cottages to 2 1/2 story, hipped or multiple roof residences with irregular massing and more extensive decorative detailing (4 buildings: 9%). These substantial residences display some influences from the Queen Anne and Neo-Classical styles. No documentation was found in the course of the survey that attributed the design of any of the historic residences within the district to professional architects. Most were constructed by the property owners themselves, often with the assistance of local contractors. Pattern book architectural plans were employed for many of the larger residences; the 1 and 1 1/2 story gable roofed forms appear to have largely been derived from general popular residential forms of the period.

Joliet's three churches are located within the boundaries of the historic district. All are situated on large corner lots and, thus, claim positions of prominence on the residential streetscape. The Episcopal and Christian Churches are wood frame buildings that conform to two typical patterns of popular construction. The Episcopal Church, built in 1908, is a 1 story, simple, residential scale, building set with the gable end to the street. Gothic arched windows along the sides of the building help to define its

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religious function. The wood frame Christian Church, built in 1909, is of a large, rectangular, meeting house design. Round headed double hung windows and a vestibule/steeple located on the side elevation serve as distinguishing features. The brick Methodist Church, built in 1914 and designed in the traditional form used by the sect, is "L" shaped with the large Gothic windows set in the gable ends which project to each street of the corner lot. The entrance vestibule and tower are set at the junction of the ells.

The streets within the historic district are lined with silver maples and concrete sidewalks are sporadically constructed. There is one park located within the residential area to the west of Main St. The tree lined railroad right-of-way, which forms the northern boundary of the district, today also functions as a public park.

Building density is relatively high, with most lots constructed upon, and a sense of spaciousness prevails. The residential lots vary in size but the houses generally respect a common setback from the road. Each lot possesses a well defined living space with the dwelling centrally located on the lot and the large rear spaces utilized for gardens. Many buildings have small outbuildings, often adjacent to the alley or to the side of the lot, thereby not disturbing the feeling of an open and ample streetscape.

The period of significance for Joliet is between the years 1900 through 1915, with the primary building boom between the years 1903 and 1912. With the exception of two significantly altered structures all of the buildings located within the Joliet Residential Historic District that were constructed during the historic period still possess a degree of historic architectural integrity that allows them to accurately convey their origins. The majority of the buildings are also in good to excellent condition. Stylistic changes to the historic fabric commonly include the occasional application of modern cladding materials, enclosure of porches, and limited changes to the fenestration. The residential district is distinct from the surrounding area and clearly evokes a historic feeling consistent with the historical associations documented in the course of the community historic and architectural survey.

The commercial area is excluded from the boundaries of this historic district and is limited to a two block area. Modern alterations to many of the 1 story, masonry or wood frame commercial structures that make up the basic zero lot line, continuous streetscape of the commercial facades include in filled fenestration and, at times, facades completely covered with non-historic materials. Non-contributing buildings within the historic district include 21 houses built after the historic period (post-1915), and several trailer houses. Most of the non-historic residences are of compatible scale and materials and do not seriously detract from the historic feel and associations of the district.

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Significance:

The Joliet Residential Historic District is significant as an intact, well preserved community of small, unpretentious residences that reflect a limited range of popular architectural designs of the 1900-1915 period. The residential district remains as testimony to the persons, events, and resources that contributed to the founding, growth and continued viability of a small agricultural trading center along the railroad during the first years of the 20th Century.

Prominent local persons, built and lived in the structures found within the historic district, such as Harry Duffield, the primary town founder, booster, and public official; Lucius Whitney, the long-term postmaster and primary mercantile owner on Main St.; John McCullough, founder of the Joliet Milling Company in 1901; Dr. W.H. Allen, the community's resident physician since 1906 for over 22 years, and J.W. Beattie, a prominent sheep rancher and county commissioner. The residences of other individuals important to the commercial development of Joliet are also found in the district, such as those of bankers, Fred Carmony, W.P. Hopkins, and E.W. Pagel; hardware store owner, A. J. Sayer; merchants, Edward Mathwig, Patrick Monahan, and Guy Lovering; blacksmith, W.D. Parsons, and saloon owner, E.C. Mather. These early merchants were the primary civic leaders, town promoters, school board members, church founders, etc. A number of residences were built by area homesteaders or ranchers as in-town winter residences while the children attended school and used later as retirement homes. John Miner, E.L. Grewell, and the Kescull family homes represent this pattern.

The relocation and reuse of structures in Joliet follows a regional pattern of conservative use of resources and are considered to be an integral component of the physical development of the community. Examples of adaptive reuse are the three residences that were constructed from the 1904 schoolhouse, the barn that was converted into a Craftsman bungalow by A.J. Sayer, the relocation and adaptation of the Wilsey Depot as a residence on East Front St. and the conversion of the early, 1 story Whitney Store into a residence on West Front St. Interviews with long time residents has lead to the identification of numerous buildings that were relocated to Joliet from Carbonado and Bear Creek, another relatively short-lived coal mining town in the area.

The three churches located within the historic district reflect the historical social development of the community and its close ties with area ranchers and farmers.

Bibliographical Data:

See Multiple Resource Area nomination form

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Geographical Data:

Acreage: approximately 37

Quadrangle: Fromberg

UTM References:

- A. 12/659095/5038865
- B. 12/658845/5038500
- C. 12/658400/5038230
- D. 12/658275/5038400
- E. 12/658100/5038550
- F. 12/659075/5038935

Verbal Boundary Description:

The historic district boundary begins at E. Front Street on the south side of the street at the eastern edge of town with two hipped roof cottages. The boundary continues west to a point 450' east of State Street. The boundary then proceeds south including all buildings on both sides of State Street. Then, the boundary turns west for 300', then cuts through Block 5 and includes the buildings on the south side of Carbon street in that block. Then the boundary turns north on Main Street for one-half block, turns east on Carbon Street and then jogs north along the alley between Main Street and State Street. At the intersection of the alleys in the center of block 8, the boundary turns east along the alley to State Street. Then it turns north on State Street to the southern right-of-way of Front Street. On Front Street, the boundary runs west to the alley between Park Street and Main Street where the boundary then runs south along the alley to the center of block 4. At this point, the boundary turns west along the southern line of lot 14 to Park Street. Going South on Park Street to the southern line of lot 7, the boundary runs to the alley then north along the alley to Carbon Street, then west to 2st Street, then west on Carbon to Second Street. It proceeds north up Second Street including only the substantial hipped residence on the west side of Second. The boundary crosses Central towards Front Street but takes another jog west to include several historic residences on Front Street. From this point the boundary crosses Front Street and the railroad right of way, and continues north to a point approximately 150' Northwest of the Goff House. Then, the boundary proceeds east for 450', then turns south back to the north edge of the railroad right-of-way. The railroad right-of-way is included in the historic district and the boundary parallels the railroad grade in a easterly direction until crossing south on Front Street to meet the initial point of the district boundary. Please refer to Historic District boundary map.

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Joliet Residential Historic District Boundary Justification:

The plat for the town of Joliet was carved from homesteaded farmland and the ends of the residential streets often deadend at open fields. A number of small subdivisions have been constructed only recently on platted land on the outer edges of the community. The north side of town, although platted early, experienced sporadic growth and today has a small percentage of historic houses well mixed with more recent construction and, thus, is excluded from the historic district boundary.

The park-like railroad right-of-way provides a strong visual link between the two major portions of the Joliet Residential Historic District. Upon entering the district from the southwest, the first two residences encountered are substantial, multi-story frame dwellings that are set back to the north of the railroad right-of-way and are surrounded by large lawns and orchards. The boundary at the northwestern corner follows the fence lines of these two properties and then cuts back to the north edge of the railroad right-of-way. The western and southern boundary lines are drawn so as to include the clear concentration of historic buildings and exclude undeveloped blocks at the edges of the plat and the small, modern subdivisions.

The Central Ave. commercial area, located in the center of town, is excluded from the historic district. Although almost all of the buildings along Central Ave. date from the historic period, the majority have been severely compromised by modern facade alterations and, as a grouping, do not contribute to the historic feeling or associations of the district.

The character of the historical development of the community again is apparent to the northeast of the commercial area. The eastern boundary of the district is drawn along the back fence line of the Harry Duffield homestead complex, which is located across the street from the city plat. The boundary proceeds east along the fence line of a large open field, running behind the residences that were built along and oriented toward Front Ave. at the northeast end of town.

Both ends of the historic district on Front Ave. are marked by a dramatic drop in the density of construction and the termination of the conscious landscaping of the railroad right-of-way strip.

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Legal Location	Date Built	Class-ification	Description	Photo Number
OT Blk 1				
lots 1-4	1903-07	Contributing	1 story, frame res.(gable)	
lots 6-8	1903-07	Contributing	1 story, frame res.(gable)	
OT Blk 2				
lot 1	1905 ca.	Contributing	1 story, frame res.(gable)	
lots 2-3	1950 ca.	Non-contrib.	1 1/2 story, frame res. (gable)	
OT Blk 3				
lot 1 W1/2	1953	Non-contrib.	1 story, frame res.(gable)	
lot 1 E1/2	1943-45	Non-contrib.	1 story, frame res.(gable)	
lot 2	1903-07	Non-contrib.	1 story, frame res.(gable)	
lot 3	1903-07	Contributing	1 story, frame res.(gable)	#28
lots 4-5	1903-06	Contributing	1 story, frame res.(gable)	
lots 5-6	1959	Non-contrib.	1 story, frame res.(hipped)	
OT Blk 4				
lots 14-16	1905	Primary	1 1/2 story, frame res.(gable)	
OT Blk 5				
lots 11-12	1957	Non-contrib.	1 story, frame res.(gable)	
lots 13-14	1903	Primary	2 story, frame res.(hipped)	
lots 17-19	1907-12	Contributing	1 1/2 story, frame res.(gable)	#39
Adjacent to block 5	1901 ca.	Primary	2 story, hipped roof res., frame barn, log shed, frame smokehouse	#34
OT Blk 7				
lot 1	1912	Contributing	1 story, frame res.(gable)	#22
lot 2	1912	Contributing	1 story, frame res.(gable)	#23
lot 3	1912	Contributing	1 1/2 story, frame res.(gable)	#24
OT Blk 8				
lots 10-11	1906	Contributing	1 story, frame res.(gable)	
lots 13-14	1970	Non-contrib.	1 story, cinderblock post office	
OT Blk 9				
lots 10-11	1900-07	Contributing	1 1/2 story, frame res.(gable)	
lots 12-13	1950 moved	Non-contrib.	1 story, frame res.(gable)	
lots 15-16	1967	Non-contrib.	1 story, frame res.(gable)	
lot 17	1910	Primary	1 story, frame res.(gable)	
lot 18	1935-40	Non-contrib.	1 story, frame res.(gable)	
OT Blk 10				
lots 1-2 E1/4	1943 moved	Non-contrib.	1 1/2 story, frame res.(gable)	
lots 1-2 E1/2	1943	Non-contrib.	1 story, frame commercial (gable)	
lots 1-2 W1/2	1962	Non-contrib.	1 story, frame res.(hipped)	
lot 3	1903	non-contrib.	1 story, frame res.(gable)	
lots 5-6 W1/6	1907-12	Contributing	1 1/2 story, clipped gable barn	
lots 5-6 E1/2	1935	Non-contrib.	2 1/2 story, frame res. (gable)	
lots 5-6 W1/2	1953	Non-contrib.	1 story, frame res.(gable)	
1st Add. Blk 2				
lots 4-5	1906	Primary	1 1/2 story, frame res.(gable)	
W 1/2 of section 14				
lot 1	1904	Primary	2 1/2 story, frame residence (hipped)	#11
lot 2	c.1908	Primary	1 1/2 story, frame residence (hipped)	#36

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1st Add. Blk 3					
lots 7-14	1907 ca.	Contributing	City Park		
lots 15-16	1952	Non-contrib.	1 story, frame res.(gable)		
1st Add. Blk 4					
lots 1-2	1907-10	Primary	1 1/2 story, frame res.(gambrel)		
lots 3-5	1907	Contributing	1 1/2 story, frame res.(gable)		
lots 6-7	1905-06	Contributing	1 story, frame res.(hipped)		
1st Add. Blk 6					
lots 1-2	1909	Primary	1 1/2 story, frame res.(gable)		
lots 3-4	1965	Non-contrib.	1 story, frame res.(hipped)		
lots 5-6	1907	Contributing	1 story, frame res.(hipped)		
lots 7-10	1907	Primary	1 1/2 story, frame res.(gable)		#31
1st Add. Blk 7					
lots 1-3	1909	Primary	1 story, frame church (Christian)		#19,20
lots 4-5	1912-20	Contributing	1 1/2 story, frame res.(gable)		
lots 6-7	1906	Contributing	1 story, frame res.(gable)		
lots 8-9	1906	Contributing	1 1/2 story, frame res.(gable)		
lots 10-11	1906	Contributing	1 story, frame res.(gable)		
1st Add. Blk 8					
lots 7-8	1914	Primary	1 story, brick church (Methodist)		#21
lot 9	1907-12	Contributing	1 story, frame res.(gable)		
lots 10-11	1903-07	Contributing	1 story, frame res.(gable)		
lots 12-13	1903-07	Contributing	1 story, frame res.(gable)		
lots 14-17	1950	Non-contrib.	1 story, frame res.(gable)		
SW Corner of Central and 2nd.					
	1907	Primary	2 1/2 story, frame res.(gable)		#35
Central Ave. Plat					
Tract 1	1908	Primary	1 story, frame church (Episcopal)		#18
Tract 2	1946	Non-contrib.	1 story, frame res.(gable)		
Tract 3	1907	Primary	1 1/2 story, frame res.(gable)		
Tract 4	1912 moved	Primary	1 1/2 story Craftsman bungalow		
Tract 5	1907	Contributing	1 story, frame res.(hipped)		
Tract 6	1904	Contributing	1 story, frame res.(gable)		
Tract 7	1907-12	Contributing	1 1/2 story, frame res.(hipped)		
Tract 8	1912 moved	Contributing	1 1/2 story, frame res.(gable)		
Tract 9 E1/2	1945-50	Non-contrib.	1 story, cinderblock res. (hipped)		
Tract 10	1945 moved	Non-contrib.	1 story, frame res.(gable)		
East Front Plat					
Tract 11	1903-07	Contributing	1 1/2 story, frame res.(gable)		
Tract 12	1911 moved	Contributing	1 story, frame res.(gable)		
Tract 13	1903-07	Contributing	1 1/2 story, frame res.(gable)		
Tract 14	1955	Non-contrib.	1 story, frame res.(gable)		
Tract 15	1906-7	Contributing	1 1/2 story, frame res.(gable)		
Tract 16	1903-07	Contributing	1 story, frame res.(hipped)		
Tract 17	1903-07	Contributing	1 story, frame res.(hipped)		#30