

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: McCormick Neighborhood Historic District

other name/site number: n/a

2. Location

street & number: The district is roughly bounded by River Road to the north, S. 6th W. to the south, S. Orange Street to the east and the Bitterroot Line of the railroad to the west.

not for publication: n/a

city/town: Missoula

vicinity: n/a

state: Montana

code: MT

county: Montana

code: 063

zip code: 59801

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Montana State Historic Preservation Office

State or Federal agency or bureau

(See continuation sheet for additional comments.)

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):

Signature of the Keeper

Date of Action

McCormick Neighborhood Historic District

Name of Property

Missoula County, MT

County and State

5. Classification

Ownership of Property: Private

Number of Resources within Property

Category of Property: District

Contributing

Noncontributing

339232 buildingsNumber of contributing resources previously
listed in the National Register: 0

___ sites

___ structures

___ objects

Name of related multiple property listing: n/a

339232 Total**6. Function or Use****Historic Functions:**

DOMESTIC/Single & Multiple Dwelling
SECONDARY STRUCTURE/Stable, Storage shed, Garage
COMMERCE/Business, Professional, Warehouse
RELIGION/Church
EDUCATION/School
HEALTH CARE/Hospital
INDUSTRY/Manufacturing facility, Storage

Current Functions:

DOMESTIC/Single & Multiple Dwelling
SECONDARY STRUCTURE/Storage shed, Garage
COMMERCE/Business, Professional, Warehouse, Restaurant
RELIGION/Church
EDUCATION/School
GOVERNMENT/Government office
INDUSTRY/Manufacturing facility, Storage
SOCIAL/Meeting hall

7. Description

Architectural Classification: Late Victorian: American Folk,
Queen Anne;
Late 19th & 20th Century Revivals: American Foursquare,
Neoclassical, Tudor Revival;
Late 19th & 20th Century Movements: Prairie School,
Bungalow/Craftsman;
Modern Movement: Modernistic, International

Materials:

foundation: stone, concrete
walls: wood weatherboard, brick, ashlar, stucco
roof: wood, asphalt, terra-cotta
other:

Narrative Description

The McCormick Neighborhood Historic District is located in the city of Missoula, in Missoula County, Montana. The district lies just south of the Clark Fork River and the downtown area, and can be accessed from the downtown by crossing the Orange Street Bridge. The district is surrounded by residential neighborhoods to the south, east and west, with the University of Montana located approximately one mile to the east of the district. The district lies within the platted areas of Knowles Addition Number 1 and 2, and along a small portion of the Montana Rail Link right-of-way, located along the western edge of the district.

On average, city blocks have been subdivided into 12 lots with lot sizes measuring 50' x 130'. The neighborhood is platted on a north/south grid, with 20' wide alleys. Streets are typically 80' wide. The district is made up of 17 full and 15 partial blocks that contain 571 buildings. A majority of the buildings are residential with several commercial and industrial businesses located along the outer edges of the district. Dwellings date back earlier than 1891, but a majority of the residential buildings were erected between 1902 and 1912. Residential construction continued at a slower pace through the late 1920s and a small number of buildings were constructed throughout the 1930s. Development continued to trickle into the district after World War II on subdivided lots or on the few vacant lots that had remained. Although construction during the early 1940s is rare throughout Missoula, an interesting story lies in the nearly one full city block of McCormick residential dwellings that were constructed during WWII, and possibly during a nation wide ban on domestic housing construction.

(see continuation sheet)

8. Statement of Significance

Applicable National Register Criteria: A & C

Areas of Significance: EXPLORATION/SETTLEMENT,
ARCHITECTURE, COMMERCE, SOCIAL
HISTORY

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1889-1952

Significant Person(s): n/a

Significant Dates: 1889, 1890, 1907-1912, 1937

Architect/Builder: Ole Bakke, Nels Bakke, Josephine Kennedy, James Lyons, John
W. Beard & family, Michael P. Rafferty

Cultural Affiliation: n/a

Narrative Statement of Significance

SIGNIFICANCE

The McCormick Neighborhood Historic District is historically significant under National Criterion A because the district's boundaries encompass a residential neighborhood that developed from the late 1800s through the early 1950s, and the area has played a significant part in the early and continuous commercial and industrial development of Missoula.

The development of the McCormick neighborhood began as the vision of Hiram Knowles, a prominent developer in Missoula and western Montana. The location of the district helped to create a prosperous neighborhood due to the proximity of the railroad and the various industries that developed along with and around the railroad. Over the years industry and commerce surrounded the area that still to this day, remains a cohesive residential neighborhood.

The developing years of the district came during a time when Montana had just entered statehood and Missoula was developing as a major regional trade center. Trade involved agriculture, cattle and the production of various resources that were then supplied to areas of Western Montana and beyond. Goods were shipped from Missoula to hundreds of communities, to include the mining and timber camps of the western frontier. Hiram was an early pioneer who came to Missoula and quickly became associated with development through property investments, and the Knowles Additions are some of Missoula's earliest neighborhood developments on the south side of the river. The district's architecture and its colorful resident history appears to have changed little over the years. The district has remained an attractive and prosperous neighborhood due in part to the many residents who are proud of their neighborhood, its history and the people who have shaped it. The district is considered significant under Criterion A and C, and its significance is summarized below.

(see continuation sheet)

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: 111.1 acres

UTM References:	Zone	Easting	Northing
	11	0728209	5194874
	11	0728427	5194907
	11	0728403	5194157
	11	0727772	5194127
	11	0727760	5194282
	11	0727844	5194414
	11	0728088	5194528
	11	0728105	5194737
	11	0728203	5194759

Legal Location (Township, Range & Section(s)): E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 21, T. 13N, R. 19W

Verbal Boundary Description

The McCormick Neighborhood Historic District lies within the platted areas of Knowles Addition Number 1 and 2 and within a small portion of the Montana Rail Link right-of-way. (see continuation sheet)

Boundary Justification

The boundaries of the McCormick Neighborhood Historic District are drawn to encompass Knowles Addition Number 1 as well as a portion of Knowles Addition Number 2 (to include: the residential blocks located along S. 6th W. and the 800 blocks of S. Orange, Cottonwood, Hickory, Walnut, Ash, Oak and Ivy Streets). The district's boundaries encompass a cohesive residential neighborhood that developed from the late 1800s through the early 1950s. In addition to lying within platted residential neighborhoods, the district boundaries also follow a main thoroughfare and commercial area along the eastern boundary, and the Bitterroot Line of the railroad along the western boundary, both of which traditionally bounded the neighborhood.

11. Form Prepared By

name/title: Dagny K. Krigbaum

organization: Historical Discoveries, Cultural Resource Management Services

date: August 4, 2003

street & number: 731 Cooper

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city or town: Missoula state: MT

zip code: 59802

Property Owner

Multiple Property Owners (see continuation sheet).

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While many of the dwellings are modest single-family residences, a large number of multi-family dwellings exist. A majority of the residential dwellings are 1 and 1 1/2-story wood-frame buildings. A number of non-resident owners have converted single-family residences to apartments, while several resident owners utilize second-story conversions or additions as apartments. In addition, the utilization of transportation related outbuildings as owner income properties is an historic trend that was set as early as 1893, and continues today.

Although a majority of the district is residential, the area has played a significant part in the early and continuous commercial and industrial development of Missoula. A large number of entrepreneurs have lived and worked within the district and the neighborhood has always been encompassed by commerce and industry that have in part, created the historical boundaries of the neighborhood. The McCormick district generally developed as an extension of Missoula's commercial downtown area, with a large number of residents working within the district. Employment opportunities included large industries that were located in and directly around the neighborhood, while many residents provided goods and services out of their homes. Still others worked in close proximity to the district, in the heart of Missoula's downtown. The neighborhood helped serve as a catalyst for the developing city, and therefore developed as a direct extension of the booming downtown. The district is unique, however, in that it has maintained its residential feel while developing as a central focal point of the city.

The district boundaries are generally defined by development trends that include the platting of the Knowles Additions and the commercial and industrial development that has encompassed the neighborhood. The eastern boundary is marked by a small commercial district along S.Orange Street, and the Bitterroot Railroad line marks the western boundary. The north and south boundaries include the northern and southern ends of the area's residential streets.

South Orange Street is one of the more recently developed commercial business areas in Missoula, which rapidly developed after the construction of the Parkway Bridge (Orange St. Bridge), a 1937 project conducted by the Works Project Administration. Prior to the construction of the bridge, S. Orange Street was essentially residential and today serves as a boundary between the South Side and McCormick historic districts. The Orange Street Bridge allows direct access to the central downtown area and serves as a major thoroughfare through the city, providing access from Interstate 90 to the Bitterroot Valley, and south, into Idaho.

The industrial/commercial strip aligning itself with the historic Bitterroot Branch of the railroad housed the district's earliest commercial and industrial development. This area packed in businesses associated with the timber industry, oil and gas and food production, and today, continues to be used in a similar manner. River Road marks the northern boundary of the district, and is the most northerly street located in Knowles Addition Number 1 that is considered residential. Just north of River Road is a small, relatively recent commercial area, McCormick Park, and the Clark Fork River. This area is home to commercial and non-commercial industries that include the Parks & Recreation headquarters, a local brewery and a T-Shirt printing shop. In addition, this area also serves as the entrance into McCormick Park, a focal point for many Missoulians and where the historic district derives its name. McCormick park is located to the north, and just outside of the established district boundaries. The park contains Missoula's second municipal pool as well as a winter skating pond, baseball fields and access to river trails.

South 6th W. generally defines the districts southern boundary, and is the only part of the district that is located in Knowles Addition 2. The district's southern boundary, although remaining highly residential throughout time, originally contained several grocery stores and markets as well as a photography studio. In addition, the southern boundary is home to non-commercial buildings that have played a part in defining the district, to include Willard School and the Wesleyan Church.

The district contains 313 main dwellings including apartment buildings, and 195 outbuildings associated with storage and transportation. Commercial buildings total 12 and non-commercial buildings total 4, and approximately 50 buildings serve as half-residences or garage/studio combinations. 223 primary structures, 105 outbuildings and 11 commercial and non-commercial buildings are contributing elements in the historic district. A total of 232 main dwellings and outbuildings are non-contributing elements in the district.

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A majority of the residential dwellings are located on single lots with several of the larger homes located on corner or double lots. In contrast, and appearing to reflect the housing crunch experienced in Missoula throughout history, are a number of residents that own less than the one city lot. These vary in size from 1/4 and 1/2, to 3/4 lots. Many of the smaller subdivided lots are located on the north/south running streets and were originally sub-divided from corner lots. Therefore, many of the homes located on smaller lots are associated with a second wave, or later period of construction.

The McCormick district has several contrasting themes. Most streets are quiet residential areas without fence lines that separate neighbors and clearly mark legal boundaries, while some are major thoroughfares with neighboring industrial and commercial buildings. Some areas show signs of recent change in that they have experienced increased traffic and noise. This is evident by the front yard privacy fences that line several homes on S. 6th W. near Willard School. Other areas like S. 3rd W., although experiencing increased traffic over the years, has always been a major arterial through the district. This use is evidenced by the early-established electric car route running along this street, and the fact that historically, the street served as the main access to several large industries along the western border of the district. In addition, S. 3rd Street is believed to have been the first paved street in the city of Missoula.¹ Perhaps due to its congestion throughout history, this street that was once filled with single-family dwellings transformed quickly into a majority of rental properties and remains so today. The 2002 tax records showed that of the 34 family dwellings located within the district along S. 3rd W., there were only 10 resident owners.²

McCormick park, a central focal point for local residents and Missoulians alike, also offers several contrasting themes. In addition to offering a quiet place to access the river walk, fish the Clark Fork or ice skate in the winter, the park serves to stage various community events, borders a greenbelt trail along the river that is heavily used, and the park is adjacent to the new stadium for Missoula's semi-pro baseball team (which is currently under construction). The greenbelt running east-west along the northern edge of the park is the former Milwaukee Railroad right-of-way.³

ARCHITECTURAL DEVELOPMENT

The McCormick district is a cohesive neighborhood characterized by middle class and moderate upper class homes. The buildings reflect styles that are loosely followed and display popular local trends in building designs, as well as in the use of materials and decorative features. Folk, Queen Anne, American Foursquare and Craftsman designs are well represented, with a few examples of Neoclassical, Tudor, Prairie, and International styles located in the area.

The historic period, or the period of significance established for the McCormick district is 1889 to 1952. The period is based on significant periods that include the initial platting of the Knowles Addition in 1889, the construction boom of 1907-1912 when a majority of the homes were constructed, and an almost fully developed area by 1938, just after the Parkway Bridge was constructed. The historic period also includes spurts of commercial development from the late 1930s through the 1950s, as well as the modern housing construction that trickled into the district during the same period. The modern housing is representative of a growing national trend toward condensed building, additional multi-family housing and simplified architectural forms. The modern housing trend is a contrast to the early historic period that often included sprawling properties and ornate architectural designs. The year 1952 has been chosen arbitrarily as the end of the historic period based on National Register guidelines that require that "generally properties must be fifty years of age or more to be considered historic places."⁴

A majority of the area's single-family dwellings follow national and local trends in architecture and resemble styles that were popular during the Victorian and Eclectic movements. Apartment buildings are also plentiful, and their styles reflect various architectural movements. Several apartment buildings were constructed prior to 1912 and generally represent the architectural designs of the Eclectic movement. Examples include the George Apartments, a two-story brick-veneer flat located at 532 S. 3rd; the corbelled brick-veneered and plastered, wood-framed Sacajawea building with Prairie School influences located at 805 S. Orange Street; and the Thornton Apartments, a wood-frame, brick-veneer building with Colonial Revival influences. Several apartments have also been constructed more recently, to include the two-story gabled buildings at 522 Hickory and 620 Walnut, both constructed after 1958, as

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well as the 1950 shed roofed apartments located at 525 Cottonwood. Modern architecture is evidenced in several apartment buildings and a feature common to many of these modern buildings is that the main level is partially underground and accessed by stairwells.

Apartment living also includes a large number of converted single-family dwellings. One example is the Queen Anne and its associated buildings that are located at 633 S. 3rd W. Conversions from single-family to multi-family housing are common throughout the district, and more common among the sizable Queen Anne and American Foursquare style buildings. In contrast, at least one turn of the century apartment was designed and constructed with the appearance of a moderate-size single-family dwelling. This building is a centrally hipped stucco cottage located at 626 S. 3rd W., which was constructed as a duplex sometime between 1902 and 1912. Historically, single-family residences that have been converted to apartments or duplexes have rarely been converted back into single-family residences.

Owner occupied rentals, whether residing in the main house or in a half-residence located on the back of the lot, continues to be a common trend that was patterned in the district prior to the turn of the twentieth century.⁵ A lack of rental properties has existed throughout Missoula's history, due in part to increased numbers of laborers and working class professionals as well as the constant lack of housing for increasing numbers of university students. McCormick residents have historically remained a strong force in providing rental properties, with residential stables serving as the first noticeable owner-income property available in the neighborhood.

As early as 1893, 7 of the 13 dwellings that were mapped in the district utilized stables or a separately constructed building as a half-residence.⁶ The structures were constructed as small single-family dwellings on the back of the lot, or as a 1 1/2-story building containing a stable on the ground level and living-quarters above. The stables typically had a centrally located chimney and likely housed someone who served as a coachmen or caretaker. Several of these buildings still stand along the alleyways of the district and continue to be utilized as income properties. As transportation needs changed from horse to automobile, a majority of the outbuildings were converted into structures for housing the auto, many of which were later turned into full residences or a combination garage/studio. Several combination outbuildings were in turn converted to full rentals, and additional garages were constructed or residents would simply utilize street parking.

The city directories reveal that as early as 1907 a majority of the McCormick residents had at least one boarder living with them, while others had taken in several. By 1920 the census for the 10th precinct revealed that the district continued to have a high rental population. Few students, however, were reflected in the rental population and this is unique considering the district's proximity to the University of Montana. Rather, a large number of working class and working professional families rented the properties. Although some of the 1920 census data was not acquired, the information that was available listed a total of 266 individuals as "head of household," with 162 (almost 2/3) renting property at that time. In contrast to the rental population, a majority, or more than half (58 of the 98) of those who owned their homes listed their homes as mortgage free.⁷

As previously mentioned the district's residential buildings reflect several architectural styles and patterns, and several examples are discussed below. The historic integrity of a majority of the following architectural examples has been retained due to the survival of their original design and materials, and the continuity of setting and location. The following examples are therefore considered to be contributing elements in the historic district unless otherwise stated. An interesting observation regarding the district's architectural styles is that although many of the dwellings reflect social status and income, there are just as many that do not. Many of the dwellings which housed prominent businessmen and women, city boosters or government officials, are relatively modest in size and decorative detailing.

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American Folk Housing



811 S. 4th W.



825 S. 6th W.



620 Ash



808 S. 6th W.



621 S. 4th W.



535 S. 2nd W.



631 S. 6th W.



602 River Road

National style Folk housing was popular throughout the United States from approximately 1850 to 1890. The earliest Folk housing was associated with a time prior to the arrival of the railroad, and often consisted of dwellings made from heavy logs or log framing, and even sod. Folk styles remained popular as the railroad expanded and according to McAlester, the railroads provided a means to transport building materials, and inspired new construction techniques for Folk styles. With the railroad came the means to cheaply transport milled lumber, and dwellings could be constructed with light framing techniques and covered in wood cladding.⁸ Simply put, Folk housing could be constructed quickly and economically. Folk style housing remained popular after the turn of the twentieth century and remains so even today.

Folk housing in the McCormick district was especially popular from the late 1800s to around 1912, and various shapes of the housing are located throughout the district. The shapes most commonly constructed were the pyramidal cottage, the gable front and the gable-front-&-wing. In addition, examples of the I-house and the Hall & Parlor style are also located in the district.

The pyramidal cottage, or “workers cottage” is a type of housing that is likely associated with the Bitterroot Line of the railroad, the local timber mill and the flour mill, all providing employment to large numbers of area residents. A majority of the cottages are located along the western industrial corridor and the northern corridor, near the Chicago Milwaukee line. A common trait associated with the pyramidal cottage is that they were constructed side-by-side, often by the same builder. In addition to their smaller floor plan, the hipped-roof requires fewer long-spanning rafters and are therefore, less expensive to build.⁹ They are typically single-story hipped structures with a four-square plan and a small centered porch. A majority were constructed between 1902 and 1912. Other cottages like the row of dwellings constructed on the 800 block of S. 6th, were constructed around the time of World War II and may have an interesting history in that they appear to have been constructed during a nation wide construction ban.

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Examples of wood-frame, brick-veneer four-square workers cottages are located at 807 and 811 S. 4th W. They are nearly identical in their construction, with slightly flared eaves, a small front-facing hipped dormer with flared eaves, a shed roof addition located off of the rear and a front-gabled porch or entry supported by square columns with square base and capitals. The windows are inset rather than flush, providing brick sills, and vertical brick detailing is located above each of the windows. Double-hung windows are common, and a 30-pane rectangular window is located in each of the front-facing dormers. The dormers are covered in coursed shingles.

The dwelling located at 807 S. 4th W. has a front-gabled single-stall garage with a shed addition located at the back end of lot. A vertical-board door faces the alley and a 3-pane window faces west. The eaves are open, exposing the rafters, and the gables are accented with triangular braces. The exterior is covered in simple drop siding and the roof is covered in composition shingles. The outbuilding was constructed sometime between 1912 and 1921. The dwelling located at 811 S. 4th W. has a similar front-gabled garage that was constructed between 1921 and 1938. A hinged wood-frame vertical-board door accesses the building and the exterior is covered in flush wood panel boards.

A row of three cottages are located at 918, 924 and 930 S. 6th W. The dwellings were likely constructed by the same builder, as they are similar in design with a ridge along the crown of the hipped-roof, exhibit several of the same exterior details, and were all constructed between 1902 and 1912. In addition, the three lots do not appear to have been subdivided until sometime after 1958.¹⁰

Close Quarters

On the 800 block of S. 6th, a row of seven cottages that nearly take up the entire block were constructed almost 40 years later than any of the previously mentioned examples. Most were constructed on less than one full lot and are unique in that they appear to have been constructed around the time the War Production Board ordered the curbing of non-defense construction, beginning in April of 1942.¹¹ The seven cottages were constructed sometime between 1941 and 1943. Each have a hipped-roof with a ridge at the crown of the hip, and all of the buildings were initially constructed with single-bedroom floor plans. Each have an offset front entry door, 2/2 horizontal-pane windows, a side entry, and many have a large hipped two-stall garage associated with them. In addition, the buildings have identical siding that is unique in that it has an International or Moderne appearance. The exterior siding includes wide beveled boards set in between narrower bands of exterior with several horizontal beveled channels. The siding is placed either on the upper 2/3 or the lower 1/3 of each building, and the exterior pattern is opposite of its neighbor. Additional exterior materials vary and include wood shingles, horizontal wood cladding or asbestos shingles. An additional detail associated with many of these cottages is that they originally had identical picket fences that divided their lots, and several of the homes have these fences or at least portions of the original fence still standing. The current owner of 827 S. 6th W. revealed that an old picket fence matching that of the neighboring lots was found in the crawl space under his house. The fencing had several layers of paint, which has since been stripped. The fence is fully restored and adorns the front of the lot once again.¹²

The hipped structures appear to have been constructed by the same builder, and were constructed on a residential city block that had remained almost completely vacant until around 1930. In contrast, the north side of the 800 block of S. 6th W. was fully developed by 1912, as were the blocks to the south of the vacant property. The south side of the 800 block had only one dwelling located on it by 1912, and that dwelling disappeared by 1921. The block then remained vacant until approximately 1929 when the Moderne style store and residence was constructed on the corner, at 801 S. 6th W.

Based on the similar Moderne influences of the store/residence located at 801 S. 6th W., as well as the fact that there were no property lines illustrated on the Sanborn maps, it is presumed that the owners of 801 S. 6th W. constructed the seven cottages. The 801 S. 6th W. building was owned by Ruth Fangstrom, who ran her home based grocery store out of the building as early as 1943 and as late as 1955. After the seven cottages were constructed, Ruth Fangstrom was still the only resident on the block that was listed as a property owner. Recent information regarding this 800 block reveals that the lot of 821 S. 6th W. was utilized as the location of Andrew O. Reed's tool shed prior to the construction of the hipped homes, and it is possible that he had a hand in the construction of these buildings. From 1936-1938 the lot of 821 S. 6th W. was utilized by Reed for his carpentry business. By 1940-41 the Reed tool house

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was either removed or simply not listed in the directory. Reed worked out of the 821 S. 6th W. location while residing in the district at 643 S. 4th W.¹³

Based on the time of construction and the small floor plans of the seven dwellings, there is reason to believe that their design may have been influenced by World War II and the need to curb domestic building. The curb in domestic construction came about because of the likely need to utilize building materials for war efforts and therefore, restrictions on building size and cost of materials became mandatory. The restrictions put forth by the War Production Board in April of 1942 may offer some insight into the construction or design of the 6th Street dwellings. The restrictions read as follows:

- Construction already underway by the time of the order could continue to be completed, but might be stopped later if the materials to be used were needed for war purposes.
- A building materials supplier can supply materials to a contractor if he is satisfied that the project was started prior to the effective date of April 9, 1942, but a contractor can not take materials out of his personal stockpile to start a new construction job.
- No more than \$500.00 can be spent per any 12-month period dating from the beginning of construction.¹⁴

Gabled housing is very common throughout the district and like the pyramidal cottage, it is also considered American Folk housing. Several good examples of the gable-front and the gable-front and wing (cross-gabled) types are located throughout the area. The buildings are wood-framed, are typically 1 1/2-story (sometimes almost two full stories) massed plan buildings and are relatively unadorned. Shallow eaves and double-hung sash windows are common.

The historic Martz residence is located at 620 Ash and was constructed between 1902 and 1909. It is an excellent example of cross-gabled folk housing with a partial-length, 1/2-hipped single-story rear addition. The building is wood-frame and rests on a concrete covered cobblestone foundation. A pent roof, cornice returns and fish scale patterned shingles adorn the front-facing gable. The shallow overhanging eaves are boxed and the use of entablatures accent the roof-wall junctions. Two internally located brick chimneys are visible, with one located centrally and one located on the east end of the house. Window types include 2/1 fixed-pane and 1/1 double-hung windows of various sizes, as well as a fixed lead glass window with decorative diamond patterns. The house is belted in a wide band of wood marking the foundation and the main level, and the exterior is covered in horizontal wood cladding.

This residence was originally numbered 612 Ash and in 1912 the building was the only dwelling constructed on the three lots that now include 620 Ash and the lots of 838 and 846 S. 5th W. It was once the residence of Missoulian clerk Frank Martz and his family. In July of 1909 the Martz' hosted a party at their Ash residence that was dedicated to the farewell of two women who were leaving Missoula for Spokane, Washington. The party was an evening of card games and prizes of everything from cups and saucers to mechanical bugs, with musical programs and refreshments. Several friends and family members, to include several area residents, honored Alice Simmons, a clerk at D. J. Donahue and Anna Murray, a clerk at Schlossberg's.¹⁵

Several additional examples of the gable-and-wing or cross-gabled Folk style housing are located along S. 1st and 2nd W. Some of these dwellings have experienced material changes and major additions, and are therefore not considered contributing elements in the district at this time. They do, however, reveal the popularity and adaptability of the style, and they are found in numbers and utilized as both single and multiple-family dwellings. The cross-gabled structures located throughout the district appear to be some of the more noticeably altered dwellings, with common additions that include enclosed porches and two-story additions placed within the L of where the gables meet. The examples located along S. 1st W. are some of the district's earliest constructed homes, with 521 S. 1st W. being constructed prior to 1891 and several, like the historic Mix residence at 620 S. 1st W. and the Jacobsen residence at 628 S. 1st W. constructed sometime prior to 1901.

A good example of a front-gable style dwelling is located at 808 S. 6th W. It is a 1 1/2-story wood-framed building with a full-length porch resting on a concrete foundation. The porch steps and pad are wood, and three square columns with square base and capitals support the 1/2-hipped porch roof. The front entry is offset and a set of three windows that include a large 1/1 double-hung and two narrow 1/1 windows, are located to the left of the entry. A set of two 1/1 windows are located above, in the front-facing gable. The

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rear of the building houses a single-story partial-length 1/2-hipped addition with a rear entry. 1/1 double-hung windows surrounded in crowned wood moldings are common. The boxed eaves have a shallow overhang, and three-part entablatures accent the roof-wall junctions. Corner boards accent the corners of the building, and a crowned molding belts the bottom of the house and marks the foundation and the main floor. The gables have cornice returns and a vent is located in the peak of each gable. The south-facing gable is covered in a mix of fish scale and diamond patterned shingles, the exterior of the building is covered in horizontal wood cladding and the roof is covered in composition shingles.

A two-stall front-gabled garage is located on the northwest end of the lot belonging to 808 S. 6th W. A large wood panel garage door with five glass panes faces north, and is accessed from the alley. A pedestrian door and a set of two 9-pane windows face south, and a side entry and a sliding window face east. The windows and doors are surrounded by shallow wood moldings, the exterior is covered in vinyl and the roof is covered in composition shingles.

The main residence of 808 S. 6th W. was constructed sometime between 1902 and 1912 and appears much like it did in 1912. A small porch, however, was originally located on the northwest end of the building and has since been enclosed. The garage was constructed sometime between 1912 and 1921 and prior to the construction of the garage, a small outbuilding was located on the northeast end of the lot. John S. and Verna G. Rice lived in the house as early as 1929 while John worked as a laborer. In 1934 Milton C. Lehner resided here, and as early as 1952 Leonard L. and Ione M. Pilate were listed as residents while Leonard worked as the assistant wire chief for the Northern Pacific Railroad.¹⁶

Nels Bakke, the cousin of a well-known Missoula architect and McCormick resident by the name of Ole Bakke, was a McCormick area resident and lived just one block to the east of Ole. The historic Nels Bakke residence features an ornate front-gabled design with Classical Revival influences that may have been designed by Ole Bakke. Nels Bakke, a carpenter and building contractor is believed to have constructed the 621 S. 4th W. residence between 1907 and 1912. It is a 1 1/2-story (+ basement), steeply-pitched front-gabled building with slightly flared eaves and rests on a stone foundation.

The residence is a wood-frame building with a small porch entry placed to one side, an east-facing gabled dormer and a west-facing two-story cantilevered wall extension. The front porch and steps are wood and are covered by an enclosed gable that is supported by grouped columns of three, resting on large stone piers. Modillions accent the recessed area within the enclosed gable and accent the cornice of the porch as well. The porch columns have ornate Corinthian style capitals and a metal handrail is located in the center of the porch steps with two short stone piers capped in concrete located on either side of the steps. The porch is railed in balustrade made of turned columns. The east face of the building has a single-story 1/2-hipped bay housing a single hung window with decorative lead glass in the upper sash, and two long narrow 1/1 windows. A gabled dormer is located directly above the bay. The west face of the building has a two-story cantilevered wall extension housing a 1/1 window with a decorative stained glass window on either side. The cantilevered extension as well as the main block of the house have modillions decorating the cornice of the building. These same ornaments are equally spaced under the slightly flared eaves. The building features various types of windows to include long narrow lights with decorative lead glass panes on either side of the entry, 4/1, 3/1 with vertical-panes in the upper sash and 1/1 double-hung windows. In addition, three small square 9-pane windows are housed in the dormer. The windows and doors are accented with wide moldings and decorative crowns and the base of the house is belted in wood, marking the foundation and the main level. The exterior of the building is covered in horizontal wood cladding and a brick chimney is centrally located.

A long front-gabled single-stall garage with a 1/2-gabled, partially-enclosed addition is located on the south end of the lot. Two vertical-board hinged doors face west and an east-facing pedestrian door has been sided over. The eaves are closed, the exterior is covered in simple drop siding and the roof is covered in composition shingles. The building was constructed sometime between 1921 and 1938.

A personal communication with the current owners of 621 S. 4th W. revealed several interesting stories about the building and its past. When the owners purchased the home in 1944 it was completely run down. At that time, part of the ceiling in the kitchen had fallen to the floor and the exterior siding (both clapboard and coursed shingles) was decaying due to the lack of paint. The exterior decay

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caused the owners to cut off the east half of what was originally a full-length gabled porch. An interesting note regarding the design is that although the stylistic detailing is exceptional both inside and out, the design of the building would have been considered average at best, even by earlier standards. The house was constructed without any insulation or ventilation and the attic was created without an access. Combined, this caused the house to reach extreme temperatures in both summer and winter months. The sun from the west-facing windows in the cantilevered wall extension also added to the discomfort during the summer.

The residence is in exceptional condition today, as the owners have worked to alleviate several problems over the years. Insulation, ventilation and shading the wall extension windows have all helped with temperature control. The house has been updated in various ways to include the electrical, but the original carbide gas fixtures still hang from the ceilings. The gas tips are still in place, and small electric bulbs have been added to the fixtures.¹⁷ Detail work is said to have been a specialty of Nels Bakke and this is evident on the interior of the building, which is complete with what the owners believe are white pine doors, floors, banisters, detailed window moldings and large ceiling moldings. A closed rail with large columns and Corinthian capitals separate the foyer from the living area. Similar interior features, to include the window surrounds and ceiling moldings are also evident in the interior design of the historic Ole Bakke residence located at 710 S. 4th W.

At this time, the only known example of a side-gabled mass plan or an I-house, is located at 535 S. 2nd W. The residence is a wood-frame, two-story building resting on a concrete foundation. A gabled pediment that is supported by four narrow wood posts marks the offset front entry, and the pediment is covered in a narrow banded horizontal wood cladding. The windows on the facade are symmetrically placed and are accented with fixed wood shutters. Double-hung windows are common and a single-story 3/4-length shed addition is located on the south side of the building. The exterior of the house is covered in asbestos shingles and a chimney is centrally located.

The 535 S. 2nd W. dwelling was constructed between 1907 and 1912 and is located on two city lots. As early as 1920 Charles A. Deal and his wife Mamie rented the property and lived here with their three daughters and two sons, while Charles worked as a miller at the local flour mill. By 1929 Matt C. and Rosie Hayes owned the property and were listed here as late as 1934. Matt worked as a teamster and according to the Polk directories, the Hayes' also owned the neighboring properties of 521 and 527 S. 2nd W.

An additional example of Folk housing in the district was constructed sometime between 1902 and 1912 and is located at 631 S. 6th W. The residence is a two-story cross-gabled building that is one to two-rooms wide, and is unique in that the main block of the dwelling is one of few, if not the only single unit wide ground plan located within the district. The building has a symmetrical facade, is relatively unornamented and houses 4/1 and 1/1 double-hung sash type and 2/2 horizontal-pane windows surrounded by wide bands of molding. A front-facing and an east-facing dormer have been added, as well as a shed addition that is located within the L of where the gables meet at the southeast end of the building. The house is accented with a wide frieze board surrounding the shallow overhanging eaves, the exterior is covered in asbestos shingles and two centrally located brick chimneys are visible.

A front-gabled single-stall garage with two hinged vertical-board doors is located on the southeast end of the lot and is accessed from the alley. The building houses two additional hinged vertical-board doors, a 4-pane window and two south-facing hinged windows. The rafter tails are exposed, the exterior is covered in simple drop siding and the roof is covered in metal. The eastern portion of the garage appears to be a recent addition due to the fact that the western half is without a foundation and is sinking into the ground. The western half of the garage may be part of the original stable that was located in the same area as early as 1912. The garage, or eastern portion appears to have been added sometime prior to 1921.¹⁸

As early as 1920 Ruben B. and Netta M. Alder owned this property and Ruben was listed as the owner of a garage during this same year. By the late 1920s Norman D. and Ada E. Mix owned this residence, and Norman worked in the car repair business for the Missoula Public Service Company. The Mix family was listed here as late as 1934 and as early as 1952 Raymond C. and Rose H. Seerup made this their home. Raymond, like the owners of 631 before him, was also in the car repair business working as a repairman for Mueller-Jones.¹⁹

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An example of the Hall & Parlor style Folk housing is located at 602 River Road, and is unique in that it is more simplified in its form and decorative detailing than the styles previously mentioned. The residence is a wood-frame, side-gabled building with a moderate to steeply-pitched roof. It has nearly two stories and a 3/4-length 1/2-hipped porch supported by three square posts. The front entry is slightly off center with a 1/1 double-hung window located on either side of the entry. A gabled addition has been constructed on the north end, or rear of the building, and houses an east-facing entry and a fixed-pane window. The doors and windows housed in the building are surrounded by wide bands of crowned wood molding. The building is covered in horizontal wood cladding, the roof is covered in composition shingles and a brick chimney with a flared top is centrally located. A six-foot privacy fence surrounds the two-parcel lot and additional details of this dwelling are not highly visible.

The River Road dwelling was constructed sometime between 1900 and 1907 and according to the McCormick Neighborhood Association Photographic Information, is believed to be an old farmhouse. As early as 1907 it served as the residence of Royal C. Robie, a brakeman for the Northern Pacific Railroad and Margaret Robie, a laundress for the Florence Steam Laundry. In 1920 William Hodgens and his wife Almira rented this residence and lived here with their 24-year-old son William. William Sr. worked as a blacksmith during this time. Both he and his wife had immigrated to the United States in 1893 and were of Canadian descent. By 1927 Mrs. Dena R. Wing resided at 602 and was listed here as late as 1934.²⁰ The Calhoon and Kersey families were said to have resided at 602 well after the 1930s, and the Calhoon's currently reside next door at 540 River Road. As early as 1952 Clarence Wing owned and occupied this residence and by 1955, Robert E. and Olga H. Nelson resided here while Robert worked as a driver for the Farm Bureau Co-op.²¹

Queen Anne



633 S. 3rd W.



523 S. Orange St.



527 S. 4th W.



713 S. 3rd W.

The Queen Anne was a popular Victorian design from 1880 to 1910, and was often constructed as a large and lavish dwelling. Large residential lots, corner lots and double lots in the Knowles Additions provided ample space for such a style. Many of the Queen Annes

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constructed in the area were placed on double corner lots like that of 540 S. 2nd West, or they were constructed in or near the middle of the block with little else surrounding the house at that time, like that of 633 S. 3rd West.

Large lots were a necessity not only for the design of the house but also for constructing the buildings associated with the main residence. Queen Annes often had associated buildings that could include storage outbuildings, outhouses, stables and caretaker's quarters or additional single-family dwellings, and were commonly constructed in areas of the district that were close to commerce or along main thoroughfares.

Queen Anne styles typically exhibit irregular shaped rooflines, complete with dormers, towers, turrets and spindlework porch supports and balustrade are common. Windows vary in size and shape and may include decorative eyebrow and Palladian windows with leaded or stained glass panes. A majority of the Queen Annes located in the McCormick area are relatively unadorned, often lacking the ornate spindlework, lacy spandrels and beads that are typically associated with this Victorian design. The Queen Anne borrows from many previous architectural designs, but a majority of the Queen Anne buildings in the district are asymmetrical forms with a centrally hipped-roof, lower cross-gables and a steeply pitched roof line. Decorative details may include classic columns and cornice-line dentils, typically borrowed from Classic Revival styles, and in Queen Anne fashion, a majority of the dwellings exhibit multi-textured wall surfaces.

An excellent example of a Queen Anne and an associated complex of buildings can be found at 633 S. 3rd W., historically known as the White residence. The main dwelling was constructed prior to 1902 and as early as 1907 Charles A. White owned the property while working as an inspector for the Northern Pacific Railroad. His wife Mary J., as well as James and Julia White also resided in the main house in 1907 and the family took in a student boarder by the name of Ethel McVey.²² After Charles passed away, Mary (also known as Mayme) worked as a stenographer for the Northern Pacific Railroad and continued to reside at the 3rd Street property as late as 1971.²³

The original complex of buildings associated with the White's property includes the main residence, a stable and an additional residence all located on the western half of a double lot, and two additional dwellings located on the eastern half of the property. At the time of their construction, the main dwelling and the half-residence/stable were the only buildings located on the entire block. The main dwelling is a two-story Queen Anne with a centrally hipped-roof and several lower cross-gables, a hipped dormer, a turret and a cut-away bay. The building has a front and rear wrap-around porch, and rests on a concrete-covered foundation that is likely stone. Decorative details include turned porch columns, a frieze board surrounding shallow boxed eaves, entablatures accenting the roof-wall junctions and wood surrounds with decorative crown moldings accenting the doors and windows. Window and door examples include 1/1 lead glass, an elliptical fan light in the peak of a gable, wood and glass entry doors as well as long narrow lead glass sidelights and a rectangular hopper surrounding the front entry. The exterior is covered in beveled clapboard, the roof is covered in wood shake and the gables are covered in a mix of diamond and fishscale shingle patterns. Paved sidewalks wrap around the main house and lead to additional buildings.

The building located behind the main residence historically served as a residence and stable, and continues to be utilized as a residence. The hip-on-gable two-story building numbered 633 1/2 served as a stable and half-residence as early as 1902. The building was later converted to a garage as evidenced by a garage door that was once accessed from the alley. The garage door has since been sided over with simple drop wood siding. Although the residence is unadorned, the windows and doors are surrounded in wide bands of wood molding and corner boards accent the corners of the building. The building houses 2/2 double-hung and sliding windows. The exterior is covered in simple drop siding and the roof is covered in composition shingles.

An additional building associated with the White's property includes 625 S. 3rd W., a large two-story Craftsman style residence that was constructed sometime between 1912 and 1920. As early as 1920 this building was utilized as a single-family residence and was rented out by the White family. The building serves as a duplex today.

Two additional dwellings were constructed on the east end of the White's property and include that of 621 and 623 S. 3rd W. The two dwellings were constructed sometime between 1902 and 1912 and appear to have served as rental properties.²⁴ The 621 S. 3rd W.

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dwelling is a two-story American Foursquare building and 623 is a 1 1/2-story side-gabled dwelling with a dominant front-facing dormer. It appears that as early as 1952 the double lot was subdivided and 623 S. 3rd W. was sold to Nannie P. Nelson, a grocery store operator.²⁵ The double lot associated with the White property remains subdivided, but fencelines and other indications of the division are lacking. The buildings therefore appear much like they have in the past, when they were associated with the White family.

A beautiful example of a Queen Anne is located at 523 S. Orange Street and was constructed near a major historic thoroughfare known as the Bitterroot Trail.²⁶ The dwelling is a 1 1/2-story, wood-frame cross-gabled building resting on a stone foundation. It features a dominant front-facing gable, an asymmetrical facade, a wrap-around porch and cut-away bays. The porch is supported in part by several square columns with square base and capitals. The front-facing gable covers a cut-away bay, and several small front-facing gables and eyebrows adorn the front of the building. Featured windows include stained glass, 8-pane, a large fixed-pane with decorative lead glass in the upper sash and 1/1 double-hung windows. The windows and doors are surrounded by wide bands of wood moldings, several of which have decorative crowns accented with dentils. A single-story hipped addition is located within the L of the gables on the northeast side of the building, and was added sometime between 1912 and 1921.²⁷ The building houses three brick chimneys, two internally and one externally located. The cornice is adorned with dentils, entablatures accent the roof-wall junctions, and the boxed eaves are decorated with a wide frieze board. Several of the small gables and eyebrows are decorated with incised starburst ornaments and the exterior of the building is covered in horizontal wood cladding.

The building at 523 S. Orange Street is historically known as the Curran residence, and was constructed sometime between 1893 and 1902. It was originally numbered 502 S. 4th West and as early as 1907 was the home of Dennis Curran. Curran worked as a dealer in hardware, stoves, ranges and building supplies and his shop was located on the north side of the river at 218 North Higgins. Curran took in boarders as early as 1907, one by the name of Mary Harley. By 1920 the property was owned by Frank and Ida Darber while Frank worked as a farmer and a stock raiser. The property was utilized as a multi-family residence for a majority of the years from 1930 to 1980 and currently serves as an attorney's office.²⁸

The Queen Anne located at 201 S. Orange Street exhibits turned porch supports, decorative gable detailing and various wall textures. The residence is illustrated on the Sanborn map as early as 1902 and may have been constructed prior to the turn of the century. The residence was likely a local landmark, as it was associated with the Fisher family. In addition, it would have been quite visible from the north side of the Clark Fork river and due to its size and location upon an embankment, it would have stood out from other homes in the area. Historically, its location overlooked the river, Missoula's central downtown area as well as the large industries to the west, and is still the first dwelling one notices when traveling south across the Orange Street Bridge. It has withstood years of encroaching commercial development as well as several phases of bridge construction that nearly cross its property. Bridge construction has included the original two-lane design crossing the Clark Fork river in 1937 and the recent widening of the bridge from two to four lanes. The building just to the east and across the street from the Queen Anne did not fare well in the most recent bridge construction, and was razed.

The dwelling located at 201 S. Orange Street is historically named the Fisher residence and is a 1 1/2-story Queen Anne with an irregular-pitched roof and a dominant front-facing gable. The building is resting on a concrete foundation and currently serves as an apartment building. Two of the entries are housed on the east face and are accessed by entering a small recessed area contained under the main roof. The roof of the recessed porch is supported by turned columns. The main entry doors are wood panel with glass panes in the upper half and a third entrance is located on the north face, also located in a cut-away area supported by spindle work columns. A decorative inlaid sunburst is located in the gable above the entry. Windows include an east-facing bay window, 1/1 double-hung, triangular fixed-pane, and a fixed 4-pane window. The windows and doors are accented with wood moldings and corner boards accent the corners of the building. The shallow overhanging eaves are closed and entablatures accent the roof-wall junctions. The exterior of the building is covered in horizontal wood clapboard and the gables are covered in a variegated pattern that include diamond, fish scale and coursed shingle patterns. A brick chimney is centrally located. Two known additions have been added to this building and include a shed addition on the northeast end that encloses a staircase leading to a second level apartment, as well as an addition with a shed dormer on the southwest end which was added sometime between 1912 and 1921.

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The Fisher family resided at 201 S. Orange Street as early as 1901. William P. Fisher was a prominent Missoula businessman and served as the president of Fisher Mercantile Company during the early years of Missoula's developing downtown. The Fisher residence was originally numbered both 501 River Road and 501 S. Orange Street, possibly indicating that it originally served as a duplex or a multi-family dwelling. By 1929 the dwelling clearly served as a duplex and was numbered 201-203 S. Orange Street. A third apartment was added to the dwelling as early as 1952.²⁹

The oldest known, and at one time likely one of the most ornate Queen Annes in the district is located at 544 S. 2nd. The dwelling was constructed prior to 1891 and is associated with 2 1/2 city lots. The double lot appears to have been the original purchase, with an additional half-lot acquired sometime prior to 1902.³⁰ Although the building has experienced several additions and material changes, it has retained a majority of the original physical features that compose the Queen Anne, and has retained its original setting as well.

This two-story centrally hipped-roof dwelling with lower cross-gables and rear additions is resting on a concrete (or concrete covered) foundation. The second-story is slightly wider than the main level, creating an overhang with a slightly flared roofline. There are two front-facing entries accessed by a wrap-around concrete pad and two small, separate porch pads made of concrete and brick. The pads are covered by shed roofs that are supported by two spindlework porch supports. The separate porch pads appear to have replaced the original wrap-around porch. A majority of the windows housed in this dwelling are 1/1 double-hung, with several fixed-pane and casement windows housed in the rear additions. One 9-pane window is located in the east-facing gable. A cut-away bay is located under the second-story of the west-facing gable. The two front-facing gables are accented with inlaid sunburst patterns and decorative vines and slender ties serve as window surrounds on several of the second-story windows. Entablatures accent the roof-wall junctions, decorative solid brackets accent the gables and the shallow eaves of the building are boxed. The exterior of the main block of the building is covered in asbestos shingles on the main level, and coursed and fishscale shingle patterns on the second level. A large two-story flat-roof addition and a single-story gabled addition is attached to the rear of the building. Three brick chimneys are visible on the main block, and include two centrally located and one externally located chimney that is broad and flared at the top.

A building that has traditionally served as a half-residence was constructed sometime between 1921 and 1938 and is located on the northeast corner of the lot, behind the main dwelling. This residence was originally numbered 540 1/2 and is currently numbered 534 S. 2nd W.³¹ It is a single-story cross-gabled building with a south-facing entry. The corners of the building are accented with corner boards and the eaves are open, exposing the rafters. The exterior is covered in horizontal wood cladding and the roof is covered in composition shingles. In addition to the half-residence, a front-gabled three-stall garage is located on the northwest end of the lot. Two of the three garage doors are accessed from Cottonwood Street and an additional door is accessed from the alley. The doors are a mix of metal and wood panel. A pedestrian wood panel door and two 4-pane windows face south on the building. The eaves are boxed, the exterior is covered in horizontal flush boards and the roof is covered in composition shingles.

In 1893 the main Queen Anne dwelling was listed as 522 South Second West. A single-story stable that also served as a half-residence was located where 534 S. 2nd is standing today, and the stable was converted to a long two-story building as early as 1912. The flat-roofed addition on the north end of the main dwelling may have originally served as an attached garage, appearing on the Sanborn maps as early as 1938. According to the Polk Directories the main dwelling may have served as a boarding house around the turn of the twentieth century. In 1907 William F. Book was a resident while working as a professor of psychology and education at the University of Montana and Sterling Richards, a clerk for Walk-Over Shoe Company, and Thomas M. Stephenson, an agent for the Northern Express Company boarded in this building that same year. As early as 1927 Mrs. Lenora B. Forbis was the only resident listed at 540 and as early as 1934 the property was owned by George R. and Gertrude Shepard. George worked as a lawyer during this time. As early as 1952 Edwin G. and Dorothy M. Buchanan owned the property while Edwin worked as a pathologist, and the Buchanan's rented the half-residence to Dominic B. King, a student at the university.³²

Although many of the large Queen Annes lack the traditional gingerbread detailing, several of the areas cottage style Queen Annes do exhibit the spindlework features. One of the finer examples is located at 527 S. 4th Street. It differs from the larger Queen Annes in that it is a single-story wood-frame building with a smaller asymmetrical floor plan, and the roof lines are less complex. Its decorative detailing exhibits delicate spindlework porch supports that include balustrade and columns, dentils adorning the cornice of the porch

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and an ornately carved wood panel entry door with stained glass. The building has a centrally located hipped-roof, lower cross-gables, bays and a wrap-around porch, all resting on a stone foundation. The front entry is accessed by wood steps and a porch pad that wraps around from the north to the west side of the building. Featured windows include single-hung with decorative stained glass panes surrounding a fixed-pane in the upper sash, fixed-panes surrounded by smaller stained glass panes, and double-hung windows. The windows and doors are surrounded by a wide banded crowned wood molding and the house is belted in wood, marking the foundation and the main level. The front, east and west-facing gables have a pent roof enclosing the gables, the eaves have a shallow overhang and entablatures accent the roof-wall junctions. The exterior of the house is clad in horizontal wood, and the roof is covered in composition shingles.

As early as 1907 527 S. 4th W. was the residence of Robert D. Pugsley, a clerk for the Missoula Mercantile Company. A single-stall front-gabled garage associated with the Pugsley residence is located on the south end of the lot. The building is resting on a concrete foundation, is covered in horizontal wood cladding and is accessed from the alley. It appears to have been constructed prior to 1907, along with the main residence.³³

A unique example of a Queen Anne is located at 713 S. 3rd W., and was constructed in 1909. The residence features a front-facing gambrel with a cross-gambrel roof, and a wrap-around enclosed porch with a flared eave. Decorative details include a stone foundation, a front-facing dormer accessing a small railed balcony and a railed deck at the crown of the roof line resembling a widow's keep. The window moldings are decorative with ornate crowns and featured windows include 3/1 double-hung, single hung with leaded glass in the upper sash, and an arched light housed in the north-facing dormer. A 1 1/2-story stable/garage is located on the south end of the lot and is accessed from the paved drive along the west side of the main dwelling. The outbuilding was constructed around the same time as the main residence and houses a 4-pane window, two vertical-pane windows and an east-facing side entry. The exterior is covered in simple drop siding and the roof is covered in wood shakes. The eaves are open, exposing the rafters, and corner boards accent the corners of the building. As early as 1920 713 S. 3rd became the residence of C. H. Christensen, a prominent Montana businessman who is discussed in detail below, in Section 8.

American Foursquare



605 S. 2nd W.



727 S. 3rd W.



642 S. 5th W.

Nationally, American Foursquare styles were popular from 1895 to 1930, and in the McCormick district, represent some of the earliest known buildings. Like the Queen Anne they are large dwellings, often located on corner or double lots near commerce and along major thoroughfares. The American Foursquare is popular throughout the neighborhood, and is almost exclusively a two-story hipped-roof building with a cubic shape, a small centered or full-length entry porch and a front-facing dormer. The style typically has a symmetrical facade with a centered door and balanced windows, and is often modest in decorative features.³⁴ In the McCormick district these buildings are often decorated utilizing Colonial styling such as a bracketed cornice and also borrow design elements from Prairie styles.

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The Three Sisters

The American Foursquare is more common along the northern and the eastern half of the district with three dwellings in particular maintaining a high level of integrity. Their significance is due to their association with prominent families rather than their architectural merits. The three nearly identical buildings are commonly referred to as the “three sisters” and their construction is attributed to Hiram Knowles. The buildings are all located on corner lots or double lots along S. 2nd W. and include the lots of 605, 645 and 701. They were constructed between 1902 and 1912, and although they appear to have been designed as single-family residences, at least one of the three was converted to a multi-family dwelling sometime between 1921 and 1938.³⁵ The three sisters are wood-frame, brick-veneer buildings with square-massed plans, each with a low-pitched hipped-roof and a small front-facing hipped dormer. The brick-veneer is somewhat unique in the neighborhood, as a majority of these building styles are covered in wood cladding exterior. The open eaves and exposed rafters on the three sisters are somewhat unique as well, in that they reveal a Prairie School influence.

The historic Craighead residence located at 605 S. 2nd W. is a two-story building resting on an uncut stone foundation. The building has moderately overhanging eaves with exposed rafters, a decorative cornice mold, and the facade is symmetrical with a small centered front porch. A shed roof supported by four square posts covers the poured concrete porch and wide bands of decorative wood molding surround the front door. The front-facing hipped dormer houses two small rectangular vents and is covered in coursed shingles. Examples of window types in this dwelling include 1/1 and 4/1 double-hung, and the windows are inset rather than flush, providing stone sills. In addition, the windows lintels are accented above with either one or two rows of vertical brick detailing. The rear of the building has a two-story shed roof addition covered in wide horizontal wood siding. The addition was constructed sometime between 1921 and 1938 and the upper story currently serves as a screened-in porch. The front of the lot is lined with shrubs and a small section of picket fence.

Two outbuildings are associated with the main residence. A single-stall hip-on-gable garage is located at the southeast end of the lot and was either constructed or moved onto the lot after 1958. The exterior of the garage is covered in simple drop siding and the eaves are open, exposing the rafters. A 1/2-gabled shed with simple drop siding and a corrugated steel roof is located to the west of the garage and was constructed as early as 1912. In 1912 the main dwelling and its sister (645 S. 2nd W.), located at the other end of the block, were the only two dwellings located on the south side of the 600 block of S. 2nd W. The Sanborn maps indicate that the block was split in half, with each resident owning three of the six city lots. In 1922 an additional dwelling (619 S. 2nd W.) was built on the southwest end of the property belonging to the Craigheads, and sometime between 1936 and 1944 the residence of 625 S. 2nd W. was constructed on the northeast end of the property belonging to 645 S. 2nd W. The additional properties do not appear to have been subdivided from the original “sisters” until sometime after 1958.³⁶

Edwin B. and Katherine Craighead owned the 605 S. 2nd W. property and lived there with their sons Edwin and Barclay, and their daughter Katherine as early as 1920. The Craigheads owned the property for more than thirty years with Katherine residing there as late as 1952. In 1912 Edwin served as the president of the University of Montana, and as early as 1920 Edwin and his two sons were employed as editors by the local newspaper. Edwin had passed away by 1927 and Katherine began teaching at the Missoula County High School. As early as 1952 Katherine rented out an apartment within the house to lodgers.³⁷

The historic Mayo residence at 645 S. 2nd W. is nearly identical in design to that of 605 S. 2nd W. with only minor differences. One is that of the porch structure, which is supported by six square columns resting on stone piers. The other difference is found in the two-story rear addition consisting of a small, centered, shed roof structure that serves as a separate apartment. The addition is constructed on a stone foundation and is covered in simple drop siding. A two-stall hip-on-gable garage is located on the south end of the lot, and is a perfect example of an early outbuilding constructed to house the automobile. The building has two sets of hinged vertical-board doors with a 2/2 double-hung window above, in the west-facing gable. A row of four 3/3 fixed-pane windows and a wood panel pedestrian door face north. The building is accented with exposed rafter tails and triangular gable braces. It is resting on a concrete foundation and the exterior is covered in simple drop siding. A similar two stall hip-on-gable garage is located on the southeast end of the lot, housing two vertical-board doors and a boarded over window in the west-facing gable. A pedestrian door and a set of four

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windows face east. The garage is accented with exposed rafter tails and triangular gable braces and the exterior is covered in simple drop siding. Both of the outbuildings were constructed between 1921 and 1938.³⁸



Outbuilding located at 645 S. 2nd W.

As early as 1917 645 S. 2nd W. was owned by William A. and Eleanor Mayo and they resided there as late as 1943. William came to the area when the Northern Pacific railroad was being constructed through Missoula and worked as a civil engineer for the railroad. He later worked as a surveyor for the city around 1908 and worked for himself as an engineer and a concrete and excavating contractor for a majority of his career. Mayo operated his business out of the 2nd Street residence for many years. William is perhaps best known for his neighborhood improvements, as his name is stamped in sidewalks not only in the McCormick district, but throughout Missoula.³⁹

The dwelling located at 701 S. 2nd W. is the third “sister” and differs from the others in that it has always been associated with a single residential lot. It has retained several decorative features that include a cornice mold and a porch roof supported by two sets of grouped columns resting on concrete piers. Two additional columns and piers serve as pilasters near the entry and the dwelling features 8/1 windows. Large conifers stand on either side of the walkway leading to the front entry, and the yard is nicely landscaped. A front-gabled two-stall garage is located on the south end of the lot and houses two sets of two “X” braced doors and a large 1/1 double-hung window located in the peak of the east-facing gable. The building rests on a concrete foundation and is covered in simple drop siding. A paved drive accesses the garage from Hickory Street.

As early as 1920, 701 S. 2nd W. was owned by William and Nell McGregor who lived there with their one year old daughter and Nell’s mother. William was listed as an immigrant from Scotland who came to the U. S. in 1906 and was working as the assistant treasurer for the Missoula Mercantile Company.²⁶ By the late 1920s the property was owned by Jacob B. and Birdie G. Heydorf while Jacob served as the plant chief for Mountain States Telegraph and Telephone Company. Jacob held his position for many years and the Heydorf’s owned the property as late as 1952.⁴¹

The rather simple but unique design of the three sisters may offer clues to the designer and/or builder of these dwellings and may point to Hiram Knowles, as many area residents believe. Brick was a favored exterior, and following architectural styles closely was not a tribute given to Hiram, who designed his own home without any clearly defined style. In addition, the local newspaper reported that Hiram had constructed his home “*towards comfort and convenience rather than to show and ornament.*”⁴² The Knowles residence was a large square massed plan building appearing to bridge the Victorian and American Foursquare styles. It was constructed around 1890, just one block west of the established McCormick district boundaries on S. 1st W. The building was razed sometime after 1958.⁴³

The Knowles residence was a large two-story (+ basement) hipped-roof building and a double-story front porch. The exterior was brick (likely brick-veneer) with cut stone detailing, and the roof was reported by the Missoula Gazette to have been “gothic,” which likely referred to what appears to be a flat deck with a battlement surrounding the crown of the hipped-roof. Based on sketches and photographs of the building, a majority of the windows appear to have been double-hung sash types with 9-panes, while other

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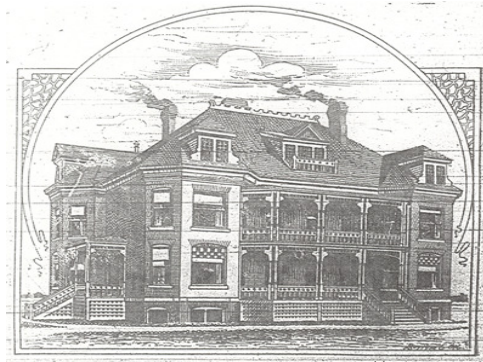
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windows appear to have been fixed or single-hung types, housing multi-panes in the upper sash. The cornice was part of a boxed roof-wall junction with little overhang and decorated with dentils or modillions. Two-story bays were located on the corners, projecting forward from the house, and the area between the bays housed two full-length porches. The porch supports were turned spindles with lace-like brackets, and turned balusters were utilized for the porch railing. Common to both the Folk Victorian and the American Foursquare was the presence of a symmetrical facade. Common to the Queen Anne style, however, was the spindlework and large bays.



The Knowles Residence⁴⁴

The Knowles residence was named "Thalheim" and was labeled as such on the early maps of Missoula.⁴⁵ Thalheim apparently translated to "valley home" and a description of the residence appeared in the Missoula Gazette in 1892:

Judge Knowles handsome and commodious residence occupies a prominent situation on the south side. It was completed with extensive southern exposure. The wings project front so as to enclose the porches north and south and place them on a common frontage line. A side entrance opens to the south which gives access to the rooms on the lower floor, and also to the upper floors by means of a side stairway.

*The exterior of the house is very pretty, though no particular style of architecture is followed, the principal desire of Judge Knowles in building this home being towards comfort and convenience rather than to show and ornament. He planned the house himself after much study, aided by suggestions from his practical wife. His ideas were submitted to N. J. McConnell, architect, of Helena, who carried them out in detail in preparing the plans and specifications for building. The foundation walls are of split native boulders, which enclose a deep basement extending under the entire building. They rise four feet above the surface with large windows, giving the basement story abundant light. The first floor contains a wide hall running east and west through the building, seven large rooms and numerous closets. To the right as the hall is entered are spacious double parlors, each 15 x 16 feet in size, connected by sliding doors by which both rooms can be converted into one. To the left the hall opens into the main sitting room which fronts east and contains a grate, tiled hearth and jambs, and handsomely carved hardwood mantel. The sitting room opens into the library on the south which has both and eastern and southern exposure...*⁴⁶

An additional note pertaining to the Knowles residence is that due to its size, the house was furnished with electric bells and speaking tubes for communication. The building was designed by N.J. McConnell of Helena and construction of the residence was still in progress in 1892, to include inserting stained glass windows in the staircase and constructing an addition.⁴⁷

American Foursquare styles are plentiful in the district and it is possible that the residence of Hiram Knowles and his chosen stylistic features played a part in the popularity of this style. Several large, square-massed plan buildings with an accented cornice, bay

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windows and some with brick or stone-veneer were constructed in the area, and most are located in the northern half of the district near the original location of the Knowles estate.

An excellent example of a Foursquare design with decorative detailing is located at 528 S. 3rd W. and was constructed between 1902 and 1912. This residence is a two-story hipped-roof building with an east-facing bay, centered front-facing dormer, decoratively bracketed cornice and entablatures. It is resting on an uncut stone foundation. A partial-length front-gabled porch is offset to one side and is supported by three square Doric columns resting on piers. Windows include patterned fixed lead glass, 14-pane and 1/1 double-hung windows and most are accented with wide bands of crowned moldings and fixed shutters. Thomas and Mary E. Neaver and their daughters Maurine and Winonai resided at the 528 S. 3rd W. property as early as 1920. The Neaver family owned the property while Thomas worked as a printer for the newspaper and Mary worked as a nurse at the hospital.⁴⁸ As early as 1934 Ralph R. and Etta E. Ogg owned the property while operating the Ogg Shoe Company in downtown Missoula, and as early as 1952 Robert M. and Marjorie E. Reiter purchased the property and operated a ceramics business out of the residence.⁴⁹

An elegant example of an American Foursquare is located at 727 S. 3rd W., and like a majority of these buildings, it too was constructed between 1902 and 1912. The dwelling is a two-story (+ basement) hipped building with a front-facing hipped dormer. It is wood-frame with brick-veneer and rests on a concrete block foundation. The porch is nearly full length, offset to the right, with the porch pad wrapping around to the west side. The porch is supported by six classic round columns resting on short square piers and latticework covers the area below the porch. A decorative lead glass window and a large single hung window with decorative lead glass in the upper sash are located to the left of the entry. The front face of the second-story houses two 1/1 double-hung windows and the front-facing dormer houses two rectangular 8-pane windows with a rectangular vent set in between. A two-story semi-circular brick bay is located at the southeast end of the main block of the house.

The first known residents of 727 S. 3rd W. were Michael P. Rafferty and his wife Annie. Michael worked as a brick contractor and is believed to have constructed the 727 dwelling, which was originally numbered 713 S. 3rd W. Prior to the construction of the 727 residence, the Rafferty's lived one block to the west at 809 S. 3rd (currently numbered 813), and were listed at that address as early as 1907.

A 1/2-hipped single-story brick addition with a flared eave on the southeast end is located on the rear of the house, and an external wood-frame cellar access is located against the south side of the building. Several of the main level windows have vertical brick detailing above, and the windows have either stone or brick sills. Modillions accent the eave of the addition, and the southeast end is covered in horizontal wood cladding. Modillions also accent the eaves of the porch and the eaves of the main block are decoratively bracketed. The roof is covered in composition shingles and a broad brick chimney is centrally located. As early as 1936 this dwelling became the residence of Harry and Mae Coleman and Howard T. and Helen R. Ettinger. Harry Coleman worked as a mechanic for the U. S Forest Service and Helen Ettinger was enlisted in the United States Army.⁵⁰

A side-gabled building resting on a concrete foundation is located at the south end of the 727 S. 3rd W. lot and may have been constructed around the same time as the main residence. The building appears to have been the stable and half-residence that is illustrated on the 1912 Sanborn map.⁵¹ The building features a centered door with 2-pane windows surrounded by wide bands of molding. The eaves are open, exposing the rafters and the exterior is covered in horizontal wood cladding.

Across the street at 728 S. 3rd W. is another fine example of an American Foursquare with a deck at the crown of the hip. This building exhibits a stone foundation, a 3/4-length porch that has been enclosed and 1/1 double-hung windows. The shallow overhanging eaves are boxed and the cornice is decoratively bracketed. As early as 1920 William Nash and his wife Emma owned this residence while William worked as a conductor for the railroad.⁵²

The dwelling located at 642 S. 5th W. is a two-story American Foursquare with a full-length porch, boxed eaves, an ornately bracketed cornice with dentils and three directional hipped dormers sided in coursed shingles. The building is resting on a stone foundation. A closed rail sided in horizontal wood cladding surrounds the porch, and three fluted columns with square base and capitals rest on the

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enclosed rail. The building features a west-facing single-story bay and window types include 1/1 double-hung and fixed 16-pane windows. A majority of the windows are accented with matching fixed wood shutters. In addition, the windows and doors are surrounded with a wide band of crowned wood molding. The exterior of the house is covered in horizontal wood cladding, the roof is covered in composition shingles and a brick chimney with a flared top is centrally located.

One of the earliest known American Foursquare examples was constructed prior to 1890 and is located at 513 S. 1st W.⁵³ The building has experienced several changes to include a front-facing wheelchair accessible ramp and several additions constructed on the rear side of the building. A majority of the building's identifying features, however, remain. The dwelling is hipped with a full length front porch and battered porch columns resting on native cobblestone piers. The facade is asymmetrical with a large front-facing bay. A majority of the windows are 1/1 double-hung, and a hopper is visible above the main entry. The windows are adorned with crowned wood moldings and cross-hatch accents that resemble fixed wood shutters. The eaves are boxed and the cornice is bracketed. The building may have been constructed as a multi-family dwelling, and is currently utilized as an apartment building. It was said to have housed many laborers who worked on the railroad and it is rumored that the building served as a neighborhood hot spot for entertainment, food and drink during the early part of the twentieth century.

Dutch Colonial



744 S. 3rd W.



933 S. 5th W.

The Colonial Revival subtype known as the Dutch Colonial is popular throughout the district and the style commonly appears with a front-facing gambrel roof, sometimes with a cross gambrel at the rear, and a full-width porch or a porch contained within the L of the gables. Although these designs are typically 1 1/2-stories, they provide almost two full stories because of their steeply-pitched roofs.⁵⁴

An excellent example of a wood-frame stone-veneer Dutch Colonial is located at 744 S. 3rd W., and was constructed between 1902 and 1912. This residence has a gambrel roof with a dominant front-facing gable, a symmetrical facade, a partial-length porch and a west-facing single-story bay. The porch is partially railed in what appears to be both quarry face and polished ashlar, with concrete blocks or ashlar columns supporting the shed roof of the porch. The front-facing gable is partially-enclosed, railed in iron and serves as a second-story balcony. The door and window pattern is symmetrical on both levels, with a centered entry and a double-hung window on either side. An elliptical fanlight is located in the peak of the front-facing gable. Several windows house decorative panes in the upper sash, to include diamond patterns, and many of the windows are accented with stone sills and lintels.

The building exhibits various wall textures to include ashlar, coursed shingles covering the west-facing gable, horizontal wood cladding and fish scale patterned shingles covering the gabled balcony and a belt of corbelled or relieved stone, marking the foundation and the main level. In addition, fern print stamped blocks belt the house at both the floor and the ceiling of the second level. The shallow eaves are boxed, the roof is covered in composition shingles and a concrete block chimney is centrally located.

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A large front-gabled single-stall garage with a west-facing vinyl door is located on the north end of the lot and is accessed from Walnut Street. According the Sanborn maps this building was constructed around the same time as the main residence, but has experienced several material changes to include the addition of a metal pedestrian door, a sliding window and the vertical panel exterior siding.

Another good example of a Dutch Colonial is located at 933 S. 5th W. and is known as the historic Wright residence. The residence is a wood-frame, two-story (+basement) building with a gambrel roof and a 3/4-length porch. The building is resting on a concrete foundation. The porch steps and pad are wood and are partially railed and covered in horizontal wood cladding. Three round columns with square base and capitals rest on the rail. The entry is offset to the far right and a 1/1 fixed window with decorative lead glass in the upper sash is located to the left of the entry. Two double-hung windows are located above, in the second level, and a small vent is located in the peak of this north-facing gable. The east side of the building has a single-story bay, housing a 1/1 fixed window with lead glass in the upper sash, and two double-hung windows. An externally located broad stucco-covered chimney that is decoratively ribbed at the peak is located to the right of the bay, and a centrally located brick chimney is also visible on this east side. An additional cement block chimney is located externally on the south side of the building. 1/2-hipped dormers are located on the east and west sides of the house. The south, or rear of the house has a 1/2-hipped, single-story addition with a bay contained under the roof of the addition. The bay houses five fixed vertical-pane windows. The second level of the south face has a small 1/2-hipped bay located above the first story addition. Additional windows include a rectangular fixed pane window surrounded by smaller square panes and a casement window. All of the windows and doors are surrounded with decoratively crowned wood moldings. The use of entablatures accent the roof-wall junctions, and the eaves are boxed. The exterior of the building is covered in horizontal wood cladding and the roof is covered in composition shingles.

A half-residence/garage is located on the south end of the lot belonging to 933 S. 5th W. The dwelling is a two-story, wood-framed gambrel-roofed building, and imitates a Dutch Colonial style barn, in that it has a rain hood at the peak of the roof as well as a centered cupola and a weather vein. An entry door with multi glass panes faces north on the main level and a set of wood steps leads to a second-story balcony, accessing a separate entry. A 4/2 north-facing window is located on this second level. The west side of the building has a set of three windows that include a 4/2 located in between two 2/1 windows. The south side of the building has a single stall wood panel garage door with four glass panes, and a 4/1 window located on the main level. Two 4/2 windows are located on the second level facing south, and a square stained glass window is located in the peak of the south facing gable. The exterior of the building is covered in vertical boards.

The main dwelling was constructed sometime between 1902 and 1912, and as early as 1912 stables were located where the half-residence is located today. The half-residence appears to have been constructed as a single-story garage as early as 1921, with a second-story added sometime after 1958.⁵⁵ The earliest known residents of the main dwelling were Harry E. Wright and his wife Laura. Harry worked as a painter out of this residence as early as 1929 and the Wright family owned the home as late as 1934. As early as 1952 this was the residence of Oscar P. Holding, who owned the property and served as the Missoula County Treasurer at that time.⁵⁶

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Neoclassical



520 S. 3rd W.



744 S. 5th W.

Neoclassical styles were popular across America from 1895 to 1950, although they are rarely found in the McCormick district. Two examples are unique to the area, however, with one featuring Greek Revival details and the other featuring a hipped-roof with four directional dormers.

A good example of a Neoclassical building with a full-facade front-gabled roof and a full-facade porch is located at 520 S. 3rd W. This 2 1/2-story dwelling was constructed between 1902 and 1912 and the form resembles Greek Revival styles. The building rests on an uncut stone foundation. The two-story front porch is contained under a front-gabled roof extended into a full-height temple-form entry, with a pent roof enclosing the gable. The porch dominates the facade with the front-facing gable supported by three round classic columns with round base and capitals. The front entry is offset to one side and is accented by a gabled pediment and pilasters, as well as by long rectangular sidelights located on either side of the entry. The building houses several 1/1 double-hung windows and two front-facing 16-pane windows. The windows and doors are accented with wide moldings, and a majority of the windows are wood-framed and accented with shallow awnings. The building features a west-facing gabled dormer and a single-story and double-story bay.

The 520 S. 3rd W. dwelling is not adorned with many of the identifying features often associated with its design, to include ornate column capitals or the modillions and dentils that accent a cornice or pediment. Although few features accent the facade, a bracketed cornice is located on both sides of the building and entablatures accent the roof-wall junction. The exterior is covered in horizontal wood cladding, the front-facing gable is covered in coursed shingles and a chimney is centrally located.

A cross-gabled two-stall garage is located on the north end of the lot and was constructed sometime between 1912 and 1921. The garage is accessed from the alley and houses two vinyl doors, a fixed-pane window, as well as an additional pedestrian door and two windows that have been sided over in wood cladding. The shallow overhanging eaves are open, exposing the rafters, the exterior is covered in horizontal wood cladding and the roof is covered in composition shingles. As early as 1934 this property was owned by Endre N. and Thura Haugen, who ran a photography studio out of the residence as late as 1952.⁵⁷

The dwelling located at 744 S. 5th W. was constructed between 1902 and 1912 and is a good example of a 1 1/2-story foursquare cottage with Neoclassical features. The dwelling is a hipped-roof building with a symmetrical facade, full-length porch, four directional (dominant) inset hipped wall dormers, and the building rests on a stone foundation. Decorative spindlework eave ornaments are located at the base of each of the dormer's sidewall. A deck is located at the crown of the hipped-roof and a brick chimney is centrally located. The porch roof is hipped and supported by six classic round columns with square base and capitals. Two of the six columns serve as pilasters on each end of the porch, and square pilasters with decorative capitals accent the corners of the building. The front entry door houses two long narrow lights in the upper portion, and a rectangular light or hopper is located above the entry. The residence features 1/1 fixed and 1/1 double-hung windows, and a majority are surrounded by wide wood crowned

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moldings. The rear of the building has a 3/4-length single-story enclosed shed addition, which originally served as an open porch.⁵⁸ The building is belted in wood, marking the foundation and the main level, and a wide frieze board accents the boxed eaves. The exterior of the building is covered in horizontal wood cladding, the dormers are covered in fishscale patterned shingles and the roof is covered in composition shingles. As early as 1929 this was the residence of Romauld and Hazel C. Bourdeau. Romauld served as Secretary Treasurer of the Bourdeau Mercantile Company, which was marketed as a store carrying fancy groceries and fruits, located at 833 South Higgins Avenue.⁵⁹

Prairie with Arts & Crafts Influence



1002 S. 6th W.



805 S. Orange Street

Two excellent examples of Prairie style buildings exist in the district, with a Prairie Box located at 1002 S. 6th W. and an apartment building with Prairie influences located at 805 S. Orange Street. Prairie styles remained popular nationally from 1900 to 1920, with identifying features typically including a low-pitched hipped-roof with wide overhanging eaves, and a facade emphasizing horizontal lines. They are often two stories and the porches, whether partial or full-length, display massive square columns or porch supports. Although nationally Prairie was a popular architectural style, it was not a popular design in the McCormick area. Prairie influences, however, are noted throughout the district, as the four-square plan with a hipped-roof, exposed rafters and overhanging eaves are all features influenced by the Prairie Box.

The dwelling located at 1002 S. 6th W. was constructed between 1907 and 1912 and was the home of Johanna and Henry Tripp in the 1920s. Henry served as the vice president of western Montana Marble and Granite and as early as 1927 Johanna served as the vice president of the company, after Henry passed. The Tripp residence is a low-pitched, broad-hipped 1 1/2-story (+ basement) brick-veneer building with a symmetrical facade, full-length porch and four directional dormers. The dwelling rests on a thick stone foundation and features a geometric porch rail pattern, contrasting wall patterns and double-hung windows that include one to six vertical-panes in the upper sash. A 1/2-hipped porch roof with a centered gable marks the front entry, and is supported in part by brick pilasters, two brick columns and four round columns with square base and capitals. At least two of the round columns rest on a short masonry wall located on either side of the steps. The porch is railed with "X" braced balustrade and a stone sill caps the outer edge of the porch pad. The area below the porch is covered in brick. The front entry is located in a centered, partial-length addition that projects forward from the main block of the house. The windows are wood-framed and are inset rather than flush, exposing a brick or stone sill. Vertical brick detailing is located above a majority of the windows. A small single-story 1/2-hipped addition is attached to the rear of the building. The dormers as well as the front-gable are covered in course shingles and the front-facing dormer is accented with wide bands of molding that resemble 1/2-timbering. The wide overhanging eaves are open, the roof is covered in composition shingles and a broad brick chimney with a flared top is centrally located. Mature evergreen trees are located along the front of the house, and a privacy fence surrounds the back of the lot. A small front-gabled shed resting on a concrete platform and covered in fiberboard is located at the northeast end of the lot.

The original property associated with 1002 S. 6th W. included a double lot as early as 1912, and a third lot (1024 6th) was acquired sometime between 1912 and 1921. The original dwelling located at 1024 s. 6th W. was removed. According to the current owner of

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1022 S. 6th W., one of the previous owners of 1002 S. 6th W. subdivided the three lots and constructed the two residential dwellings located at 1022 and 1024 S. 6th W.⁶⁰ The buildings were constructed sometime between 1955 and 1958 and are likely associated with Mrs. Grace Storm, who appears to have owned the property during that time.

The Sacajawea Apartments are a two-story (+ basement) building with a front-facing U ground plan connecting three long hipped-roof blocks. The building is corbelled brick-veneer with brick covering the exterior of the lower 2/3, and 1/2-timbering and stucco covering the upper 1/3. It rests on a stone foundation. Concrete steps with short brick rails on either side lead to a full-length brick patio and front entry, all contained within the front-facing U. A large wood panel door with nine glass panes in the upper portion serves as the front entry and is accented with full-facade wood pilasters and a gabled pediment housing a segmental window. The pilasters are broken between the two stories by a wood-framed flat-roof that is accented with entablatures, and the second-story pilasters surround a set of multi-pane arched Gothic looking windows. The pilasters are Doric with square base and capitals, and decorative brackets accent the capitals on the main level. Rows and individual windows are located throughout the building and include rows of three or four 3/1 double-hung windows. Main level windows are accented with vertical brick detailing, brick sills and corbelled brick window surrounds, and the second level windows are accented with wood moldings. Stucco and 1/2-timbering accent the upper level and wood belts the building, separating the two stories. The sides of the building are similar, housing a two-story square bay and side entries. Two larger but similar 1/2-hipped square bays are located on the rear, or west side of the building and house multi-pane windows that include wide and narrow 6-pane windows and smaller 2/2 windows. The large bays are covered in a mix of brick-veneer on the lower portion and wood shingles on the upper portion and a small gable covered in wood shingles is located between the two bays. Layers of vertical brick detailing accent or belt the foundation of the building. The moderately overhanging eaves of the building are open, exposing the rafters, the roof is covered in composition shingles and a large brick chimney is centrally located.

The Sacajawea was owned and designed by the architect Josephine Kennedy, and opened its doors in 1914. Josephine and her husband, John Kennedy, are discussed in more detail below, in Section 8. When the Sacajawea opened, it boasted eight apartments, each containing three rooms and a private porch that could be utilized for summer living or as sleeping quarters. In addition, the apartments had hardwood floors, concealed closet beds, steam heat and gas ranges. Some of the first tenants included Mr. and Mrs. Polleys and Mrs. W. W. Stevens.⁶¹ Josephine Kennedy had as many as seven apartments rented to 29 individuals in 1920. The tenants of 1920 included H. O. Bell, the owner of the Star Garage, and the Lucy family who owned and operated J. M. Lucy and Sons home furnishings located at Higgins and Pine.

Craftsman



710 S. 4th W.



925 S. 5th W.

The Craftsman is a common architectural style found throughout the McCormick district, likely due to its national popularity during a span of about 30 years, and because of its functionality. A majority of the area's Craftsman style homes were constructed from 1905 to 1930, and other architectural styles in the district utilized Craftsman influences by integrating wide overhanging eaves and exposed

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rafters. Craftsman's are diverse in size, materials and function. Several were constructed as rentals or "mother-in-law" residences and are associated with older, larger Queen Anne styles. Examples of Craftsman's associated with Queen Annes are located at 625 S. 3rd W. and 524 Cottonwood. Other Craftsman's served as large single-family residences, like the two-story elaborate design with porte-cochere located at 710 S. 4th W. Equally popular are smaller single-story designs utilizing decorative window patterns, brackets and stucco or beveled horizontal wood siding.

An ornate Craftsman style building is located at 710 S. 4th W. and the earliest known resident was Ole Bakke, a popular Missoula architect.⁶² The 710 S. 4th W. dwelling is a wood-frame, 1 1/2-story side-gabled Craftsman with a gabled entry, wide overhanging eaves, a dominant front-facing dormer and a full-length porch extending beyond the width of the house to provide a porte cochere. The building is adorned with various wall textures to include stucco and horizontal wood cladding. The porch is contained under the main roof with a break in slope, and the roof is supported in part by five massive columns with battered sides that continue to ground level without a break at the porch floor. The porch rail is solid with a flat sill, and covered in stucco. The southeast side of the building serves as the porte cochere access, with two strips of pavement running from 4th Street to the parking area. The building features several decorative windows to include 9/1, 10/1, 12/1 and 15/1 double-hung sash types, all surrounded by wide wood moldings. The exposed wooden structural elements include exposed rafter tails and roof beams, and all of the roof beams are decorative false beams, placed in sets of three various lengths. A majority of the exterior and the dormers are covered in horizontal wood cladding, but the lower portion of the main block and the lower portion of the interior of the porch are covered in coursed shingles. The peaks of each gable are 1/2-timbered and covered in stucco, and the roof is covered in composition shingles. A stucco-covered chimney is centrally located.

A half-residence is located on the northwest end of the lot and is accessed from the alley. This dwelling is a wood-frame, single-story side-gabled building with a centered porch and an entry facing the main residence. A majority of the windows appear to be fixed. The building has wide overhanging eaves with exposed rafters and the exterior is covered in simple drop siding. According to the Sanborn maps, the front porch of the half-residence was added to the structure sometime between 1921 and 1938.

The half-residence was constructed sometime between 1902 and 1912, and is actually older than the main residence, which was constructed shortly after 1912. Prior to the construction of the current main residence, a 1 1/2-story wood-frame dwelling with a centered partial-length porch was located on the lot along the northern edge of where the main residence stands today. The dwelling served as the original main residence and was constructed sometime between 1902 and 1912 along with the half-residence. The building currently numbered 710 1/2 served as the garage and a residence around the turn of the twentieth century. The current main residence is said to have been designed by Ole Bakke, who is the earliest known resident and was also a resident of the original dwelling.⁶³ The ornate Craftsman design of 710 S. 4th is reflective of Ole Bakke's residential designs located throughout Missoula.

A good example of a single-story Craftsman constructed between 1921 and 1938 is located at 925 S. 5th. This single-story building has a very low-pitched roof and a centered partial-length porch. The porch is a small concrete pad with a gabled roof supported by two sets of two square columns that rest on battered piers. The porch and main entry are offset to one side, and a ribbon of five 3/1 windows are located to the right of the entry. The east side of the house has a small square central bay housing a 1/1 window and a large square bay or addition is located on the southeast end of the building, housing a side entry. Wood moldings surround a majority of the windows. The west side of the house has an externally located brick chimney and a brick chimney is located internally at the south end of the house as well. The peak of the main gable is 1/2-timbered and covered in stucco and the gable of the porch is open. The lower 1/3 of the house, as well as the two battered porch piers are covered in stucco and the upper 1/3 of the building is covered in horizontal wood cladding. False roof beams are exposed and triangular braces accent the gables. The eaves, however, are closed. Several additional Craftsman style buildings are located on this same block, as the 900 block of S. 5th W. as a whole, developed somewhat later than a majority of the McCormick district.⁶⁴

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Tudor



543 S. 5th W.



547 S. 5th W.

Tudor was a popular style throughout the country from 1890 to 1940.⁶⁵ It often features a steeply-pitched roof with a dominant front-facing gable, massive chimneys, 1/2-timbering and tall narrow windows. This style, although popular in other southside areas of Missoula is nearly absent in the McCormick area. The only two known examples in the district appear to have been constructed by the same builder on adjacent lots at 543 and 547 S. 5th W., and were constructed around the late 1920s or early 1930s.

A wood-frame, 1 1/2-story stucco-covered cross-gabled Tudor with a steeply-pitched roof and multiple front-gables that includes a front-facing gabled bay is located at 543 S. 5th W. The building houses 1/1 and 3/1 double-hung windows. The windows are flush with the walls and are surrounded by wood moldings. The eaves are shallow and closed. External brick chimneys are located on both the east and west sides of the house, with the east-facing chimney running through the roof of an attached garage. The flat-roofed garage appears to have been constructed at the same time as the main dwelling and houses three hinged wood panel doors painted in a 3/1 pattern, imitating the window sash patterns of the main residence.

The 543 S. 5th W. dwelling was constructed sometime between 1929 and 1936. As early as 1936 the property was owned by a traffic supervisor by the name of Romaine A. Calkins and his wife Gertrude, and as early as 1952 the property was owned by Theo G. and Charlotte W. Ostrom, while Theo worked as an associate professor at the University of Montana.⁶⁶

The dwelling located at 547 S. 5th is a 1 1/2-story cross-gabled Tudor with a front-facing external chimney, and was constructed sometime prior to 1929. A garage and half-residence are attached to the southwest end of the building. The front entry is recessed and located under the front-facing gable. The roof is flared on the side covering the main entry and is supported in part by a single decorative iron post. The front entry door is arched, houses three lights and is accented by a shallow arched molding. A centered brick chimney dominates the facade, and an additional brick chimney is centrally located. The building has a small hip located at the crown of the east and west-facing gables. The dwelling features 3/1 and 3/3 vertical-pane, double-hung sash windows. The windows are slightly inset rather than flush and are surrounded by shallow crowned wood moldings. The eaves of the house are shallow and the roof-wall junction has a close rake with no overhang. The exterior of the building is covered in asbestos shingles.

Prior to the construction of this residence, a single-story dwelling was located on the south end of the lot. As early as 1907 the original dwelling was the home of Frank, Thomas, and William P. Hoopes, and Frank worked as a pressman for Hassler Brothers during this time. The Hoopes residence was constructed on the 547 lot and the lots that now house 543 and 547 were not subdivided in 1912. It appears that the two lots were not subdivided until sometime into the 1920s or early 1930s when the Tudor buildings were constructed. As early as 1929 547 S. 5th was owned by Arthur W. and Esther R. Williams while Arthur worked as a miner, and later as a printer. Annie L. Rodgers boarded with the Williams this same year, and continued to live at the 5th Street property as late as 1952.⁶⁷

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Modernistic



801 S. 6th W.

Modernistic styles include Art Moderne and Art Deco forms that were popular from 1920 to 1940. In the McCormick District, only one known Modernistic building exists and it is located at 801 S. 6th W. The building was constructed around 1929, originally served as a corner grocery store and residence, and is unique not only because of its design but because of its association with adjacent properties.

The Modernistic building has several entries and currently serves as a single-story apartment building. The dwelling exhibits Art Moderne features that include a flat roof, asymmetrical facade, rounded smooth stucco wall surfaces and glass blocks utilized as a wall surface. Metal coping is located along the roof line and a cut-away entry is located on the northeast corner of the building. A metal wall surface and five single rows of glass block surround what would have been the main entry. A large fixed window with a pent roof covered in composition shingles marks the front of the building. The pent roof wraps around to cover a portion of the east face, and one of the east-facing entries is pedimented with a stucco-covered gable that rests on stucco-covered pilasters. The building features asymmetrically placed fixed, sliding, long narrow casement, and 1/1 windows, with some sets of windows wrapping around the corners of the building. A large panel of rough cut vertical boards covers a portion of the exterior on the facade (under the pent roof), and a large brick planter lines the front of the building below the wood exterior.

As early as 1929 Ernest L. and Florence Rightmire were residents of 801 S. 6th W. while running a corner grocery store out of the front of the building. The Rightmire family owned the property for many years and prior to 1940 the business was turned over to Arnold W. Moffett. Arnold and Gladys Moffett lived and worked out of the building while running Moffett's Market. During the early 1940s members of the Rightmire family were still listed as residents of the 801 building and it is likely that they continued to own the building for many years, even after the grocery business was turned over to the Moffett's. In the early 1940s the business was once again turned over, and the new owner of Moffett's Market was listed as Mrs. Ruth Fangstrom. Arnold Moffett had gone on to work as a salesman for Gold Medal Dairies and the Moffett's moved to 605 Gerald Avenue as early as 1941. Ruth Fangstrom ran her home based grocery out of the building as early as 1943 and was known to have owned and operated the grocery as late as 1955.⁶⁸

This Modernistic style corner store may have an interesting story to tell regarding its association with several adjacent properties on the block. Sometime between 1941 and 1943 seven dwellings which include 821-845 S. 6th, as well as 812 Ash, appear to have been constructed by the same builder on the residential city lots just west of Rightmire grocery. These seven cottages which were previously discussed above, are believed to have been constructed by the owner of Moffett's Market during World War II.

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International



848 S. 4th W.

A good example of an International style dwelling and the only known example in the district, is located at 848 S. 4th W. International styles were popular in the United States from 1925 to the present. The residence was constructed between 1938 and 1940. It is a single-story (+ basement) stucco-covered building featuring a flat roof accented with a narrow band of coping, stucco-covered walls, a square floor plan and an asymmetrical facade. The building is resting on a concrete foundation. The house is unornamented with steps and balustrade leading to a 3/4-length recessed porch contained under the main roof of the building. The front door is wood panel and glass and looks across the length of the porch. A large flared stucco-covered chimney is located externally and a single row of bricks are visible at the peak of the chimney. A majority of the windows have stucco-covered sills and the building houses individual, pairs and ribbons of window that appear to be single-hung sash types.

As early as 1940 this property was owned by Charles N. and Dorothy D. Moncure, who are believed to have constructed the building. The Moncures owned and operated the Moncure Paint & Wallpaper store and served as decorating contractors. The Moncure's business was located in the Southside neighborhood at 103 S. 3rd W.⁶⁹

Modern



815 S. 5th W.



525 Cottonwood

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Building styles changed after World War II in that they utilized fewer stylistic features than the older architectural styles. Minimal Traditional is one of the more popular styles from 1935 to 1950, and its popularity is reflected throughout the McCormick district. With a dominant front-facing gable it is essentially a simplified form of the Tudor style, but differs in that it is typically a single-story structure with a shallow-pitched roof.

Although Minimal Traditional styles are rather simplistic in their stylistic features, 815 S. 5th W. is a good example of a decorative design that utilizes various wall surfaces. The dwelling is a 1 1/2-story cross-gabled building with a porch contained under the main roof. The concrete steps and pad of the porch serve as the front entry and have been placed within the L, where the gables meet. A large fixed-pane window surrounded by five smaller fixed-panes is located on either side of the entry and an identical window is located above, in the north-facing gable. This dwelling has basement windows set at, and slightly below ground level. The dwelling features 1/1 and 2/2 horizontal-pane windows. The exterior is covered in wood shingles, with the lower and upper halves painted in different colors. A dog-eared trim belts the house around the base of the gables, and the gables are covered in vertical boards. The roof is covered in composition shingles and a brick chimney is centrally located.

Two front-gabled single-stall garage buildings on concrete foundations are located on the south end of the lot, and they mimic the main residence in shape and the use of exterior cladding. One of the buildings faces east and is located on the southwest end of the lot, while the other faces south and is located near the southeast end of the lot. Both buildings have wood panel garage doors and 2/2 horizontal-pane windows.

The 815 S. 5th W. dwelling, as well as other Modern buildings in the district are constructed in areas that had historically remained vacant, or on lots where previous buildings had been removed. The 5th Street property is part of the original site of Mahoney's lumber mill, which operated at this location as early as 1909. The mill had been removed by the early 1920s and newly constructed residential buildings were constructed between 1938 and 1944 on the old mill site. Mahoney's mill is discussed in detail in Section 8.

A Modern style that is essentially post WWII is the Contemporary style, which according to Virginia McAlester "completely eschews traditional form and detail, and was particularly favored in architect-designed houses of the 1950s, 60s and early 70s."⁷⁰ Contemporary style buildings often have wide overhanging eaves, low-pitched or flat roofs with broad facades and utilize various wall materials. Constructed sometime between 1948 and 1952, 525 Cottonwood is an early example of this Contemporary style. The structure is a two-story flat-roofed apartment building with a symmetrical facade, wide overhanging boxed eaves and a broad face that utilizes various shapes and materials. All of the entries are accessed from the east with three entries located on each floor. The first level is located partially below ground level and is accessed from two externally located concrete stairwells. The second level is accessed from metal-railed wood staircases and the small porch balconies are accented with horizontal and vertical lines utilized in the enclosed rails. Each apartment has a fixed front-facing window as well as a set of windows that include a fixed-pane located in between casement windows. The windows are a mix of aluminum and wood-frames and all of the entry doors appear to be steel, covered with aluminum-framed storm doors. The exterior of the building is covered in cedar shingles.

A three-stall flat-roofed garage with wood panel doors is located on the north end of the lot and can be accessed from the alley. The east side of the garage houses two 3-pane windows and the south side houses two pedestrian doors and three, 3-pane windows. The eaves of the building are wide, overhanging and boxed, and the exterior of the building is covered in wood shingles that match that of the apartment complex.

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Domestic and Transportation Outbuildings



719 S. 1st W. stable



825 S. 6th W. outbuilding

The district's outbuildings are typically associated with transportation and are located along the alleyways. A majority of the outbuildings were constructed after 1921, but several are older buildings that were constructed prior to 1912. Outbuildings were typically constructed shortly after or along with the main residence, and would often imitate the style and the exterior features of the residence. A number of outbuildings were originally constructed as single-stall, 1 1/2-story stables with living space above, and were commonly utilized as income properties or as caretaker quarters. As automobile ownership became more common, many of the stables were converted to garages sometime between 1912 and the early 1920s.⁷¹

While many stables have been replaced or converted, many have retained their original design and materials that include hinged board and batten or wood doors with "Z" and "X" braces. Hooks, loops and various exterior hardware still adorn several of the outbuildings and these buildings help to provide a strong feeling of association with the established period of significance for the district.

A good example of an historic outbuilding is located at 719 S. 1st W. The building is a large front-gabled stable/carriage house located at the south end of the lot. The west face of the building houses a vertical 2-pane window in the peak of the gable and a south-facing single-stall vertical-board door is centered, with a small square window located to the left. The east face has two vertical-board hinged doors accessed from the alley and a small window is located above, in the peak of the gable. Two pedestrian entries and two 4-pane windows face north. Corner boards accent the corners of the building, the exterior is covered in simple drop siding and the roof is covered in wood shake. This building lacks a foundation and the leaning structure may not stand for many more years (Note: this building was razed shortly after the completion of this nomination).

Several of the more recently constructed outbuildings are interesting in that they mimic older architectural styles. Several good examples of this can be found along the south side of the 800 block of S. 6th W., where each garage was constructed around WWII in the likeness of a residential stable. The outbuildings feature hipped-roof lines, hinged doors and functional braces. Although the buildings mimic earlier styles they also reflect society's transition to and admiration for the automobile, in that the outbuildings are much wider than traditional residential stables and are nearly the size of the main residence.

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Commercial & Industrial Buildings



325 S. Orange Street



1001 S. 4th W.



1026 S. 5th W.

The area's historic commercial buildings are often wood-frame, brick-veneer structures with decorative features that emphasize the building's roof line. Several good examples of these buildings are located along the outer boundaries of the neighborhood. The east side of the district that includes the west side of S. Orange Street was originally considered residential and was essentially without commercial development until sometime after the early 1920s. Shortly after the Parkway Bridge was completed in 1937 this same area experienced a commercial transition, with just a few of the residential buildings and early commercial buildings surviving along the corridor. Of the early commercial buildings constructed along S. Orange Street, only one of these appears to have withstood major change, and this is the Higgins Texaco Service Station which operated at 325 S. Orange Street. This building has experienced few if any exterior changes and is still utilized in part, as a garage and sales lot associated with the automobile industry.

The garage has two stalls with a storefront area housed in a rectangular single-story brick-veneer building. The roof is flat with a parapet and the building is resting on a concrete foundation. The storefront houses four large display windows with four stucco-covered panels above, and a wood panel entry door with glass in the upper half is centrally located. The south face of the garage has three uncut stone pilasters separating the bays or stalls, and the garage doors are wood with long horizontal glass panes in the upper portion. A stone pilaster is also located centrally, on the east side of the building and a pedestrian door with a hopper above is located to the right of the pilaster. An additional door appears to have recently been removed and sided over, but the hopper above the door remains. The north side of the building is concrete block and is accented with brick quoins at the corners.

The Texaco building was constructed sometime between 1936 and 1944, and as early as 1952 John W. Higgins operated the Higgins Texaco Service Station out of this building. Prior to the construction of the gas station, a two-story dwelling was located on the south end of the lot and a 1 1/2-story stable (which also served as a half-residence) and a chicken coop were located on the north end of the double lot. As early as 1907 the property served as the Farrell family residence.⁷²

The west side of the district has experienced fewer commercial land use changes than the east side. Although many of the historical industrial structures have been removed, several good examples still exist along the Bitterroot Line of the railroad. Two structures located on the 1000 block of S. 4th and 5th W. are excellent examples of the area's historic industrial buildings.

The buildings include a main office and garage associated with the long success of the Continental Oil Company, who shared control of the entire 1000 block with Mutual Oil Company as early as 1902. In 1902 Continental Oil utilized the northern half of the triangular block and by 1921 had gained control of the entire block for transportation and storage of oil. They continued operating in the area until sometime after 1958. It appears that the brick-veneer buildings were constructed by Continental shortly after they acquired control of the block. The buildings include that of 1001 S. 4th W. and a three stall garage located on the southeast end of the block. In addition, a small portion of a building facing S. 5th W. may be the earliest known structure standing on the block. Although it is not considered a contributing element in the historic district, the northern end or the rear of the Maxon Hall building may have been

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utilized by Mutual Oil as early as 1912. The northern half of the hall originally stood alone as a structure and served as an oil stage that was accessed by a spur of the railroad. Sometime prior to 1938 the stage had become a Continental Oil loading dock, and sometime around 1980 the metal sided Maxon Hall building was constructed. Maxon Hall appears to have been attached to or tied into the old structure. The original structure is revealed by the stepped parapet, windows with brick lintels as well as a brick merlon that extends above the northeast end of Maxon Hall's roofline.⁷³

A two-story wood-frame brick-veneer building (+ basement) resting on a concrete foundation is located at 1001 S. 4th W. The building served as the main office for Continental Oil Company. The roof is flat with metal coping and corbelled brick accenting the roofline. At least eight brick merlons with flared tops accent the rooftop, and the merlons are embellished with corbelled brick. The windows are placed symmetrically and include sets of fixed 6-pane, sets of 1/1 and sets of 2-pane windows (likely hopper windows). All of the windows are accented with stone sills and a majority of the windows are wood-framed.

The south side of the building serves as the main entry and is hidden in part by modern additions that include a hipped addition and a wheel-chair accessible ramp. The rear of the building faces the railroad tracks and has been constructed on a northeast/southwest axis, rather than a north/south axis. It appears to have been constructed at an angle to accommodate the placement of the railroad, and to provide a delivery dock along the tracks. A set of two 9-pane windows are located on either side of the loading dock and two sets of two 9-pane windows are located above, in the second-story. An old commercial logo painted onto the brick facade has been blotted out, but the circular outline is still apparent on the north face of the building.

A flat-roofed, wood-frame brick-veneer garage with three stalls is located to the south of Continental's main office. The garage is resting on a concrete foundation that is larger than the building, providing a wide concrete sill around the base of the structure. The garage has a Modernistic appearance, due in part to its brick pilasters projecting forward and accented with smooth stucco-finished vertical panels, as well as the horizontal stucco-covered panels set into the building along the roof line. Each of the stalls have front-facing brick piers that sit on large concrete blocks. Each of the stalls house two large wood-framed vertical-board doors hanging from hinges, complete with latches, handles and rings. A wood panel pedestrian door and a small vertical-board hatch (that is accessed from the outside by lock and key) is located on the west end of the building. The roof of the building has a stepped parapet on the east and west sides with metal coping accenting the roofline. Two 3/3 windows with stone sills face east and a single west-facing window is currently boarded over. The corners of the building are accented with brick quoins and a brick chimney with stucco finish is located on the southwest end of the building.

The contractors name printed on the sidewalk that runs along the south side of the garage is illegible, but the date reads "1918." Knowing that the buildings were constructed prior to 1921, it is possible that sometime around 1918 Continental acquired the entire block, constructed the brick-veneer buildings and requested that sidewalks be constructed. Continental Oil was known to have operated out of the 1001 S. 4th building as late as 1955. The main office remained vacant for many years in the 1970s after Continental Oil moved or abandoned their 4th Street operations, but by 1980 the building was utilized by the Clay Gallery as a studio, and by Vann's Appliance Store as a warehouse.

Schools

The district's first school was constructed in 1891 for use as a high school. The building was named South Side and was later named Willard School, after educator and temperance movement organizer Frances Elizabeth Willard. It was renovated in 1895 to house Missoula's first university classes until they were moved east, to the present university site in 1899. The original Willard building was replaced by the current structure in 1921 and was designed identical to that of Whittier and Paxson schools, which were also constructed in 1921.⁷⁴ The buildings originally housed twelve classrooms, an auditorium and a gymnasium, and according to the 1960 Centennial Addition of the Missoulian, only the rooms needed at the time were finished.⁷⁵

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The Willard building is a flat-roofed, rectangular 3-story concrete and brick-veneer building housing rows of windows, heavy steel doors and an entry surrounded by brick pilasters and arched Gothic looking windows. The first level of the building is concrete and serves as the foundation, with the upper two stories covered in brick-veneer. The facade is symmetrical and the parapet roof is accented with several short merlons or castellations, as well as a small centered Mission style roofline on the front and rear sides of the building. The main entry is accessed by concrete steps with short concrete rails capped in stone. The entry doors are steel with glass in the upper half, and the entry is accented with several rows of 6-panes. Horizontal lines imitating a vent accent the pilaster above the entry, as does a stone belt of corbelled brick and keystone. Symmetrically placed windows are located throughout the building and the windows are housed in heavy metal casings that contain three horizontal panels. The panels include a solid silver panel located above a mix of both fixed-pane and sliding windows. Side entries exist on the east and west face of the building and house heavy steel doors with glass in the upper half. The main block of the building is accented with a stone belt above the third story and vertical brick detailing above the first story and above each row of windows. The building is also accented with brick sills, symmetrically placed keystone in square and diamond shapes, and a stone cap accenting the roofline.



Original Willard School on the left and the current Willard building located on the right.⁷⁶

The two buildings pictured above stood side-by-side in 1921, with the original building torn down shortly after. The original building housed the first university classes which were held in September of 1895 and ran through 1899. The first faculty members of the university were Professor Cynthia Erling Reiley; Professor W. M. Aber; Professor S. A. Merritt; Professor F. C. Scheuch; and President Oscar J. Craig. In 1897 three additional faculty members were added and in 1898 Eloise Knowles, the daughter of Hiram and one of the first graduates of the University was added to the faculty. Eloise completed her higher education at the Southside School and was hired to teach drawing and mathematics at the university. In addition to serving as Missoula's first university, the Southside School served as a high school and a grade school. As early as 1907 Ida L. Fisher served as the principal of the school.⁷⁷

A parochial school also operated out of the district for several years in what was traditionally a single-family residential dwelling. The dwelling was constructed sometime between 1907 and 1912 and is located at 1013 S. 5th W. The 1 1/2-story front-gabled residence was converted into an educational facility from about 1935 to 1945 and served as the Seventh Day Adventist School. Around the time of the school's beginning, Reverend Coston C. Wilcox and his wife Loucille, both associated with the facility, resided three blocks west of the school at 1302 S. 5th W. As early as 1948 the building appears to have been converted back into a single-family residence and was the home of Erma Lea Taylor, who owned the building while attending the university.⁷⁸

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INTEGRITY

The value of the McCormick Neighborhood Historic District lies not only in its architectural heritage, displaying a wide range of historic architectural styles, but in the fact that it has remained a cohesive residential neighborhood despite the fact that it is encompassed by industry and commerce, thoroughfares, and serves as one of the main entries into McCormick park. Respect for the historic integrity of the neighborhood is very apparent when looking at the large number of restored homes that reflect their original architectural features.

The buildings have retained their original appearance and their integrity as a whole, with only minor additions and material changes occurring throughout the district. A majority of the buildings were constructed between 1902 and 1912, although several were constructed earlier, dating to the late 1800s. The dwellings continue to display the superior workmanship of those early architects and building contractors, many of which lived and worked in the McCormick district. The architectural styles, although reflective of national architectural trends, also reflect the personality of the district's residents by mixing and combining features from various styles, and often, proclaiming the success of their occupants quite modestly. In addition, a majority of the buildings continue to be utilized as they were historically, in that most buildings have remained single or multiple-family dwellings, and historic rental patterns that were set as early as 1893 have continued throughout the area's history.

Each of the district's building styles, age and integrity are provided in the building list below. Building dates were recorded in the Missoula County tax records, but the dates were found to be historically inaccurate. For this reason, a range of building dates has been chosen over the use of dates recorded in tax record information or circa dates, because they are believed to be as historically accurate as possible (given the available time and the research materials available in Missoula County). The term "circa" reflects a building date that is approximate, whereas the range of building dates is a definite and accurate range based on information collected from Sanborn Fire Insurance maps, Missoula County directories, deed information and research materials that include building lists published in local area newspapers. The buildings that do not fall into a range have either been traced to a specific year, or are labeled "prior to (P)" or "after (A)." Those labeled "P" are typically the earliest constructed buildings in the district, and are hard to track beyond the given date. Those labeled "A" are either known to have been constructed after the established historic period, or because of their non-contributing status, were not given priority during the building date research.

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**Missoula's McCormick Historic District
Building List**

C—Contributing
NC—Non-Contributing
c.—Circa
***—Primary**
P—Prior to
A—After

ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
511 River	Residence Garage	Hipped Front-gable	P 1902 P 1902	C C
526 River	Apartments	Gable-on-wing	1912-1921	C
527 River	Residence Car port Shed	Cross-gable Shed Front-gable	P 1902 c. 1985 c. 1920/moved	NC NC NC
534 River	Residence	4-Square cottage	1912-1920	NC
540 River	Residence Shed	Minimal Traditional Front-gable	c. 1951 c. 1980	C NC
602 River	Residence Shed	Side-gable/Folk Side-gable	1900-1907 c. 1985	C NC
621 River	Residence Garage	Gable-on-hip Front-gable	1902-1905 1921-1938	C C
624 River	Residence Garage Shed	4-Square cottage Cross-gable Shed	1912-1920 c. 1970 c. 1970	C NC NC
502 S 1 st W	Apartments	Queen Anne	1902-1912	C *
506 S 1 st W	Apartments	Side-gable	1970-1975	NC
513 S 1 st W	Apartments	American Foursquare	P 1891	C *
520 S 1 st W	Residence Shed	Front-gable Front-gable/modern	P 1902 c. 1980	NC NC
521 S 1 st W	Residence Garage	Hip-on-hip Side-gable	P 1891 1921-1938	C * C
521.5 S 1 st W	Residence	Side-gable	1921-1938	C
528 S 1 st W	Residence Shed	Front-gable Front-gable	1902-1912 1912-1921	NC C
529 S 1 st W	Residence Garage	Cross-gable Front-gable	P 1891 1921-1938	C * C
534 S 1 st W	Residence Shed	Front-gable Front-gable	1921-1927 1921-1938	C C
537 S 1 st W	Residence Garage	American Foursquare Hipped	1902-1912 1902-1912	C C
540 S 1 st W	Residence Garage	Side-gable Front-gable	1912-1921 c.1960	C NC

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
545 S 1 st W	Residence Garage	Gable-on-hip Hip-on-gable	1902-1907 1902-1912	C C
602 S 1 st W	Residence Shed	Cross-gable Front-gable	1912-1921 1912-1921	NC C
603 S 1 st W	Residence Garage	Gable-on-hip Front-gable	P 1893 c. 1960	C NC
611 S 1 st W	Residence Shed	two-story flat Front-gable	1902-1912 1921-1938	NC NC
612 S 1 st W	Residence Garage	Hipped Front-gable	1902-1912 1921-1938	C C
620 S 1 st W	Residence Garage	Cross-gable Front-gable	P 1901 1921-1938	NC C
625 S 1 st W	Residence Garage	Side-gable Front-gable	c. 1955 c. 1955	NC NC
627 S 1 st W	Residence Garage	Side-gable Front-gable	c. 1958 c. 1958	NC NC
628 S 1 st W	Residence Garage	Cross-gable Front-gable	P 1902 1921-1938	NC C
635 S 1 st W	Residence Garage	Front-gable Front-gable	c. 1962 c. 1962	NC NC
636 S 1 st W	Residence	Side-gable	1936-1938	C
644 S 1 st W	Residence Residence Garage	Cross-gable Side-gable Side-gable	1902-1912 1921-1938 A 1958	C C NC
645 S 1 st W	Apartments/4-plex Shed	Hipped/modern Side-gable/modern	A 1942 c. 1980	NC NC
705 S 1 st W	Apartment/4-plex	Front-gable	A 1968	NC
719 S 1 st W	Residence Outbuilding/stable	Hipped Front-gable	1902-1912 1902-1912	C C
727 S 1 st W	Residence Garage Shed	Cross-gable Side-gable 1/2 gable/modern	1902-1912 1921-1938 c. 1980	C C NC
737 S 1 st W	Residence Garage & commercial	Hipped Side-gable	1902-1912 1921-1938	C C
743 S 1 st W	Residence Stable	Gable & wing Front-gable	1902-1912 1902-1912	C C
512 S 2 nd W	Residence Shed	Queen Anne Front-gable/modern	P 1891/moved c.1980	C NC
520 S 2 nd W	Residence	Gambrel	P 1901	C
520.5 S 2 nd W	Residence	Side-gable/modern	A 1958	NC
521 S 2 nd W	Residence Residence Shed	Front-gable Front-gable Shed	1907-1912 A 1958 1907-1912	C NC C
524 S 2 nd	Residence	Front-gable	A 1958	NC
524.5 S 2 nd W	Residence	Front-gable	1921-1944	C

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
527 S 2 nd W	Residence Shed	Cross-gable Front-gable	1893-1901 A 1958	C NC
534-544 S 2 nd W	Apartments & non-commercial Residence Garage	Queen Anne Cross-gable Front-gable	P 1891 1921-1938 1912-1921	C * C C
535 S 2 nd W	Residence Shed	Side-gable Flat	1907-1912 A 1958	C NC
541-547 S 2 nd W	Apartments Garage	Flat w/parapet Side-gable	1907-1912 1921-1938	C C
600 S 2 nd W	Residence Garage	Cross-gable Front-gable	1936-1938 A 1958	C NC
605 S 2 nd W	Residence Garage Shed	American Foursquare Front-gable 1/2 gable	1907-1912 A 1958 1907-1912	C * NC C
612 S 2 nd W	Residence Garage	Craftsman/mail order Hipped	1907-1912 1921-1938	C NC
618 S 2 nd W	Residence Outbuilding & residence	Side-gable Side-gable	1912-1921 1912-1921	C C
619 S 2 nd W	Residence Garage	Cross-gable Hip-on-gable	1922 1922	C C
625 S 2 nd W	Residence Shed	Hip-on-gable Front-gable	1936-1944 1936-1944	C C
628 S 2 nd W	Residence Garage Garage	Craftsman Side-gable Front-gable/modern	1921-1929 1921-1938 c. 1990	C C NC
634 S 2 nd W	Residence	American Foursquare	1907-1912	C
634.5 S 2 nd W	Residence	Front-gable	1921-1929	C
644 S 2 nd W	Residence Garage	Cross-gable Front-gable	1907-1912 a 1958	C NC
645 S 2 nd W	Residence Garage Garage	American Foursquare Hip-on-gable Hip-on-gable	1902-1912 1921-1938 1921-1938/moved	C * C NC
700 S 2 nd W	Residence	Front-gable	A 1958	NC
701 S 2 nd W	Residence Garage	American Foursquare Front-gable	1902-1912 1902-1912	C * C
705 S 2 nd W	Apartments Car port	1/2 gable Saltbox	A 1980 A 1980	NC NC
708 S 2 nd W	Residence Shed Garage	Cross-gable Front-gable Front-gable	1902-1907 A 1958 A 1958	NC NC NC
720 S 2 nd W	Residence Shed/studio Garage	Dutch Colonial Front-gable Front-gable	1907-1912 c. 1990 1907-1912	C NC C
721 S 2 nd W	Duplex Shed	Craftsman Modern gambrel	1902-1912 c. 1990	C NC

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
721 1/2 S 2 nd W	Residence	Side-gable	1902-1912	C
728 S 2 nd W	Residence Garage	Craftsman Saltbox	1912-1920 1921-1938	NC NC
729 S 2 nd W	Residence Shed	Front-gable Gambrel	1902-1912 c. 1990	C NC
729 1/2 S 2 nd W	Residence	Front-gable	1912-1921	NC
733 S 2 nd W	Residence Garage Shed	Craftsman Front-gable Front-gable	1912-1920 1912-1920 1912-1920	C C C
734 S 2 nd W	Residence Garage	Cross-gable Side-gabled	1921-1927 1921-1927	C C
742 S 2 nd W	Residence Shed Shed	Craftsman Gambrel Gambrel	1907-1912 c.1980 c.1980	C NC NC
742 1/2 S 2 nd W	Residence & garage	Front-gable	1912-1921	NC
743 S 2 nd W	Residence Garage	American Foursquare Front-gable	c. 1908 1908-1912	C C
507 S 3 rd W	Residence Shed	Gable-on-hip Gambrel/Modern	P 1901 c. 1990	C NC
508 S 3 rd W	Apartments	3-story flat	1909	C *
519 S 3 rd W	Residence Shed	Cross-gable 1/2 gable	P 1891 1902-1912	C * C
520 S 3 rd W	Residence Garage	Front-gable Cross-gable	1902-1912 1912-1921	C * C
525 S 3 rd W	Residence Shed	Side-gable 1/2 gable	1934-1936 1934-1938	C C
528 S 3 rd W	Residence Shed	American Foursquare Gambrel/Modern	1902-1912 c. 1990	C * NC
532-546 S 3 rd W	Apartment Garage	Flat Front-gable	1902-1912 1912-1921	C * C
539 S 3 rd W	Commercial	Mansard/Modern	1970-1975	NC
601 S 3 rd W	Non-commercial	Flat	1921-1927	C
603 S 3 rd W	4-Plex	Flat	1912-1921	C
605 S 3 rd W	Residence	Front-gable	1921-1936	C
619 & 621 S 3 rd W	Duplex	American Foursquare	1902-1912	C *
620 S 3 rd W	Residence Garage	Queen Anne Front-gable	1902-1907 1921-1938	NC C
623 S 3 rd W	Residence	Side-gable	1902-1912	C *
624-628 S 3 rd W	Triplex Garage	Cross-gable Side-gable	1902-1912 1912-1921	C NC
625 S 3 rd W	Duplex	Side-gable	1912-1920	C *
633 S 3 rd W	Multi-family	Queen Anne	P 1902	C *
633.5 S 3 rd W	Residence	Hip-on-gable	P 1902	C
636 S 3 rd W	Residence	Queen Anne	1902-1912	NC

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644 S 3rd W	Residence Garage	Cross-gable Front-gable	1902-1912 1902-1912	C C
647 S 3rd W	Residence	Craftsman	1921-1927	NC
700, 700.5 & 702 S3rd W	Multi-family & commercial Garage	Cross-gable Front-gable	1921-1929 1921-1938	C C
701-703 S 3 rd W	Residence	Hipped	1955-1958	NC
713 S 3 rd W	Residence Garage/stable	Queen Anne Front-gable	1907-1912 1909	C * C
714 S 3 rd W	Residence Garage	Cross-gable 1/2 gable	P 1902 1902-1912	C C
720 S 3 rd W	Residence Garage	Hipped Front-gable	1902-1912 A 1958	NC NC
721 S 3 rd W	Residence Garage/stables	Craftsman Side-gable	1902-1912 1921-1938	C * C
727 & 729 S 3 rd W	Residence Residence	American Foursquare Side-gable	1907-1912 1907-1912	C * C
728 S 3 rd W	Residence Shed	American Foursquare Front-gable/modern	1902-1912 c. 1980	C NC
735 S 3 rd W	Residence Shed	Cross-gable Side-gable	P 1902 P 1902	NC C
736 S 3 rd W	Residence Garage	Dutch Colonial Front-gable	1902-1912 A 1958	C NC
743 S 3 rd W	Residence Garage	Craftsman Front-gable	1929-1936 A 1958	C NC
744 S 3 rd W	Residence Garage	Dutch Colonial Front-gable	1902-1912 1902-1912	C NC
801 S 3 rd W	Apartments	Side-gable	c. 1990	NC
813 & 813 1/2 S 3 rd W	Duplex Garage	American Foursquare Flat	1902-1907 1907-1912	C C
821 S 3 rd W	Residence Garage Shed	Hipped Flat Shed	1902-1912 1912-1921 c. 1975	NC C NC
825 S 3 rd W	Residence	Hipped	1902-1907	C
508 & 510 S 4 th W	Residence Garage	Cross-gable 1/2 gable	P 1901 1902-1912	C NC
518 S 4 th W	Residence Garage	Hipped cottage Front-gable	1902-1907 1902-1912	C NC
519 S 4 th W	Residence Garage Shed	Neoclassical Front-gable Side-gable	1902-1907 1938-1958 1902-1912	C C C
526 S 4 th W	Residence Shed	Cross-gable 1/2 gable	P 1902 1912-1921	C NC
527 S 4 th W	Residence Garage	Queen Anne cottage Front-gable	1902-1907 1902-1912	C C
534 S 4 th W	Residence Garage & residence	Queen Anne Side-gable	1902-1912 1902-1912	C NC

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
535 S 4 th W	Residence Garage	Front-gable Saltbox	1902-1907 1902-1912	C C
542 S 4 th W	Residence	Queen Anne	1902-1907	C
543 S 4 th W	Residence Garage	Front-gable Contemporary	1902-1907 2003	C NC
601 S 4 th W	Residence Garage	Craftsman Front-gable	1921-1929 1921-1938	C C
611 S 4 th W	Residence	Queen Anne	1902-1907	C
612 S 4 th W	Apartment Garage	Queen Anne Side-gable	1902-1912 1921-1938	C C
620 S 4 th W	Residence Shed	Cross-gable Gambrel	1902-1907 c. 1990	C NC
620.5 S 4 th W	Residence	Cross-gable	1921-1936	C
621 S 4 th W	Residence Garage	Craftsman Front-gable	1902-1912 1902-1912	C * C
627 S 4 th W	Residence Garage	Hipped Front-gable	1907-1912 1921-1938	C C
628 S 4 th W	Residence Garage	Foursquare cottage Saltbox	1902-1912 1938-1958	NC NC
632 S 4 th W	Residence Garage Shed	Side-gable Front-gable Front-gable/modern	1927-1929 A 1958 c. 1990	C NC NC
635 S 4 th W	Residence Garage	Craftsman Cross-gable	1902-1912 c. 1995	C NC
643 S 4 th W	Residence	Side-gable	1902-1907	C
701 S 4 th W	Residence Shed	Cross-gable Front-gable	1936-1938 c. 1990	C NC
701.5 S 4 th W	Residence	Side-gable	1936-1938	NC
702 S 4 th W	Residence Garage	Side-gable Front-gable	1934-1938 1934-1938	C C
710 S 4 th W	Residence	Craftsman	1912-1921	C *
710.5 S 4 th W	Residence	Side-gable	1902-1912	C
711 S 4 th W	Residence Garage	Cross-gable Flat	1902-1912 A 1958	NC NC
718 S 4 th W	Residence Shed	Queen Anne Shed	P 1902 P 1902	NC NC
719 S 4 th W	Residence Garage	Side-gable Front-gable	1902-1907 1921-1938	C C
726 S 4 th W	Residence	Front-gable	1938-1952	C
726.5 S 4 th W	Residence	Front-gable	1902-1912	C
727 S 4 th W	Residence Garage	Side-gable Front-gable	1921-1927 1921-1938	NC C
735 S 4 th W	Residence Shed	Hipped Front-gable	1902-1912 1921-1938	C C

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736 S 4 th W	Residence Garage	Cross-gable Front-gable	1902-1907 1902-1912	C C
740 S 4 th W	Residence Garage Shed	Craftsman Front-gable Front-gable	1921-1927 1921-1927 1921-1938	NC NC C
745 S 4 th W	Residence Garage/stable	Cross-gable Hip-on-gable	1902-1907 1902-1912	C C
801 S 4 th W	Residence Garage	Hipped Flat	1902-1912 1921-1938	C C
802 S 4 th W	Residence	Front-gable	1902-1912	C
807 S 4 th W	Residence Garage	Four-square Front-gable	1902-1912 1912-1921	C * C
810 S 4 th W	Residence Shed	Front-gable 1/2 gable	1902-1912 A 1958	C NC
811 S 4 th W	Residence Garage	Four-square cottage Front-gable	1902-1912 1921-1938	C * C
818 S 4 th W	Residence Garage	Hipped cottage Front-gable	1902-1912 1921-1938	NC NC
819 S 4 th W	Residence Garage	Side-gable Saltbox	P 1901 A 1958	NC NC
826 S 4 th W	Residence Residence	Hipped cottage Side-gable	1902-1912 1921-1938	C C
827 S 4 th W	Residence Garage & residence Residence	Cross-gable Front-gable Mobile home	1902-1912 1938-1958 c. 1960	NC NC NC
835 S 4 th W	Residence Shed	Side-gable Gambrel	1902-1912 c. 1980	C NC
836 S 4 th W	Residence Garage	Front-gable Front-gable	1902-1912 1902-1912	NC C
848 S 4 th W	Residence	International/flat	1938-1940	C
901 S 4 th W	Apartments	Gabled/modern	1921-1936	NC
903 S 4 th W	Residence	Hipped	1934-1938	NC
921 S 4 th W	Residence Garage	Hipped Front-gable	1902-1912 1902-1912	C C
1001 S 4 th W	Commercial	Flat	1912-1921	C
500 S 5 th W	Residence & commercial	Gable-on-hip	1902-1907	C
510 S 5 th W	Residence Garage	Hipped Front-gable	1902-1907 1921-1938	C NC
520 S 5 th W	Commercial & residence	Front-gable/flat	1929-1934	NC
528 S 5 th W	Residence Shed	Cross-gable 1/2 gabled	P 1902 P 1902	NC NC
534 S 5 th W	Residence	Front-gable	1902-1912	C
542-544 S 5 th W	Residence Garage	Cross-gable Shed	1902-1912 A 1958	C * NC
543 S 5 th W	Residence	Tudor	1929-1936	C

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	Shed	Shed	c. 1980	NC
547 S 5 th W	Residence	Tudor	1921-1929	C
601 S 5 th W	Residence Garage	Front-gable Cross-gable	1902-1912/moved 1912-1921	NC NC
602 S 5 th W	Residence	Queen Anne	1902-1907	C
612 S 5 th W	Residence Residence & carport	Dutch Colonial Side-gable	1902-1905 P 1912 & c. 1980	C NC
613 S 5 th W	Residence Garage	Gable-on-hip Front-gable	1902-1907 1912-1921	C NC
618 & 620 S 5 th W	Apartment/4-plex	Flat	1902-1909	C *
619 S 5 th W	Residence Garage	Hipped Front-gable	1902-1905 1912-1921	NC NC
626 S 5 th W	Residence	American Foursquare	1902-1912	C
626.5 S 5 th W	Residence	Flat	c. 1980	NC
627 S 5 th W	Residence Garage	Hipped Front-gable	1902-1907 A 1958	C NC
634 S 5 th W	Residence	Craftsman	1912-1921	NC
635 S 5 th W	Residence Garage	Front-gable Front-gable	1902-1907 1902-1912	C C
642 S 5 th W	Residence Garage	American Foursquare Front-gable	1902-1912 1912-1921	C * C
643 S 5 th W	Residence Garage/stable	Cross-gable Front-gable	1902-1912 1902-1912	C C
700 S 5 th W	Residence Garage	Cross-gable Front-gable	A 1958 A 1958	NC NC
701 S 5 th W	Residence Garage	Gable-on-hip Front-gable	1902-1907 1912-1921	C * C
708 S 5 th W	Residence Garage	Side-gable Front-gable	1921-1927 A 1958 or moved	C NC
713 S 5 th W	Residence Garage	Hipped Saltbox	1902-1907 1912-1921	C C
720 S 5 th W	Residence Garage	Hipped Side-gable	1902-1907 1912-1921	NC NC
721 S 5 th W	Residence Residence	Cross-gable Front-gable	1912-1921 1912-1921	C C
728 S 5 th W	Residence	Front-gable	1902-1912	C
729 S 5 th W	Residence Garage	Cross-gable Flat	P 1902 A 1958	C NC
734 S 5 th W	Residence	Gambrel	1902-1912	NC
737 S 5 th W	Residence Garage Shed	Gable-on-hip Front-gable Front-gable	1902-1912 1912-1921 1912-1921	C C C
744 S 5 th W	Residence Shed	Neoclassical cottage Shed/modern	1902-1912 c. 1980	C * NC
745 S 5 th W	Residence	Front-gable	1902-1907	C

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	Garage	Front-gable	1912-1921	C
804 S 5 th W	Residence Shed	Cross-gable Front-gable	P 1902 P 1902	NC C
810 S 5 th W	Residence Garage	Front-gable Front-gable	1936-1938 1936-1938	NC NC
815 S 5 th W	Residence Garage Garage	Cross-gable Front-gable Front-gable	1938-1944 1938-1944 1938-1944	C C C
820 S 5 th W	Residence Shed	Hipped Front-gable	1902-1912 c. 1980	NC NC
821 S 5 th W	Residence Shed	Craftsman Shed	1912-1921 c. 1980	C NC
826 S 5 th W	Residence Shed	Craftsman Front-gable	1912-1921 1912-1921	C C
827 S 5 th W	Residence Garage	Cross-gable Front-gable	1902-1912 1902-1912	C C
837 S 5 th W	Residence Garage	Hipped/cottage Front-gable	1902-1912 1921-1938	NC NC
838 S 5 th W	Residence	Ranch	1955-1958	NC
845 S 5 th W	Residence Garage	Craftsman Front-gable	1921-1927 1921-1938	NC C
846& 846.5 S 5 th W	Duplex	Side-gable	1921-1927	NC
901 S 5 th W	Residence	Ranch/hipped	A 1958	NC
902 S 5 th W	Residence Garage Shed	Front-gable Front-gable Gambrel/modern	1921-1929 A 1958 c. 1995	NC NC NC
910 S 5 th W	Residence Garage	Craftsman Side-gable	1921-1927 A 1958	C NC
911 S 5 th W	Residence Garage	Craftsman Front-gable	1912-1921 1921-1938	C C
918 S 5 th W	Residence	Cross-gable	A 1958	NC
920 S 5 th W	Residence	Cross-gable	1936-1938	NC
919 S 5 th W	Residence Garage	Front-gable-and-wing Front-gable	1902-1912 1902-1912	NC C
925 S 5 th W	Residence Garage Shed	Craftsman Front-gable 1/2 gable	1921-1938 A 1958 A 1958	C NC NC
928 S 5 th W	Residence Garage	Dutch Colonial Front-gable	1902-1912 1921-1938	NC NC
933 S 5 th W	Residence	Dutch Colonial	1902-1912	C *
937 1/2 S 5 th W	Residence & garage	Gambrel	A 1958	NC
938 S 5 th W	Residence Garage	Side-gable Front-gable	1921-1929 1921-1938	C C
945 S 5 th W	Residence	Craftsman	1921-1929	C
946 S 5 th W	Residence	Craftsman	1921-1927	C

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
	Residence Shed	Side-gable Flat	A 1958 c. 1985	NC NC
1001 S 5 th W	Residence Garage	Cross-gable Side-gable	1907-1912 1907-1912	C C
1013 S 5 th W	Residence Shed	Front-gable Front-gable	1907-1912 1907-1912	C NC
1021 & 1021 1/2 S 5 th W	Residence Residence	Front-gable Side-gable	A 1958 1907-1912	NC C
1025 S 5 th W	Residence Garage	Side-gable Front-gable	1921-1938 A 1958	NC NC
1026 S 5 th W	Commercial Commercial garage	Front-gable Flat	1912 & c.1953 1912-1921	C C
529 S 6 th W	Residence Garage	Craftsman Front-gable	1912-1920 A 1958 or moved	C NC
531 S 6 th W	Residence	Craftsman	1912-1920	C
532 S 6 th W	Residence Garage	Gable-on-hip Front-gable	1912-1921 1912-1921	NC C
536 S 6 th W	Residence	Side-gable	1921-1929	C
541 S 6 th W	Residence Garage	Side-gable Front-gable	1936-1952 1936-1952	C C
602 S 6 th W	Apartment Garage	Cross-gable Flat	1921-1938 a 1958	NC NC
603 S 6 th W	Apartment	Front-gable	A 1958	NC
612 S 6 th W	Residence Residence	Dutch Colonial Side-gable/flat	1902-1905 1902-1912	C NC
620 (A & B) S 6 th W	Duplex Car-port	Cross-gable Side-gable	P 1902 c.1990	C NC
626 S 6 th W	Residence/multi-family Shed	Front-gable Front-gable	1902-1907 1912-1921	NC NC
631 S 6 th W	Residence Garage	Cross-gable Front-gable	1902-1912 1912-1921	C C
634 S 6 th W	Residence Shed	Gable-on-hip Front-gable	1902-1912 c. 1970	C NC
639 S 6 th W	Residence shed	Side-gable Side-gable	1959 c. 1965	NC NC
646 & 648 S 6 th W	Residence Residence Garage	Front-gable Side-gable Front-gable	1921-1934 1902-1907 1921-1934	C C C
701 S 6 th W	Residence?	Side-gable	c. 1970	NC
702 S 6 th W	Residence Garage	Cross-gable Front-gable	P 1901 1912-1921	C C
708 S 6 th W	4-plex Garage	Front-gable Hipped	1955-1958 A 1958 or moved	NC NC
716 S 6 th W	Residence Garage	Side-gable Front-gable	1938 1938	C C

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
721 S 6 th W	Church Shed Wood-shed	Cross-gable Front-gable 1/2 gable	1936-1940 A 1958 c. 1985	NC NC NC
725 S 6 th W	Residence	Side-gable	1902-1912	C *
728 S 6 th W	Residence Shed Shed Shed	Cross-gable Side-gable Side-gable Side-gable	P 1901 c. 1910/moved c. 1910/moved c. 1910	NC NC NC NC
729 S 6 th W	Residence Garage	Side-gable Front-gable	1902-1912 1912-1921	C C
733 S 6 th W	Residence Shed	Front-gable Flat	1902-1912 1902-1912	C C
744 S 6 th W	Apartments/18-plex	Flat	1975-1980	NC
747 S 6 th W	Residence Garage	Front-gable Front-gable	1921-1927 1921-1927	NC NC
801 S 6 th W	Apartments/triplex	Art Moderne	c. 1929	C
802 S 6 th W	Residence Garage	Queen Anne Front-gable	1902-1912 c. 1930 or moved	C * NC
802.5 S 6 th W	Residence	Side-gable	1938-1952	C
808 S 6 th W	Residence Garage	Front-gable Front-gable	1902-1912 1912-1921	C NC
820 S 6 th W	Residence	Hipped	1902-1912	C
821 S 6 th W	Residence Shed	Cross hipped Front-gable	1941-1943 c. 1970	C * NC
825 S 6 th W	Residence Garage	Hipped Hipped	1941-1943 1941-1943	C * C
827 S 6 th W	Residence Garage	Hipped Hipped	1941-1943 1941-1943	C * C
828 S 6 th W	Residence Garage	Front-gable Front-gable	1902-1912 c. 1970	NC NC
833 S 6 th W	Residence	Hipped	1941-1943	C *
834 S 6 th W	Residence	Gable-on-hip	c. 1912	NC
834.5 S 6 th W	Residence	Front-gable	1902-1907	NC
841 S 6 th W	Residence Garage	Hipped Front-gable	1941-1943 1941-1943	C * C
845 S 6 th W	Residence Garage	Hipped Hipped	1941-1943 1941-1943	C * C
846 S 6 th W	Residence Shed	Gable-on-hip Gambrel	1902-1907 c. 1995	NC NC
908-912 S 6 th W	Apartments Stable/garage	Cross-gable Saltbox	c. 1902 c. 1902	NC C
918 S 6 th W	Residence Garage	Hipped cottage Hipped	1902-1912 1921-1938	C C
924 S 6 th W	Residence Garage & carport	Hipped cottage Flat	1902-1912 1938-1958	C NC

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
925 S 6 th W	School	Flat	1921	C *
930 S 6 th W	Residence Residence	Hipped Cottage Front-gable	1902-1912 1938-1958	C NC
936 S 6 th W	Residence	Side-gable	1934-1938	C
940 S 6 th W	Residence Shed	Side-gable Gambrel/modern	1936-1938 c. 1990	NC NC
1002 S 6 th W	Residence Shed	Prairie Front-gable	1907-1912 A 1958	C * NC
1007 S 6 th W	Residence	Craftsman	1921-1929	C
1022 S 6 th W	Residence Shed	Side-gable Front-gable	1955-1958 1912-1921	NC C
1024 S 6 th W	Residence Garage Shed	Cross-gable Front-gable Shed	1955-1958 c. 1960 c. 1960	NC NC NC
1025 S 6 th W	Residence Garage	Cross-gable Flat with parapet	1934-1938 1934-1938	C C
1026 S 6 th W	Residence Shed	Front-gable 1/2 gable	1902-1912 1912-1921	C NC
1028 S 6 th W	Residence	Cross-gable	1921-1929	NC
1042 S 6 th W	Residence Garage	Hipped Side-gable	1902-1912 A 1958	NC NC
201, 201.5 & 203 Orange	Apartment	Queen Anne	P 1901	C *
325 Orange	Commercial garage	Flat	1936-1944	C
523 Orange	Commercial	Queen Anne	1893-1902	C *
805 Orange	Apartments	Prairie	1914	C *
821 Orange	Residence Garage	Cross-gable Front-gable	P 1912 A 1960	C NC
200 Cottonwood	Residence Shed	Front-gable Front-gable	1912-1921 A 1958	C NC
201 Cottonwood	Residence Garage	Craftsman Saltbox	1921-1927 1921-1927	C C
211 Cottonwood	Residence Garage	Craftsman Saltbox	1920-1921 c. 1960	C NC
212 & 212.5 Cottonwood	Residence Garage Garage	Cross-gable Side-gable Front-gable	1900-1912 1912-1921 1912-1921	NC NC C
522 Cottonwood	Residence	Craftsman	1902-1907	C
525 Cottonwood	Apartment/6-plex Garage	Flat/Contemporary Flat	1948-1952 1948-1952	C C
624 Cottonwood	Residence	Cross-gable	1912-1921	C
625 Cottonwood (see 602 S. 5 th W form)	Residence	Hipped	1902-1912	C
721 Cottonwood	Residence	Side-gable	1936-1944	C
801 & 801.5	Duplex	Side-gable	1938-1952	C

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
Cottonwood				
811 Cottonwood	Residence Garage	Side-gable Side-gable	1929-1934 1929-1934	C C
812 Cottonwood	Residence	Side-gable	1938-1952	C
817 Cottonwood	Residence Garage	Gable-on-hip Hipped	1902-1912 1912-1921	NC NC
820 Cottonwood	Residence Garage	Gable-on-hip Front-gable	1902-1912 1912-1921	C NC
824 Cottonwood	Residence Garage	Front-gable Front-gable	1902-1912 A 1958 or moved	C NC
827 Cottonwood	Residence Shed	Gambrel Gambrel/modern	1902-1912 c. 1985	NC NC
202 Hickory	Residence Garage Shed	Side-gable Front-gable 1/2 gable	P 1902 1938-195 1902-1912	NC C C
307 Hickory	Residence Garage Shed	Cross-gable Flat Shed	1902-1905 1921-1938 A 1958	C C NC
505 Hickory	Residence	Front-gable	1912-1920	C
516 Hickory	Residence	Craftsman	1921-1929	C
520-526 Hickory	Apartment Garage	Side-gable/modern Front-gable	A 1958 1921-1938	NC C
610 Hickory	Residence	Side-gable	A 1958	NC
812 Hickory	Residence	Craftsman	1912-1920/moved	NC
814 Hickory	Commercial	Flat	1934-1952	NC
824 Hickory	Residence	Front-gable	1902-1912	C
619 Walnut	Residence	Hipped	1902-1912	C
620 Walnut	Apartments/4-plex Shed	Side-gable Shed	A 1958 c. 1985	NC NC
701 Walnut	Residence Garage	Cross-gable Front-gable	1938-1944 1938-1944	C C
807 Walnut	Residence	Side-gable	1938-1944	C
810 Walnut	Residence Garage	Craftsman Front-gable	1921-1929 1921-1929	C C
600 Ash	Residence Shed	Cross-gable Side-gable	1912-1921 1912-1921	C C
610 Ash	Residence	Front-gable	1912-1921	NC
614 Ash	Residence	Cross-gable	A 1958	NC
620 Ash	Residence	Cross-gable	1902-1912	C
812 Ash	Residence Garage	Hipped Hipped	1940-1943 1940-1943	C * C
818 Ash	Residence Garage	Side-gable Front-gable	1938-1952 A 1958	C NC
615 Oak	Commercial	Flat	A 1958	NC

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ADDRESS	TYPE	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
722 Oak	Residence Shed	Side-gable Front-gable/modern	c. 1944 c. 1980	NC NC
814 Ivy	Residence Shed	Front-gable Front-gable/modern	1900-1918 c.1990	C NC
814.5 Ivy	Residence	Front-gable	1921-1938	C

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EARLY NEIGHBORHOOD DEVELOPMENT (Criterion A)

Missoula lies in an area of western Montana that is the traditional homeland of the Flathead Salish and the Pend d'Oreille Indians. Although these tribes utilized various areas of Montana and hunted on the eastern Plains, the Bitterroot Valley served as a semi-permanent home in historic times. The area was chosen not only for its resources, but also to avoid warring with tribes like those of Blackfoot. The Missoula area was a popular place for grazing horses, digging camas and bitterroot and it provided additional resources that made it an attractive place to camp.¹



c. 1890 Indian Encampment along Missoula's southside, near what is currently the east end of S. 5th East.²

Treaties to remove the aboriginal people from their homelands took place in 1855 in which the Flathead and Pend' d'Oreille were asked to exchange large areas of aboriginal territory for a smaller area complete with the modern conveniences of cabins, money, and services from doctors, blacksmiths and teachers. Two separate reservations were established for the tribes and include a portion of the Flathead Valley north of Missoula, and a smaller area located in the Bitterroot Valley. The Bitterroot Valley, however, was popular with non-Indian settlers and the Flatheads were soon run off of their reservation. In 1891 a military escort forced them out of the Bitterroot Valley and onto the northern Flathead Reservation.

While negotiations continued with western Montana's aboriginal people over land and resources, the Missoula area was already on its way to taming the frontier. The area's earliest development came in 1863 with the construction of the Mullan Road (the link between two major military forts), and in 1864 with a sawmill constructed on Rattlesnake Creek. The mill was the formation of the Missoula Mills Company, created by its founders Christopher P. Higgins, Frank Worden and David Pattee. Development of the Missoula area continued at a rapid pace with the 1870s construction of the courthouse and Fort Missoula, and the arrival of the railroad in the early 1880s. The 1870 Census for Missoula reported 2,554 people and that number excluded the ethnic populations that would have included Chinese, Native American and African American. Although the Native American populations in Western Montana alone numbered in the thousands, the 1870 Census only reported 100 aboriginal people in all of Montana Territory.³

Competition between rivals for the expansion of Missoula was a common historical theme over time, with two of the areas founding fathers competing for early investments, contracts and property. C. P. Higgins and A.B. Hammond, both associated with the Missoula Mercantile Company spurred the city's growth through their competitions. A.B. Hammond would greatly impact development not only in Missoula proper but specifically in the McCormick district. Hammond's developments included his association with Hiram Knowles and the transfer of properties within in the Knowles Additions, as well as his partial ownership of the railway that ran from Missoula to the Bitterroot Valley through the district. The line spurred the creation of several large industries in the district and ran to Grantsdale, Montana, a town site owned by A. B. Hammond.

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Although boom and bust periods existed throughout the early years of Missoula's growth, the area remained relatively strong economically and continued to expand due to trade and the surrounding agricultural, timber and mining industries. People were drawn to Missoula and its growing economy and Hiram Knowles, who moved his family to Missoula in 1891 was no exception. Two years prior to the final Salish retreat to the Flathead Reservation, Hiram Knowles was platting the Knowles Addition. The first addition was platted in August of 1889 and Knowles Addition 2 was filed for in March of 1890.⁴



c. 1900 overview of the Knowles Additions, taken just to the west of the "Indian Encampment" photo above.
The Knowles Estate appears as a large dark building located at center right.⁵

Hiram Knowles was born in Maine in 1834, hit the California gold rush in 1850 and eventually attended Harvard law school. He practiced law in Nevada in 1862 and came to Montana in 1866. He served 11 years as an appointed associate justice of the Supreme Court for the territory, moved to Missoula in 1891 and became the U. S. district judge that same year.⁶

The lands that would become the Knowles Additions had changed hands several times before ever reaching Hiram, and the land transactions can be traced back to 1876 when Saron W. Blain of New York State patented 160 acres. According to the Land Patent details, Saron acquired the land by authority of the State Grant-Agri College laws (12 Stat.503). The 160 acres transferred hands several times over a period of eleven years before ending up back in Saron Blain's hands, and Knowles acquired the land from Blain in 1887.⁷

Little is known of the Blain family who served as a catalyst for development on the south side, and this is interesting considering that the Blains were reported as constructing the first dwelling south of the Clark Fork, and Blaine Street in Missoula is named in their honor.⁸ Not only is this one of the earliest references to a family dwelling located on the south side of the river, but the first bridge crossing the Clark Fork may have been constructed near their property. It is noted that the first bridge was constructed by William Stevens in 1869, and it is said to have been located directly south of where St. Patrick's Hospital stands today. That would have placed the bridge in an area crossing into what is now the McCormick district. When the high waters of 1871 swept through the city it took the original bridge with it. At the time of destruction it was reported that five boys were on the bridge and barely managed to reach the south side of the structure before it gave way. The boys stayed at the only house reported to be on the south side of the river, that being the ranch of the Saron Blaine family.⁹

It is unknown at this time why the land that would become the Knowles Additions changed hands several times without any obvious developments made to the land. Conflicts were at their peak with the aboriginal people in Western Montana and this may have played into land development considerations. The frontier feel of Missoula and its surrounding areas, however, was certainly diminishing quickly by the time the Salish were escorted north to the Flathead Reservation. By the time they left, the Bitterroot Valley was already

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producing 500,000 bushels of wheat, much of which was shipped north through Missoula and later to the Bonner flour mill, which began operations in 1892.¹⁰

Knowles acquired the acreage "less the island" (which referred to the island located in the middle of the Clark Fork River), and the development of the Knowles Additions turned out to be a sure bet for Hiram, who acquired the land for \$2,200.00. As early as 1908 a corner residential lot in the Knowles addition was selling for the same price that Hiram had paid for the entire 1/4 section.¹¹

The McCormick district essentially developed from north to south, and from the exterior boundaries toward the center. A small building boom developed south of the Clark Fork River around 1890 and intensive building occurred shortly after the turn of the twentieth century. As Delia Hagen reports, the south side as a whole, was a bustling area in the late 1800s:

Open lands south of the river provided space for recreation, agriculture, and a transportation corridor. Travelers as well as timber, minerals, and crops from the mountains and fertile farming fields of the Bitterroot Valley reached town via the Bitterroot Branch of the Northern Pacific Railroad, completed in 1889. The busy Bitterroot Wagon Road (today Stephens Avenue/Highway 93) ran southwest from the downtown business district, also linking the Missoula and Bitterroot Valleys.¹²

The building boom of 1890 was due in part to the construction of the railroad as well as the creation of local industries along the rail line. The Bitterroot Branch of the railroad in particular supported several industries, and one of Missoula's largest planning mills was already operating out of the Knowles Addition by 1890. McLaughlin & Co. Lumber produced lumber, shingles, doors, blinds, mouldings and just about anything necessary to construct a dwelling. The convenient location of the mill surely served as an incentive for building in the Knowles Additions and in turn, construction furthered south side development as evidenced by a the following observation in 1890:

The man who recollects this city five years ago will notice a most marvelous change in its outline. Then there was scarce a house north of the railroad track. Now there are over forty. Then the south side was a broad, unbroken plain with not a house in sight, the nearest buildings being those at Fort Missoula nearly four miles distant. Now the elegant residence of Senator Rutherford is the first thing that meets the eye, a score of smaller cottages being scattered out beyond it for nearly half a mile. All this progress is really the result of the past years growth.¹³

The south side building boom is also evident in that the *Missoulian* reported that the city had extremely high rents due to the lack of available residential dwellings. It was reported that at least three hundred dwellings on the south side of the river had been erected within two years, and all were occupied.¹⁴ Specifically relevant to the McCormick District, the *Daily Gazette* ran an advertisement in March of 1890 for Fairchild, Cornish & Company, whose advertisement reported that:

Real estate in Missoula is increasing in value every day. Already we have sold more than two hundred and twenty lots in Knowles Addition, and in many cases the purchasers have doubled their money in less than six months. We have other properties for sale, fully as desirable as this favorite Addition, and are making sales every day. You cannot make a mistake by investing now in Knowles Addition, Daly's Addition, Union Addition, Homevale, or Central Addition.¹⁵

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REAL ESTATE IN MISSOULA
Is increasing in value every day. Already we have sold more than Two Hundred and Twenty Lots in
Knowles' Addition,
And in many cases the purchasers have DOUBLED THEIR MONEY IN LESS THAN SIX MONTHS.
We have other properties for sale, fully as desirable as this favorite Addition, and are making sales every day. You cannot make a mistake by investing now in
**KNOWLES' ADDITION,
DALY'S ADDITION,
UNION ADDITION,
HOMEVALE, OR
CENTRAL ADDITION.**
FAIRCHILD, CORNISH & CO.,
ROBERTS BLOCK, MISSOULA. 305 MAIN STREET, BUTTE.
V. able business property for sale, acre property, and choice lots in all parts of the city.
REASONABLE PRICES AND EASY TERMS.

Front page, March 1890¹⁶

Knowles Addition.
DO You know that now is the best opportunity you will ever have to secure one of these choice lots in Knowles Addition at a price within the reach of all.
NOT But that we can offer you desirable bargains in other localities, but every foot in Knowles Addition is inside property, sure to double in value inside of six months.
GET A fifty-foot lot in Knowles Addition and you will never regret it. But you must come soon for they are going fast and we have but a few.
LEFT And they will be gone very soon. If you want a good property on which you can make 100 per cent in six months, apply at once to
FAIRCHILD, CORNISH & CO., NO. 41 HIGGINS AVENUE, ROBERTS BLOCK, MISSOULA.

Front page, April 1890¹⁷

Hiram Knowles timing in purchasing, surveying and subdividing his lands by July of 1889 was a move that may have had to do with local Missoula politics. The survey was conducted shortly after W.M. Bickford and W.J. Stephens platted the Town of South Missoula, a planned development south of the Knowles Additions. The platting of the Town of South Missoula essentially initiated a competition with the Town of Missoula for the inclusion of properties in each town.

Bickford and Stephens, both local attorneys and city boosters, owned large tracts of land on either side of the wagon road that ran just south of the Knowles Additions and along what is Stephens Avenue today. What was to become the Town of South Missoula (known locally as the Slant Street neighborhood) is evident where S. Orange Street turns into Stephens and blocks are platted on a northeast/southwest line, rather than the north/south line associated with most of Missoula's residential development. Knowles preferred his developments to be associated with the Town of Missoula rather than that of South Missoula, and surveyed his properties along the traditional north/south axis.

In addition to platting residential areas Hiram was known for his design of residential and commercial buildings. One of his well-known designs is located on the Knowles Block, just outside of the McCormick district. The block is made up of a row of commercial/residential Queen Anne buildings.¹⁸ Early residents of the McCormick district were likely proud to have been associated with such a strong industrious individual, who not only developed the neighborhood but also constructed a mansion which faced the district, as if to watch over his properties. Today's residents appear just as proud of their association with the Knowles family in that many are familiar with the history of their neighborhood and long-time residents refer to any house within the district as a "Knowles home."

The Knowles estate was constructed at 900 S. 1st W., on the west side of the Bitterroot Line and one block to the west of the McCormick district boundaries. The estate appears to have been started as early as 1888 and was nearly complete by 1892.¹⁹ A first hand account of the estate as told by Bea Forkenbrock Blair, appeared in a 1951 *Missoulian* article. Bea recalled that the estate was in a location that was "on the edge of the country," perhaps referring to the slower pace of development west of the estate, or referring to the fact that the estate was located just outside of Missoula's city limits for many years. She described the estate as having orchards that sloped down to the irrigation ditch, a large pasture, an east and south-facing garden, and a stable/coachman's quarters

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combination. The irrigation ditch that Bea refers to is likely the same ditch that today marks the northern boundary of the McCormick District, running along the north side of the River Road properties. Mrs. Blair grew up with the grandsons of Hiram and recalled playing in the Red Room, the Green Room, the ballroom and the wine seller of the house, often entering by way of the dumbwaiter.²⁰

The McCormick district developed quickly from the late 1800s and into the early twentieth century because of its association with the Knowles family and because the area housed commercial and industrial businesses associated with food production, wood products, gas and coal. Timber mills were plentiful and provided raw building materials as well as decorative architectural details like doors and window sashes. The local flour mill too, was not only a large producer of flour, cereal and grain for western Montana, but operated a planning mill and a door and sash facility at the mill site. The district offered employment opportunities for large numbers of individuals and was more or less, a giant provider of raw materials. The fact that wood products in particular were plentiful in the district may be directly related to the large number of building contractors and cabinet makers that lived and worked out of the McCormick district.

The early developments and employment opportunities in the area naturally spurred improvements and as early as 1890 a 10-inch pipe was laid under the Clark Fork River to provide water to southside homes.²¹ Within two years, three miles of water pipe was laid throughout the southside neighborhood. The water pipes for the McCormick district appear as 2-inch diameter pipes in the Sanborn map illustrations of 1891. By 1902 the water lines ran along S. 1st, 3rd, and 4th Streets as well as along the alleyways between River Road and 1st, and between S. 5th and 6th Streets. In addition, a north/south running water line ran along Ash Street providing water to the industries located along the railroad tracks.

Electric lights were installed along S. Third Street to S. Orange Street in 1890 and as early as 1894, horse-drawn street cars ran from the Northern Pacific Depot at the north end of Higgins, across the river to the southside, and then ran west as far as the 900 block of S 4th W.²² Electric streetcars replaced the horses in 1910 and in 1914 a *Map of Missoula Montana* shows the car line running from Higgins to 3rd, turning south on Ash Street to 5th, and continuing west on 5th. According to this map, which was compiled and drawn by J. H. Bonner, there was an L shaped spur of the line that wrapped around the 800 block of S. 3rd W. in front of the flour mill.²³

Residential construction essentially began near the river, or at the northeast corner of the district, with clumps of housing going up on River Road and 1st and 2nd Streets. Homes were also constructed around the outside boundaries of the district along S. Orange Street and S. 6th W. and began moving toward the center. S. 3rd W., however, appears to have been an exception to the rule with several "show homes" scattered along the length of the street by the turn of the twentieth century.

The earliest known residential dwellings constructed in the area are a number of homes that were constructed on S. 1st W. sometime prior to 1891. A relatively small number of homes were constructed throughout the district between 1890 and 1902, but a building boom hit the district around 1907 and by 1912 the district's residential lot's were almost completely full.

The buildings that trickled into the area in later years were often constructed on lots associated with earlier homes. For instance, the district's modern apartment buildings are typically located on single corner lots that remained vacant due to their association with a large residence, or they are located where older homes have been removed. Following a similar pattern, recently constructed single-family homes are often located along the north/south running streets (tree-named streets), on corner lots that were subdivided in later years. Several of the current addresses for the north/south running streets were not listed prior to 1929. For example, of the homes constructed on the 500-800 block of Ash Street, only two residences on the 600 block were listed in 1929. Additional examples of recent construction can be found in the several homes that were constructed on the south side of the 600 block of S. 1st W. from 1950-1962. Surprisingly, the four contiguous lots had remained vacant from 1890 until after WWII.

As previously mentioned, S. 3rd W. was a major thoroughfare and a significant location because it served as the main access from the central downtown to several of Missoula's largest and most prosperous industries. Not only did the trolley run along this access, but 3rd Street is said to have been the first paved street in the city of Missoula and rows of large homes have historically looked out over

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this transportation artery. In the early developing years of the district prominent members of Missoula owned 3rd Street homes, especially those located on the 500 through the 700 blocks. Even the apartment complexes and duplexes located on S. 3rd W. housed prominent businessmen and their families. The 800 block of 3rd is unique as well, with a majority of the early residents holding supervisory positions associated almost entirely with the flouring mill or the railroad.²⁴

The continuous growth of the McCormick district and of the southside in general, eventually gave rise to a group that went by the name of the Municipal Park Association, and/or by the name of the South Side Improvement Association. These residents were organized into districts and put forth efforts to encourage the city to beautify neighborhoods by developing the streets and walkways.²⁵ Their efforts are evident in the various boulevards and sidewalks constructed throughout the district. W. A. Mayo was Missoula's City Engineer when the improvement districts were organized, and was a resident of the McCormick district for many years while working as a cement contractor.

The early developing years of the McCormick area gave rise to the 1891 construction of a high school, which also served as the home of the earliest university classes. Originally called South Side School, the name was later changed to Willard. In comparison to other area schools, an unusual aspect regarding Willard is that not one of the teachers or the principal of the school lived in the district in 1901, and some traveled eight miles a day to work there.²⁶ The school was located on the south side of the 900 block of S. 6th W. and was torn down after the construction of the new Willard School in 1921. The new building was constructed on the same block, served as a high school and later as a grade school. Recently the building has served as an adult learning center and today it serves as Missoula's alternative high school.

A later burst in development came to the McCormick district when the Parkway Bridge (Orange St. Bridge) was constructed in 1937. This bridge provided direct access from the central downtown to various residential areas, and had a direct impact on the increased commercial use along S. Orange Street.

The district does not appear to have had a permanent church building until after the construction of the Parkway Bridge. Around 1940 the First Church of the Nazarene offered services at 715 S. 6th W., and continued its services as late as 1958. By the 1970s the Wesleyan Methodist Church was established. Wesleyan began offering services as early as 1975 with Reverend Calvin J. Bennett serving as pastor, and continues to offer its services from this same location.²⁷

Developing With The Railroad

Railroads heavily impacted the McCormick district by initiating development of both residential and commercial sectors. The Bitter Root Valley Railroad Company was incorporated in 1887 and began operations in June of 1888. The line ran from the Northern Pacific line just north of the Clark Fork River, south to Grantsdale, and the track was less than 51 miles long. The company consolidated into the Northern Pacific & Montana Railroad Company three months later. The construction of the Bitter Root line took less than a year to build and technically only ran for three months under the company name and under its President, Samuel T. Hauser and its Vice President, A. B. Hammond.²⁸ The Bitterroot Line was laid specifically to carry freight between Missoula and the Bitterroot Valley, an area known for its agricultural production. The Bitterroot Line is located on the west side of the neighborhood, and marks the western boundary of the McCormick district.

In 1890 the Gazette reported that in addition to the Northern Pacific (NPRR) and the Bitterroot Line, the Union Pacific line was expected to be laid through Missoula. It was reported that 2,000 men, laborers and mechanics would be living and working in Missoula by April of that year. The new jobs would create a large local market in Missoula for the produce of farms in the Bitterroot, which would be transported up the Bitterroot Line. By 1896 the Daily Missoulian reported that in addition to shipping food and other

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resources, passenger travel among locals was also popular on the Bitterroot line.²⁹ Missoulians were enthusiastic about railroad construction and also planned for the early arrival of the Chicago Milwaukee line.

Our idea is that the Chicago and Northwestern will build down towards Boise City [next two or three words blotted out]...the way of Butte, but will also put in a branch line to the Coeur d'Alene mines by way of our own city. Ten years hence the galena mining interests of the Coeur d' Alene country will be so heavy as to demand at least three roads to do the business of that section. The Seattle and Lake Shore line is gradually working east, and it will have to come to Missoula, whether it goes to Helena or not. You may rely on it that Missoula is destined to become a railway center.³⁰

The Chicago line did not make its way to Missoula for some time, but did arrive around 1908. The Milwaukee Depot and Hotel was constructed by 1910, as were apartments and smaller residences to accommodate the increase of laborers, professionals, and entrepreneurs.

Although the Chicago Milwaukee & St. Paul (CM & P) line was laid along the Clark Fork River at the north end of the McCormick district, the northern part of the district has relatively few “workers cottages” compared to the western boundary along the Bitterroot line. The fact that vacant lands existed along the northern end of the district may have offered opportunities to construct temporary shelters, as was a trend along other southside areas during the construction of the railroad. Noticeable vacant areas in early photographs existed along the floodplains of the Clark Fork River, which currently includes the north side of River Road and the McCormick Park area.

It seems likely that the Bitterroot Branch may have had more of a direct impact on the overall economic growth of the neighborhood than that of the CM & P Railroad. This is evident in the long history of commercial and non-commercial development along the Bitterroot Line, as well as the areas continued commercial and industrial use. In the early part of the twentieth century timber mills, the flour mill, Continental and Mutual Oil Companies, as well as the Missoula Coke & Gas Company and later, the Montana-Dakota Utilities Company were all located in the district along the Bitterroot Line.

In the early years of rail use, the continued commercial development and the need to transport goods to and from Missoula eventually spurred construction of yet another railroad, and it was reported to be the “Shortest Railroad In The World.” It was said to have been the shortest independent railway ever built, and it ran along the west side of the McCormick district. Named the Missoula Belt Line Railway, it was owned by members of the Missoula Gas Company and according to the Missoulian its purpose was to “connect the Northern Pacific and Milwaukee lines, where its southern end was to have a switch connection with the Bitter Root Branch of the Northern Pacific, and the north end at the Milwaukee switch.”³¹

The railroads continued to benefit and serve the McCormick neighborhood through employment and services, noting that in 1927 the city directory advertised that “Missoula has two transcontinental railroad lines—the Chicago, Milwaukee & St. Paul, electrified, and the Northern Pacific. The Northern Pacific has a division terminal at this point. Local daily trains are made up in Missoula and run to the Bitter Root Valley, to Hellgate Valley, Grass Valley and to the Coeur D’Alene and to the Flathead.”³² Employment by the railroad becomes increasingly apparent throughout the 1920s and several current long-time residents have mentioned that they were employed by the railroad for many years. Historically, one’s employment by the railroad and one’s proximity to the tracks is also apparent, with a noticeable pattern of those living close to the tracks serving as call-boys, stenographers, brakeman and engineers.³³ The Bitterroot line is still used today, but the trains run little during daylight hours. The transporting to and from Missoula along this line is typically carried out in the early morning and evening hours, avoiding the heavy commercial and residential traffic that cross these lines during the day.

The railroads offered employment to large numbers of neighborhood residents and the Northern Pacific in particular, continued to play a large role in the lives of residents after WWII. By the early 1950s a large number of individuals were employed by NPRR working

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as switchmen, laborers, ticket agents, car repair and oilers and engineers. Several current residents have mentioned in passing, that they have retired with benefits from NPRR.

McCormick Park

The historic district derives its name from McCormick Park, located along the Clark Fork River just north of the established neighborhood boundaries. The park's history goes back to the 1930s and its development is associated with the timing of the construction of the Parkway Bridge, which provided direct access to the district from the north side of the river. The park parallels the northern boundary of the district and is significant in that it is a local place to recreate, as well as a place to conduct neighborhood association meetings. In addition, the park has created a permanent residential boundary, helping to maintain historical development patterns in the northern part of the district. The park is home to Missoula's second Municipal pool and at the time of its construction, it was the city's only pool, making the park a focal point of Missoula. The park's continuing popularity and its development directly affects the neighborhood because one of two entries into the park is accessed through the district.

The park land was a donation given to the city by Honora McCormick Kobes, Mary McCormick Fitzgerald and Washington J. McCormick, and the deed transferring a fraction of block number 36 in the McCormick Addition was filed in the clerk and recorders office in June of 1938. The gift was given to the city to be utilized for public use as a municipal park and was to be known as McCormick Park, named after the early Missoula pioneers, Washington J. and Kate Higgins McCormick.³⁴

Information concerning the donation of the park to the city is well documented but is only a small part of the story behind the donation, as the park appears to have a long and somewhat misunderstood history. All of the following events and donations contributed to what would become McCormick Park:

- The State Highway Department bought a large portion of the land from Polley's Lumber Company to construct the Orange Street Bridge. The land was then donated to the city.
- The trustees of the Kate McCormick estate donated land to the city on December 10, 1937 for a swimming pool.
- In 1938 the American Hide and Fur Company (Silver family) deeded land to the city on the condition that it be used as a park.³⁵ This is where the name Silver's Lagoon located in McCormick Park derives its name. During this same year, the trustees of the Kate McCormick estate donated more land to be utilized as a park around the pool.

Silver's Lagoon, although originally known as the McCormick Pond, was reported to be misnamed in its early years. The Silver family, owners of American Hide and Fur Company had donated the land and the pond to the city Parks & Recreation department in 1938 with the stipulation that the pond be named "Silver's Lagoon." City Parks used part of the donated Silver's property to build their office that same year. According to Morris Silver, the Silver name was never published due to the excitement over the war, but the pond was properly re-named in 1994. Silver recalled that the lumber mill that was located on the opposite side of the railroad tracks originally utilized the pond to hold logs. Trains came though and dropped the logs into the pond from the trestle overhead. The pond was fed from an irrigation ditch which was fed by the Clark Fork River.³⁶

McCormick Park is significant because it is the location of Missoula's municipal pool south of the river. A Municipal pool for the city, which was long desired by Missoulians is illustrated in the following 1919 advertisement:

"Male help wanted. Small boy to fall in river to create enthusiasm in the swimming pool." This advertisement inserted in the Missoulian this morning by the Painters' and Decorators' Union, No. 851. The organization is anxious to learn whether the funds collected for the construction of a municipal pool will be used for that purpose in the immediate future.

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*Owing to the war the government restricted construction to that essential to the successful prosecution of the war; and the kiddies of Missoula had to direct their efforts toward the bath-tub for a swim. Now that the governmental restrictions have been removed the committee is only awaiting favorable weather before making more material steps toward beginning the building.*³⁷

Missoula's first Municipal pool was constructed in the downtown area at Pattee and Second Street sometime prior to 1921, and it was another twenty years before the second Municipal pool was constructed. McCormick pool construction began in 1939, and the labor and some of the materials were provided by WPA.³⁸ Additional materials were said to have been donated by the people of Missoula in a donation drive. The drive was run by A. J. Mosby, the owner of KGVO radio station, who asked the people to donate one dollar for one sack of cement for the pool. According to Audray Browman who located this information in the 1964 Park Board minutes, the drive raised \$50,000.00. The pool in McCormick Park opened in 1940.

As early as 1948 the park already appeared to be crumbling and few improvements had been made to the park in accordance with the original landscape plans. The area was ignored not only due to the effects of the war, but also because of the excitement over the new Island Park. McCormick Park was originally planned as one of Missoula's "beauty spots," and a Missoulia editorial reported that "Bridges, lagoons, flower islands and an outdoor amphitheater were included in the original plans." Due to the war, improvements were put on hold and the trees that were purchased to be planted in the park were temporarily planted in a group for later transplanting. The transplanting, however, apparently never happened and a Missoulia editorial reported that "The rock walls are falling down. Approaches to the scenic bridges are crumbling. Weeds grow everywhere. The trees are growing in profusion in one bunch where they were temporarily planted."³⁹ The editorial slammed the city government for ignoring the park while thousands of dollars were being spent on the new Island Park gamble. It is presumed that the "gamble" was that thousands of dollars would be spent on fill to build up the island, when the possibility of flooding was inevitable.

By 1949 the McCormick Pool had the following fees: under the age of 18 could swim free from 1-5 p.m. and for 25 cents after 5 p.m.; adults pay 35 cents; baskets 10 cents, towels 5 cents; season tickets for adults 5 dollars; children under 18 were 3.50 for a season pass of evening swimming. The water was sun warmed so it operated in the afternoon and evening hours rather than in the morning.⁴⁰ The pool also advertised that it was available for private parties.⁴¹

After the war, the McCormick Pool became highly competitive with Missoula's Spartan Pool for financial stability. Mrs. Ann Petersen, who managed the McCormick Pool for several years continuously pressured the Park Superintendent to finance repairs estimated at \$15,000.00. Ann believed that attention to the serious deterioration of the pool was not adequately met by the City Council and according to the Missoulia, Anne believed that the pool had been badly slighted by both government and the news media. She commented further saying that "Pictures of Spartan Pool are always in the newspaper, but never any of McCormick Pool."... "Even the police don't know where we are," referring to a time that she called police and they went to Spartan Pool rather than McCormick.⁴²

Perhaps not at the top of the list financially but favored by many, the McCormick Pool maintained a high attendance rate. In 1953 the pool reached its highest attendance in its 13 year history with the total numbers for the first week of July through late August reaching approximately 54,000 people. July 6-8 alone brought in an average of 1900 people a day and the pool staff totaled 15, with 5-7 lifeguards working per day.⁴³

Perhaps one of the contributing factors to the pool's high attendance rate had to do with some of the upgrades that had recently taken place. Prior to 1953 the edges surrounding the pool were oil paved rather than concrete and Arthur Day, the pool manager, explained that swimmers didn't like being on the black oil pavement because it smeared on them and caused people to cluster near the edges of the pool. Apparently the clustering increased the risk of hazards and in 1953 concrete slabs were laid around the edges of the pool.⁴⁴

The park underwent additional changes in 1960 (mainly landscaping), but at a slow pace due to financing. According to Frank Reich, floating bond issues for the development of park facilities would not pass with the Missoula people even though they were much

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needed. In October of 1960 Reich reported that developments at McCormick and Spartan Park would be a slow process with a total of 50 acres involved. Fill was being hauled into McCormick as it became available, and landscaping would continue. Reich noted that a majority of the areas dedicated for park development in Missoula were done so because they were not suitable for building sites. This was unfortunate in his eyes due to the fact that several of the areas were highly unsatisfactory even for parks, as the community could not afford to provide facilities.⁴⁵

The point made by Reich is important in the history of McCormick Park because the acreage donated was partially utilized by industry and was also located on a flood plain. The work and the large amount of financing that was needed to develop the park is apparent in the approved park plan signed by the city engineer and the Missoula Park Board in 1938. The 1938 architectural plan reveals that several major construction undertakings would have to occur before anything resembling a park could take shape. The first was to deal with a large gravel pit that would have to be filled and sodded over. The pit was located approximately where the ball diamond was to be placed. Next, the entire bank of the river that runs the east/west length of the park needed to be rip rapped for flood prevention. The lagoon had to be shaped, the banks sloped, and the island in the lagoon cleared and replanted.⁴⁶ The park's financial instability over the years has perhaps been in part due to the fact that the park was placed in what was originally a somewhat undesirable location. The park finally got a boost in 1971 when it received \$10,000.00 for renovation.⁴⁷

CONDUCTING BUSINESS IN THE MCCORMICK DISTRICT

The district is unique in that it has maintained its appeal as a residential neighborhood while housing industry and commercial businesses ranging from timber and power, to food and health care. Part of the stability of the district in the economic sense is due to the fact that the area lies in the path of several major thoroughfares. These include the historical wagon route running south to the Bitterroot Valley, as well as routes to various commercial and residential areas of Missoula. Today Orange Street is a major transportation artery serving southern valleys outside of Missoula from Interstate 90. In addition, 3rd, 5th and 6th Streets serve as east/west arterials that connect the central downtown area to the city's large outlying commercial developments such as those located on Russell and Reserve Streets. Many of the district's current industries are operating along these same historic thoroughfares, and historic commercial land use patterns continue in several areas of the district.

McLaughlin & Co. Lumber

McLaughlin is the earliest known industry in the area and operated out of a location along the northwest boundary of the district. The McLaughlin operations are no longer located in the district (on the 900 block of S. 3rd and S. 4th W.), but the original building site has been utilized by lumber related industries for more than 100 years. Today the site is home to Opportunity Resources, a wholesale remanufacturing lumber company.

The McLaughlin industry was considered one of the leading manufacturing companies in Missoula as early as 1890, producing lumber, doors and sash, and even blinds and store fixtures. McLaughlin & Co. was historically significant to the neighborhood because it provided a complete line of building supplies in close proximity to those building in and around the Knowles Additions. The company was located in an area that put it no further than three blocks from any one of the lots located within the established district, which allowed for reasonable delivery costs and timely construction. A representative from the Gazette reported the following after taking a tour of the company in April of 1890:

The plant is situated on the line of railroad adjoining the railroad bridge in South Missoula. The main building is a structure 40 x 70, in which are contained the planers, matchers, molding machinery, re-saw and siding machines, turning lath, band saw and all the other paraphernalia and equipment pertaining to a first-class and well adapted planing mill. To the west of this building is the dry kiln, a large structure into which all the lumber after being finished in the main building is run into on narrow gauge railways. This kiln is heated by steam pipes which are run

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in courses on the sides, floors and ceilings of the building, and when the material comes out from the kiln, it is as fine building material as any that is finished anywhere in the country.

The report went on to describe additional buildings on site, to include the carpenters shop for doors, sash, frames and brackets, large covered sheds for storage and the stables and warehouses. It was also reported that offices, lodging and boarding houses for employees were located on site. Messers. McLaughlin and Company invested \$40,000.00 into the creation of the plant and boasted that they produced anything from a “one-eighth inch button to the largest bracket or ornament use in the construction of a building.” The company employed about thirty individuals at the 3rd Street location and about seventy at their mill in Corvallis, Montana.⁴⁸

Mahoney’s Mill

As early as 1909 several lots on the 800 block of S. 5th W. were home to Mahoney’s Lumber Mill, owned and operated by John H. Mahoney. Mahoney had been a carpenter for the Missoula Lumber company in 1905 and resided in the McCormick district at 716 S. 5th W. during the mill’s operation. Mahoney’s business took up approximately 3-1/2 city lots, and these lots are currently known as 701 Walnut and 815 and 821 S. 5th W.. In addition, the south end of the lot currently belonging to 827 S. 5th was the location of Mahoney’s electric powered planing mill. The mill prospered for several years and advertised on the cover of the 1911 city directory that it specialized in moldings, shingles, roofing, cement and lime and that it operated a lumber yard and mill.

All of Mahoney’s buildings were removed from 5th Street by 1921 with the exception of one lumber storage shed and the door and sash storage (which may have also served as the main office). The door and sash storage was located in the northeast corner and a storage shed was located at the southeast corner of the lot currently belonging to 701 Walnut. It is possible that the stone and mortar wall that lines the 701 Walnut property today, is left over from the mill. The mill was essentially located on the outskirts of the district, but was unique in that it was located in the middle of a residential area rather than neighboring other industries.



Stone feature at 701 Walnut lining the edge of what was originally the Mahoney Mill property

After the last of the mill buildings were removed, two multi-family residences and one single-family residence was constructed on the three lots. The two multi-family dwellings are located at 701 Walnut and 815 S. 5th W. and were constructed sometime between 1938 and 1944. The single-family residence at 821 S. 5th was constructed prior to 1921, as the mill buildings were completely removed from this lot at an earlier date.

The dwelling located at 827 S. 5th is the only building located on the four lots during Mahoney’s time that remains. The dwelling was constructed sometime between 1902 and 1912 and marked the western boundary of the mill’s operations. A majority of the operations

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were located just east of the 827 S. 5th dwelling, but the electric planing mill was located on the south end of the lot belonging to 827. The planing mill was located approximately where the garage at 827 stands today.⁴⁹

Great Western Coal and Ice Company

The Great Western Coal and Ice Company was located opposite of Ravalli Mills at 920 S. 3rd W. and specialized in coal, the popular heat source of the day, as well as pure spring ice. The company got its start sometime prior to 1917 with a main office located at 120 S. 4th W. and the yards located at 920 S. 3rd W. By 1922 the entire company had moved to the 3rd Street location, as did the proprietors, who resided at the business location. The operation was run by E.C. Reitz and Sons and by 1929 the company was sold to Frank Cooper. Cooper changed the name to Colenwood Fuel Company but continued carrying the same products, advertising coals from Bear Creek, Owl Creek, Roundup, Utah, Rock Springs and Rock Fork as well as body and limb wood.⁵⁰ Today, this location marks a portion of the western boundary of the district.

Thornton Hospital

The Thornton apartment building located at 508 S. 3rd W. was historically the Thornton Hospital. The following information summing up the hospital's history is taken directly from Missoula County Images Volume II by Stan Cohen:

The story of Community Hospital begins with two brothers who were prominent in the early history of Western Montana medicine. Dr. Charles Thornton came west in 1905 to begin a practice in Corvallis. His brother, Dr. Will Thornton came west in 1907 and started his practice in Stevensville. In 1910, Dr. Will built the first hospital in the Bitterroot Valley and ran it until 1917, when he moved to Missoula. At that time, he built the Thornton Hospital, now the Thornton Apartments at the corner of Third and Orange Streets. Eventually, the brothers formed a partnership and bought the 300 block between East Front and Main Street, site of the present Missoula City-County Library. There they built a 42-bed hospital, completed in 1922. Adjoining the hospital was a 16-room nurses' home, formerly the residence of A.B. Hammond, founder of the Missoula Mercantile. Dr. Will and Dr. Charles ran the hospital until 1943, when Dr. Will died. Previously, he had sold his interest to Dr. Rudolph E. Wirth, who with Dr. Charles operated the hospital as partners until 1947 when it was purchased by the Memorial Hospital Association of Western Montana. In 1959, 12 years after the Thornton Hospital had been sold, the name was changed to Community Hospital to emphasize that it was a facility for Missoula and Western Montana. Dr. Gordon Reynolds, president of the hospital board, announced a drive to raise \$500,000 to enlarge the structure. The city was growing rapidly and the hospital was running at 112 percent capacity. By 1964, the board realized that an entirely new hospital was needed. And it announced another campaign to raise funds for a \$2 million building. In the fall of 1965, the hospital purchased 40.3 acres of county land at Fort Missoula as a building site. The new 105-bed Community Hospital held its grand opening in April 1972. Today, with the addition of the doctors' office buildings and the rehabilitation center, the hospital has become the Community Medical Center. It is now a major medical facility for western Montana.⁵¹

Although it is implied that Will Thornton built the Thornton hospital in 1917, the building was listed on the local building list in 1909 and served as an apartment building as early as 1912.⁵² It is likely that Thornton modified the building in 1917 for use as a hospital.

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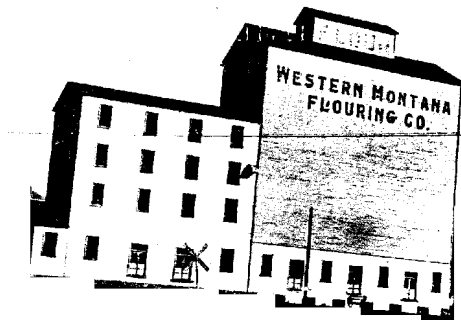
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The Flour Mill

The flour mill was located on the 900 block between South 3rd and 4th Streets and prior to its destruction, served as a landmark in both Missoula and Western Montana. Originally built for W. A. Clark in 1901, it was named Ravalli Mill. The mill was purchased by the Montana Flour Mills Company in 1935 and was destroyed by fire in 1949. The main structure, or the landmark of the mill was approximately 80 feet in height.

The mill went by the name of the Western Montana Flouring Company for many years and was noted as one of the principal industries of Missoula as early as 1909. It was referred to as one of the largest in the state with a daily capacity of 150 bbls., manufacturing such labels as "Missoula," "Jockey Club," "Excelsior" and "Magnolia" brands of flour. In 1909 there were 40 employees working for the mill. In addition to flour production, feed stuffs and various grains were sold on the mill site, and prior to 1902 a lumber, lime and cement business had been added to the mill. The addition included a planing mill and sash and door facility.⁵³ The planing mill operated out of the original location of the McLaughlin & Co and was later known as the Western Lumber Company. Lumber mill, and a wholesale lumber company continues to operate out of the same location.



Western Montana Flouring Mill, c. 1909⁵⁴

A large number of employees lived within walking distance of the mill and as previously mentioned, the 800 block of S. 3rd W. housed several of the mill's employees over the years. Albert Manning was the superintendent of the mill and a resident of 803 S. 3rd W. as early as 1903. By 1907 the chief miller for Western Montana Flouring Company was Thomas C. Andrew, and he resided at 825 S. 3rd. In 1920 William and Flora Stearmer were residents of 821 S. 3rd while William worked as a miller, and as early as 1952 Perry A. and Bertha W. Miller purchased this same 3rd Street property while Perry worked as a wholesaler for the mill.⁵⁵

The mill was a prosperous industry and took the marketing of their products seriously. The mill and its supporters would often call on the good sense of the Missoula County people to support their home-made products. For instance, in 1904 the mill put out the word that if locals did not solely support the products of the local mills (Western Montana Flouring Company and the Bonner Mills), the mills would eventually face a shutdown that would greatly affect the local economy. To avoid financial trouble, the loss of employees, and the loss to local farmers, supporters of the mill urged locals to be true to patronizing home industry and purchase only locally milled products. It was said that grocers were confronted directly and although many did agree to carry only the local flour, others refused, saying that they were obligated to carry a variety of products for their customers. In order to gain total support the mill set out to prove that the Missoula brand of flour was just as good as any in the country, as illustrated in the following Missoulian article from June 12, 1904:

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There is no truth in the assertion that the product of the Missoula county mills is not up to the standard or that it is inferior to the brands manufactured by the Minneapolis mills and other big concerns. Some time ago, Thomas Andrews, head miller of the Western Montana Flouring mills of Missoula, sent a five-pound sample of the Missoula flour to a friend he has working in the Northwestern Consolidated Milling company at Minneapolis. Asking for a comparison with the Minneapolis flour. This was the answer received:

"Minneapolis April 7, 1904

Thomas Andrews, Missoula:

Dear Sir:—In the absence of Mr. Foster, who is out of town, I will give you a report on your flour received the other day. Will say that it is fully up to Minneapolis Standard First Patent in every respect, and also shows good milling. You will note the size of the loaf and also the per cent of the gluten.

Hoping this will meet with your approval, I remain,

Yours truly,

T.W. Gannon."

The comparison which is enclosed between the Western Montana Flouring company's product and the Minneapolis standard first patent is as follows:

Montana sample-Appearance, bright viscosity of dough, strong el; color, first; gluten, 33.12 per cent; bread measurement, 275x2450-1850; conditions, sound.

Minneapolis standard-Appearance, bright; viscosity of dough, strong el; gluten, 33.75 per cent; bread measurement, 2850x2600-1825; conditions, sound.

By this comparison it can be seen that the Montana product is only a fraction of a per cent behind the Minneapolis product in gluten and that it excels in the size of the loaf by a fraction, practically a standoff.⁵⁶

Although prosperous at times, the mill had been out of production for quite some time prior to 1935, when it was purchased by the Montana Flour Mills Company. After the purchase the mill was re-built to produce several baking flours. It changed hands again in 1940 and the Continental Baking Company, who produced whole-wheat flour purchased part of the mill.⁵⁷ Apparently the other part of the mill was still owned and operated by Montana Flouring Mill who began manufacturing poultry, swine and dairy feeds. The mill burned in 1949 wiping out both the warehouse and the feed plant, and it was reported that there were approximately 66,000 bushels of wheat that were destroyed in the fire.⁵⁸

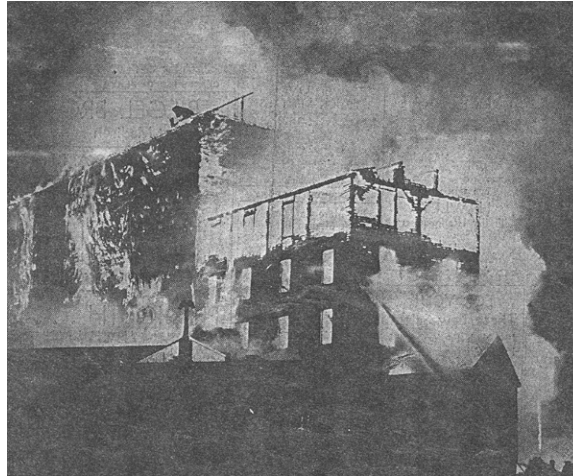
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Mill Fire of 1949⁵⁹

New buildings were constructed at the site by 1951 to include the Quonset hut located at 925 S. 3rd W. The Quonset hut served as the feed warehouse and storefront for the newly constructed mill. The newly constructed grain warehouse attached to the southwest corner of the building, as well as the feed mill attached to the south end of the building were removed sometime after 1958. In addition to the Quonset hut, at least two of the three smaller buildings that appear to have been associated with the 1951 re-construction of the mill are still located on the south end of the block, and are utilized by the remanufacturing lumber business located at 501 Ash Street.⁶⁰ The two buildings are metal sided and include a small Quonset hut and a *Butler* brand building.

In 1960 the Montana Flour Mills Company ran an advertisement in the newspaper that laid out the history of Montana Mills. At that time, the general office was in Great Falls with mills located in Great Falls and Bozeman Montana, as well as in Fergus Falls, Minnesota. Branches of the mill operated in Billings, Bozeman, Fairfield, Lewistown, Miles City and Missoula, Montana. According to the advertisement there were 50 elevator points with a total storage capacity of 5 million bushels of grain. The capacity of the two Montana mills was 6,700 cwt. of flour per day with finished products shipped throughout the United States and exports going to Guam and the Philippines.⁶¹

Polley's & Western Lumber Companies

Polley's Lumber Company was listed in the city directories as early as 1922 and in 1927 advertised that they were "Manufacturers and wholesalers of lumber, lath and mouldings, retailers of lumber, building materials and wood." In 1927 lumber was still one of the main industries of Missoula. The total approximate cut for the county during that year was 150,000,000 b. m., and Polley's was reported as having a capacity of 20,000,000 feet. Polley's was listed as one of the larger mills, along with the Anaconda Copper Mining Company mill and the Western Lumber Company.⁶² Both Polley's and Western Lumber were McCormick area businesses, with Western located at the 900 block of S. 3rd and 4th and Polley's located just north of Western Lumber, on the west side of the tracks and just outside of the established district boundaries. Both Polley's and Western offered long-term employment to a large number of McCormick area residents.

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EARLY RESIDENTS OF THE DISTRICT

The early residents of the district were a strong force of middle to moderate upper class entrepreneurs, blue collar workers, professionals and boosters. Although relatively moderate-income residents lived, worked and owned homes in the area, the historic property values in the Knowles Additions appear to have been high compared to other Missoula neighborhoods. In 1908 a corner (double) lot measuring 100 x 130 ran \$2000.00-\$2200.00 and the double lot was a bargain, as another advertisement claimed that single lots in the same vicinity could not be purchased for anything less than \$1500.00. Another advertisement claimed that a corner lot (100 x 130) could be purchased for \$2,000.00, and for \$5,000.00 you could purchase a five-room house, barn and "chicken house" on a 175 x 130 corner lot. Comparatively, an advertisement running in the very next column advertised a single lot on the Southside for \$425.00 and a six-room modern house on the Southside for only \$2,600.00.⁶³

The 1920 census revealed that a large number of residents were immigrants from Canada, and several were French Canadians. For instance, in 1920 there were several Canadian immigrants living on the same block of River Road to include the Meloches at 621 River, the Hodgens at 602 River, and the Bishops at 640 River. Other noticeable numbers of ethnic populations residing in the district in 1920 were those of Norwegian and Swedish descent.⁶⁴

Unlike other Missoula areas that often had large numbers of residents associated with a dominant business like the Missoula Mercantile Company, the residents of the McCormick district were more of an independent working class of grocers, contractors, mechanics, general laborers and those associated with the arts. Obvious employment patterns do exist, however, as many of the early residents worked for Missoula Gas and Coke Company, Polley's Lumber or the flour mill, all located along the Bitterroot Railroad Line. Many residents worked for newspaper and printing companies, while others were associated with the booming automobile industry, working as mechanics and salesmen for H.O. Bell Company (Ford dealership) or the Star Garage. Perhaps the largest numbers of early residents were associated with the food and building industries.

The reason that a particularly dominant employer of neighborhood residents is not apparent is likely due to the fact that the district has traditionally been home to a large number of entrepreneurs. Not only were they starting up central downtown businesses, but they were running businesses out of their homes. This pattern is still apparent today with a number of residents owning and operating home based businesses.

Grocers & Those Associated With The Food Service Industry

Without a doubt, one of the most noticeable early employment patterns of the district's residents was that many worked in professions associated with the food industry. Many were entrepreneurs and just as many were employed by those in the industry. They were grocers, owners of saloons and restaurants, traveling food salesmen, butchers, drivers and laborers for the creamery, the flour mill and various grocers. Incidentally, the president of the Montana Horticultural Society was also a resident of the district.

Individuals working as grocers tapered off by the 1920s but according to the census information, many residents were still associated with food production and worked as farmers, ranchers, mill workers, creamery workers, and traveling salesmen of confectionaries, fruit and produce.

During the early part of the twentieth century neighborhood corner stores, grocers and various businesses associated with the food industry would have been popular fixtures throughout the nation. The sheer number of McCormick residents associated with the industry, however, appear to exceed all normal expectations of association within a concentrated area. Residents in the food industry were often popular or prominent figures in Missoula and beyond, and many were well-known city boosters. To offer an idea of the intensity of this employment pattern, a small sample of early residents associated with the industry follows.

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Martin Raphael Marshall and Robert T. Barber were grocers operating the business of *Barber & Marshall*, and both were early residents of 500 S. 5th W. Prior to moving to Missoula Marshall taught at the Southern Collegiate Institute in Albion, Illinois, received an M. A. in English from Harvard University and became high school principal and superintendent of schools in Indiana. He had also become a school superintendent at Rapid City, South Dakota. He was a resident of Missoula for more than 50 years and operated a grocery store and warehouse on South Higgins Avenue from the early 1900's to approximately 1920 when he moved to the Orchard Homes area and became a fruit grower. By this time, he had served as director of the Western Montana Building & Loan association since 1915 and had become the vice president in 1918. Marshall later served four terms (1927-1935) in the Montana House of Representatives, was president of the Montana Horticultural Society, served 16 years as a board member of the Missoula Irrigation District #1, and served ten of those years as president. He was also a member of the Board of Trustees for School District 1, becoming chairman of the board in 1924.⁶⁵



Martin R. Marshall, 1909

“The man who conducts the business of Barber & Marshall, enterprising and square. He has developed big business from nothing and is still at it.”⁶⁶

A popular character and McCormick resident was J. A. Scott, who owned “Scotty’s” pub. Scott was a resident of 513 S. 1st W. (now 529 1st) around the turn of the twentieth century and his establishment was located at 123 North Higgins Avenue. Advertisements for the pub ran daily in the newspapers and examples would read “A popular guy with a popular business...” “When in town, see J. A. Scott” or “Who don’t know Scotty?” The Missoulian reported in November of 1900 that:

But two years as the proprietor of what is known as “Scotty’s,” Mr. J. A. Scott has built up a flourishing business and made a legion of friends, not confined to the city of Missoula but to all the country adjacent, which, by its location to the metropolis of Western Montana pays tribute to Missoula. Scotty’s is headquarters. That one word tells the story. Courteous to all, anxious to please, a jolly good fellow. The best of wines, liquors and cigars, and a staff of bartenders who can make all manner of fancy concoctions pleasing to the palate, it is no wonder that J. A. Scott has made “Scotty’s” the meeting place of gentlemen. A nice lunch always ready for those who desire, and at night, when chill and frost sharpen the appetite, a steaming hot frankfurter. Great is Scott and Great is Scotty’s.”⁶⁷

Andrew Jacobsen was another resident of the district who owned and operated a downtown saloon. Jacobsen was a resident of 614 S. 1st W. as early as 1901, and operated his business on Front Street.⁶⁸

Frank Mix of F. A. Mix & Sons was a resident of 610 S. 1st W., and worked as a Southside grocer and served as the superintendent of the Missoula County Poor Farm as early as 1903. Frank was noted as “The busy south side grocer. So long a resident of Missoula that he could not live anywhere else if he would. He is always on the square and is popular.”⁶⁹ As early as 1911 David Mix, Frank’s son

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and part owner of the family business resided on the west side of the railroad tracks at 901 S. 1st W., just across the street from the Knowles estate.



Frank Mix⁷⁰

Also on the Missoula booster list were Gus Newquist and John A. Russell, who owned and operated Russell & Newquist. They were said to have been “Two young men who have started a high-class meat market and are making it win.”⁷¹ Russell was a resident of 610 S. 3rd W., and Newquist a resident of S. 6th W..



Russell & Newquist⁷²

Charles Dodge was a clerk for Worden's Grocery in 1901 and a resident of 509 S. 1st W. The owners of Worden's Grocery were also McCormick district residents. Otis and Tyler Worden lived in the neighborhood as early as 1901 with Tyler residing at 502 S. 2nd W. and Otis at 513 S. 2nd W. Tyler Worden in particular was a well-known grocer and an early Montana pioneer. He came to Missoula in 1883 and managed Missoula Mercantile's company store in Stevensville, Montana, shortly after his arrival. He was part owner of the first newspaper published out of Stevensville and lived in the Bitterroot Valley for approximately six years. Tyler returned to Missoula and opened a Mercantile of his own in partnership with Charles Bishop. The operation was known as Bishop and Worden Mercantile Company. Worden bought out his partner within five years and ran the company until approximately 1910, when he sold the business to his brother Otis.

In addition to his business dealings in Missoula and western Montana, Tyler was a member of the Missoula fire department, a delegate to the Republican national convention in 1896, elected to the state senate in 1898 and elected to the house of representatives in 1920. Tyler passed away in 1921 of spotted fever, just six days after his wife.⁷³

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Mrs. Tylor Worden was a member of the Missoula's Women's Club and according to a 1904 issue of the Daily Missoulian, the club "shines brightly among organizations of the like with many members noted over the state for cleverness and originality, culture and wit."⁷⁴ Other members of the Women's Club included Mrs. L.J. Knapp, the wife of Lebeus who worked as a lawyer for his own firm of Murray and Knapp, and Kate Sheeley, the County Superintendent of Schools. Kate served as the clubs delegate in St. Louis, at the National Convention of Women's Clubs.

Female grocers were also common throughout the neighborhood and typically operated out of their residence. Eva Deakin was a grocer and resident of 827 Cottonwood and was known to have operated her business there as late as 1918. Eva resided at the Cottonwood residence with her husband John J. and their children Ira, Ino J., and Winnie. John worked as a real estate agent and notary public as early as 1911 and prior to that was in charge of the circulation for the Missoulian newspaper. Their son Ira was a driver for Garden City Bakery and daughter Winnie was a student at Missoula Business & Normal College. In addition to the grocery business the Deakin's ran a garage out of their residence which was operated by their son, Ino. Prior to residing at 827 Cottonwood, the Deakin's were listed as residents of 824 Cottonwood, directly across the street from 827.⁷⁵

The 827 Cottonwood building continued to serve as a commercial grocery store for many years after the Deakin family left. In 1920 the census information listed a 48-year-old male who lived there and worked as a grocer with his wife Bell, and by 1929 William J. and Marian Springer owned and operated Springer Grocery out of the same building. The Springer's specialized in meats, vegetables and household remedies, and the store advertised that deliveries were available. Although no longer serving as a grocery store today, the Springer family continues to own this property.⁷⁶



Springer Grocery Store on left.⁷⁷ The same building today on the right, without the false front.

Even in later years McCormick residents were still representing the food industry in large numbers, with the president of Bourdeau Mercantile Company residing at 602 S. 5th W. for many years. The Bourdeau's owned the 5th Street property as early as 1917 and were listed there as late as 1952. The residence of Romauld and Hazel Bourdeau was located one block to the west, at 744 S. 5th W. As early as 1929 Romauld served as Secretary Treasurer of the Bourdeau Mercantile Company, located at 833 S. Higgins Avenue. The company marketed themselves as a store carrying fancy groceries and fruits.⁷⁸

Jas Orr was a long time resident of the district and made 202 Hickory his home as early as 1920. Jas had become a meat cutter for Goughnour & Taylor and the owner of the company, Lee E. Goughnour, also resided in the district at 528 S. 3rd W. Goughnour & Taylor was located on the west side of Missoula and specialized in groceries, meats, tobacco, confectionaries as well as feed hay and grain and school supplies.⁷⁹

Other residents associated with the food industry include the flour mill Superintendent who resided at 710 S. 3rd in 1911; James Carlton, a driver for J. R. Daily meats and a resident of 612 S. 6th W. in 1905; and Elliot D. Converse, a fruit grower and resident of

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503 S. 2nd W. in 1901; William Coulter, a resident of the district working as a commercial traveler in the grocery business in 1920; Clarence M. Thill who resided at 820 S. 5th W. as early as 1929 and managed H. L. Hains, a wholesale and retail grocery store specializing in flour, feed, hay and grain; Louis J. and Kathrine L. Trempe, who worked as grocers out of their residence at 846 S. 5th W. beginning in the late 1920s; Fred and Minnie Miles, owners of the Missoula Club (specializing in soft drinks) located at 145 W. Main were residents of 804 S. 5th W. as early as 1927; Ernest L. and Florence Rightmire were grocers working out of their 801 S. 6th residence as early as 1929; and Warren E. and Mahala G. Wheeler were residents who owed the Minute Lunch café located downtown at 242 N. Higgins. Their establishment served strictly home-cooked food and was said to have had the best coffee in town.⁸⁰

Carpenters, Contractors, & Those Associated With The Building Industry

A large number of well respected individuals associated with Missoula's building industry have resided within the McCormick district. During the early stages of neighborhood development there were noticeable numbers of contractors who lived and worked within the district, and they included carpenters, brick-layers, cabinetmakers, architects and plumbing and heating specialists. These individuals and their connection to Missoula's building industry are discussed in detail below (See *Criterion C*).

Residents Contributing To Missoula's Artistic And Cultural Growth

McCormick area residents definitely had a hand in boosting Missoula's artistic and cultural growth. One man in particular was said to have given Missoula "the finest theater of the west and whose persistence gives us some of the best shows in the world."⁸¹ This was said of Charles Harnois, owner of Harnois Theater and resident of 509 (currently 519) S. 3rd W. in the early 1900s. Part of the historic Harnois residence was constructed sometime prior to 1891, and is one of the earliest known dwellings in the district. It was home to several Harnois family members as early as 1905 to include C. H. Harnois, owner and manager of Harnois Theater, Marshall Harnois, the treasurer for the Union Opera house and Thomas J. Harnois, the electrician for the Harnois Theater.⁸²



Harnois Theatre c. 1909

The Harnois Theatre was located in downtown Missoula and was designed by architect A.J. Gibson with the interior décor completed by the Twin City Scenic Studio. The theatre was comprised of three floors with nine exits, seated up to 1200 people and housed a 58 feet wide, 35 feet deep and 65 feet high stage. The interior included drawing rooms, opera chairs and broad aisles. Charles Harnois had been a resident of Missoula for twenty years prior to opening the theater around 1908 and was the proprietor of the old Bennett and Union Theatres prior to that.⁸³

Mrs. Hiram Knowles was a member of several early civic organizations and in 1901 she was listed as the president of the Cosmos Club, meeting on the first and third Monday each month from October to March. The secretary of the club was J. Perry Rowe who worked as an instructor of physics and geology at the State University in Missoula. Mrs. Knowles' membership also included that of the As You Like It Club, the second oldest literary club in Montana. The club dates back to 1891 and was organized by Mrs. W.J. McCormick to promote intellectual culture. Members focused on topics such as literature, performing arts, science, philosophy, and

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aspects of foreign policy and social problems.⁸⁴ As a member, Mrs. Knowles wrote the traditional club song that was sung at the annual spring luncheons.⁸⁵

Mrs. Knowles was also active in the Women's Club of Missoula. The Women's Club developed in May of 1902 with 26 members and was organized at the home of Mrs. L.J. Knapp. Mrs. Knapp served as the president with officers that included several of societies prominent women, to include Mrs. Tyler Worden, Mrs. George Cook and Mrs. E. R. Corbin. Several of the club's members resided in the McCormick district. The first civic step said to have been taken by the club was in November of 1902 when Mrs. Hiram Knowles, Priscilla Miles and Elizabeth Skinner were appointed as a committee to secure an anti-expectoration ordinance, which was eventually passed. This anti-spitting ordinance was sought after due to the contamination of women's skirts as they walked on Missoula's board walks.⁸⁶

Several neighborhood residents contributed to Missoula's artistic and cultural growth through music. As early as 1905 a resident of 703 S. 3rd W. by the name of Carl Dowdell served as the leader of the Missoula Mandolin Club. The club was located on the third floor of the Northern Pacific Railroad Depot in the early 1900s. In addition to serving as leader, Carl worked as a clerk at the post office and served as the secretary of the Civil Service Board of Examiners.⁸⁷

Fred Homburg, a resident of 603 S. 1st W. was a music teacher in 1907 and this same year Walter Pelkey, a resident of 503 S. 4th W. (now 601 S. Orange Street) worked as a musician. Albert B. Chadwick, a resident of 610 S. 6th W. around the turn of the twentieth century also worked as a local musician. As early as 1907 the Chadwick's moved to 736 (originally 728) S. 4th W. and managed their residence as a boarding house while Albert played piano at a local saloon. Miles Hardenburgh, a resident of 801 S. 3rd W. owned the musical instrument and men's furnishings company of Hardenburgh and Orvis (J.M.Orvis) located on Higgins Avenue. The original business began in 1897 and sold Reed Organs, Edison phonographs and sewing machines. In addition to those working as musicians, several music teachers also resided in the district over the years.⁸⁸

Members of the Craighead family were residents of 605 S. 2nd W. as early as 1920 and were associated with various aspects of Missoula's cultural growth. Edwin Craighead became the University of Montana president in 1912 after serving eight years as the president of Tulane University. During his leadership the schools of journalism, forestry, pharmacy, and business administration were created, and home economics was added to the college of arts and sciences. The school store also got its start under his leadership in 1913.⁸⁹ Edwin went on to work as an editor for the daily newspaper, as did his two sons, Edwin jr. and Barclay, and Mrs. Katherine Craighead taught at the Missoula County High School.

Eloise Knowles, the daughter of Hiram, worked as the instructor of drawing at the State University and was listed as a university employee from 1901-1915. She boarded at the Knowles Estate until moving to the Rozale Apartments on the corner of Chestnut and S. 6th W. around 1915. Eloise was listed as one of only three instructors at the University with a Ph.D. and the only female with such credentials. Others listed with a Ph.D included the university President and a professor of philosophy. A majority of the university professors working in Missoula at that time held Bachelors degrees.⁹⁰

Many area residents were associated with journalism in some manner, and a majority were associated with the Daily Missoulian newspaper. The managing editor, his two associate editors, the job foreman for the Missoulian, a reporter for the Anaconda Standard as well as various pressman, printers and solicitors lived in the district in noticeable numbers from 1900 to 1920. Although fewer residents worked in the industry in later years, numbers tied to the Missoula Publishing Company remained strong even after World War II.

One of the earliest known McCormick residents associated with the local newspaper is Benjamin T. Nesmith. According to the current resident of 621 River Road, Nesmith was the original owner of the 621 River Road property. Nesmith ran the Democratic Printing Company that produced the Missoula Democrat, a newspaper that existed for a short time in the late 1800s until shortly after the turn of the century. The paper was owned by Congressman Joseph Dixon with A. L. Duncan serving as president, and was eventually bought and dissolved by the Missoulian, also a Dixon owned newspaper.⁹¹

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As early as 1905 Nesmith created a partnership with Carl T. Seeley and operated the business of Seeley & Nesmith, a printing and publishing company located at North Higgins and the Southeast corner of Broadway. Seeley was also a resident of the district, making his home at 701 S. 1st W. (currently 307 Hickory) as early as 1903. The Seeley family lived there for many years and eventually moved to 719 S. 1st W., just two lots to the west of their previous residence. They resided at 719 for several years while Carl continued working as a printer.

Boosters

A large number of the district's early residents were prominent members of Missoula and Western Montana, and although many have already been discussed, there are still others that deserve mention.

It seems only fitting that the Division Superintendent for the Chicago, Milwaukee, St. Paul Railway resided in the district, as the area developed along with and around the railroad. Charles H. Marsh was a resident of 620 S. 5th W., living in what appears to have been an upper class stone-veneer duplex in its day. The duplex was constructed sometime between 1902 and 1909 and was later converted to a 4-plex. Marsh may have constructed and owned this building, as he was the first known resident. He and his family lived in the building for many years while the other half of the building housed individuals who worked for Marsh. As early as 1929 Luther H. and Doris K. Powell lived in the duplex while Luther served as the vice president and manager of Marsh & Powell, a business providing ambulance and funeral director services.⁹² The 1909 Missoulian reported that Marsh was "One of the real boosters of the city; In the front of every movement for the betterment of the town..."⁹³



Charles H. Marsh⁹⁴

H. O. Bell, a resident of the Sacajawea Apartments on S. 6th and Orange was one of Missoula's legendary boosters, and like C.H. Marsh, lived in a building that historically housed several prominent families. A large number of McCormick residents worked for Bell in the 1920s as salesmen, and even more as mechanics.

Harry and Grace Bell moved into the Sacajawea Apartments in the summer of 1915 and in that same summer, Harry established the H. O. Bell & Company. His Ford company was located at the 600 block of South Higgins and within just a few years Harry established satellite shops north and south of Missoula. By the mid-1920s Bell became the chairman of the Missoula County Airport Board and held that position until 1957. Missoula's Johnson-Bell Field is named in honor of both Harry Bell and Bob Johnson. Throughout his years in Missoula, Harry was the president of the Chamber of Commerce and served as member of the board of directors for the

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Western Montana National Bank as well as for the Florence Hotel. Bell also served as a member of the Governor's Interim Highway Committee and resided on the National Highway Safety Committee under President Dwight Eisenhower.⁹⁵

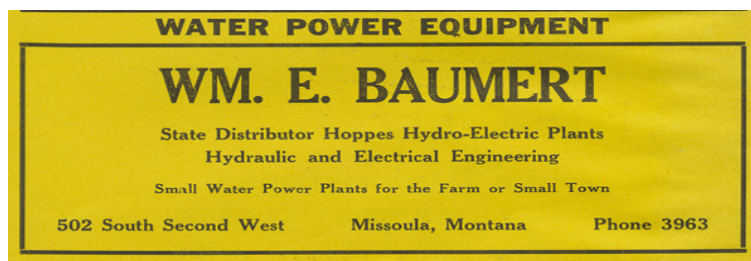
William W. and Helen Wickes were residents of 500 S. 6th and owned the Star Garage. Like Bell, the Wickes provided many Missoula area residents with jobs over the years. Star Garage offered automobile repair, storage and supplies and was located at 149 Front Street, one block west of the Florence Hotel. Wickes advertised that they were "open day and night," had a "storage capacity of 100 cars" and a "service and wrecking car." Particularly in the 1920s and 1930s, the Star Garage employed a noticeable number of McCormick area residents.⁹⁶



The Star Garage⁹⁷

Godfrey Hallowell was the manager of the Northern Fur Company and was a resident of 509 S. 5th W. The fur company was located at 108 W. Spruce from the mid 1920s through 1934, and moved to 531 Higgins from approximately 1936 to 1941. In the 1927 city directory the Northern Fur Company advertised that they were buyers of raw furs and that the "Missoula people can buy original furs from us as they come direct from the trapper, thereby saving 100% of their cost. During the season we have large quantities of Beaver, Mink, Marter, Fox, Wolf and other furs to select from."

A few well-known Missoulians who were in the business of providing utilities include W. E. Baumert, Helen and George Smith and C. H. Christensen. William E. Baumert worked as the state distributor for hydroelectric plants and operated the business from his residence at 502 S. 2nd W. Baumert's background was hydraulic and electrical engineering and he provided water power plants for small towns and farms.



1929 Advertisement⁹⁸

The President and Treasurer of the Missoula Gas Company resided at 704 River Road as early as 1911, although the residence has since been removed. George P. Smith and his wife Helen Angell Smith operated Missoula's gas company in the early 1900s. The Milltown Dam, located at the confluence of the Clark Fork and Blackfoot Rivers transmitted electricity to Missoula and the Bitterroot Valley, and the Missoula Gas & Coke Company made the gas available to Missoula.⁹⁹

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A long term resident of the district was C.H. Christensen, who made a name for himself throughout Montana and abroad. Born in Denmark, Christensen came to the United States in 1891 and was a resident of 713 S. 3rd W. for many years. His 50 year career in Montana included working as a fireman for the Missoula Electric Company, wiring buildings in Missoula to include St. Francis Xavier, and running the Bitter Root valley electrical system in 1910 which had been purchased and reconstructed by the Missoula Light and Water Company. In 1914 Christensen was appointed general manager of the Missoula Light and Water Company, the Clark Missoula Power company and the Missoula Street Railway, whose line ran directly in front of the Christensen residence. One of his greatest feats was the design and implementation of promotional rates for residential electric service. This was, according to the Missoulian, a new type of rate that was eventually adopted by a majority of the electric utilities and an idea in which Christensen received international inquiries from places such as Rome and Italy. When Christensen passed away in January of 1941 he was the Division Manager of the Montana Power Company.¹⁰⁰



C.H. Christensen

Will Thornton owned and operated the Thornton Hospital as early as 1917, and the hospital is today known as the Thornton Apartments located at 508 S. 3rd W. The building was constructed around 1909 and appears to have first been utilized as an apartment building, with the Thornton brothers later renovating it for use as a hospital. Dr. Charles, the brother of Will, was a doctor at the hospital and a resident of the district as early as 1920. He resided just west of the hospital at the 532-546 S. 3rd Street Flats.¹⁰¹ The brothers ran the hospital in the district for many years and later re-located their services to a newly constructed building in the downtown area.

Public Servants

As early as 1912 the McCormick district was home to several public servants, to include the County Commissioner, County Treasurer, Chairman of the Board of County Commissioners and the County Attorney. The Queen Anne residence located at 802 S. 6th W. was likely constructed for County Commissioner Dan McQuarrie and his wife Grace, who had just moved into the residence around 1912. Dan was listed as a lumberman in 1911 and was a republican serving on the board for his second term in 1912. Dan and Grace resided at the 802 property as late as 1936.¹⁰²



Dan McQuarrie, 1912¹⁰³

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Frank Nelson was the Chairman of the Board of County Commissioners and a Democrat who was also serving his second term in 1912. Frank made his home at 503 S. 4th W. That same year, Superintendent of Schools Edna Owsley Reinhard resided just outside of the established district, on the corner of Sixth and Chestnut. The treasurer, J. W. Hicklin, was a re-elected Democrat in 1912 and resided in the district at 519 S. 4th W. After his re-election it was reported that: "His office force, it is likely, will remain unchanged, which includes the canaries, the pride and joy of the entire courthouse."¹⁰⁴



County Treasurer
John W. Hicklin, 1912

Deputy County Sherriff Swan Johnson was a resident of 906 S. 6th W., and worked out of the County Courthouse as early as 1911. Swan's residence on the corner of 6th and Ash Street currently serves as a multi-family dwelling. As early as 1920 Deputy Sheriff J. Curtis also made his home in the district, residing at 720 S. 3rd W..¹⁰⁵

Estella Meeker Fisher was a resident of 501 River Road (now 201 S. Orange Street) and served as the president of the Women's Relief Corps as early as 1905. The Relief Corps organized in 1903 and met during the 1st and 3rd Tuesday monthly, at the Odd Fellows Hall.¹⁰⁶ the Women's Relief Corps was an organization interested in the history of America and was created to serve the country's veterans. In many states the corps were organized shortly after the civil war and the organization often took on the responsibility of caring for disabled veterans as well as those who were widowed and orphaned by veterans.

Bringing the Neighborhood to Life

A short story appearing in a book on Missoula's history brings several of the previously mentioned residents to life. The story recalls how a man by the name of Jacob Peter Rasmussen often frequented the stores owned by McCormick area residents, to include that of Barber & Marshall and the Bordeau Mercantile. The grocers were both well-known and popular in the Missoula Valley and Jacob would drive his one seated horse and buggy all the way down from Miller Creek Hill to buy his goods. Grocery shopping would have been approximately a ten mile round trip for Jacob Rasmussen.

In later years, one of Jacob P. Rasmussen's youngest sons, Peter, married and lived with his wife Kate in the McCormick district. Kate Rasmussen's father was Sterling Price Colvin, who came to Missoula with his family on July 3, 1909. According to Kate, it was snowing the day after they arrived, during the Fourth of July Parade and their first home was a rooming and boarding house located on the 700 block of S. 4th Street W. The boarding house was the Chadwick residence, which would have been located at what was then numbered 728, and is currently numbered 736 S. 4th W. The boarding house was operated by Mrs. Chadwick and her husband Albert who worked as a musician playing piano at a local saloon.

After several months the Colvin family moved into a frame building one block west of the Willard School, purchasing the home for \$800.00. This wood-frame building is located 814 Ivy and served as the Colvin residence and later, as the residence of Kate and her

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husband Peter. Although the house is located just one block east of the railroad tracks, Kate remembered her father telling her that she should “never go beyond the tracks, that’s not such good property.”¹⁰⁷

ARCHITECTURAL SIGNIFICANCE (Criterion C)

The McCormick Neighborhood Historic District is historically significant under National Criterion C because it displays various architectural styles ranging from the late 1800s to the post WWII era. The neighborhood is unique in that a variety of architectural styles are found in a relatively small area, and a majority of its historic buildings have retained their material integrity as well as the integrity of their original setting and location. In addition, many of the outbuildings associated with the main residential buildings have retained their original design and materials. This is evidenced by the buildings that continue to display the hinged board and batten or wood doors with “Z” and “X” braces, as well as the hooks, loops and various exterior hardware that still adorn several outbuildings. These buildings help to provide a strong feeling of association with the established period of significance for the district.

As previously discussed, the area’s architectural movements and styles include the Late Victorian Folk and Queen Anne; the Late 19th and 20th Century Revivals that include the American Foursquare, Neoclassical and Tudor Revival; the Late 19th and 20th Century Movements that include Prairie School, Bungalow or Craftsman; and the Modern Movement that includes Modernistic and International styles. Few examples of Prairie, Tudor, Modernistic, and International are located in the district, as four styles in particular make up the area’s historical building force and include Folk housing, Queen Anne, American Foursquare and Craftsman.

The Queen Anne was popular from 1880-1910 and several are located throughout the district, typically along major thoroughfares or on large corner lots in the northern half of the district. The buildings are often ornate, exhibiting multi-textured wall surfaces, spindlework, lead windows and complex shapes that include multi-gables and front and side bays.

American Folk housing designs are popular throughout the district and represent the resurgence of the style, becoming popular shortly after the turn of the century rather than in the mid to late 1800s, as in other parts of the country. The popularity of Folk housing mirrors a national trend, as McAlester notes that a renewed interest in the modest Folk housing, and especially the front-gabled shapes without stylistic detailing were inspired by the Craftsman movement around 1910.¹⁰⁸ The late 19th and 20th century movements that include the Craftsman is popular throughout the district as it is throughout Missoula. The Craftsman has been called a rebellious architectural style, opposing the excessive, ornate extravagant movements of the Queen Anne and Revival styles. A majority of the Folk and Craftsman styles located in the district appear to have been a perfect fit for the many residents who played prominent roles in the community, and yet displayed their success in moderate manners.

The Late 19th and 20th Century Revivals were popular around the turn of the twentieth century, with the American Foursquare clearly raining as a dominant influence in the area. The Foursquare styles in the district are a two-story 4-square floor plan with a hipped-roof, and often display Colonial Revival detailing with a symmetrical facade, decorative pane windows and a decorated cornice.

Builders, Architects & Others Associated with the Building Industry

The McCormick district has always been, and continues to be home to a large number of designers and building contractors. Solid information regarding construction in the district, however, remains relatively scant. Many of the well known architects and builders who lived in the district are presumed to have designed or constructed their own residential dwellings, to include Ole and Nels Bakke, James Lyons, Michael Rafferty, the Baird family and architect Josephine Kennedy who is known to have designed the Sacajawea Lodge. Often, crediting a designer or builder is based on assumptions that have been made based on the oral histories provided by area residents and on the fact that the contractors were the first known residents and owners of a building during its time of construction. In

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addition, several of the presumed builder's continued to reside in their homes for twenty years or more, after its construction. In some cases, news articles and building lists have provided additional information that have helped credit a particular builder.

Ole Bakke was a well-known architect in Missoula and is believed to have designed the Craftsman residence of 710 S. 4th W. Ole became associated with A.J. Gibson, Missoula's most famous architect in 1907 and eventually became A. J. Gibson's successor. As successor, Ole acquired an assistant by the name of H. E. Kirkemo. Kirkemo gained a successful reputation in helping Gibson design the Wilma Building in 1921, as well as designing several schools and hospitals in Missoula. Based on communications with Kirkemo's ex-wife and business associate who currently lives in the McCormick district, there are no known homes in the district that were constructed by Kirkemo.¹⁰⁹

In addition to designing the Craftsman at 710 S. 4th W. which served as Ole Bakke's residence, an architectural drawing located at the University of Montana reveals that Ole Bakke designed the original Willard School. At this time, only two or three buildings appear to be associated with Ole, but it is likely that additional research will reveal Bakke designs throughout the district. Ole passed away December 2, 1925 of rheumatism at the age of 45 and was survived by five children: Harold, Oscar, Walter, Julia and Albert, a sister, Hilda Anderson, two brothers living in Norway and Nels Bakke, his cousin of Missoula.¹¹⁰

Josephine (Stark) Kennedy was also a well-known architect in western Montana, designing several buildings to include the Sacajawea Lodge, of which she owned. She was married to J. H. Kennedy, a contractor, builder and architect who sold real estate and insurance when he first arrived in Missoula. Josephine took over his office, running "Kennedy & Forbis" out of the First National Bank building after his death in 1916. Josephine was a direct descendent of the Civil War hero General Stark, a prominent member of the Eastern Star, and a Missoula resident for approximately 33 years. She passed away in 1922.¹¹¹

Nels Bakke, the cousin of Ole and the contractor believed to have constructed his front-gabled residence at 621 S. 4th W. was born in Norway, moved to Missoula around 1901 and married Katherine Visnes in 1907. Nels filed for a permit to build on S. 4th W. just prior to January of 1909, and the 621 residence is known to have been completed by 1909.¹¹² Nels worked for many years as a carpenter and was a fifty-year member of the of Missoula's United Brotherhood of Carpenters & Joiners and a thirty-year member of Fraternal Order of Eagles. He passed away in 1953.¹¹³

James Lyons, a contractor known for his buildings throughout Western Montana, made his home at 515 S. 4th W. (currently 535 S. 4th W.) around the turn of the twentieth century. Lyons had made a name for himself early, and was contracted around 1908 at Thompson Falls for the construction of three large buildings, to include the construction of the Sanders County Courthouse, the Ward Hotel which was built for Senator Donian, and finally, the new high school of Thompson Falls, which he was constructing in the spring of 1908.¹¹⁴

The James and Nellie Lyons residence was constructed around 1907 while James worked as a contractor and carpenter, and Nellie worked as a milliner for D. J. Donohue & Company. It is likely that James designed and constructed his own residence. Around the time of the building's construction Lyons took in a laborer and a boarder by the name of John Kolaski, who may have helped construct the dwelling. The Lyons family resided at their 4th Street residence as late as 1913. As early as 1920 535 S. 4th W. had become the Burkhart residence, but by 1929 the residence was listed as vacant.¹¹⁵

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Historic Lyons residence on left, c. 1920. William Burkhart stands in the yard with Violet, his daughter, standing on the balcony.¹¹⁶ A current photo of the same building after the second-story was replaced, is seen on the right.

Although the photograph on the left was labeled in a publication as the Burkhart residence at 545 S. 4th, the Burkharths lived at 535 South 4th, where the photograph above was taken. Little of today's 535 residence resembles the ornate Queen Anne shown above, although a closer look reveals that it is the same residence with an exterior make over. Although the second-story has been completely replaced, the main level has survived, with the front and the east-facing bay still visible. The front entry is still located on the far left, but is now accessed by a partial-length instead of a full-length porch. Main floor windows have also survived, particularly several of the lead glass windows. An additional clue to the partial survival of the original structure lies in the foundation. In the 1920 photograph above, the thickness of the stone foundation is visible to the left of where William Burkhart stands with his lawnmower. The building still exhibits the exceptionally thick foundation, but it is covered in stucco to match the exterior of the residence.

The floor plan of the original structure is outlined on the 1912 Sanborn map and reveals that the front and east-facing bays have remained unchanged, but by 1938 the rear addition and the full-length front porch and balcony were removed or reduced to a small entry porch. In addition, a west-facing bay (matching that of the east-facing bay) was removed, and obvious changes have taken place that include the stucco exterior siding and the shallow pitch of the roof. It is speculated that a majority of the main level of this house has survived, and that the second level is a completely new addition that was constructed sometime between 1921 and 1938. Perhaps the remodeling began in 1929 when this dwelling was listed as vacant. A follow up on the dwelling's history and a personal communication with its current owner confirmed the belief that a portion of the original dwelling has survived. It is believed that the second-story was replaced due to fire, and the reconstruction included a second-story apartment. The current owner had rented the upstairs apartment sometime in the early 1950s and she and her husband later purchased the property.¹¹⁷

The Baird family were listed as residents of 802 S. 6th W. as early as 1907 and prior to that, were listed as district residents on S. 2nd W. The Bairds were a large family of carpenters and lumbermen with John W., Frank, Harry and James working as carpenters and George working in lumber. It appears that the Baird family were residents of 802 S. 6th W. during its construction and is likely that the main dwelling was constructed by the family. The Bairds were only short term residents, evacuating the property around the estimated completion date of the building. The dwelling was completed sometime between 1907 and 1911 with the County Commissioner and his family moving into the main residence sometime around 1911. It appears likely that the residence was constructed for Dan McQuarrie and his wife Grace, who were listed as residents there for more than 20 years.¹¹⁸

The design furnished by Hiram Knowles to N. J. McConnell for the construction of the Knowles Estate was reported to have been completely carried out by Missoula artisans, and it is likely that these same artisans were hired to carry out additional designs within

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the Knowles Additions. Harry Campbell was the superintendent of the Knowles estate construction and woodworking; the Missoula Mercantile company was hired to complete the heating, plumbing and lighting; Messrs. Johnson Bros. & Conroy was contracted for the masonry and Messrs. Blair & Pedgriff was contracted for the plastering.¹¹⁹ Knowles applied for two permits to build on S. 2nd prior to January 1909, and these permits were for buildings of equal value, each estimated at a building cost of \$ 3,500.00.¹²⁰ It is likely that the two permits were for building two of the three “sisters,” and it is possible that if Knowles did construct the “three sisters” located on S. 2nd W., that some of the same individuals and companies mentioned above were brought back to help in the construction of the three brick-veneer dwellings.

Michael P. Rafferty, a brick contractor working and residing within the district as early as 1907, is believed to have constructed the brick veneer residence of 727 S. 3rd W. which was originally numbered 713 S. 3rd W. The 727 S. 3rd W. dwelling was constructed sometime between 1907 and 1912, and the first known residents were Michael P. Rafferty and his wife Annie. The city directories indicate that Michael operated his business out of the 727 (713) residence as early as 1909, but the deeds indicate that the property was not sold to Rafferty until November of 1910.¹²¹ A large open shop was located on the south end of the lot next to where the garage stands today, and it is presumed that the shop area housed Rafferty’s brick contracting business.

Charles E. and Mabel Mace owned the property of 1026 S. 6th W. as early as 1917, and are the first residents that can be traced to the dwelling that was constructed sometime prior to 1912. The Mace family resided in the building for at least 25 years while Charles worked as a Forman for Whisler & Duell, a building/general contracting and floor sanding company located downtown on the Higgins Block. It is likely that Charles influenced the construction of his 1026 S. 6th W. residence and also appears to have constructed the outbuildings on his property sometime between 1917 and 1921. Prior to his move into the district, Charles Mace and a relative and carpenter by the name of Armstead Mace resided just one block west of the district, at 1218 S 5th W.¹²² Armstead Mace is known to have constructed the residence of 1106 S. 5th W. in 1909.¹²³

The Craftsman style dwelling located at 211 Cottonwood was likely constructed by the owner, James McClellen. The McClellen house is interesting in that it does not appear on the 1921 Sanborn Fire Insurance map, but according to the census information, the McClellens were residents of the property in 1920 and James was working out of his residence as a carpenter. James H. McClellan and his wife Cora owned the property free and clear in 1920. It is possible that James was still constructing the house in 1921 and this may explain why the residence is not illustrated on the Sanborn map. As early as 1927 James and Cora moved next door to 201 Cottonwood, which was constructed shortly after 211 Cottonwood. Both building’s exhibit a similar gabled Craftsman design, and it appears likely that the McClellens constructed both of the dwellings.¹²⁴

Large numbers of contractors were listed as early residents of the McCormick area, but concrete evidence of their specific contributions to the area has not yet surfaced. The following information is a list of additional residents that may have had a hand in the areas development, due in part to the fact that they resided in the district during the residential building boom of 1907-1912. The following information provides additional leads for future research into the district’s residential and commercial architectural development.

- Willis Broadbent - a plumber working out of North Higgins, and residing at 506 S. 4th W.
- Wm. C. Franz - a carpenter living at 713 S. 5th W. as early as 1911.
- Anton Weigert - a cabinetmaker and resident of 901 S. 3rd W.
- Samuel H. Williams – a mason residing at 513 River.
- John E. Wilson - a cement contractor living and working out his 708 S. 1st W. residence.
- John W. Kennedy - specializing in plumbing and heating, located downtown in the Hammond Building and residing at 715 S. 1st W. as early as 1911.
- James W. Orr - a carpenter and resident of 629 Hickory in 1909.
- Henry P. Kirkeby – a building contractor and resident of 908 S. 6th W. as early as 1907.

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- Russell B. Jones - a surveyor and civil engineer, residing at 702 S. 6th as early as 1911.
 - George W. Armitage - the Superintendent of Construction at Fort Missoula and resident of 514 South 3rd (currently 528) as early as 1911.
 - Hugh C. Bullard - a carpenter contractor who operated his business out of his residence at 712 S. 5th W. (now 728 S. 5th W.).
 - Daniel J. Coutney - a building contractor that may have designed and constructed his residence prior to 1911 (currently numbered 644 S. 2nd W.).

Some of the more recently constructed dwellings in the district are known to have been designed and/or constructed by the owners of the property. For instance, the home of 635 S. 1st W. was constructed by Earl Lehtola in 1962. The land was purchased from his neighbor at 627 S. 1st W. who had constructed his house just prior to their own.¹²⁵

According to the current resident of 1022 S. 6th W., both 1022 and 1024 S. 6th W. were constructed by one of the previous owner/occupants of 1002 S. 6th W. The two dwellings were constructed sometime between 1955 and 1958, just prior to the three lots being subdivided. It is believed that the dwellings were constructed by the Storm family who owned the 1002 S. 6th W. property in the mid 1950s.¹²⁶

A majority of the interior of the residence located at 619 S. 2nd W. was designed and constructed by Edward Johnson. The interior is almost completely furnished with designs that Edward constructed over the years to include tables, chairs, shelving, glass cabinets and ornamental furniture such as a spinning wheel. Many of his designs incorporate decorative spindlework that was popular during the Victorian era. A majority of the interior décor is constructed from mahogany. The Formica kitchen cabinets were also constructed by Edward, who installed some of the first Formica cabinets in Missoula when they first became popular. Edward installed the modern cabinets in several of Missoula's public schools while working many years for Lubrecht Construction as a cabinet maker.¹²⁷

Summary

The period of significance established for the McCormick district is 1889 to 1952 and is based on significant periods that include the platting of the neighborhood, construction booms and continued spurts of commercial and residential development. The year 1952 has been chosen arbitrarily as the end of the historic period based on National Register guidelines requiring properties to be at least fifty years old to be considered historic places.

The McCormick District is a neighborhood reflecting not only national architectural trends, but more importantly, reflecting local preferences of residents who played a large role in Missoula's early economic development. The buildings strongly reflect the historic period in which they were created through style, the local use of materials and decorative features. In the continued absence of fence lines, many buildings have retained their original setting as well. The district is unique in that several land use patterns that were established more than a 100 years ago appear to have changed relatively little over time. Income properties constructed on the back half of residential lots are just as popular today as they were around the turn of the twentieth century. Several of the historic buildings that were utilized as rentals continue to be utilized as such, while others have been removed but replaced by newer structures. The district has also maintained its ability to utilize its industrial and commercial areas throughout history while still maintaining a strong residential feel.

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Bray, Jen

2002 Personal Communication to Dagny Krigbaum.

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Browman, Audrey

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Dewing, Dave

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Gauld, Betty

2002 Personal communication to Dagny Krigbaum. September 11, 2002 & October 11, 2002.

General Land Office

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Hagen, Delia

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Hollenbaugh, W.C. (project director) et.al.

1976 Missoula County Parks, Recreation & Open Space Plan: Study Report No. 4, Needs & Proposed Development. Prepared by the Missoula Planning Board Staff.

Johnson, Mary

2001 Personal Communication to Dagny Krigbaum, November 6, 2001.

Knowles Addition Plattes

1889-90 Copies of the original platted Knowles Addition #1 and #2. On file at the Missoula County Office of Planning & Grants, Historic Preservation Office, Missoula, Montana.

Krigbaum, Dagny

1999 Draft of the University Area Historic District. National Register of Historic Places Registration Form, Missoula County, Montana. On file at the Missoula County Office of Planning & Grants, Historic Preservation Office.

Krigbaum, Dagny

2002 Draft of An Historical and Architectural Contextual Overview of the McCormick Historic District. On file at the Missoula County Office of Planning & Grants, Historic Preservation Office.

Krigbaum, Dagny & Missoula County Office of Planning & Grants

2002 Individual Montana Historical and Architectural Inventory Forms for the McCormick Historic Neighborhood District. On file at the Missoula County Office of Planning & Grants, Historic Preservation Office, and at the State Historic Preservation Office, Helena.

Lehtola, Ursula

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Missoula County, Montana

Mathews, A. J. and Dagny Krigbaum

2000 University Area Historic District. National Register of Historic Places Registration Form, Missoula County, Montana. On file at the Montana State Historic Preservation Office, Helena, Montana

McCormick, Dale

2002 Written communication to Dagny Krigbaum from Dale McCormick January 9, 2002 regarding the early history of 621 River Road residence.

McCormick Neighborhood Association

n.d. McCormick Neighborhood Association Photographic Information. Current photographs and additional information concerning the history of the area. On file with the McCormick Neighborhood Association, Missoula, Montana.

Missoula, City of

1938 Proposed Municipal Pool & Park Sketch Plan. Drawn by C.C. Forssen, August 3, 1938. On file at the County Surveyors Office, Missoula, Montana.

Missoula County

various County Deed Information, Grantee/Grantor. On file at the Clerk & Recorder's Office, Missoula, Montana.

Missoula County

2001 Missoula County Tax Records. Available at the Missoula County Engineering Office's property database for Missoula County. City Hall Building, Missoula, Montana.

Missoula Historic Preservation Office

n.d. A Walking Tour: Missoula's Southside Historic District. Missoula Historic Preservation Office with support from the National Park Service, Montana State Historic Preservation Office, the City of Missoula and the Missoula Office of Community Development.

Tidball, Robert and Edith

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Verbal Boundary Description (Continued)

The boundary is meandering with the point of beginning (POB) located at the intersection of S. Orange Street and River Road. The boundary runs west from the POB to 526 River Road then north, to the north end of 526 River Road and then west to the west end of 624 River Road. The boundary runs south to the center of River Road, then west to Hickory Street, south to S. 1st Street W., west to Walnut Street and south to S. 3rd Street W. It continues west, to the west side of 825 S. 3rd, south to the alley and west to Ash Street; Then south to S. 4th Street W., and west to the east side of the railroad tracks (currently Montana Rail Link line). The boundary runs southwest along the tracks, turning south on Ivy Street and then running to the south end of 814 Ivy. It continues east, to the east end of 814 Ivy, then north along the alley then west and north, wrapping around 1027 S. 6th W. The boundary runs east along S. 6th, turning south along the east end of 1011 S. 6th W. It continues east to Oak Street then southeast to the south end of the 900 block of S. 6th W. The boundary continues east, turning north at the east end of 818 Ash Street, then east across the southern boundary of 812 Ash, 807 Walnut, and the properties located along the south side of the 700 block of S. 6th W. It runs south along Hickory Street turning east along the southern boundary of 824 Hickory, then north (to include 814 Hickory), then east along the south end of the property line belonging to 817 Cottonwood. The boundary then turns south at the west end of the property line belonging to 827 Cottonwood and runs east to S. Orange Street. It runs north along S. Orange Street then west along S. 6th W., then north along the eastern boundary of 532 S. 6th W., and north to S. 5th W. The boundary turns east and runs to S. Orange Street, north to the alley behind 500 S. 5th W. and runs west to the west end of the property line belonging to 601 S. Orange. The boundary runs north to S. 4th W., east to S. Orange Street and north to the alley located along on the northern boundary of 523 S. Orange Street. It continues west to the east end of the property line belonging to 507 S. 3rd W. and north to S. 2nd W. It then turns east and runs to S. Orange Street, then north to the alley behind 325 S. Orange Street, then west to the eastern boundary of 513 S. 1st W. The boundary then continues north to S. 1st W., east to S. Orange Street and north to the POB.

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The following information is a property ownership list for dwellings located in the McCormick Neighborhood Historic District (provided by the Missoula County Office of Planning & Grants, Missoula, Montana).

Owner_1	Prop_st_no	Prop_add_1
WALTZ CHRISTOPHER J & JOHN R	307	1ST ST W
CHOY-HEE ELOISE K	315	1ST ST W
KENDALL STEVEN G & PAMELA J	331	1ST ST W
MITCHELL SANDY SUE	402	1ST ST W
WITTENBERG KRIS A	414	1ST ST W
JACKO WILLIAM T & JANE	422	1ST ST W
RAYMER DOROTHY	428	1ST ST W
BADEUM	429	1ST ST W
RUPERT KENNETH W & DEBORAH J	435	1ST ST W
R & L TRUST	438	1ST ST W
SOL BETTY LOUISE	513	1ST ST W
KRAUSER JEFFREY I & CHARLOTTE	520	1ST ST W
AVERY ROBERT L & DOROTHY A	528	1ST ST W
SHACKLETON RAY	529	1ST ST W
BAKER BERNICE E	534	1ST ST W
KAHL DAVID A	537	1ST ST W
LAW ERIN MELISSA	540	1ST ST W
ROOS WILLIAM D & SHARON G	545	1ST ST W
BRADY DENNIS E & CATHEY M	602	1ST ST W
VOGEL J DAVID & KATHLEEN S	603	1ST ST W
KOURES JAMES A & HELEN D	612	1ST ST W
PARKER RALPH A & BEVERLY J	620	1ST ST W
PARKER CERESE S	628	1ST ST W
POWELL LINDA D	636	1ST ST W
COOK JOHN T	644	1ST ST W
RASMUSSEN RITA C & RALPH A	704	1ST ST W
WHERLEY RICHARD A	708	1ST ST W
R & L TRUST	719	1ST ST W
DOSEN STEVEN A	727	1ST ST W
MITCHELL SANDY S	737	1ST ST W
LAWLER PATRICK J	743	1ST ST W
LESLIE WARREN H	921	1ST ST W
SALCIDO TIMOTHY J ETAL	927	1ST ST W
DELANEY GEORGIA	933	1ST ST W
MITCHELL SANDY S	959	1ST ST W

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LEE ROBERT E	1045	1ST ST W
STRATE DAVID M (1/2 INTEREST)	1049	1ST ST W
BROWN NANCY H	1219	1ST ST W
JESNESS FRANKLIN L	1270	1ST ST W
MCGRATH BARBARA L	1301	1ST ST W
LAKE ALLEN R & DIANE	1319	1ST ST W
TRIPP EUGENE L & ANGELINE M	1344	1ST ST W
SCHAFF JAMES E	1400	1ST ST W
RETTALIATA LAURA J	1414	1ST ST W
RAGAN DALE E	1442	1ST ST W & 1442 1/2
FANGSRUD ARMAND L & MARY ANN	327	1ST ST W & 329
MORIN MARY JANE	521	1ST ST W & 521 1/2
ALVES GRANGE R	939	1ST ST W & 939 1/2
MASOM WILLIAM E & LINDA A	229	2ND ST W
KREISBERG MICHAEL	244	2ND ST W
MC NEAL MARY HELEN	301	2ND ST W
SEARS JAMES WALTER & DEBRA BURNETTE	304	2ND ST W
WOOMER THERESA S & MERRILL E	313	2ND ST W
WINTERS HENRY M & JEANETTE	319	2ND ST W
SAVAGE DELOS W & SARAH JANE	320	2ND ST W
SCHULMAN JON	328	2ND ST W
SOHLBERG STEN & CATHLEEN O	329	2ND ST W
DYER DAVID L	335	2ND ST W
SESTRIC SUSAN A	401	2ND ST W
HOLMBERG FRITZ DELANO	413	2ND ST W
LEWIS PATRICK T	419	2ND ST W
ZEHTNER MARY & HELEN O	425	2ND ST W
JENNINGS PETER C	431	2ND ST W
DILLON GARY P & MATTHEW J	435	2ND ST W
HAYNES AMY GLORIA	521	2ND ST W
HOFMAN JOSHUA	527	2ND ST W
KOURES JAMES A & HELEN D	535	2ND ST W
GOLIE LAWRENCE & ALECIA	600	2ND ST W
KINGSTON HOWARD & CYNTHIA	605	2ND ST W
SOLBERG ROBERT A & KATHLEEN A	612	2ND ST W
QUALBEN JONATHAN A	618	2ND ST W
JOHNSON EDWARD A & MARY K	619	2ND ST W
LOBERG CHERYL ETAL	625	2ND ST W
CODDINGTON LANE	628	2ND ST W
TOWLE AMY	644	2ND ST W
PETERSON ANN	645	2ND ST W

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LACROIX LILLIAN M	700	2ND ST W
VAN DEN POL RICHARD A	701	2ND ST W
DAHLBERG DANIEL R & ADRIENNE	708	2ND ST W
DUNSMORE ROGER	720	2ND ST W
ROBERTS LARRY F	721	2ND ST W
COOK WILFRED C & BERNICE V	728	2ND ST W
DE COU WILLIAM R & NANCY JEAN	733	2ND ST W
ENGEN ROY W & DELORES V	734	2ND ST W
BOWLAND DAVID A	743	2ND ST W
KAY LINDA L	932	2ND ST W
ROONEY DESMOND JOSEPH	936	2ND ST W
MORIN VINCENT S TRUSTEE	1004	2ND ST W
JOHNSON JEFFREY PHILIP	1011	2ND ST W
MORIN MARY JANE	1018	2ND ST W
WACHSMAN MARGARET	1019	2ND ST W
WILLIG ISA J CLEVELAND & CARL B	1048	2ND ST W
THOMPSON WILLIAM H	1051	2ND ST W
FARREL ROSE M	1053	2ND ST W
HAUF CARA E	1201	2ND ST W
IVERSON SHIRLEY M & CLIFFORD O	1202	2ND ST W
JABOUR ANYA	1211	2ND ST W
BAGLEY WILDA	1214	2ND ST W
BROWN NANCY H	1216	2ND ST W
MARTINICH SHAWN & V M	1225	2ND ST W
LUCERO VIRGINIA M	1234	2ND ST W
RUBENS ANNE M	1237	2ND ST W
WINTERER ANDREW H AND SHANNON C	1239	2ND ST W
FRAZER GARY LEE TRUSTEE	1240	2ND ST W
GARR GEORGE S	1241	2ND ST W
O'CONNOR CAROLINE B	1275	2ND ST W
HILL AARON J & ROBIN L	1315	2ND ST W
COOPER MARK O	1328	2ND ST W
KNOLL FRANK	1344	2ND ST W
NUNNALLY RAY L AND CHRISTINE	1401	2ND ST W
KERN EDWARD F	1049	2ND ST W & 1049 1/2
METZ PATRICIA	347	2ND ST W & 347 1/2
PERTILE JACQUELYN S	729	2ND ST W & 729 1/2
KOURES GEORGE A & EVANTHIA	742	2ND ST W & 742 1/2
O'CONNELL MUREL	243	3RD ST W
MALONEY OWEN C & SHIRLEY F	320	3RD ST W
RIGGS THOMAS J IV	328	3RD ST W

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WINDECKER MARY K	333	3RD ST W
WILDE WALTER R	336	3RD ST W
FARMER ROBERT M & GEORGENE L	340	3RD ST W
JENSEN MARK EWING	419	3RD ST W
FRANCZYK NICK D & BARBARA J	519	3RD ST W
BLOOM PEGGY H	520	3RD ST W
MISSOULA HOUSING AUTHORITY	525	3RD ST W
RAMOS ANTHONY P & ELVIRA	528	3RD ST W
THOMPSON STEPHANIE	636	3RD ST W
WILLIAMS VIRGINIA ANN	644	3RD ST W
MARQUEZ MARIA GENOVEVA	647	3RD ST W
COHEN STANLEY B & ANNE E	713	3RD ST W
RYS-SIKORA ANNE E & ADAM W	714	3RD ST W
EDMONDS KERMIT M	720	3RD ST W
HAMILTON JOSEPH E	721	3RD ST W
MURRAY THOMAS F & HELEN F	728	3RD ST W
VANCIL GREGORY M REVOCABLE TRUST	735	3RD ST W
PAISLEY ALEXANDRA G	736	3RD ST W
SMITH ALICE M	743	3RD ST W
MATTHEW ROBERT S	744	3RD ST W
COONEY STEPHEN L	813	3RD ST W
BUSENBARK JOYCE L	821	3RD ST W
BOURQUIN PAUL & DOROTHY M	825	3RD ST W
MCCAFFERY DAN	1000	3RD ST W
AILPORT WILLIAM D & ELAINE M	1010	3RD ST W
WELKER JAMES D	1018	3RD ST W
HANGER HOWARD B & CHARLOTTE M	1026	3RD ST W
MCLEAN J MICHAEL & LORI	1038	3RD ST W
LARANGO GEORGE B & MARY LOUISE	1046	3RD ST W
SAVAGE DAVID L & DEBBIE L	1102	3RD ST W
HARRINGTON ALANE MARIE	1119	3RD ST W
MCLAUGHLIN KATHLEEN C	1133	3RD ST W
CLEVINGER BRAD A	1135	3RD ST W
WILLMOTT MILO	1201	3RD ST W
LAMB JAMES T	1202	3RD ST W
VICK MARTIN LOUIS JR & JUNE	1203	3RD ST W
BURMASTER ROBERT M	1212	3RD ST W
KATZENBERGER RAY ALAN	1216	3RD ST W
STATES JOHN P	1219	3RD ST W
JOHNSON JUNELLA	1225	3RD ST W
YODER TIMOTHY R & CYNTHIA A	1228	3RD ST W

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KAILEY FRANCES M & KENNETH C	1230	3RD ST W
MARTELLO SCOTT A	1256	3RD ST W
CROWLEY KRISTINA M	1262	3RD ST W
LARANGO GEORGE B & MARY L	1325	3RD ST W
ISELL WILLIAM B & STEPHANIE A	1229	3RD ST W & 1229 1/2
MYERS WILLIAM D TRUSTEE & JANE	227	3RD ST W & 227 1/2
MATELICH LEWIS	235	3RD ST W & 235 1/2
ANTHONY JENNIFER L & JUSTIN	201	4TH ST W
PRATA THOMAS R	211	4TH ST W
PRATA MARY E	214	4TH ST W
MCNAUGHTON GEORGIANA	222	4TH ST W
PRATA MARY E	226	4TH ST W
JERRIM MARGARET K	227	4TH ST W
WILLIAMS GORDON ETAL	235	4TH ST W
MEAGHER KATHLEEN P	242	4TH ST W
SALMONSON DOROTHY J & EARL	245	4TH ST W
RISHO RAYMOND E & SUSAN W	302	4TH ST W
ORENDAIN HELEN H & SYLVIA H	336	4TH ST W
ROTHMAN WENDY MICHELE	337	4TH ST W
PEPE ALBERT & ARMAND S	401	4TH ST W
SAMPSON RUTH L	403	4TH ST W
STEIGERS CYNTHIA & THOMAS D	421	4TH ST W
RODGERS CHARLES H & WANITA E	422	4TH ST W
FRIIA MARSHA L & BRUNO A	429	4TH ST W
CHRISTENSEN TRACY L	435	4TH ST W
STEM L T & CAROL BULLER	518	4TH ST W
UCKUN TIMUCIN-HAN TURKAN	519	4TH ST W
COONEY STEPHEN L	526	4TH ST W
WHITEHEAD BUELL	527	4TH ST W
PALMER EVA J & MERLE E	534	4TH ST W
GAULD SUSAN ELIZABETH	535	4TH ST W
ROCHELEAU KYLE	542	4TH ST W
ROGERS ADRIENNE E	543	4TH ST W
SPROULL SCOTT K & JANET H	601	4TH ST W
SHOPE SHARON S & PAUL	611	4TH ST W
TIDBALL ROBERT B & EDITH M TRUSTEES	621	4TH ST W
RYAN DENNIS E & ELAINE H	627	4TH ST W
HITCHCOCK AARON DON	628	4TH ST W
BENSON ERIK	632	4TH ST W
FANGSRUD ARMAND L & MARY ANN	635	4TH ST W
FANGSRUD ARMAND L & MARY ANN	643	4TH ST W

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PLENGER ROGER B & MARY M	702	4TH ST W
STREIT WARREN D & DIANNA L	718	4TH ST W
ESCUDE RO BETTINA	719	4TH ST W
FANGSRUD ARMAND L & MARY ANN	727	4TH ST W
JIMMERSON TERRENCE	735	4TH ST W
GREENWOOD CHRISTOPHER J	736	4TH ST W
MONTGOMERY JONATHAN B & MARCIA	740	4TH ST W
HARKIN DOUGLAS G & ALANE MARIE	801	4TH ST W
LEHNER JASON & BARBARA	802	4TH ST W
MURRAY THELMA E	807	4TH ST W
TROXEL JOANNE	810	4TH ST W
LOBDELL FRANK G & KATHRYN B	811	4TH ST W
LENGYEL PETER A	818	4TH ST W
FOLEY JERRY L & JUDITH K	819	4TH ST W
SWANSON SWAN L & ANGELA MARIE	826	4TH ST W
TUCKER ALBERT ROY JR	827	4TH ST W
FRAZER GARY LEE TRUSTEE	835	4TH ST W
HACKER GLENN A JR & JULIE A	836	4TH ST W
CULBERT JERALD L & JUDITH	848	4TH ST W
FALLIS ELLA B	903	4TH ST W
BARTON REBECCA A	921	4TH ST W
NELSON MARK E	1107	4TH ST W
OGDEN GEOFFREY T	1110	4TH ST W
RIEGEL RANDOLPH R	1115	4TH ST W
TACHIBANA YUKA	1119	4TH ST W
BLUNT MELISSA	1120	4TH ST W
LINVILLE JAMES R & AMIE M	1127	4TH ST W
TABISH DANIEL J	1135	4TH ST W
STANGAL JEANETTE M	1136	4TH ST W
LYNN PAUL M	1141	4TH ST W
WOLF JERRY TAYLOR	1144	4TH ST W
WARNER DANFORD C	1201	4TH ST W
COTE MARY ELLEN	1204	4TH ST W
LIGHTFIELD CARA L & TODD	1209	4TH ST W
NISSEN AUDREY D	1212	4TH ST W
SPARROW DENNIS B	1220	4TH ST W
WORDEN MARY F	1225	4TH ST W
KEVIN JOHN	1228	4TH ST W
HOLLOWAY GARY L & BETTY S	1235	4TH ST W
OTTENBACHER FLORENCE	1236	4TH ST W
ARVISH JOHN A & NANCY A	1241	4TH ST W

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BRUSKOTTER LYNDA M & WILLIAM G	1242	4TH ST W
PORCH GLADYS W	1245	4TH ST W
BASNER CARL L	1301	4TH ST W
PAUL SHAWN W	1313	4TH ST W
PAUL SHAWN W	1313	4TH ST W
SCHNURR STEVEN	1331	4TH ST W
WOODARD DIXIE C	1337	4TH ST W
MCNAMARA BEVERLY J	1340	4TH ST W
JURICA JILLIAN	1345	4TH ST W
FLOCH GARY R	1400	4TH ST W
CLAWSON JOHN A	318	4TH ST W & 320
VELDE ROBERT L	436	4TH ST W & 436 1/2
SOMMERS-FLANAGAN JOHN & RITA	620	4TH ST W & 620 1/2
PETERSON HUGH ALLEN & DONNA M	701	4TH ST W & 701 1/2
O'REILLY TRACY REICHLING	710	4TH ST W & 710 1/2
HANSEN TOBY M & KELI L	711	4TH ST W & 715
EVERT NORA S	127	5TH ST W
JOHNSON LARRY B	147	5TH ST W
BEHNER MARTIN S & MARY LOU	220	5TH ST W
SOLUM DONNA LEE & ROBERT E	226	5TH ST W
LAMBROS DEMETRA D	234	5TH ST W
GORALSKI KENNETH P TRUSTEE	301	5TH ST W
FEATHERSTONE GERALD N & AUDREY	302	5TH ST W
HALEY JOYCE I	311	5TH ST W
ESTEP MARK S & SUSAN A	319	5TH ST W
VANDERZWAAG NORMAN	320	5TH ST W
HOLBROOK JOHN A & JUDITH MAE	328	5TH ST W
STUBBLEFIELD JAMES E	335	5TH ST W
FLORIN GARY W & CORINNE D	336	5TH ST W
CARTER JENNIFER ANN	340	5TH ST W
LUDWIG BLAKE W & CARYN A	405	5TH ST W
RABE MARILYN J	425	5TH ST W
SCHILLER RICHARD M & JANELLE E	430	5TH ST W
RENTZIOS THOMAS D	510	5TH ST W
SPERAZZA MICHAEL	528	5TH ST W
HALLER RANDALL K	543	5TH ST W
MEINERSHAGEN TERRE D & JENNIE	547	5TH ST W
OGLE ELIZABETH L	601	5TH ST W
BARBA DONALD R & LINDA C	602	5TH ST W
FLETCHER STEVE M	612	5TH ST W
YEGEN PETER IV	613	5TH ST W

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ALLIK WENDY K	619	5TH ST W
TINKLE MARY E	627	5TH ST W
FITE MEREDITH E & PHYLLIS I	634	5TH ST W
POTTER MAY L	635	5TH ST W
RADTKE JULIA R & DENNIS L	642	5TH ST W
KING EVELYN L & PATRICK DEAN	643	5TH ST W
COOPER VIRGINIA L	700	5TH ST W
KULLA MARY L	701	5TH ST W
SOUTHERN LUCRETIA A TRUST	708	5TH ST W
COX JAMES W JR & LEONA G	713	5TH ST W
GRANGER CAROLE A	720	5TH ST W
WELANDER MARK L & BUDELLE R	721	5TH ST W
WILLIAMS MICHAEL R & BELINDA K	729	5TH ST W
COX BRUCE E	737	5TH ST W
BLAND ROBERT P	745	5TH ST W
BLAIR ROSS E & CAROL A	804	5TH ST W
MICKELSON DENNIS M & LYNNE ANNE	810	5TH ST W
TYLER GROVER S & BEATRICE H	815	5TH ST W
ROSS JAMES G	820	5TH ST W
SLAGLE PATRICIA J & DEAN A	821	5TH ST W
LEAVER JOHN L & JERRY L	826	5TH ST W
MCKENZIE HERBERT A & DOROTHY D	827	5TH ST W
YOUNG JOCK S	837	5TH ST W
BURNS MARY E TRUSTEE	845	5TH ST W
MORROW JAMES T	902	5TH ST W
KURTZ WILLIS & CAROLINE LUPFER	910	5TH ST W
SLOTNICK JOSH	919	5TH ST W
LEWIS LO VINA A	925	5TH ST W
BUELOW LEONARD W & JEAN	928	5TH ST W
KELLEY TERRENCE L	937	5TH ST W
SEITZ MICHAEL W	938	5TH ST W
MANNING LUCILE M	945	5TH ST W
FORTUNE CECILIA	946	5TH ST W
AASHEIM E T & ETTABEL	1001	5TH ST W
MONROE TROY AND SARA	1025	5TH ST W
SNYDER BETH E	1101	5TH ST W
FLEMING ROBERT E	1102	5TH ST W
RICE EVELYN M	1112	5TH ST W
SOLOMON GENE	1120	5TH ST W
CREIGHTON SONDRRA M	1128	5TH ST W
FAULKNER COREEN L	1144	5TH ST W

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PRATHER JEAN E & ROSS G	1145	5TH ST W
BLEECKER MICHAEL D	1201	5TH ST W
SVELMOE PAUL & NANCY	1202	5TH ST W
WALDBILLIG WILLIAM L & GLORIA S	1211	5TH ST W
GARCIA MAUREEN E	1216	5TH ST W
DAVIS DAN W & ODITA L	1228	5TH ST W
KAUFFMAN LISA B	1234	5TH ST W
LAVOIE ROSALIE ANN	1243	5TH ST W
TECCA ERNEST C	1244	5TH ST W
DESMOND BRENDA CONSTANCE	1301	5TH ST W
LANGLEY MARGARET ANN	1302	5TH ST W
RAPPE C FRED & DONNA M	1311	5TH ST W
FIELD DANIEL L & MARY K	1318	5TH ST W
CORS MARY ANN (1/2 INT)	1326	5TH ST W
CUTLER BRADLEY S & SUSAN I	1327	5TH ST W
RICHARDS PHILLIP G & BONNIE MAY	1342	5TH ST W
GANO DAVID E & KRISTINE E	1343	5TH ST W
FILLMORE DEBORAH S & WALTER JOHN	1343	5TH ST W
O'CONNOR EARL & EVELYN	1401	5TH ST W
FANSLOW CLAYTON E & HELEN	1021	5TH ST W & 1021 1/2
GEORGE WILLIAM H JR	1129	5TH ST W & 1131
DATSOPOULOS ACHILLES J	1221	5TH ST W & 1221 1/2
MEGARD LOWELL AND GARNET	1233	5TH ST W & 1235
SOHLBERG KRISTEN M	1308	5TH ST W & 1310
STAGE THOMAS H	1336	5TH ST W & 1336 1/2
LARSON RICHARD N & ELLEN A	135	5TH ST W & 135 1/2
SCHUMPERT JOHN C	242	5TH ST W & 242 1/2
VINCENT ADRIEN J	534	5TH ST W & 542-544
WINSLOW JEANNINE LYNN DOTTER	728	5TH ST W & 728 1/2
MANNING DALE R	846	5TH ST W & 846 1/2
ESSENE REN S	1013	5TH ST W A & B
GEORGE ALEXANDER A & PENELOPE M	136	6TH ST W
BOLICH ARLYSS N TRUSTEE	144	6TH ST W
PRESBYTERIAN CHURCH OF MISSOULA (THE)	228	6TH ST W
PFAFF NANCY C	234	6TH ST W
FIRST PRESBYTERIAN CHURCH OF MISSOULA	246	6TH ST W
KOURES JAMES A & HELEN D	307	6TH ST W
KOURES HELEN D & JAMES A	308	6TH ST W
HAWLEY RICHARD B & KATHLEEN N	310	6TH ST W
KOURES JAMES A & HELEN D	320	6TH ST W
COUTURE CHARLES R	404	6TH ST W

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CROOKS STANLEY L	420	6TH ST W
RIPLEY STEVEN K & LUWANA	529	6TH ST W
DYE ELIZABETH K	531	6TH ST W
SUTHERLIN WAYNE	532	6TH ST W
RIZZA SUZANNE G	536	6TH ST W
JACOBY LUCILLE E	541	6TH ST W
HOFFMAN JAMES	612	6TH ST W
VELDE ROBERT L	626	6TH ST W
FRANCIS ROBERT A	631	6TH ST W
PETTY ETHEL E	634	6TH ST W
PULLIAM MARY E	639	6TH ST W
CONLEY MAUREEN E (TRUSTEE)	702	6TH ST W
GIULIANI ELVIRA	716	6TH ST W
MANCINI MARY ANN	725	6TH ST W
OLBU GERALD	728	6TH ST W
PEEPLES CRAIG A TRUSTEE & CHRIS	729	6TH ST W
CONKLIN FRANCES	733	6TH ST W
DEWING MICHAEL A & CONNIE J	747	6TH ST W
BERGSTROM GLENN A	802	6TH ST W
LUEDECKE STEVEN R	808	6TH ST W
JAMES WILLIAM C	820	6TH ST W
DOCKEN RITA MARIE	821	6TH ST W
CURET ROY V	825	6TH ST W
COOPER ALLAN H	827	6TH ST W
SAMPLE CARROLL & SHIRLEY A	828	6TH ST W
PETERS ALICE K	833	6TH ST W
SMITH HAROLD P & NORA PRONGUA	841	6TH ST W
BARNEY PHILIP L	845	6TH ST W
NEEDHAM KENNETH W (TRUSTEE)	846	6TH ST W
MURPHY BENNY	911	6TH ST W
BLUME SANDRA	918	6TH ST W
RODRIGUEZ ALEXANDER MARTIN JR	924	6TH ST W
FISHER FOSTER B	930	6TH ST W
FRASER HAROLD J & SHARON R	936	6TH ST W
WOOLF JENNIFER C & BRIAN T	940	6TH ST W
MCLEOD CHARLES MILO	1002	6TH ST W
COYLE SHARI	1007	6TH ST W
DEWING DAVID J & MARJORIE E	1022	6TH ST W
ROBERTS LYNDA C	1024	6TH ST W
BEHNER MARY LOU	1026	6TH ST W
J R INVESTMENTS	1028	6TH ST W

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DASHNEA BARBARA P	1042	6TH ST W
R & L TRUST	1202	6TH ST W
COTE MARGARET	1210	6TH ST W
REEVES DONALD W & L LYNN	1220	6TH ST W
REYNOLDS GEORGE L & FRANCES M	1228	6TH ST W
ARMSTRONG TAMMY S	1231	6TH ST W
ANDERSON CARL J & SARA A	1244	6TH ST W
GIBSON MICHAEL T & ELIZABETH A	1246	6TH ST W
HILL KENNETH N & SARA E	1300	6TH ST W
SANDERS JAMES W & TONYA	1315	6TH ST W
CARLSON JOHN S & REBECCA D	1320	6TH ST W
LOCKRIDGE MELVIN E & KATHLEEN D	1340	6TH ST W
VILLNOW BRAD & GARY R	1342	6TH ST W
LLOVETT DENISE R	436	6TH ST W & 436 1/2
LAMB LUCAS	602	6TH ST W & 602 1/2
SPICHER FRED A W	646	6TH ST W & 648
WEBER GERARD R & LUSIE M	834	6TH ST W & 834 1/2
STITER HENRY L & MAYME JO TRUSTEES	908	6TH ST W & 910
MOORE JANE B	1322	7TH ST W
AARSTAD ELIZABETH	1401	7TH ST W 1403&1405
KELLY MATTHEW G & MICHAEL A	509	ALDER ST
BOILEAU GEORGE J & DONNA S	600	ASH ST
MARTEL MONA A-LIFE ESTATE	610	ASH ST
BASOLO JAMES D & BETTY JEAN	620	ASH ST
LOWE STELLA	812	ASH ST
KOHLER EVA R	818	ASH ST
WRIGHT MICHAEL S	820	ASH ST
BARKLEY JAMES B	210	BECKWITH AVE
FRANCISCO JOAN E & JAMES P	212	BECKWITH AVE
MURPHY DENNIS	106	CALIFORNIA ST
BEACH GREG D	631	CALIFORNIA ST
GUNTER WILLIAM B	420	CHESTNUT
SEITZ CHARLES D	804	CHESTNUT
CARAS WILLIAM R & LAURIE F	816	CHESTNUT
PRATA THOMAS R	201	CHESTNUT ST
PRATA MARY E	205	CHESTNUT ST
MURRAY AGNES M	207	CHESTNUT ST
LIKVAN KATHLEEN M	209	CHESTNUT ST
ALLEN KENNETH W	215	CHESTNUT ST
MEYERS JOHN A	302	CHESTNUT ST
OLSEN GEORGE M & FAYE L	633	CHESTNUT ST

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DEGRANDPRE MICHAEL	720	CHESTNUT ST
KOURES JAMES A & HELEN D	800	CHESTNUT ST
PETROU STAVROULA	808	CHESTNUT ST
KOURIS GEORGIOS A & EVANTHIA G	822	CHESTNUT ST
HULL DOROTHY A & MARK P	505	CLEVELAND ST
HAACKE DEBORA K	511	CLEVELAND ST
FAIRCHILD WAYNE F	517	CLEVELAND ST
ARENDTS ARLEN J & LISA M	200	COTTONWOOD ST
HAYNES RODNEY K	200	COTTONWOOD ST
CANNING DORIS M	201	COTTONWOOD ST
LOGOZZO JACK & NANCY	211	COTTONWOOD ST
HETTICH RAYMOND & FRANCES H	801	COTTONWOOD ST
HINTZ STEVEN M & DIANE M	811	COTTONWOOD ST
DEVRIES KAREN G	812	COTTONWOOD ST
HILFERTY MICHAEL F & CARLA	820	COTTONWOOD ST
LOHOF THOMAS M	824	COTTONWOOD ST
SPRINGER LYNN A	827	COTTONWOOD ST
FAIRBANK CHARLES M & RUBY M TRUSTEES	1261	DAKOTA
LOKEN STEVE K & CHRISTINE J	1215	DAKOTA ST
FAIRBANK CHARLES M & RUBY M TRUSTEES	1265	DAKOTA ST
DUCHARME DANIEL R	1285	DAKOTA ST
HARPER ROBERT	1303	DAKOTA ST
SELBY LAURIE E	200	EDITH ST
O'BRIEN EDWARD F	110	FLORENCE ST
ANDERSON RON	521	FRANKLIN ST
TURNER WILLIAM G	537	FRANKLIN ST
BLAIR DAVID A JR	323	HAZEL ST
KOURES JAMES A & HELEN D	418	HAZEL ST
KULAWINSKI MARIE	520	HAZEL ST
SHIPE TILFORD C & MARJORIE W TRUSTEES	821	HAZEL ST
ALLYN THOMAS N	202	HICKORY ST
METIVER PERCY & GLENDA	505	HICKORY ST
GAGNER ROBERT A	516	HICKORY ST
COMBS RALPH E	821	HICKORY ST
BOURKE MARCUS JOHN	1127	IDAHO ST
CHAUSEE ELLEN O	1131	IDAHO ST
MIGHT LEO C & ANGELA	1201	IDAHO ST
ANDERSON LARRY S	1205	IDAHO ST
RICHLIE LEWIS WAYNE TRUSTEE	1309	IDAHO ST
TRICKEY NORMA	1311	IDAHO ST
MCDONALD ROLAND F & BONNIE J	1321	IDAHO ST

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BITTERROOT VALLEY BANK	208	INEZ ST
RODRIGUEZ GILBERTO	321	INEZ ST
FLATEN JEANETTE	725	INEZ ST
GOFORTH EDGAR LEE & KATHERINE A	820	INEZ ST
HAUGER MARC	814	IVY ST
JOHNSTON WILLIAM M & DARLENE J	820	IVY ST
MERCER JEAN G	707	KERN ST
TAYLOR LAURA & LINDA	713	KERN ST
BALOGH STEPHEN & JANET M	715	KERN ST
MCDONALD IRIS G	801	KERN ST
PARMELEE NORMAN FREDRICK	802	KERN ST
BECK JAMES R	805	KERN ST
PETERSON ANDREW L	807	KERN ST
STENSLAND JANICE C	811	KERN ST
SHOTLIFF RALPH M & SARA ELZABETH	621	LONGSTAFF ST
CEDERBERG DAN & FOREY D	604	MARSHALL ST
CONWAY JEFF CHARLES	620	MARSHALL ST
REUL LANE ALAN	630	MARSHALL ST
TYLER VICKI	645	MARSHALL ST
OLSON FLOYD E & THELMA E	723	MARSHALL ST
WINCHELL JON E	1200	MONTANA AVE
VEITENHEIMER BOBBY LEON	1224	MONTANA AVE
LARSON LORRAINE M	1228	MONTANA AVE
HUNTER GLEN W	1134	MONTANA ST
VEITENHEIMER ELEANOR (1/2 INT)	1136	MONTANA ST
VEITENHEIMER BOBBY LEON (60% INT)	1138	MONTANA ST
IBEY ERNEST T & INGA ANN	1203	MONTANA ST
DREIBELBEIS TOM C & LINDA S	1301	MONTANA ST
RICHLIE LEWIS W TRUSTEE & HAZEL	1302	MONTANA ST
PRICE CLAUDE R & RACHEL B	1330	MONTANA ST
GOHEEN THOMAS A	1332	MONTANA ST
EARLING RONALD E & SANDRA L	1345	MONTANA ST
FRAY JAMES	1400	MONTANA ST
DAHL PRISCILLA	401	OAK ST
MORIN GERALD F	404	OAK ST
FRAZER GARY LEE TRUSTEE	408	OAK ST
MAIN EARL L & JOANN C	413	OAK ST
FORD JUNE C	414	OAK ST
LEHUTA JAMES A & ROBERT B	421	OAK ST
PARKS M ROSARY & JOHN D	722	OAK ST
FANGSRUD ROGER A & DONNA L	819	OAK ST

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FANGSRUD ROGER A & DONNA L	819	OAK ST
NORDBY WAYNE R & LUANN G	823	OAK ST
FLACHSENHAR PATRICIA S	821	ORANGE ST
CLARK MARYBETH T	427	PINE ST
WEBER JAMES B & JANE SCHMOYER	716	PINE ST
LA VOIE JULIA	718	PINE ST
SPRING EUGENE H	720	PINE ST
PAUL EUGENE P & WILLIAM J	722	PINE ST
AMOS LORETTA M	809	PINE ST
FENCHAK JENNIFER S		PINE ST
HORTON HOWARD N & BARBARA G	214	PRINCE ST
CHERRY RUSSELL R & DIANE E WELL	802	PRINCE ST
AKTEPY TERRY M	808	PRINCE ST
ALLAIN MICHAEL	820	PRINCE ST
YOUNG REX H L	826	PRINCE ST
HILL DENNIS	1203	RIVER RD
WOODRUFF THOMAS L	1315	RIVER RD
CHAUSSÉ ELLEN O	1319	RIVER RD
MIGHT ANGELA ZAVARELLI	1201	RIVER ROAD
MIGHT ANGELA ZAVARELLI	1201	RIVER ROAD
BENJAMIN KEN	1401	RIVER ROAD
TURNER JON P		RIVER ROAD
WOLFE LYNNE W	511	RIVER ST
POINDEXTER EUGENE & ALVINA	527	RIVER ST
MCAFEE NETA H	534	RIVER ST
JEFFS MELANIE J & ROBERT C JR	602	RIVER ST
YARDLEY JOANNA	621	RIVER ST
DILLEY JOHN P	624	RIVER ST
FLANAGIN SUSAN K	1235	RIVER ST
MERSEAL JIM AND KATHY L	1242	RIVER ST
WILSON ERNEST DALE	1245	RIVER ST
WILSON ERNEST DALE	1265	RIVER ST
FARRELL MAGRAGET D AND TERRY L	1277	RIVER ST
SWANSON RICKARD G & PATRICIA A	1313	RIVER ST
HUFF RODNEY & BARBARA	1314	RIVER ST
KERR ROSE	1334	RIVER ST
HOLY DAVID ARTHUR	1336	RIVER ST
BJORLIE MARK C	1339	RIVER ST
HOLY BRUCE L & SUZANNE M	1343	RIVER ST
HOLY DAVID ARTHUR	1408	RIVER ST
CALUORI GEORGE	1440	RIVER ST

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WILKINSON RONALD L & LOLA K	1441	RIVER ST
PRITCHARD CINDY S & WILLIAM E	1442	RIVER ST
SAMPSON ALFRED J & MARY ALLEN	401	ROLLINS
KOURES JAMES A & HELEN D	400	ROLLINS ST
SAMPSON MARY ELLEN & ALFRED J	417	ROLLINS ST
FOSS MERILYNN	425	ROLLINS ST
LUNDBERG WAYNE	707	RONAN ST
TRIPLE T LLC	405	RUSSELL
SHANDORF FRANK S & TILLIE J	510	SPRUCE ST
KOESLER MARTHA E	514	SPRUCE ST
HAMPSON DANIEL H	516	SPRUCE ST
WILCOMB RICHARD & CLAUDIA	705	SPRUCE ST
MINSTER JAMES J & MARGARET I	1250	THIRD ST W
MCLAUGHLIN GARY & DIXIE G	619	WALNUT ST
KELLY BILLIE G & WILLIAM R	701	WALNUT ST
STEFFENS JOHN C & ANN K	810	WALNUT ST
DAWSON ORA M TRUSTEE	1240	WYOMING ST
CLOUSE FERRIS E & ANNA M	1400	WYOMING ST

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PHOTOGRAPHIC LOG

Twenty photographs submitted with this nomination were taken by Philip Maechling, Missoula Historic Preservation Officer. Negatives are on file with the Montana State Historic Preservation Office, Helena.

- 1) 642 South 5th W., looking northeast.
- 2) 523 S. Orange Street, looking north.
- 3) 744 South 5th W., looking northeast.
- 4) 801 South 6th W., looking southwest.
- 5) 618 South 5th W., looking north.
- 6) 542 South 5th W., looking northwest.
- 7) 500 block South 4th W., looking northwest.
- 8) 600 block South 3rd W., looking south.
- 9) 520 South 3rd W., looking north.
- 10) 532-544 South 3rd W., looking northwest.
- 11) 508 South 3rd W., looking northwest.
- 12) 500 block South 3rd W., looking northwest.
- 13) 721 South 3rd W., looking southwest.
- 14) 729 South 3rd W., looking southwest.
- 15) 700 block South 3rd W., looking southwest.
- 16) 713 South 3rd W., looking southwest.
- 17) 802 South 6th W., looking northwest.
- 18) 621 South 4th W., looking southeast.
- 19) 805 S. Orange Street, looking west.
- 20) 805 S. Orange Street (detail of facade), looking west.

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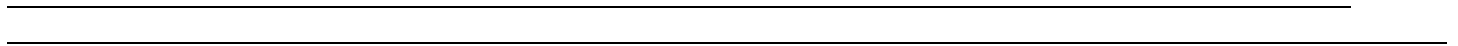
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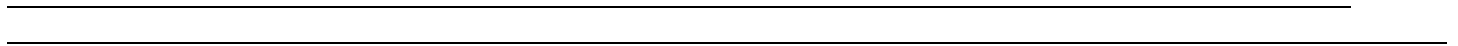
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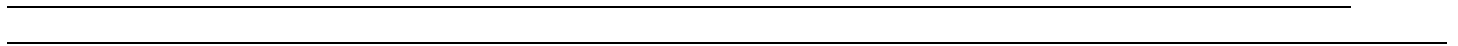
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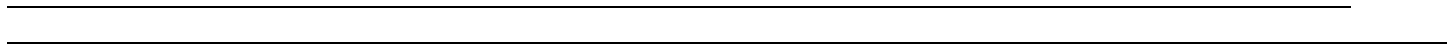
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