

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Pine Street Historic District SW/4 22-13N-19W
other names/site number 24 MO476

2. Location

street & number 200-600 block on East Pine Street; 200 & 400 block on - N/A not for publication
city, town Missoula East Broadway N/A vicinity
state Montana code MT county Missoula code 063 zip code 59802

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>66</u>	<u>26</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>4</u>	<u> </u> structures
	<input type="checkbox"/> object	<u>70</u>	<u>26</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
State or Federal agency and bureau _____

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. 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.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling, row house,
mansion, residence; multiple dwelling,
apartment building

Government/government office

Current Functions (enter categories from instructions)

Domestic/single dwelling, row house,
mansion, residence; multiple dwelling,
apartment

Government/government office

Commerce/business, office building

7. Description

Architectural Classification

(enter categories from instructions)

Colonial Revival, Gothic Revival, Second
Empire, Queen Ann, Stick, Classical
Revival, Bungalow/Craftsman, Moderne,
Dutch Colonial, (vernacular - I-house,
gable and wing, gable front, etc.)

Materials (enter categories from instructions)

foundation Stone, concrete, stucco

walls Brick, weatherboard, shingle,
asphalt, asbestos, vinyl, masonite

roof Asphalt, wood shingle

other

Describe present and historic physical appearance.

The East Pine Street Historic District is located within downtown Missoula and runs perpendicular to the City's main northeast/southwest arterial (North Higgins Avenue) and parallel to and one block north of the City's major northwest/southeast arterial (Broadway Avenue). The district is about four and one half blocks long and faces onto East Pine Street and onto two blocks on East Broadway Avenue at the east end of the district.

The East Pine Street Historic District is the focal point of the east side residential area that is located to the east of the City of Missoula's central business district and is in conformance with the northwest/southeast and northeast/southwest grid pattern of the Missoula downtown and the adjoining areas on the north side of the Clark Fork River. The major natural feature of the East Pine Street area is Rattlesnake Creek, which runs in a northeast direction and forms the eastern boundary of the East Pine Street District. East Pine Street itself slopes gently from Higgins Avenue in the central business district to Rattlesnake Creek. The predominating man-made feature and unifying visual element of the East Pine Historic District is its historic boulevard, which consists of approximately 15-foot-wide boulevards with large maple trees on each side of the street and its unique 25-foot-wide grass median centered in the street for four blocks between Pattee and Madison Street. The division is an aesthetic element and tends to reduce traffic on East Pine Street.

The East Pine District is located between Broadway Avenue, a busy east/west arterial and Spruce Street and the old Northern Pacific (now Montana Rail Link) railroad tracks north of it. The east end of the district includes the buildings facing East Broadway Avenue in the 400 and 500 blocks because they are compatible in character with the buildings facing East Pine Street and would otherwise be isolated from the historic east side residential area in the Missoula downtown. (Photos 13 & 14). Otherwise the district is bounded on the north by the alleyway between Pine Street and Spruce Street and on the south by the alleyway between Pine Street and Broadway Avenue. (Photo 15).

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The historic buildings along East Pine Street are located on 30' x 138.5' lots on the south side of the street and 30' x 130' lots on the north side of the street. There are generally 10 lots to each half block along East Pine Street. These blocks are laid out in the standard Cartesian grid pattern in this area of Missoula. The blocks at the east end of the district vary slightly from the pattern of the others, with alleys bisecting them running in a northeast/southwest direction.

The East Pine Street Historic District consists of a variety of historic buildings, most of them multi-family or single-family residences built between 1872 and 1940. A historic government office building and historic office/multi-family building are located at the extreme west end of the district. Generally speaking, the district is composed of large single- and multi-family dwellings at the west end of the district nearest the central business district. The buildings at the south end of the district are well-spaced (one block has only two residences) and well set back from the boulevard. The buildings are generally smaller and more closely spaced residences as one proceeds from the west to the east end of the district; however, all of them are well set back from the boulevard.

All but 6 of the 50 major buildings, in the district were constructed before 1940 and most contribute to the significance of the district. (Thirteen of the existing major buildings were constructed between 1872 and 1891, 4 between 1891 and 1902, 13 between 1902 and 1912, 1 between 1912 and 1921, 6 between 1921 and 1930, 8 between 1930 and 1940, and 7 after 1940. The district is predominantly a mixture of multi-family and single-family buildings, representative of different architectural styles and historic periods. Among the largest buildings are some large historic residences (some later remodeled as multi-family dwellings or as commercial buildings) and buildings originally constructed as multi-family dwellings displaying variations of the Federal, Neoclassical, Queen Anne, Victorian influences, and double-bay row houses (with gable and flat roofs) styles of design. The greatest concentration of the large buildings is located at the west end of the district (especially the multi-family dwellings), but a few are located in the central portion of the district and on Broadway Avenue near the southeast edge.

The medium-to-small size single-family residences also illustrate a variety of architectural forms and styles, and, for the most part, are located toward the east end of the district. Most are

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

late nineteenth century buildings that are broadly termed National period vernacular, including basic gable- and temple-front, gable-front and wing, and side gable, some of which were stuccoed in the historical period. More distinctively styled single-family residences include variations of Dutch Colonial, Second Empire, Queen Anne, Neoclassical, Bungalow, and Moderne stylings, and the close-cropped, L-shaped cottages (shingle and stucco) of the 1930's period.

The district as it appears today evolved over 65 years from the early 1870's to the 1940's. It was during this time that over 80 percent of the existing buildings were constructed and the boulevard created. It was also during this time that some of the original large, single-family residences constructed during the late nineteenth century near the central business district were demolished and replaced by commercial buildings, the Federal building, and by multi-family structures. Since 1940, there have only been two major buildings constructed along East Pine Street and five between Pine Street and Broadway Avenue. Most outbuildings date from the historic period.

The general appearance of the district is still residential, and multi-family and single-family rental units predominate. There are relatively few owner-occupied single-family residences. Some of those buildings constructed as residences have been remodeled as multi-family units. The residential feeling and sense of community are enhanced by the boulevard. Some of the properties have historic second residences and garages (historic and modern) located along the alleyways that, in most cases, contribute to the historic feeling of association in the district. The general condition of the buildings is good.

Properties were evaluated as contributing or non-contributing based on their association with the period of significance (1872-1940), on the developments, events, and stylistic influences that characterized that period and on their degree of integrity. The result is that there is a variety of contributing buildings, in terms of style, scale, and function, within a historic district that evolved over a 65-year time period, and virtually ceased changing after 1940. Historic residences located at the back of the lots, and garages, most of which are located along the alleyways, provide a definite feeling of association with the period of significance, especially with the 1920's when many of the garages were constructed. (Photos 16-24). The medians are contributing objects.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

Non-contributing buildings were defined as those not built within the period of significance or that had experienced a significant loss of integrity. The ratio of non-contributing buildings, sites, structures, etc., to the total number of resources in the district is 26:70, the latter number including the four block-long medians. The major non-contributing buildings are motels (Photo 25), service station (Photo 26), modern office buildings (Photo 27), and a fast food restaurant (Photo 28), most of which are located between the 400 and 500 blocks between East Pine Street and East Broadway Avenue.

Primary contributing buildings, classified by property type, include Colonial Revival, Folk Victorian, Second Empire, Queen Anne, Neoclassical, Double-Bay Row House, Bungalow, and 1930's styles, including Art Deco, Moderne, and stucco cottages.

Early Folk Victorian/Gothic include the Francis L. Worden house at 328 East Pine, the W.P. Mills residence at 430 East Pine, and the G.A. Wolf residence at 530 East Pine. The Worden residence (built in 1872) is a L-shaped or gable and wing style residence (now an apartment building) with steep pitched intersecting gable roofs and Gothic-revival style windows in the upstairs gable. (Photos 29 & 30). This clapboard-sided residence has a polygonal first floor bay and wrap around open front porch with bracketed support posts. The W.P. Mills residence (built about 1884) is of a similar design, but only one story in height with a steeply pitched intersecting gable roof, beveled board siding, and Gothic style windows located in upper gable ends. (Photo 31). An early good example of a more detailed Folk Victorian residence is the G.A. Wolf residence (built in 1883) at 530 East Pine, a gable front, I-house (with wing) with clapboard siding, a steeply pitched gable with king post and collar beam, and a one-story, front facing bay window. (Photo 32). A more elaborate Victorian structure is the Thomas G. Hatheway/Arthur Stone residence at 416 East Pine, originally a brick veneer building that recently has been stuccoed. A two-story bay with Victorian detailing is still visible on the west side of the residence. (Photo 33).

Other early examples of smaller scale residences include the Robert Mentrum (527 East Pine) and Henry Hatheway (521 East Pine) Second Empire style residences built between 1883 and 1891. Both houses sport mansard style roofs with dormers and both have been resided, one with shingles, one with stucco, but still retain distinctive architectural design features that are enhanced by their paired setting. (Photos 34 & 35).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4

The Queen Anne influence is particularly strong within the district. The most outstanding example of this influence is the 2-1/2 story Gustav Moratz residence (built in 1891) located at 512 East Broadway (architect, Galbraith and Fuller) with the centered steeply pitched hip roof, with intersecting gables, east side polygonal bay, conical roofed turret, shingle detailing and dentilated eaves. (Photos 36 & 37). Another primary example is the Joseph Steiger residence (now an apartment house (1902-1912) at 405 East Pine, also with centered hip roof with intersecting gables, polygonal turret and diamond patterned shingles. (Photo 38). The pedimented gables and front porch columns also display Neo-classical design elements.

A third primary example of the Queen Anne influence on East Pine Street is the A.P. Tietjen residence (1891-1902), a 1-1/2 story building (converted in the 1940's to a funeral home) with intersecting gables off a centered, truncated hip roof and with sculptured eave brackets, partial gable returns, and fish-scale and diamond patterned shingles on the gable ends. (Photo 39). The residence also has polygonal bays at its east and west sides. It has had a major rear addition and has lost some detailing, like metal roof cresting, but still is an excellent example of the Queen Anne influence.

An interesting Queen Anne variation is the 2-1/2 story S.H. Draper (1902-1912) residence at 420 East Broadway (converted to apartments) also with intersecting pedimental gables, L-shaped wrap around porch, and a two-story west facing bay. (Photo 40). The porch shows some Neo-classical influence with large, square porch support posts.

The district also exhibits a variety of Neo-classical influences. The Joseph Dixon home (now Knights of Columbus Hall) at 312 East Pine is the most prominent Neoclassical residence in the area and its grounds take up 1/2 of a block. (Photo 41). The two-story hip roof residence was built in two stages, the first floor between 1891-1902 and the second floor between 1912-1921. Its dominating Neo-classical feature is the massive two-story portico with pedimented gable with modillions and dentils, supported by four fluted Corinthian columns and Corinthian capitals. The front door features a molded cornice, ornamental architrave, and paneled columns on each side. A Palladian-style window is located on the second floor above the door.

The second outstanding example of Neoclassical style residence in the district is the 1-1/2 story Joseph Redle (1902-1903)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

residence designed by A.J.Gibson at 431 East Pine Street. (Photo 42). It also is basically a hip roof structure but with intersecting pedimented gables over the front and side recessed porches, each with Doric style support columns. The porch gables are pedimented with decorative shingles and fan lights and "keystone" ornamentation in wood surround. Small, vernacular Neo-classical influenced cottages (built 1902-1912) are located at 317 and 321 Madison Street, each with pedimented gables with recessed corner porches and square porch support columns.

Buildings constructed in the 1920's and 1930's form a buffer between the central business district and the East Pine corridor, and display Neo-classical design features. They are the Watson building at 200 East Pine Street built in 1929 (Photo 43) and the 1937 addition to the U.S. Post Office and Courthouse at the southeast corner of Pattee and East Pine Street (listed in the National Register of Historic Places, 11/30/79). (Photo 44). The former is a polychrome brick office building/apartments which features a Neoclassical style portico, Ionic order columns and capitals, and Romanesque arches above Pine Street side doors and windows. A large, east end masonry addition was constructed in 1982. The U.S. Post Office Building on the south side of the street is a Renaissance Revival three-story Federal office building constructed during the Depression of Indiana limestone.

Colonial Revival design influences are also evident in the district. The two-story Tyler Worden residence (built 1902-1905, primary) at 410 East Pine displays Federal and Neo-classical design features including a hip roof with extending eaves with dentils, multi-light, double-hung window, with flat arches upstairs and segmental arches downstairs, and strong Neo-classical influences in the first floor porch with plain architrave and Doric style porch columns. (Photo 45). The 2-1/2 story Forkenbrock funeral home (built in 1929 and listed in the National Register, 12/27/84) at 234 East Pine Street with hip roof and hip roof dormers, both with extending eaves with modillions, brackets and a dentiled frieze, a large, exterior wall chimney extending through the eaves, exhibits strong Colonial Revival influence. Other features include symmetrical fenestration and porch/balconies supported by wooden posts. (Photo 46). The building was constructed as a funeral home and now contains law offices.

Bungalow style residences include the Orville Worden residence (built 1921-1922) at 322 - 324 Adams, the McCarthy residence at 423 East Pine (built 1922-25) and the Veuve (owned) residence at 540

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

East Pine Street (built 1912). None of these are classic examples of the Bungalow influence and are not primary structures.

One of the distinctive features of the East Pine Street district is its multi-family structures constructed as multi-family residences. They fall into several design styles, including two box hip with Neo-classical design influence, double bay row house both with primarily Victorian design features, and 1930's structures displaying design styles of that period - Art Deco, Moderne and broad gables with close eaves and rakeboards. The Armstrong apartments (1883-1891) at 515 East Pine is a basic box style clapboard and masonry structure with truncated hip roof, arched lintels with keystones over doors and windows and an open front porch with classical style support columns. (Photo 47). The Steiger Apartments at 427 and 429 East Pine Street also is a basic box brick apartment building with gently sloping hip roof with hip roof dormers and extending front porch with Doric style support columns. (Photo 48).

The double bay row houses display predominantly Victorian design features and include the Steiger apartments (1902-1912) at 407/409 East Pine Street (Photo 49) and the Dildine Flats (1902-1907) at 410/412 East Broadway Avenue. (Photo 50). Both are primary masonry buildings. The Steiger apartments have pedimented gable roofs over polygonal front projecting bays, with ornamental shingle work on the gables, decorative brackets under the eaves, segmental arches over the windows, and an open front porch with turned porch support columns joining the two bays. The Dildine Flats exhibits a flat roof line with a metal cornice over elaborately corbelled stretcher and header courses and polygonal bays joined by a centered porch with Doric style support columns.

Later multi-family buildings dating to the 1930's include the Art Deco style Green apartments, constructed in 1938 at 408 East Broadway (Photo 51) and the Moderne style LaSalle Apartment Building at 504 East Pine, also constructed in 1938. (Photo 52). Finally, a large, 2-1/2 story, cross-gabled apartment building with no eaves located at 224 East Pine, constructed in 1938, displays clear evidence of 1930's and 1940's design influence. (Photo 53).

According to local informants, the East Pine Street area east of Pattee Street has changed very little since 1940, with the exception of the addition of some modern garages and rear

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

additions to and residing of some of the late and early twentieth century residences in the central and east ends of the district. These changes tend to be mitigated in that most of these buildings retain their basic elements of design and their association with the historic period of development. Most of the large-scale residences and multi-family dwellings have experienced little change in design, materials, or workmanship.

The quality that most distinguishes the district from its surroundings is the boulevard with the median and the variety and the scale of historic single- and multi-family buildings located within it. The width of the entire boulevard and the narrowness of the streets on each side of the median, the size of the maple trees along the boulevard and of the conifer trees on many of the properties, constitute a "sealed" historic residential corridor just one block from the intersection of the major north/south and east/west arterials in the central business district. It is dramatically set apart from the busy main arterials to the south and west, Rattlesnake Creek to the east, and even historic Spruce Street to the north, which consists mostly of smaller and more closely spaced residences, lacks a central median, the feeling of an enclosed corridor, and a sense of East Pine Street's community and timelessness.