NPS Form 10-900 OMB No. 1024-0018 185

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: East Side Neighborhood Historic District
Other names/site number: Great Falls Craftsman Bungalow Historic District
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Central Avenue and 1st Avenue North, between 15th and 16th Streets
City or town: Great Falls State: MT County: Cascade
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** X **C** ___**D**

Mark F. Baumler / SHPO 2/25/2016

Signature of certifying official/Title: **Date**

MONTANA STATE HISTORIC PRESERVATION OFFICE

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson K. Beall 4.19.16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	☐
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	☐
District	X
Site	☐
Structure	☐
Object	☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
36	19	buildings
		sites
		structures
		objects
36	19	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use
Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT: Bungalow/Craftsman
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT: Prairie School
LATE 19TH AND 20TH CENTURY MOVEMENT: Tudor Revival
OTHER: No Style (vernacular)

Materials: (enter categories from instructions.)
Principal exterior materials of the property: WOOD/Weatherboard; BRICK; CONCRETE; ASPHALT

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
The East Side Neighborhood Historic District encompasses a total of two platted blocks in the core of an expansive historic residential neighborhood east of downtown Great Falls, Montana. The neighborhood lies within the larger Third Addition, platted in 1890. The overwhelming majority of the homes built in the district were constructed in the 1910s and 1920s, as Great Falls enjoyed a period of substantial economic and population growth.

The East Side Neighborhood Historic District contains 31 properties which include a total of 36 contributing resources and 19 noncontributing resources. The majority of the resources are houses while garages comprise the majority of the noncontributing resources. Of the contributing resources, the vast majority display Craftsman or Prairie styling or detailing. The district is bookended, date-wise, by two houses that don't share the general architectural style or detailing elements of the majority of the houses in the district. The earliest house in the neighborhood was constructed in the early 1890s, around the time of the platting of the addition. While vernacular in style, the house retains sufficient integrity to demonstrate its early period of construction and illustrates the beginning point of the district's future construction. It remained alone in the district until 1911, when the second house was constructed across the street. Not counting the lone non-historic 1998-constructed house, the latest house in the area that falls within the period of significance dates to 1934; similar to the earliest house in the district, this house lacks Craftsman or Prairie elements, instead featuring Tudor influences.

The platted but largely undeveloped streetscapes around and to the east of Great Falls Central High School became a favored neighborhood for the city's burgeoning middle class, resulting in the construction of hundreds of new, mostly single-family residences. Nearly all of these homes utilized commercially-available architectural plans reflective of the then-popular Craftsman architectural style, and many shared similar specific design attributes: a single-story, front-gable building form, prominent front porch, narrow-exposure lapped siding, and Craftsman or Prairie-style windows. Similarly sited on uniformly-sized lots facing long, east-west avenues, the result is a remarkably cohesive residential streetscape, one that today remains highly reflective of early twentieth century Craftsman residential design. When viewed as a whole, this is one of the larger and most visually evocative Craftsman-influenced residential neighborhoods in Great Falls, and possibly in Montana.

Narrative Description

Introduction

The City of Great Falls is located in north-central Montana in Cascade County near where a series of waterfalls occurred on the Missouri River. The town derived its name from these falls. The river continues to play an important role in the town as it roughly separates it east to west. The Continental Divide lies about 80 miles to the west and the Little Belt Mountains are 30 miles to the south. The small city with a 2013 population of 59,359 lies near the center of Montana within the northern Great Plains, and about 100 miles south of the Canadian border.

The East Side Neighborhood Historic District is centrally located near the core of historic Great Falls. The district consists of one full block and two ½ blocks bounded by 2nd Alley North on the north, 16th Street on the east, 1st Alley South on the south, and 15th Street on the west. 1st Avenue North and Central Avenue bisect the district on an east-west axis. These streets – Central Avenue and First Avenue North – originate in the downtown business district of Great Falls and extend eastward for some four miles, to the periphery of Malmstrom Air Force Base at the edge of the city. For approximately half that length, the streets traverse the core of a large neighborhood of primarily single-family, middle-class homes, nearly all constructed during the first third of the twentieth century.

Looking east into the district, these streetscapes originate at Paris Gibson Square Museum of Art, a building originally constructed in 1896 as Great Falls Central High School. The National Register-listed building predates nearly all of the residential construction in the area, and likely helped encourage families to build in the neighborhood. East of the Paris Gibson grounds, the land is heavily devoted to residential use, the neighborhood defined by a repeating grid of east-west avenues and alleys, and north-south streets. Blocks are uniformly platted, with rectangular, consistently-sized lots fronting the avenues. Historically, the east-west streets of the neighborhood were primary travel corridors since they connected the area with the city's central business district; Central Avenue leads directly west to the core of the city's commercial area. North-south streets historically played a secondary role in traffic flow, although 14th and 15th Streets (as a one-way couplet) have long served as the route of U.S. Highway 87, a bypass for north-south traffic avoiding downtown congestion.

All platted lots in the neighborhood measure 50 feet wide, and with occasional exceptions, each lot contains one single-family residence, providing a consistent rhythm to the streets. This rhythm is maintained by a largely uniform building setback along the streets, as well as by sidewalks, lawns, and other landscaping. Concrete sidewalks exist throughout the neighborhood, separated from the streets by a uniform-width boulevard strip. Boulevard trees are intermittently present, with a greater number of large, mature deciduous trees planted behind the sidewalk line, largely in ordered rows parallel to the sidewalks. Few driveways access the avenues, and nearly all garage outbuildings are accessed via the east-west

alleyways that bisect the platted blocks. The public streetscape remains unbroken by property-line fences, although most back yards are fenced to the alleyway.

The district includes a total of 31 residential properties, 29 designed as single-family homes. One of the district's houses is modern, and one dates from the 1890s, but the remaining 29 were all constructed during a 20 plus-year period beginning in about 1911. Most of the First Avenue North houses date from the mid to late 1910s, while the majority of the Central Avenue houses were built in the 1920s. All appear to have been built and designed for middle-class purchase and occupancy. Twenty-six of the properties front one of the east-west avenues, rather than the north-south streets.

Summary List of Primary District Buildings[1]
The following list is arranged by street, and then by house number:

Central Avenue:
1501 Central (24CA1692, one contributing building): George and Minnie Calvert House, constructed 1921. This is a wood-framed, single-story house displaying elements of Craftsman architecture, along with Prairie design attributes. The building features a hipped roof, historic stucco siding above a continuous skirt board, and retains an historic fenestration pattern featuring prominent Craftsman-style picture windows with sidelites on the primary elevation. The gabled front porch, enclosed during the historic period, displays characteristic Craftsman angle bracing, while the complex hip roof combines with the stucco siding to strongly evoke Prairie design influences.

An attached one-car garage, original to the building, is located on the north elevation.

1505 Central (24CA1693, one contributing building and one noncontributing building): Henry and Catherine Dieterle House, constructed 1922. The single-story, wood-framed house is a strong example of a single-family home combining Prairie design influences with some Craftsman building footprint features and design detailing. The house features a complex hip roof with deep eaves indicating Craftsman design with Prairie design undertones complemented by russet-colored brick veneer with contrasting-color top and bottom courses. The prominent, offset front porch has a solid brick balustrade and heavy, projecting support columns at the corners. Window sidelites, corner brackets and other detailing add a Craftsman touch to the building.

The detached, hip-roofed garage at the rear of the property dates from the early years of the home, but has been altered with modern siding and a new garage door. It is a noncontributing resource.

1506 Central (24CA1705, two contributing buildings): Alvah and Ida Martin House, constructed 1929. The single-story, wood-framed house strongly reflects period Craftsman design details, including narrow-exposure lapped wood siding, knee braces in the eaves, and historic Craftsman window designs. The building's clipped-gable roof is locally unusual, as is the small eyebrow dormer over the main entry. The shed roof dormer on the primary elevation is non-historic, but is compatible with the original design.

The detached, shed-roofed garage at the rear of the lot likely dates from about the same period as the house, and is a contributing resource. It features historic shiplap siding and stepped parapet walls.

1509 Central (24CA1694, one contributing building and two noncontributing buildings): Almon and Gertrude LeFebvre House, constructed 1919. This is a single-story, wood-framed house displaying a

[1] Individual property record forms for each of the houses in the East Side Neighborhood Historic District are on file at the Montana State Historic Preservation office, Helena, MT.

classic Craftsman front-gable plan, and period detailing including wood shingles in the gable ends, wide moulding, exposed rafter tails, and a rectangular, gabled bay on the east side. The house features brick exterior cladding, with support columns on heavy brick piers marking the corners of the hipped front porch.

The property also includes two outbuildings: a gable-roofed garage and a gambrel-roofed storage building. Both are less than fifty years old, and are considered noncontributing.

1510 Central (24CA1706, two noncontributing buildings): Elvira Murray House, constructed c. 1929. This is a single-story, wood-framed house displaying a massing and clipped-gable roof similar to that on 1506 Central. The exterior of the building was heavily reconfigured, likely during the last decade. The exterior cladding is now T-1-11 composition siding, and the original fenestration pattern has been altered. These changes are substantial enough to classify the building as noncontributing.

A wood-framed, single-car detached garage is located on the southwest corner of the lot, accessed by a driveway that runs south from Central Avenue. The garage is historic, likely the same approximate age as the house. It has a concrete foundation and shallow-pitch hipped roof clad with asphalt shingles. The exterior walls are clad with the same modern siding as the house. There is a modern metal overhead garage door on the building's north elevation. It is also considered noncontributing due to a significant loss of integrity.

1512 Central (24CA1707, one contributing building): Adam and Helen Marshall House, constructed 1929. This is a single-story, wood-framed house displaying the overall massing and hipped roof characteristic of American Foursquare design. The off-center hipped-roof enclosed porch deviates slightly from the Foursquare idiom that most often features a full-width porch. The house, however, ties itself to the Craftsman era with a variety of design details, including narrow-exposure lapped siding and a generous number of historic Craftsman-style windows.

The attached historic garage at the corner of the south and west elevations reflects the era. The low slope shed roof features a crenellated parapet of low height. As viewed from the front the articulation reads as pier, crenel, triangular pediment, crenel, and pier; all symmetrical.

1513 Central (24CA1695, one contributing building and one noncontributing building): Cochran and Mary Boal House, constructed c. 1920. This is a single-story, wood-framed house displaying Craftsman front-gable massing, and featuring Craftsman details such as ornate eave brackets and Craftsman windows. The building's blond brick cladding and offset porch with heavy corner columns are a nod to Prairie designs. The enclosed porch may have originally been open; however, its enclosure likely dates to the historic period and is extremely compatible and sympathetic to the original materials and design of the house.

A large, wood-framed garage oriented on a north-south axis, occupies a portion of the north end of the lot. The garage has vinyl exterior cladding and a gable roof clad with composition shingles. Two large overhead garage doors occupy much of the buildings east elevation. The garage is a modern, noncontributing addition to the property.

1516 Central (24CA1708, one contributing building and one noncontributing building): Harry and Victoria Swihart House, constructed 1930. This single-story, wood-framed house displays design details reflective Craftsman influences. The brick cladding, low-pitched hipped roof with wide eaves, and heavy

front porch with battered wood posts on brick columns are hallmark Craftsman features. Craftsman windows are also featured.

The hip-roofed garage with modern T-1-11 siding at the rear of the lot may be from the historic era, but has been heavily modified. It is a noncontributing resource.

1517 Central (24CA1696, one contributing building and one noncontributing building): John and Louise Cox House, constructed c. 1919. This single-story, wood-framed house displays pronounced Craftsman visual elements, including wide and narrow-coursed wood-shingle siding, decorative eave brackets in the gable ends, and a large prominent porch with battered wood support columns.

There is a modern, wood-framed single car garage at the north end of the lot. The gable-roof garage is clad with vinyl siding. City building permit records indicate that the garage was constructed in 1982. It is noncontributing to the district.

1520 Central (24CA1709, two contributing buildings): Elmer and Claudia Townsend House, constructed c. 1929. In common with several other homes in the district, this single-story, wood-framed building exhibits traditional American Foursquare massing with a basic level of Craftsman architectural qualities, including narrow-exposure lapped wood siding, a wide overhang, decorative rafter tails, and Craftsman windows. The off-center front porch features large square posts and a railing with a decorative cutaway flat balustrade.

The rectangular enclosed garage is semi-detached from the house, has a low-slope hipped roof, and is clad with matching narrow-exposure lapped wood siding. The garage is accessed through the alley.

1521 Central (24CA1697, one contributing building): Emma Barkenmeyer House, constructed 1920. This single-story, wood-framed building is a quality example of a front-gable Craftsman residence. The house features double-coursed wood-shingle siding below a belt course, and narrow-exposure lapped siding above. There are Craftsman-style windows, and a prominent, open, gabled front porch defined by squat, wooden support columns on brick piers and a decorative scroll-sawn balustrade. No garage or outbuildings remain on the property.

1525 Central (24CA1698, one contributing building and one noncontributing building): Oscar and Selma Johnson House, constructed 1929. One of the later historic-era houses to be constructed in the district, this single-story, wood-framed house displays relatively subtle influences of Craftsman and Prairie architectural philosophies, including Craftsman windows, knee braces at the roof corners and ridge line, polychromatic bricks in varying patterns, and stucco cladding in the gable ends.

The property also includes a noncontributing detached, gable-roofed garage constructed in 2005.

1526 Central (24CA1710, one contributing building): James and Mary Wocasek House, constructed c. 1928. This single-story, wood-framed building is a quality example of a front-gable Craftsman house with characteristic period detailing. The building features double-coursed shingle siding, Craftsman-style windows, eave brackets, and a full-width, inset open front porch with battered wood columns above heavy brick piers. The square enclosed garage attached to the house has a (nearly) flat roof that features a crenellated parapet facing 16th Street, sided to match the house.

1st Avenue North:

1501 1st Avenue (one noncontributing building): This was a vacant lot during the district's period of significance. The current single-story wood-framed house on the site displays a largely-vernacular design, and was constructed in 1998. It is noncontributing.

1505 1st Avenue (24CA1714, one contributing and one noncontributing building): Fred Johnson House, constructed c. 1915. This single-story, wood-framed building displays the form and massing characteristic of a front-gable Craftsman cottage. The house has buff-colored stucco with exposed wood trim, an enclosed inset front porch, and exposed rafter tips with scalloped ends. The enclosed porch visually reads as an extension of the residence.

A two-car garage exists near the northwest corner of the lot, with its door openings facing the alley to the north. The garage postdates the primary house; it likely dates from the 1940s or 1950s, outside of the period of significance, and hence considered noncontributing to the district. The building has a concrete foundation, concrete-block exterior walls, and a shed roof behind stepped parapet walls on the east and west. Two pairs of hinged, wooden garage doors occupy nearly the entire north elevation.

1506 1st Avenue (24CA1715, one contributing building and one noncontributing building): Ralph and Mary Hutton House, constructed c. 1916. This single-story wood-framed building is another neighborhood example of a front-gable Craftsman house. The building currently displays modern, narrow-exposure horizontal metal siding, an approximation of the wood cladding that was likely original. The full-width, inset front porch has been enclosed and visually reads as an extension of the residence.

There is a very large, wood-framed two-car garage with a gable roof at the south end of the lot, accessed via the alleyway. The garage is non-historic, and appears to date to the 1990s. It is a noncontributing resource.

1509 1st Avenue (24CA1716, one contributing building and one noncontributing building): Clarence and Georgiana Conrad House, constructed c. 1914. This is a single-story, wood-framed house displaying a front-gable façade and Craftsman architectural details. The lower walls are clad with variegated buff-colored brick that is accentuated with a brick soldier course water table, brick rowlocks at the window sills, and darker brick at the exterior corners of the walls and chimneys in the manner of quoins. The front gable is clad with stucco and wood trim, and is visually defined by a nearly full-width front porch with a gable roof. The front porch was enclosed during the historic period. Craftsman windows and eave brackets are present.

A large, two-car garage exists near the northwest former of the lot, and was likely constructed in the 1970s or 1980s. The garage is wood-framed with a concrete foundation and a gable roof surfaced with asphalt shingles. The walls are clad with brick veneer to match the house and T-1-11 type siding above. A paneled overhead garage door occupies much of the north elevation. The garage is a noncontributing resource.

1510 1st Avenue (24CA1717, one contributing building and one noncontributing building): Charles and Margaret Arnold House, constructed c. 1920. This single-story, wood-framed house displays a plan typical of a front-gable Craftsman cottage. The house has been resided with wide-exposure aluminum siding that although non-original material, respects the overall historic rhythm of the property. The primary façade is defined by a large, offset enclosed front porch with a gable roof and high brick piers at the corners. Despite the non-original siding and reduced integrity related to window changes, many

Craftsman details remain, including historic windows on the facade, a shallow rectangular bay, and eave brackets, allowing the house to retain sufficient integrity to contribute to the district.

A large, gable-roofed garage with wide-exposure aluminum siding that sits at the rear of the lot postdates the period of significance and is noncontributing.

1513 1st Avenue (24CA1718, one contributing building): John and Margaret Harris House, constructed c. 1914. Along with 1515 1st Avenue, this two-story, wood-framed Foursquare building is one of two "twin" houses built on the same lot. The house's hip roof is mirrored by the hip-roofed front porch and a front-gable attic dormer on the primary elevation. Craftsman detail is primarily provided by the carefully articulated siding, which includes courses of narrow lap siding from the foundation up to the second floor windows and wood shingles above. True to Craftsman detailing, exposed soffit framing, with a generous overhang, continues to add a sense of texture when viewed from below. The front porch windows and door have been altered; however, the house, along with its twin next door, is a locally unusual example of the building form of the paired house design. There is no garage associated with this house.

1514 1st Avenue (24CA1719, two contributing buildings): Clarke Thompson House, c. 1890s. This single-story, wood-framed building is the oldest and smallest house in the district, and is unusual for its placement near the rear of its building lot. The house displays a modified cross-gable form and a largely vernacular design. Approaching the home, one notices the simple one by two rectangular proportions of the north façade, with its east half asymmetrically articulated by a medium-sloped gable roof. This entry gable is further defined by a steel-frame supported shed roof (non-historic) providing weather protection to the spare porch. Sanborn fire insurance maps for the neighborhood suggest that the porch was not originally enclosed, but that the former open porch area was incorporated into the house sometime before 1950. The wide-exposure non-original aluminum siding dates from a remodel undertaken during the period of significance.

The small gable-roofed garage with wood siding at the rear of the lot likely dates to the 1930s; it retains integrity as is classified as contributing.

1515 1st Avenue (24CA1720, one contributing building and one noncontributing building): Chester and Edith Harris House, constructed c. 1914. Along with 1513 1st Avenue, this two-story, wood-framed Foursquare building is one of two "twin" houses built on the same lot. The house's hip roof is mirrored by the hip-roofed front porch and a front-gabled attic dormer on the primary elevation. The walls of this house have been reclad with wide-exposure lapped composition siding, but the historic feel of the house otherwise remains largely evident, especially in the Prairie-style porch windows. The two houses are locally unusual examples of the building form and of the paired house design. Although not as strong an example as its "twin" next door, the house retains sufficient integrity to be considered contributing to the district.

The wood-framed, gable-roofed garage with vinyl siding at the rear of the lot likely dates from the 1990s, and is a noncontributing resource.

1516 1st Avenue (24CA1721, two contributing buildings): Jesse Shelby House, constructed c. 1918. This is a single-story, wood-framed house displaying a Craftsman front-gable facade and a high level of historic integrity. The building's exterior cladding features double-coursed shingle siding below a belt line, and narrow-exposure lapped siding above. Historic Craftsman-style windows are present. The primary elevation is defined by a large, open front porch beneath a gable roof, featuring rectangular wood support columns over a solid balustrade.

There is a small, one-car, wood-framed garage at the rear of the lot, with wood drop-siding and a round-top roof. It likely dates from the 1930s and retains integrity; it is a contributing resource.

1517 1st Avenue (24CA1722, one contributing building and one noncontributing building): George Mitchell House, constructed c. 1919. This is a single-story, wood-framed house with a Craftsman front-gable plan. The building features narrow-exposure lapped siding, angle brackets in the eaves, and historic Craftsman windows. The building retains sufficient integrity to be classed as contributing, but its overall integrity was diminished by the enclosure of its full-width, inset front porch in 2014.

The one-and-one-half story garage with wide-exposure composite siding appears to date from the 1950s or 1960s. The one-and-one-half car garage has a modern, vinyl panel door and there is a half-story above, most likely for storage, shop, or living space. The garage is noncontributing due to poor integrity and age.

1520 1st Avenue (24CA1723, one contributing building and one noncontributing building): George Eisenbart House, constructed c. 1916. This is another wood-framed, single-story house displaying a front-gable Craftsman design. The house features a high level of integrity, and includes numerous Craftsman-era details, including narrow-exposure lapped wood siding, Craftsman-style windows, a small rectangular bay, and angle brackets in the eaves. The primary façade features an inset, full-width front porch with a full balustrade lower wall and a continuous bank of storm windows above.

The gable-roofed, two-car garage with wide-exposure lapped siding and modern metal overhead garage doors may date from the 1990s. It is a noncontributing resource.

1521 1st Avenue (24CA1724, one contributing building and one noncontributing building): Christian Volk House, c. 1911. This is a wood-framed, one-and-one-half story house with rectangular massing and a somewhat lower level of architectural cohesion and detail than many houses in the district. The building features narrow-exposure lapped wood siding seen in most of the area's Craftsman houses, a gabled entrance hood, and clipped gable-roof dormers on the east and west. The façade detailing is relatively minimal, and the house lacks the prominent front porch area that typifies most nearby residences.

The large, gable-roofed two-car garage at the rear of the lot displays wide exposure lapped siding. It was constructed well after the district's period of significance, and is a noncontributing resource.

1524-6 1st Avenue (24CA1725, one contributing building and one noncontributing building): George Eisenbart rental duplex, constructed c. 1914. This single-story, wood-framed building is a locally unique two-unit rental property, displaying Craftsman architectural details and a high level of integrity. The building has a side-gable roof, with two gabled wings projecting towards the street and housing enclosed front porches for the building's primary entrances. A centrally located wide dormer with a shed roof extends from the ridge of the primary roof and ends midway down the north downslope of the roof. Narrow-exposure lapped wood siding, Craftsman windows, a central shed roof dormer, and exposed rafters and angle brackets in the eaves define the building.

The one-car, gable-roofed garage with wide exposure aluminum siding at the rear of the lot appears to postdate the district's period of significance, and is considered a noncontributing resource.

15th Street:

11 15th Street South (24CA1703, one contributing building): William and Kate Beachley House, constructed c. 1915. This is a wood-framed, one-and-one-half story house with a hip roof and a largely vernacular design. A gable roof dormer is placed on the west slope of the primary roof. The house displays wide-exposure lapped wood siding that is likely not original, but is visually compatible with the building's overall appearance. An historic, enclosed front porch with Craftsman-style windows and gabled dormers on the north and west elevations are also present. A small enclosed back entry porch is attached to the northeast corner of the house. There is no garage on the property.

11 15th Street North (24CA1702, one contributing building): George C. and Ethel Calvert House, constructed c. 1929. This is a wood-framed, one-and-one-half story residence with a low hip roof and wide eaves that reflect Craftsman and Prairie design influences. The footprint of the residence is rectangular in plan, and is oriented perpendicular to the street with a projecting half-width enclosed porch extending toward the street from the center of the west façade. The stucco walls are detailed with brick soldier courses and sills, and Craftsman-style windows. The walls of the front porch are surfaced to match the residence, including the belt course. The upper-story dormers are likely a 1930s or 1940s addition. There is no garage on the property.

15-17 15th Street South (24CA1704, three contributing buildings): Ralph Hutton rental properties, possibly constructed c. 1917. This property site consists of two, nearly-identical one-story, wood-framed houses joined by a unifying garage structure. The northernmost unit (#17) retains the original open porch accessed through an entry-defining wing wall, whereas the southern unit (#15) has a porch that was enclosed some time ago, likely during the historic period. The roof massing of each house is a simple gable with the north-facing roof plane continuing out to accept the porch element. In true Craftsman vernacular, exposed rafter tails add functional ornamentation and rhythm to the soffit design terminating in scalloped barge boards. The wide-exposure lapped wood siding likely dates to the historic period, but is not original. The unifying garage connection postdates the construction of the houses, and displays a Moderne design, with a pedimented façade and shed roof. The garage connection may date as early as the 1930s. Though the building has been modified, it retains sufficient integrity overall to be considered a contributing resource to the district.

16th Street:

16 16th Street North (24CA1712, one contributing building): John and Emma Eisenbart House, constructed c. 1914. This is a relatively small, nearly square, single-story, wood-framed house with a hip roof and simplified Craftsman-era detailing. Narrow-exposure lapped wood siding, an historic gabled enclosed porch entry, and Craftsman-style windows with wide trim are historic, but the original fenestration pattern appears to have been somewhat altered. Although the house displays some changes from its original presentation and is not the strongest example in the district, it retains sufficient integrity to be counted as a contributing resource. There is no garage on this small lot.

102-108 16th Street North (24CA1713, two contributing buildings): Christian Volk apartment building, constructed c. 1934. This single-story, wood-framed building contains four apartment units, and is the largest and most-recent of the historic buildings in the neighborhood. The building has a hip-roofed plan intersected at each end by gable roofed wings that project eastward from the basic rectangular footprint, as well as a large intersecting center wing that also extends to the east. The resulting configuration is a symmetrical 'E' in plan. Buff-colored brick veneer clads the elevations with red brick soldiers at window heads, red brick rowlocks at windowsills, and a soldier course of red brick at the water table. The building's design largely postdates the Craftsman era, and the false half-timbering in the gable ends is

suggestive of the Tudor residential design influences that gained popularity in the 1930s. The presentation suggests it would have originally had a shingle roof that draped over the eaves, in accordance with the Tudor revival style.

The hip-roofed, four-car garage along the alley side of the lot has matching brick veneer cladding and appears to have been constructed simultaneously with the apartment building. It is a contributing resource.

Outbuildings

In addition to the residential buildings, the district also contains 25 outbuildings, virtually all automobile garages. In contrast to the houses themselves, which nearly all date from the historic period, a review of the garages, both detached and attached, indicates that 13 are likely 50 years old or more, and 12 (including one storage shed) are less than 50 years old, modern, or fairly recent additions to the district. Of the garages that do date to the period of significance, eight retain sufficient integrity to be considered contributing resources to the district. The 1929 Sanborn map of the neighborhood indicates that the majority of the residences did have a garage associated with them. The low number of contributing garages to the district is likely due to a number of reasons, including that some of the residential construction in the neighborhood predated the ubiquity of personal automobiles. Also, as automobiles continued to grow in size and a need for additional storage space increased, older garages were likely replaced. Although several large modern garages exist in the neighborhood, their positioning near alleyways at the rear of the houses and the lots reduces their visibility from the streets.

Few of the neighborhood's homes feature attached garages, and none include garages that are truly integral to the house itself. Attached garages are primarily seen on the lots that front the neighborhood's north-south streets, in contrast to the narrower lot frontage along the avenues.

Interior

The vast majority of the interiors of the contributing houses in the East Side Neighborhood Historic District conform to a generalized Craftsman style. A typical Craftsman bungalow floorplan consists of a wide and deep front porch extending half the width of the house or, in some cases, the entire width. In the front, a living room generally encompasses slightly more than the width of the house, with a wide doorway into a dining room and, directly behind it, the kitchen. Occupying the other side of the house are two bedrooms with a bathroom in-between and perhaps a small hallway in the middle. Off the kitchen might be a small pantry or wash room and a back door. This style of house is welcoming and comfortable, a feeling enhanced by broad front porches. They offered single floor living with a full use of space, often with hand-crafted built-ins and detailing.

Integrity

As a group, the houses in the district display a relatively high level of historic integrity. All retain integrity of location, setting, feeling, and association, given that no houses in the district and very few in the large surrounding neighborhoods have been destroyed by fire, torn down, moved, or completely rebuilt or remodeled. Alterations to some of the houses have resulted in diminished integrity of design, materials, and workmanship, although the vast majority retains sufficient integrity to be considered contributing to the district. Only one of the district's 30 historic-period houses (1510 Central) has lost sufficient integrity to be judged noncontributing.

Over time, the most substantive (and common) exterior change to the district's houses has been the enclosure of formerly open front porches, a not uncommon historic alteration to this style of house. Since many Craftsman residential designs relied on the appearance of the porch to convey the building's

character, changes to this feature could potentially alter the house's integrity of design, workmanship, and materials. In the case of the houses in the East Side Neighborhood Historic District, while some of the buildings did undergo porch enclosure, the vast majority were accomplished with deference to the building's historic design allowing for the original presentation to remain recognizable. Based on the appearance of many of these modifications, including the porch enclosures, they occurred during the historic period, often early in the building's existence. Interestingly, other major structural additions to the district's houses are almost completely absent; nearly all continue to occupy the same footprint today that they did when originally constructed.

Other changes on a minority of the district's buildings (six) include the addition of replacement siding. In all cases, the replacement siding retains the horizontal lines that characterized the original, though the width of the siding boards has increased. Of the six contributing houses with replacement siding, two of feature replacement aluminum siding, two feature replacement wood siding (the siding of both occurred during the historic period), one has replacement metal siding, and one displays composition siding. Differing from buildings seeking individual listing in the National Register, resources within a district can still be considered contributing as long as they retain the significant form, features, and detailing;[2] in the cases of these six houses in the district, although the replacement siding does decrease the integrity of the buildings, the siding does not diminish any of those three conditions. Similar to many historic houses, several contain replacement windows. Within the East Side Neighborhood Historic District, most replacements have occurred in the historic openings, preserving the fenestration pattern of the building. The house located at 1510 Central Avenue is considered noncontributing; in addition to replacement siding, the house has undergone exterior reconfiguration and fenestration changes. The associated garage is considered noncontributing for the number of changes it too has undergone.

Overall, the buildings in the East Side Neighborhood Historic District retain good integrity collectively as a whole and their historic relationships to each other. The vast majority displays their essential physical features, and of those that have undergone some change, the preponderance still retains sufficient integrity to convey their significance to the district.

[2] *How to Apply the National Register Criteria for Evaluation, Bulletin 15*, U.S. Department of the Interior, National Park Service, 1990.

ADDRESS	DATE OF HOUSE CONSTRUCTION	SMITH NO.	# of CONTRIBUTING/ NONCONTRIBUTING BUILDINGS	STYLE
1501 Central	1922	24CA1692	1C	Craftsman with Prairie elements
1505 Central	1922	24CA1693	1C, 1NC	Craftsman design influences with Prairie detailing
1506 Central	1929	24CA1705	2C	Craftsman
1509 Central	1919	24CA1694	1C, 2NC	Craftsman
1510 Central	1929	24CA1706	2NC	Craftsman
1512 Central	1929	24CA1707	1C	American Foursquare with Craftsman detailing
1513 Central	1920	24CA1695	1C, 1NC	Craftsman with Prairie elements
1516 Central	1930	24CA1708	1C, 1NC	Craftsman
1517 Central	1920	24CA1696	1C, 1NC	Craftsman
1520 Central	1929	24CA1709	2C	American Foursquare with Craftsman detailing
1521 Central	1920	24CA1697	1C	Craftsman
1525 Central	1929	24CA1698	1C, 1NC	Craftsman with Prairie elements
1526 Central	1928	24CA1710	1C	Craftsman
1501 1st Avenue North	1998		1NC	
1505 1st Avenue North	1915	24CA1714	1C, 1NC	Craftsman with Prairie elements
1506 1st Avenue North	1916	24CA1715	1C, 1NC	Craftsman
1509 1st Avenue North	1914	24CA1716	1C, 1NC	Craftsman
1510 1st Avenue North	1920	24CA1717	1C, 1NC	Craftsman
1513 1st Avenue North	1914	24CA1718	1C	Foursquare, hipped roof with Craftsman detailing
1514 1st Avenue North	c. 1890s	24CA1719	2C	Vernacular

1515 1st Avenue North	1914	24CA1720	1C, 1NC	Foursquare, hipped roof with Prairie detailing
1516 1st Avenue North	1918	24CA1721	2C	Craftsman
1517 1st Avenue North	1919	24CA1722	1C, 1NC	Craftsman
1520 1st Avenue North	1916	24CA1723	1C, 1NC	Craftsman
1521 1st Avenue North	1911	24CA1724	1C, 1NC	Some Craftsman elements
1524-6 1st Avenue North	1914	24CA1725	1C, 1NC	Craftsman detailing
11 15th St. South	1915	24CA1703	1C	Vernacular with some Craftsman elements
11 15th St. North	1929	24CA1702	1C	Craftsman and Prairie elements
15-17 15th St. South	1917	24CA1704	3C	Some Craftsman elements, garage Moderne elements
16 16th St. North	1914	24CA1712	1C	Craftsman elements
102-108 16th St. North	1934	24CA1713	2C	Tudor influences

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1890-1934

Significant Dates
1890

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
George Calvert
Harry Swihart

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The East Side Neighborhood Historic District is eligible for the listing in the National Register of Historic Places under criteria A and C at a local level of significance. Under Criterion A, the East Side Historic District is eligible for its association with the building boom that occurred as the town began to grow

outside of its main core area. The boom began slowly in the early 1890s, gathered momentum in 1911 through 1920, with another burst of construction occurring from 1925 to 1934. The district includes multi-family buildings, individual homes, and a pair of nearly identical/mirror-image houses occupying the same lot; several of the buildings, in addition to several of the houses with basement apartments, were constructed as a result of the housing shortage afflicting the town at the time. Although limited development had occurred east of the city center, the East Side Neighborhood Historic District serves as a good example of the typical pattern of small-scale residential neighborhood development in Great Falls from the 1900s to the 1950s. Fueling the desirability of living in the area was the presence of Central High School, immediately to the west.

The period of significance occurs from 1890, the date Paris Gibson (vice president of the Great Falls Water and Power Townsite Company) signed and notarized the platting of the Third Addition to Great Falls, which includes the East Side Neighborhood Historic District. The date of 1890 also encompasses the earliest construction that occurred in the East Side Neighborhood Historic District, a contributing building to the district built in the early 1890s. The terminal date of the period of significance is 1934, the date the last house was constructed in the defined National Register district.

The East Side Neighborhood Historic District is also eligible for the listing in the National Register of Historic Places under Criterion C. The streetscapes of the neighborhood display a strong collection of single-family houses that, individually and principally collectively, compellingly display the distinctive design characteristics of the popular American Craftsman, and to a lesser degree Prairie architectural styles, as applied to working-class American homes in the first third of the twentieth century. The vast majority of the homes were built during a twenty year period from 1911 to 1934 when the popularity of the Craftsman style peaked in Great Falls and many middle-class residents pursued the dream of home ownership.

Characteristic elements of the Craftsman design philosophy are also visually dominant and well represented throughout the neighborhood and include 1 to 1 1 /2 story buildings under deep-eaved, typically low-sloped hipped and gable roofs, textures of narrow-exposure wood siding, applied touches of intricate wood, brick, and stone detailing, prominent front porches with tapered wood columns, and exposed rafters and decorative brackets in the eaves. Some of the appeals of the Craftsman style were (and remain) the compact, efficient floor plans; built-ins; robust wood detailing; and often fireplaces – all of which promoted healthy family living and comfort not previously available to the middle class. Together, these elements help create a visual streetscape that is highly evocative of both the American Craftsman style, and the era in which the neighborhood was built. As a whole, the neighborhood retains a high level of architectural integrity, making the neighborhood a testament to the era of Craftsman architecture in Montana.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early History of Great Falls

Settlement and development of Great Falls and north-central Montana postdated that of the western Montana mining country, but the region was one part of an early travel route between the Midwest and the Montana mining camps. The focus of this travel was the community of Fort Benton, the upper end of Missouri River navigation and approximately 40 miles downstream from Great Falls. Travel routes beyond Fort Benton generally bypassed the immediate Great Falls area, but the falls themselves served as

an occasional attraction for curious Montana tourists, and increased settlement in the territory drew ranchers into north-central Montana, who raised cattle and sheep to provide meat for the mining towns.[3]

Until the 1880s, very little Euro-American settlement occurred in the immediate area of the future city of Great Falls. The first permanent community at the location was a small settlement known as Johnstown, on the west bank of the Missouri near its confluence with the Sun River. This town, platted in 1881, was a stop along an overland stage route.[4]

One of the stockmen who settled in north-central Montana in the 1870s was Paris Gibson, now remembered as the founder of the City of Great Falls. Gibson moved to Fort Benton in 1879 and soon became a prominent local sheep rancher. He visited the falls along the Missouri several times in the early 1880s, and later said, "I had never seen a spot as attractive as this and one that at once appealed to me as an ideal site for a city."[5] Aware of the coal deposits and grazing and agricultural lands in the area, he began planning for a city close to the falls that he envisioned would one day be a regional industrial center. In November of 1882, Gibson visited his friend and railroad magnate, James J. Hill, in St. Paul, and the two men formed a partnership to acquire several thousand acres of land near the falls. In 1883 and living in Great Falls, Gibson platted the Great Falls townsite on a tract along the east side of the Missouri, above the falls. By the end of the following year, more than 200 people lived in the town.[6]

Unlike many of Montana's early towns, which sprang up almost overnight along mineral-rich gulches with no overall design, Gibson's new city benefited from plans carefully prepared before any ground was broken. The flat prairie was divided into blocks each containing fourteen lots, with each lot measuring 50 feet by 150 feet. The street grid was oriented to the directions of the compass, with the lots fronting east-west Avenues. The streets measured 80 feet wide except for Central Avenue, which measured 90 feet wide. The layout was "an urban design of typical regularity, featuring geometric utilitarianism often duplicated in the American West, but rarely achieved to such a successful degree. The professional urban design featuring interspersion of hundreds of acres of parks and boulevards was innovative, especially in the west, where maximization of profits for land speculators generally outweighed the desire to provide for the quality of life of the future residents."[7]

The town grew more rapidly after 1887, when the St. Paul Minneapolis & Manitoba Railroad arrived in the area. The railroad, owned by James J. Hill and a predecessor to the Great Northern, developed a network of lines leading from Great Falls, and became a strong force for economic growth. Soon, Great Falls displayed a well-defined business district located between 1st Avenue North and 2nd Avenue South and between the river and 4th Street. Early residential construction focused on blocks east and north of

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[3] Portions of this narrative are excerpted from Kathryn L. McKay, "Cultural Resource Inventory and Evaluation, 2nd Avenue North, Great Falls, Cascade County, Montana," unpublished report prepared for Robert Peccia & Associates and the Montana Department of Transportation, 2002; Also see Section 3 of Page-Werner & Partners, Historical Research Associates, and James R. McDonald, "Draft Report Volume 1: Historical and Architectural Survey of the Great Falls Revitalization District," unpublished report prepared for the Cascade County Historical Society, 1983.

[4] Hufstetler, Mark, Mitzi Rossillon, and Mary McCormick, "West Bank Urban Renewal District, Great Falls, Montana: Cultural Resource Inventory and Evaluation," unpublished report prepared for the City of Great Falls, Montana, 2010.

[5] Paris Gibson, *The Founding of Great Falls and Some of Its Early Records* (Great Falls, Montana: Tribune Printers & Binders, 1914), 8; also see Richard B. Roeder, "A Settlement on the Plains: Paris Gibson and the Building of Great Falls, *Montana: the Magazine of Western History* 42 (Autumn 1992): 4-19.

[6] Roeder, "A Settlement on the Plains," 6-8.

[7] Ibid; Andrew Finch, Senior Transportation Planner and CTEP Program Administrator, City of Great Falls.
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the business district, with contractors and investors building houses for property owners and on speculation, often drawing on pattern books for the plans. Industrial and transportation-related development concentrated south of the business district and on the west side of the river, and smaller residential neighborhoods developed nearby as a consequence.[8]

Amenities associated with an established city soon began to appear. The first water system was established in 1889, a franchise later acquired by the Great Falls Water and Townsite Company, and then purchased by the City in 1898. In 1889, the city also granted a franchise for the operation of a street railway system. This system transported people around the city and also across the Missouri River to the smelter. Great Falls formed a volunteer fire department in the 1880s that became a paid city organization in 1892. A public library opened in 1890 on 2nd Street North and 3rd Street, and the city took over its operation in 1892.[9]

Gibson's involvement with the burgeoning city was rewarded in 1888, as the citizens of Great Falls elected him as the first mayor of their city. The town boasted some 2,000 residents by that time, and it had become the seat of the newly established Cascade County the previous year. Further burnishing their political credentials, the county constructed the impressive sandstone county courthouse on 2nd Avenue North in 1903. Attraction to the area extended beyond the political realm as many churches established themselves in the city by this time, with quite a few constructing their buildings on 2nd Avenue North. The town promoted itself as the "City of Wind, Water, and Future."[10] Gibson remained the city's most energetic and ardent booster until his death in 1920; his involvement extended to his personal investment in many of the city's early enterprises.[11]

In 1885, Gibson and associates founded Great Falls' first major industry, the Cataract Milling Company, which ground flour from regionally grown wheat using water power. The operation proved such a success that by 1893, a second Great Falls flour mill, the Royal Milling Company, was established, soon claiming to produce half the flour manufactured in Montana. Breweries, a meat packing plant, and other industries also appeared.[12]

Once evident that a railroad intended to build, additional industrial interest in the town began almost immediately. Furthering its industrial allure and potential was Great Falls' strategic location close to abundant waterpower and the coal fields at San Coulee, Belt, and Stockett. In 1889, the Boston & Montana Consolidated Copper and Silver Mining Company successfully negotiated with the townsite company for a spur line of the Montana Central Railroad and a dam for power resulting in the company relocating its Butte copper smelting and refining facilities to the north side of the Missouri, close to Great Falls. The Boston & Montana completed their dam at Black Eagle Falls in 1891 and began treating copper ore in 1892. The Boston & Montana built a powerhouse on the north bank of the river, and Great Falls eventually built two powerhouses on the south bank.[13]

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[8] McKay, "Cultural Resource Inventory," 11-12; Page-Werner et al., "Great Falls Revitalization District," 3:5-14.

[9] Ibid.

[10] Work Projects Administration, *Report on Real Property Inventory and Income Survey, Great Falls, Montana, February 1939* (Great Falls, Montana: City of Great Falls, 1940), 7.

[11] Roeder, "A Settlement on the Plains."

[12] Ibid., 3:6-7.

[13] Page-Werner et al., "Great Falls Revitalization District," 3:11-12.

Great Falls' initial period of economic growth continued until the national Panic of 1893, which temporarily stunted the economic growth of the town. The repeal of the Sherman Silver Purchase Act in conjunction with a flooded silver market nearly wiped out western silver mining and smelting. The repealing of the Silver Act and a change to the gold-based economic system devastated most silver towns, especially those in Montana, and banks nationwide. Despite the panic, Great Falls recovered more quickly than other Montana cities reliant mostly on silver mining. Its diversified economy as an agricultural marketing center, county seat, a railhead, a center for lumber and flour milling, brewery location, and support service businesses kept the city growing. [14]

The city, however, retained a strong economic foundation and continued to expand, with some new residents moving to the city after the failure of their area farms and ranches or mining operations due to the nationwide depression. Despite the economic uncertainty, growth of the city continued, in large part to the railroad's arrival and the development of industry. By 1893, the population of the town grew to over 6000 individuals and by 1900, the population reached 14,930 - almost four times its 1890 population of 3,979.[15] The continued growth of the city resulted in the platting of areas outside of the immediate core area, including the Third Addition east of downtown, which includes the subject of this nomination, the East Side Neighborhood Historic District.

In addition to the industrial potential of the area, both Paris Gibson and James Hill believed that the arid lands of north-central Montana could be made productive. Both men promoted dryland farming, a technique that emphasized deep plowing and intensive cultivation. Whereas Hill wanted to increase traffic along the Great Northern Railway, Gibson hoped for increased settlement in the Great Falls area. Gibson worked for the creation of the Milk River Irrigation Project, the Sun River Project west of Great Falls, and measures aimed at opening Indian reservations and parts of the public domain to white settlers. These projects and Gibson's efforts opened uncultivated prairie lands to settlement drawing more people to the area. The growth of Cascade County's farm economy continued until an extended period of drought and economic depression caused a collapse of the state's agricultural market in the 1920s.[16]

By the 1910s, several more railroad lines reached Great Falls and new railroad facilities were constructed in the city. The Chicago, Milwaukee & St. Paul Railroad (popularly known as "The Milwaukee Road") arrived in 1913.[17] The Great Northern depot and a small park were located near the foot of Central Avenue, with the Milwaukee depot a little farther north. Substantial brick warehouses, industrial plants, and commercial buildings dotted both sides of the tracks from Central Avenue to 10th Avenue South.

A second period of growth in Great Falls occurred during the years 1910-1920. Fueling this growth was the regional homesteading boom and the expansion of the city's metal processing and refining facilities, with the Boston & Montana smelter continuing to play a vital role in Great Falls' economy. In 1901, the Boston & Montana was absorbed into the Anaconda Copper Mining Company. The company replaced its Great Falls smelter with one in Anaconda, and the Great Falls facility instead began refining concentrated

[14] Candi Zion, *Great Falls Central Business Historic District National Register Nomination Form* (listed August 19, 2004, NR # 4000374) on file at the Montana State Historic Preservation Office, Helena, MT.

[15] Roeder, "A Settlement on the Plains," 8-10; Page-Werner et al., "Great Falls Revitalization District," 3:18-19.

[16] Roeder, "A Settlement on the Plains," 16-18. For additional background, see Chapter 10 of Michael P. Malone, Richard Roeder, and William Lang, *Montana: A History of Two Centuries,* 2nd ed. (Seattle: University of Washington Press, 1991).

[17] For information on railway development to and in Great Falls, see Dena Sanford, "National Register of Historic Places nomination for Great Falls Railroad Historic District, 24CA352" (1992).

copper shipped from Anaconda. The Anaconda Company operations in Great Falls expanded again in the 1910s with new facilities, such as an arsenic plant, a large electrolytic zinc plant, and other industries.[18]

By the mid-1910s, the economy of Great Falls was thriving. The Anaconda Mining Company facilities employed 1,800 workers; the city boasted two large flour mills plus almost 150 grain elevators within 75 miles; the Great Falls Meat Company was the largest packing plant between Minneapolis and Spokane; and the Hotel Rainbow offered some of the finest accommodations in the state. Many large construction projects were completed during that period, including a new federal building and an extensive expansion of the hydroelectric facilities along the river. The new dams and power plants, constructed by the Montana Power Company and its predecessors, gave Great Falls the new nickname of "The Electric City." Although the Third Addition was platted in 1890, the area of the East Side Historic District within the addition remained largely unclaimed. However, with the boom of the mid 1910s, the construction of houses within the district increased at a greatly increased rate. By the 1920s, Great Falls was the second largest city in Montana.[19]

Development of the East Side Neighborhood Historic District

In the 1890s and early 1900s, residential construction in Great Falls largely concentrated close to the downtown area and the city's early commercial and warehouse districts. Early residential neighborhoods, for example, existed in the vicinity of the copper smelters and in west Great Falls near the railroad yards. Many smelter employees lived in a community on the north bank of the Missouri known as Little Chicago (now Black Eagle). Smaller, outlying clusters of residences were located to the east of the commercial district, including Huy's, Black Eagle Falls, and Rolfe's additions. Relatively little concentrated residential development existed directly east of the downtown area, despite the fact that the Townsite Company had platted vast expanses of the prairie into lots and blocks in the 1890s. The Third Addition – the location of the historic district that is the subject of this nomination– was platted in 1890.[20]

In the early 1900s, only a few houses were located east of 9th Street, and 14th street, one block west of the district boundary, was considered to be the eastern fringe of town. Residents picnicked on the open prairie east of 14th Street, and children played in the wide-open spaces. As one early resident of 2nd Avenue South described the south side of 1914, "the whole south side, from about third avenue south, clear to 15th or 16th street south – that was all prairie.... Nuthin' out there, except a lot of cow dung."[21] Second Avenue South served as one of the main thoroughfares through town in the 1900s; the freight to Lewistown traveled the road every day, as did a stagecoach, kicking up dust or wallowing in mud, depending on the weather conditions.[22]

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[18] For an overview of Anaconda and its predecessors in Great Falls, see Mitzi Rossillon, Mary McCormick, and Dale Martin, "Report on Cultural Resource Inventory and dies on the Missouri Madison Hydroelectric Project: Black Eagle and Rainbow "Developments, 1993 Field Season," unpublished report prepared by Renewable Technologies, Inc., for The Montana Power Company, 1993.

[19] Third Addition Plat to the City of Great Falls, signed August 8, 1890, by Paris Gibson, vice-president of the Great Falls Water Power and Townsite Company.

[20] Ibid., 3:19-20; Original plat maps of the city's subdivisions are on file at the Cascade County Clerk & Recorder Office, Great Falls, Montana.

[21] Julius Hilgard, interview with Dorothy Bohn, 13 March 1988, People files, Cascade County Historical Society Archives, Great Falls, Montana.

[22] Shirley Jardine Jacobsen, "The Jardine Family in Great Falls." Typescript, dated 1990, in Jardine Family, People files, Cascade County Historical Society Archives, Great Falls, Montana, 6- 7.

All of this changed rapidly during the boom years of the early 1910s. According to various estimates, the population of Great Falls more than doubled between 1910 and 1915. This population growth and the associated housing pressures led to lodgings and rentals opening above downtown businesses, the construction of hotels and apartments, and considerable home construction on the largely-vacant east-side streetscape, much of that in the blocks just north of Central Avenue. No doubt constructed in response to the housing crunch is the duplex at 1524-1526 1st Avenue built in 1914 within the East Side Neighborhood Historic District. Based on the construction date of 1917, and the occupant history, the two similarly constructed houses at 15-17 15th Street South were also built in response to the housing shortage. Several of the homes constructed in the East Side Neighborhood Historic District also feature histories of having a room, often in the basement, rented for additional income. Although the housing crunch subsided by the mid 1930s, the East Side Neighborhood Historic District still witnessed the construction of a four-unit apartment at 102-108 16th Street North.

Construction of the city's Romanesque Revival style Central High School in the area in 1896 undoubtedly helped encourage the development of the area as well.[23] The high school moved to new quarters in 1931; however, the building began use as Paris Gibson Junior High School, the name under which it operated until the school moved to a new location in 1975. This continued use of the building in an educational capacity continued to make the nearby neighborhoods, including the East Side Neighborhood Historic District, an inviting place to live and raise a family.

The 1910s saw the construction of new, single-family homes on many of the vacant lots in the 1500 Block of First Avenue North. The houses were uniformly wood-framed, relatively small in size, and typically displayed architectural qualities associated with the then-popular Craftsman architectural style. Most were constructed individually, by, or for the property owners, and occupied a single lot on the streetscape, distinctive from other typical national development patterns, in which developers built groupings of 2-3 houses.

Pine for the houses came from Flathead and Lincoln counties, and hardwoods brought in from Wisconsin. Homes built to pattern-book designs, as most apparently were, could be constructed for $l,000-$4,000 in the early 1900s. In the 1910s, a five-room bungalow with one bath was popular, and such a house, including the lot and sidewalks, could be purchased for about $4,500. As in other cities, local lumberyards encouraged home construction by providing building plans, and in many cases likely served as the building contractors.[24]

Nearly all of the houses in the streetscapes east of Central High School were single-family buildings, although a small number of income properties also existed; the latter principally located on the neighborhood's north-south streets, perhaps to take advantage of the larger street frontage on those lots. As mentioned, a number of the single-family houses, though, also included basement apartment units, or had basement apartments added during the historic era. Such apartments helped make the houses more affordable for their middle-class owners, and also reflected the city's severe housing crunch of the 1910s.

World War I brought the construction industry in Great Falls to a virtual standstill with the result that just after the end of the War, in 1919, apartment houses had waiting lists and rentals found tenants immediately. The east end of the city experienced a second boom of building activity in the years that followed, and a number of new homes were built in the neighborhood east of Central High School. The *Great Falls Tribune* reported in June of 1919 that many people were living in "cozy, attractive homes" on

[23] Page-Werner et al., "Great Falls Revitalization District," 3:19-20.

[24] Ibid. 4:10; "Great Falls Rarely Has Had Surplus of Homes," *Great Falls Tribune*, 11 Nov. 1959.

the rear of lots east of 9th Street that would eventually be converted to garages; the families were waiting for the right time to build a house on the front of the lot. The article continued:

> It is often said that the best place in Great Falls for home-loving people to live is where the blocks and blocks of bungalows, most of them of recent construction, are to be found...In addition to the bungalows such places are usually marked by perfectly arranged lawns, a flower bed or two, and always by young trees...In most cases the money with which they were built was earned in Great Falls and it would be no great venture into the unknown to say that they are monuments to the men who have succeeded.[25]

The post-War building boom endured a brief pause beginning in 1920, because of the collapse of the Montana wheat boom and the declining price of copper. Within the downtown area itself, construction slowed dramatically from 1921 to 1925.[26] Economic recovery in Great Falls proved relatively rapid though with an increased pace of construction beginning in about 1924. Earlier, during the War, home construction fell behind demand; however, by the late 1920s, construction exceeded the rate of population increase. In 1929, building permits were issued for 166 residences, for 103 apartment suites, and for over 200 garages costing $100 to $200, many of them for two-car and four-car garages. Five-room single-family houses and duplexes were the main types of residences built that year, some with attached garages; most were located on the eastern ends of the avenues between 3rd Avenues North and South. The housing construction resulted in utility lines being extended farther and farther east, the paving of streets and sidewalks, and erection of street lighting.

The late 1920s saw the construction of new homes on most of the previously empty lots on the streetscapes immediately east of Central High School. Most of this construction occurred on Central Avenue, a street largely bypassed by the building boom of the 1910s. In contrast to the nearby houses, which were mostly built individually, most of the houses in the 1500 block of Central Avenue were constructed in close succession by one of two local contractors, perhaps on speculation. On the north side of Central, prominent Great Falls contractor George Calvert built a home for himself, one for his son, and at least four other houses for resale. The houses at 1501, 1505, 1509, and 1513 Central are excellent examples of these high quality homes with brick veneer walls, front porches, wood brackets, and Craftsman or Prairie-style windows popular at the time. The short streetscape he created is noteworthy for its architectural cohesiveness and for the fact that some of the homes exhibit relatively strong Prairie School design influences. Across the street to the south, at least three houses were built in similar succession and style by a second contractor, Harry Swihart.[27]

Similar to the construction trends witnessed in the downtown area to the west, including the decline in construction from 1921 to 1925, similar trends were reflected in the East Side Neighborhood Historic District. The years prior to and including 1920 witnessed 19 properties constructed in the district while the period post-1925 saw the construction of nine properties (not including the house constructed in 1998). The peak years of construction were 1914 and 1929 (again reflecting the general construction trends) when six houses were constructed each year. Only two houses were constructed in the district

[25] "Own Your Own Home in Great Falls," *Great Falls Tribune*, 1 June 1919.

[26] Zion, 2004.

[27] Montana Historic Property Record forms for 24CA1692-24CA1695, 2014, on file at the Montana State Historic Preservation Office, Helena.

from 1921 to 1925. By the 1930s, the East Side's developed residential streetscape extended over thirty blocks east of downtown.[28]

Gibson's enthusiasm for the city-beautiful movement of the 1900s was found throughout Great Falls. At the time of the build-up of the East Side Neighborhood Historic District, the concept of constructing boulevards with the specific intent to use trees to beautify them was a mainstay of Great Falls. In 1891, only one year removed from the platting of the Third Addition, and reinforcing the importance of greenery to the town, the city council passed ordinances that protected trees from foraging animals and their use as hitching posts.[29] By the late 1800s, boulevards spread across the city, including to the east into the East Side Neighborhood Historic District. Both Central Avenue and 1st Avenue North within the district display the elements of the planned beautification with trees lining the sides of the streets and a small narrow grassy median, also planted with trees, separating the walks from the street. To this day, the landscaping near the streets reflects the original historic landscaping associated with the district.

While a few of the houses in the Central High School neighborhood were built or used as rental properties, the vast majority were owner-occupied dwellings, and the tenants in basement apartments were often related to the property owners. In general, most of the neighborhood homeowners were middle-income families with the breadwinners working in white-collar occupations. A review of the Polk Directories for the houses in the East Side Neighborhood Historic District reveals four of the tenants worked for the Great Northern Railroad in some capacity. Employment with Montana Power, the Anaconda Company, Murphy-Maclay Hardware, Ryan Mercantile, the Railway Express Company, the Conrad Grocery Company, and Royal Milling Company were also noted. Other occupations or jobs noted in the directories for the district include a truant officer for the Great Falls Public Schools, the manager of the local Chevrolet dealership, plumbers, a dressmaker, and an insurance agent. Many of the houses were occupied by the same individuals for decades, giving the neighborhood a strong feeling of stability.[30]

The early 1900s into the 1910s witnessed the rise in the popularity of the automobile. Although other forms of transportation existed, one of the main lines of the Great Falls street railway system ran down Central Avenue, the location of the East Side Neighborhood Historic District outside of the main business corridor helped cement the role of the automobile and its importance to the residents of the district. The automobile's increased importance in everyday life was reflected in the district as nearly every house constructed at the time was built with some associated, either attached or detached, garage. The presence of the automobile eventually resulted in the suspension of the trolley system in 1931. Although many of the original garage structures have been removed and replaced with newer buildings, the replacements generally stand in the original garage location providing a visual link to the burgeoning role the automobile would soon play in not only the district, but the country.

By the early 1930s, the immediate Central High School neighborhood was almost completely built-out, and it remains remarkably little-changed in the decades since. The later growth of Great Falls and its changing economic influences had relatively little impact on the neighborhood, which continues today to very strongly reflect the residential design aesthetic of the 1910s and 1920s, and the economic forces that created the early twentieth-century version of the City of Great Falls.

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[28] "City's Housing Facilities," *Great Falls Tribune*, 24 Nov. 1929; the 1929 and 1950 editions of the Sanborn Fire Insurance Maps for Great Falls.

[29] Zion, 2004.

[30] Ibid.

The Early Residents and Individual Property Histories of the East Side Historic District[31]
Central Avenue:

1501 Central: George and Minnie Calvert House, constructed 1921. Calvert constructed the house at 1501 Central, at the western end of the block, for his own use. Although Calvert did not obtain formal title to the building lot until 1924, his plans for the home were underway by at least 1921, when he filed an application for a sewer line connection with the City, listing himself as the property owner. Calvert completed his house sometime during the next two years; the 1923 Polk Directory shows the Calvert family living at the address.

In addition to George Calvert, the family included his wife Minnie and four children; Calvert's daughter Alice, a music teacher, lived at the house for many years. Both George and Minnie Calvert apparently lived in the house until they passed away in the 1940s, and Alice remained in the house into the 1970s. A basement apartment, serving as a rental, was added to the house by 1950.

1505 Central: Henry and Catherine Dieterle House, constructed 1922. The house was constructed by George Calvert, who lived next door. As with several other properties on this block, George Calvert obtained a sewer connection permit from the City of Great Falls for a building on this lot in May 1919. Calvert likely erected the house in 1922 after the Dieterles obtained bank financing for the house and obtained a deed for the land. The 1923 Polk Directory shows a house at this location occupied by Henry and Catherine Dieterle. Henry Dieterle was a construction manager for the Murphy-Maclay Hardware Company in Great Falls.

1506 Central: Alvah and Ida Martin House, constructed 1929. As with the other houses in the district, this house is part of a block-long streetscape of single-family Craftsman houses primarily constructed in the 1920s by a variety of builders. This house was constructed in 1928-1929 for Alvah and Ida Martin, who acquired the property in 1928 and obtained a $5,000 mortgage on the property that November. The house was completed by the time the 1929 Sanborn map for the neighborhood was prepared. The Martins owned the house until 1977.

Alvah Martin was a grocer, operating a store located at 1123 Central Avenue. The basement apartment was rented out; the first tenants, in 1929 were Clarence and Lorraine Greub. The city directory for that year notes that Clarence was a salesman for the Tru-Blu Biscuit Company, while Lorraine worked in the office of the Monarch Lumber Company.

1509 Central: Almon and Gertrude LeFebvre House, constructed 1919. As with several other properties on this block, George Calvert obtained a sewer connection permit from the City of Great Falls for a building on this lot in May 1919. County deed records indicate that the LeFebves obtained title to the property in July 1919, suggesting construction of the house soon thereafter. The 1923 Polk Directory

[31] All of the information for the following property histories was derived from Cascade County deeds and other real estate transaction records, on file at the Cascade County Courthouse, Great Falls, Montana; Great Falls City Planning Office, building and utility permit files; R. L. Polk & Company, *Great Falls City Directories*, 1919-1985; "George Calvert, Resident Since 1888, Dies Tuesday," *Great Falls Tribune,* March 9, 1943, p. 12; Sanborn Fire Insurance Maps for Great Falls, Montana, 1929, 1950, 1957; Kathryn L McKay, "Cultural Resource Inventory and Evaluation: 2nd Avenue North, Great Falls, Cascade County, Montana," Unpublished report prepared for Robert Peccia & Associates and the Montana Department of Transportation, December 2002; Complete chain-of-title searches are found with the individual Historic Property Record forms for each property on file at the Montana State Historic Preservation Office.

shows a house at this location occupied by Almon and Gertrude LeFebvre, likely Calvert's clients for the construction work.

Almon LeFebvre was employed by the Montana Power Company in 1919, though the 1923 Polk Directory lists him as Secretary of "The Merchants Association." The property remained in LeFebvre's name until his estate was settled in 1966, after which members of his family owned the house for another quarter century.

1510 Central: Elvira Murray House, constructed 1929. The Murray House is one of three erected by a Great Falls contractor named Harry C. Swihart. Swihart obtained a city sewer connection permit for the address in November 1928, noting the planned construction of a house containing five rooms and a bath. It is likely that the house was completed the following year.

Swihart sold the house to Elvira C. Murray in 1930, and she is listed as the owner and occupant of the house in the 1930 Polk directory. Murray sold the property the following year, and the home has had a series of owners in the years since. City Planning Office files include a 1978 building permit for new exterior siding at this address, indicating the likely year the exterior modifications were undertaken.

1512 Central: Adam and Helen Marshall House, constructed 1929. Adam and Helen Marshall acquired the property in October 1928 and immediately applied for a sewer connection permit. The builder is unknown.

The house, replete with its attached garage, was completed by the time the 1929 Sanborn map for the neighborhood was prepared. Polk Directories for Great Falls indicates that Adam and Helen Marshall lived at 1816 First Avenue North in 1928, but moved to this address by the time of the 1929-1930 directory was prepared. Adam Marshall was employed as a foreman for the Great Northern Railway at the time. The Marshalls owned the property until Helen's death in 1940.

1513 Central: Cochran and Mary Boal House, constructed c. 1920. Though the builder of this specific house is undocumented, the property is located in a block-long streetscape of single-family Craftsman houses constructed in the early 1920s by George B. Calvert, a prominent Great Falls contractor. Records suggest that Calvert likely constructed houses both immediately east and west of this address at about the same time this house was constructed. In design and scale, the house is very compatible with the other nearby houses believed to have been constructed by Calvert. No construction or utility permit information for this property was revealed during project research. A financing deed for the property was issued in January 1920, suggesting construction of the house near that time. The house is present on the 1929 Sanborn map for the area.

The first and long-time owners of the home were Cochran and Mary Boal, who owned the property into the 1950s (Mary died in 1955). Cochran Boal was a white-collar employee of The Montana Power Company. City building permit records suggest that the noncontributing garage was constructed in 1982.

1516 Central: Harry and Victoria Swihart House, constructed 1930. This house represents one of three constructed by contractor, Harry Swihart. He erected this house for his own use. Swihart purchased the property in the summer of 1930, taking out a $5,000 mortgage on the lot to finance construction. He also obtained a city sewer connection permit for the address. It is likely the house was completed that year.

While Swihart sold the other properties he constructed in the area, he and his wife Victoria chose to live in the house at 1516 Central (they formerly lived at 2301 First Avenue North). Polk Directories of the

time list him as a building contractor. For an unknown reason, Swihart sold the house to the Monarch Lumber Company in 1932. The 1934 Polk Directory states that the house was occupied by William and Leone Austin, who were apparently renters. William was a manager at the local Chevrolet dealership.

The house was later acquired by John and Sarah Hamilton, who occupied it until 1940. Polk Directories list John Hamilton as a "receiver" for the Sunburst Oil and Refining Company, which was in bankruptcy at the time.

1517 Central: John and Louise Cox House, constructed c. 1919. This house is part of a block-long streetscape of single-family Craftsman houses constructed in the early 1920s by George B. Calvert, a prominent Great Falls contractor.

As with several other properties on this block, George Calvert obtained a sewer connection permit from the City of Great Falls for a building on this lot in May 1919. The 1923 Polk Directory shows a house at this location occupied by John and Louise Cox, who were likely Calvert's clients for the construction work. Although John Cox did not obtain a recorded title to the property until 1922, county deed records indicate that he obtained mortgage to the property in 1919. The lien holder of the mortgage was the Goodrich Call Lumber Company, a large firm that operated in the Northern Plains states (it is unknown whether a relationship existed between Goodrich Call and Calvert). John Cox worked as a conductor for the Great Northern Railway in Great Falls. The Cox family apparently occupied the house well into the 1950s.

1520 Central: Elmer and Claudia Townsend House, constructed c. 1929. 1520 Central is one of three erected by a Great Falls contractor, Harry C. Swihart. Swihart purchased this lot in May 1929, immediately took out a $4,000 mortgage on the property, and obtained a city sewer connection permit for the address that June.

The house was constructed over the following months, and the finished home sold to Elmer and Claudia Townsend in April 1930. Interestingly, the 1930 Polk Directory for the area shows two married couples living at this address, with both husbands named Elmer W. Townsend. This may be a clerical error in the directory, or it may suggest that a father and son (and their spouses) were living in the house. One of the men worked at the Ryan Mercantile Company, and the other was a clerk for the Railway Express Agency. The Townsends owned the property until 1943. The house has had a series of owners since, including Henry Salo, who owned the property from 1944 to 1962. The house was then sold to Charles and Dorothy Bottens; Dorothy Bottens owned the house until 2006.

1521 Central: Emma Barkenmeyer House, constructed c. 1920. This house is at the end of a block-long streetscape of single-family Craftsman houses primarily constructed in the early 1920s by George B. Calvert. As with several other properties on this block, Calvert obtained a sewer connection permit form the City of Great Falls for a building on this lot in May 1919. County deed records indicate that Emma Barkenmeyer obtained title to the property in May 1920, suggesting construction of the house near that time. The 1923 Polk Directory corroborates the location of the house and that it was occupied by Emma Barkenmeyer.

City directories indicate that Emma Barkenmeyer was the widow of Gerhard Barkenmeyer. A man named Elmo Barkenmeyer also resided at the address, and it is possible that he was Emma's son. The directories list Elmo as the Treasurer of the Barkenmeyer Grain & Seed Company. Emma died prior to 1938, and Elmo sold the house the following year.

1525 Central: Oscar and Selma Johnson House, constructed c. 1929. Calvert had an ownership interest in this lot for a time, but unlike the other houses on this block there is no documentation to suggest that Calvert may have been involved in the construction of the 1525 Central house. Instead, this lot apparently remained vacant after Calvert's other projects in the immediate area were completed.

The 1929 Sanborn map shows only a detached garage building on this parcel, perhaps associated with the house directly to the west. Oscar and Selma Johnson applied for a sewer connection permit at this address in August 1929, and this house was apparently built for the Johnsons soon thereafter. Polk directories indicate that they resided at this address by 1930, apparently living here until after World War II.

1526 Central: James and Mary Wocasek House, constructed c. 1928. This house was constructed around 1928-1929 by (or for) Martin Gillespie, a local realtor. Gillespie acquired the property in 1927, and took out a $3,000 mortgage on the property the following year.

Gillespie apparently never lived at this address, but sold the completed home to James and Mary Wocasek in 1929. James Wocasek was employed as a brakeman for the Great Northern Railway. Members of the Wocasek family continued to own the house until 1978. The building was later repurposed as a real estate office, perhaps in the 1990s, though without visible remodeling.

1st Avenue North:

1505 1st Avenue: Fred Johnson House, constructed c. 1915. The house was likely constructed during the last half of the 1910s for Fred Leroy Johnson, whose name first appears in the title chain for this property in November 1914. Johnson had died by 1921, and by at least 1923 the property was occupied by Fred and Hattie Hober. The Hobers purchased the house (with a mortgage) in 1925, and retained ownership of the property until 1942. Polk directories of the era note that Fred Hober worked as the Truant Officer (or "attendance officer") for the Great Falls Public Schools, making the house's proximity to the city's high school building particularly convenient.

1506 1st Avenue: Ralph and Mary Hutton House, constructed 1916. Mary acquired this property in July 1916 in a series of deed transactions from the townsite company, and obtained a $2500 mortgage on the property that September. City directories in the 1920s list Ralph Hutton's occupation as "miner." By the time of 1934 Polk directory, however, Mary Hutton shared the house with a woman named Gertrude Peterson, both of whom worked as dressmakers; it is possible that Mary took on a roommate to help support the house after her husband's death. Mary transferred the house to Ralph Hutton in 1940, and members of the Hutton family appear to have retained an ownership interest in the house until 1969.

1509 1st Avenue: Clarence and Georgiana Conrad House, constructed c. 1914. A series of deed transactions involving this lot in 1913 and 1914 resulted in the property's acquisition by Georgiana Conrad, and also probably reflect the construction period of the house. Georgiana and her husband Clarence lived at the address until approximately 1929; the couple owned and operated the Conrad Grocery Company. The next resident of the house, a widow named Belle Geis, owned the property until 1943.

1510 1st Avenue: Charles and Margaret Arnold House, constructed c. 1920. A search of the title chain for this house revealed a long series of only partially connected land transactions for the lot between 1916 and 1925, leaving considerable uncertainty as to the house's year of construction and its original owner. The first mortgage issued on the lot was in 1920 to Arthur E. Barkemeyer, and that may reflect the approximate date of the house's construction. Arthur and Victoria Barkemeyer purchased the lot in 1919,

but sold it in 1921, suggesting the possibility that it was a speculative construction project. The first long-term owners of the house were Charles and Margaret Arnold, who purchased the property in 1925. Charles worked as a bricklayer, raising the possibility (likelihood?) that it was he who accomplished the brickwork on the front porch. Margaret Arnold sold the house in 1947, and it has had a series of owners since.

1513 1st Avenue: John and Margaret Harris House, constructed c. 1914. The houses at 1513 and 1515 First Avenue North are unique in the immediate neighborhood, as they were almost certainly constructed simultaneously, on the same city lot, using mirrored copies of the same building plan.

The lot was purchased form the townsite company in August 1913 by Margaret and Edith Harris, who were sisters-in-law. Their husbands, John and Chester Harris, were brothers who operated a plumbing business together. Although the houses may have been constructed as early as the following summer, mortgage records suggest a constructed date as late as 1918. This house apparently remained in Margaret Harris' name for the rest of her life, and finally sold by her estate in 1961.

1514 1st Avenue: Clarke Thompson House, c. 1890s. This house, along with two others immediately across the street, appears to predate most of the other buildings in the neighborhood by a generation. A man named Clarke Thompson purchased this building lot from the townsite company in 1891, and he likely built the house sometime during the next few years. Though the precise date of construction is undocumented, the house displays the appearance of a working-class cottage from the last years of the nineteenth century.

Thompson sold the house in 1916, and it had a variety of owners throughout the 1910s and 1920s. During the early 1920s the house was owned and occupied by Thomas and Bessie Wade; Thomas' occupation was listed as "sports editor." Wade sold the house in 1928 to Louis (Louie) Lang, who worked as a conductor for the Great Northern Railway. Lang and his wife Georgina were the longest-tenured occupants of the house, owning the property until 1973.

1515 1st Avenue: Chester and Edith Harris House, constructed c. 1914. The houses at 1513 and 1515 First Avenue North are unique buildings in the immediate neighborhood, in that they were almost certainly constructed simultaneously, on the same city lot, and using mirrored copies of the same building plan. The lot was purchased from the townsite company in August 1913 by Edith and Margaret Harris, sisters-in-law, married to John and Chester Harris, brothers who operated a plumbing business together. The houses may have been constructed as early as the following summer, though mortgage records suggest the possibility that the houses may have been constructed as late as 1918. This house was occupied by Edith and Chester Harris until Edith's death in approximately 1929; Chester later married a woman named Beulah, and they remained at the address in the early 1930s. He sold the house in 1936. The longest-tenured occupant of the house was a man named Sam Brown, who owned the property from 1950 to 1977.

1516 1st Avenue: Jesse Shelby House, constructed c. 1918. The lot on which this house stands was subject to numerous deed transactions beginning in the 1910s, making it difficult to accurately determine the construction year or original owner. The lot was purchased by a person named M. K. Kumloyan in 1914, raising the possibility of the house's construction at that time. It is also possible construction of the house occurred in 1918-1919 when the lot was owned by a man named Jesse Shelby. For at least some of its early years, the home was not an owner-occupied residence; the 1934 Polk directory, for example, lists the occupants as James and Nellie Wands, although the property was apparently owned by John Anderson at the time. James Wands worked as a "millman" at the Royal Milling Company.

1517 1st Avenue: George Mitchell House, constructed c. 1919. The lot on which this house stands was subject to numerous deed transactions beginning in the 1910s, making it difficult to accurately determine the construction year or original owner. Gilbert Semingsen purchased the lot in 1916, and members of his family owned the property through 1919; it was possible that they were responsible for the construction of the house. It is also possible the house was constructed for George Mitchell, the first longer-term owner of the lot, who held the property from 1919 to 1924. The house was occupied by Lorum and Mae Box by at least 1927, although the Box family did not obtain title to the property until 1939. Polk Directories indicate that Lorum Box worked as an insurance agent.

1520 1st Avenue: George Eisenbart House, constructed 1916. This lot, and the lot immediately to the east, was purchased by a man named John Eisenbart in 1914; he apparently built a house for his own use on the south end of the adjacent lot soon thereafter. Surviving mortgage documents suggest that the house may have been constructed in 1916. Eisenbart apparently built this house, along with a duplex on the northern half of the lot to the east, to be used as rental properties. John and Emma Eisenbart continued to live in the smaller 1914 house on the south end of the adjacent lot. Interestingly, Polk Directories of the era list John Eisenbart's occupation as "basket maker."

The house apparently had a variety of tenants over the years. The 1934 Polk directory, for example, shows the address as being home to David and Edith Leadbetter. David Leadbetter's occupation is listed as "mining." Emma Eisenbart finally sold the house in 1951.

1521 1st Avenue: Christian Volk House, 1911. This lot was purchased from the townsite company by Christian Volk in 1911, with the house likely constructed soon thereafter. Christian and Elsie Volk owned the house until 1935.

1524-6 1st Avenue: George Eisenbart rental duplex, constructed c. 1914. This lot, and the lot immediately to the west, was purchased by a man named John Eisenbart in 1914; he apparently built a house for his own use on the southern end of this lot soon thereafter. This duplex building was probably also constructed soon thereafter, although project research did not identify a documented date. Emma Eisenbart sold the duplex in 1951.

John and Emma Eisenbart continued to live in the smaller 1914 house on the south end of this adjacent lot. Interestingly, Polk Directories of the era list John Eisenbart's occupation as "basket maker."

The duplex apparently had a variety of tenants over the years. For at least part of the 1920s and 1930s the western unit was occupied by a high school teacher named Charles Glisson and his wife Grace. The 1934 Polk directory, shows the tenants of the eastern unit as being the alliterative Howard and Hattie Heenan.

15th Street:

11 15th Street South: William and Kate Beachly House, constructed 1914/1915. The City of Great Falls issued a sewer permit for the construction of this house in October 1914, and the building was likely completed by the following year. Its first owners were William and Kate Beachly, who numbered among the pioneer residents of Great Falls. Joachim Miller's 1894 *Illustrated History of the State of Montana* provides the following biographical information for Beachly: William P. Beachly arrived in Great Falls in 1884 where he established a stationery store and served as deputy postman for Paris Gibson. He was county undersheriff in 1890 and county auditor in 1892, a position he held when the history was

published. He married Kate Gumbert in 1874; she died in 1876. He married Kate Salter in 1880.[32] A 1938 newspaper article describes Kate Beachly as "a pioneer resident, the third white woman at the site of Great Falls."[33]

Kate Beachly lived in the house until 1938. It was later purchased by Walter W. Seltzer, a son of the noted western artist Olaf C. Seltzer. Walter Seltzer owned the house from 1944 to 1991; he worked for the Anaconda Company but was also an artist, and Walter's son Steve became a professional artist, as well. In 1965 Steve Seltzer requested a zoning change for the northern half of this lot to construct an artist's studio on the land, but the City of Great Falls rejected the application after receiving objections from nearby residents.

11 15th Street North: George C. and Ethel Calvert House, constructed 1929. This house, along with the older house immediately to the south, anchor a block-long streetscape of single-family Craftsman houses constructed in the early 1920s by George B. Calvert. Calvert constructed the house on the south half of this lot (1501 Central) in approximately 1921 for his own use. Calvert obtained a $4,600 mortgage on the lot in February 1929, and almost immediately entered into an agreement conveying the amount to his son, George C. Calvert, Jr. The house was apparently completed that year, and George C. was living there by the time data was collected for the 1930 Polk Directory. Also, the Sanborn map indicates there was a dwelling at street address 11 15th N. in 1929.

15-17 15th Street South: Ralph Hutton rental properties, possibly constructed 1917/1929. This building occupies a lot at the end of a block, and is one of a relatively small number of homes in the Third Addition oriented to face a north-south running street. As noted above, the current building originally existed as two, nearly-identical single-family houses, later joined by a garage structure. The similar appearance of the two houses suggests the possibility of simultaneous construction, but deed research suggests that one may predate the other.

Ralph Hutton took out a $3,000 mortgage on the lot in 1917, which may have been used to construct one or both of the residences. A second $3,000 mortgage in 1929 may have financed the construction of the second house and garage, or just the second house, presuming neither was constructed earlier. In any event, both houses are shown on the 1929 Sanborn map for the area, without the connecting garage.

Based on its appearance, the garage connection may date from the 1930s. The unified building mass, with the garage, is present on the 1950 Sanborn map, the next available after the 1929 map. A comparison of land ownership records with Polk directories indicates that the houses have been used as rental properties for much, if not all, of their existence.

16th Street:

16 16th Street North: John and Emma Eisenbart House, constructed c. 1914. The relatively limited amount of historic information available indicates that this house stands as one of the earlier houses constructed in the immediate area, perhaps dating from as early as 1914.

The lot was purchased by John Eisenbart in May 1914, and he may have constructed the house soon thereafter. Subsequent Polk directories indicate that the house was occupied by John Eisenbart and his wife Emma; John's occupation is listed for a number of years as "basket maker." Sometime after

[32] Joaquin Miller, *An Illustrated History of the State of Montana*, (Chicago: the Lewis Publishing Company, 1894) 706.

[33] Federal Aviation Administration, "Facility Orientation Guide Great Falls ATCT/TRACON." Accessed November 6, 2015. http://www.air-traffic-control.org/pdf-files/greatfalls.pdf.

constructing this house, which occupies the rear of a lot fronting the south side of 1st Avenue North, Eisenbart constructed a larger home on the "front" half of the lot, at 1524 1st Avenue. Rather than occupy the larger home himself, it appears to have been used as a rental property throughout the Eisenbart's tenure on the property.

Emma became the sole owner of both houses in 1927, although both continued to live at the 16th Street address. Emma retained ownership of the property until 1951, when it was purchased by Herbert Benton. Benton owned the house for the rest of his life. It was sold by his estate in 1974.

102-108 16th Street North: Christian Volk apartment building, constructed c. 1934. Deed research shows that Christian Volk had an ownership interest in the property from 1911 until at least 1935. Volk lived at 1521 1st Avenue North, located right behind this building, since 1911. It was likely constructed for income property. The current building existed at the site by 1934; the Polk Directory for that year lists occupants for all four of the building's units. Married couples occupied each of the apartments, with the husbands employed in various white-collar professions. The southernmost unit was occupied by a local physician named Claude Peterson, and his wife Elmira.

Architectural Significance

The predominant style represented in the East Side Neighborhood Historic District is the American Craftsman style, and to a lesser extent, the Prairie, and Tudor Revival styles. Simplified elements of these "high" styles were often found in middle-class suburban residential design in Great Falls and across America from the 1900s through the early 1930s. The bungalow and the American Foursquare are the two primary building types in the neighborhood. The majority of the houses in the East Side Neighborhood Historic District have high integrity, strongly reflecting the era when the Craftsman style dominated residential architecture.

American Craftsman Style

The American Craftsman architectural style was heavily favored in the United States beginning in the 1910s and continuing in popularity in some areas, including Montana, into the 1930s. This preference is clearly mirrored in the East Side Neighborhood Historic District, where nearly all of the buildings display at least some visual evidence of American Craftsman architectural influences.

In the United States, the American Craftsman style is attributed to two California brothers, Charles Sumner Greene and Henry Mather Greene, who popularized the design through the work of their Pasadena architectural firm. Influenced by the English and American Arts and Crafts Movements, their interest in oriental wooden architecture and "their early training in the manual arts – appear to have led the Greenes to design these intricately detailed buildings."[34]

High style versions, many in California, featured expansive overhanging roofs with prominent exposed rafter ends; wide ribbons of art glass windows; richly appointed interiors with precise mortised and tenoned trim; intricate wood carving and hand-painted borders at the ceilings; and luxurious stone and tile fireplaces. As with other high-style architectural movements, the American Craftsman style quickly evolved to serve the middle-class homebuilder during the 1910s and 1920s as pattern books and kits became available nationwide. In its vernacular form, the Craftsman style often came to be called the Bungalow style, despite the fact that the name "bungalow" referred simply to a small house form.[35]

[34] Virginia S. McAlester, "A Field Guide to American Houses," (Knopf: New York City 2013), 568, 578.

[35] Ibid, 578.

Nationally, the front-gable form was probably the most common design used in middle-class Craftsman housing, and it represents the predominant form seen in the district as well. The district's front-gable Craftsman houses typically present a long, rectangular mass beneath a gable roof, with the gable ridgeline perpendicular to the street. Exterior chimneys or small, rectangular bay windows occasionally break up side wall elevations. Large front porches, usually occupying all or nearly all of the primary street façade, visually define the homes.

On more than half these houses, this porch is inset under the primary building roofline, while in others the porch is beneath its own gable or hip roof. On most front-gable Craftsman houses, the porch areas served as a canvas where architectural detail could be applied, helping distinguish the house from its neighbors, the application of which was seen through differences in decorative support columns, roof brackets, balustrades, and other design elements. Craftsman front porches were typically open-sided structures, but in areas of more inclement weather, such as Great Falls, porches were frequently enclosed, often soon after construction of the house. Enclosing the porch proved beneficial in a number of ways, including making the porch area usable year-round which yielded additional interior space to a modest-sized home.

Thirteen front-gable Craftsman houses exist in the historic district, though the front porches of most have been enclosed. 1510 First Avenue North displays excellent relief brickwork on the porch columns and prominent eave brackets. 1516 1st Avenue North is locally notable as one of the few homes with an original open porch, original windows and screen door, and three different siding materials, all original to the home. The house at 1513 Central is also a fine example of a well preserved front-gable bungalow with light-colored brick walls, lattice-work wood trim on the porch columns, and ornate eave brackets.

Many Craftsman houses, both nationally and in Great Falls, were also constructed with a rectangular massing beneath a hipped roof. These houses, the architectural partners of the Foursquare form also common in these middle-class homes, relied less on a prominent front porch to provide streetside visual character, since the more-visible roofline added texture to the primary façade. Still, the porches remained present and were often prominent, and were typically detailed similarly to those of their gabled counterparts.

Nine houses in the East Side Neighborhood Historic District have hipped roofs. The best local examples are the bungalows at 1501 and 1505 Central. The house located at 1501 Central is distinctive for its stucco wall cladding and Prairie-windows, and 1505 Central stands out given its combination of buff brick cladding mixed with dark red accent bricks on columns and as a stringcourse. Also, the twin American Foursquare houses at 1515 and 1517 1st Avenue North feature Craftsman elements such as prominent front porches, gabled dormers, and on 1515 a mixture of both clapboard and shingle siding.

Six houses in the district were constructed using side-gable and other design forms. Often, these were relatively late examples of the form, and many were larger than their front-gable counterparts. The streetside elevations of these houses were more extensive, perhaps adding an air of prominence to the overall design. The porches in side-gable Craftsmans are often smaller than in other houses of the period, but some continue to retain characteristic Craftsman design detail. The house at 1506 Central is quite distinctive, and is one of two district houses noteworthy for having a clipped-gable (jerkin) roofline. Accenting the roofline, the curved entrance hood with curved side brackets, curved eave brackets, and wide wood window trim, set this house apart from many others.

Regardless of the building form used, nearly all of the district's Craftsman houses retain evidence of the textural and other small-scale design details characteristic of the form. Narrow-exposure lapped wood siding was most common in middle-class Craftsman houses, and most of the homes in the district

originally featured this wall cladding. Many houses also featured courses, some alternating, of narrow and wide wood shingling, most commonly seen as an accent siding in the gable end or below a wood or brick string course. Occasionally, stucco cladding was used to differentiate siding textures. A notable example with high integrity at 1526 Central features the original narrow and wide-exposure wood shingle siding on all elevations. Also, the duplex at 1524 1st Avenue North is distinctive for its stucco-clad porch gables and original wood siding.

Most Craftsman-era windows were wood-framed, double-hung units, and were characterized by an upper light divided vertically into three or four panes. This type is common throughout the district, as are three-part windows with a wide fixed unit and narrow single or double-hung units on each side. Cottage style windows featuring a shorter sash, also occur and are representative of the style. Wood trim was usually wide, often with a top molding to add dimension. On masonry clad homes, a rowlock sill, often in a contrasting color, brought texture and interest to the window. Other Craftsman design features, all which are present to varying degrees in the district, include angled wood support brackets in the roof eaves, decorative brick chimney, stair, and porch detailing, and battered (tapered) wood porch support columns. More than anything else, the near-ubiquity of these small-scale features in the district's streetscapes helps give it a distinctive Craftsman-era feel. The siding, fenestration pattern, battered wood porch columns, and paired curvilinear eave brackets at 1517 and 1521 Central both stand out as outstanding district examples that reflect these key Craftsman-style elements.

Other Styles

Prairie Style

Frank Lloyd Wright's Prairie School of architecture was heavily influenced by the Arts and Crafts movement and was popular concurrently with the American Craftsman style beginning in the 1900s through to the 1930s. Although more commonly identified with high-style architectural projects, design ideals from Frank Lloyd Wright's Prairie School influenced middle-class residential architecture beginning in the 1910s and continues to this day.[36]

Wright's earliest designs for his own clients – after leaving Louis Sullivan's office in 1893 – marked a time of great experimentation and development and are considered part of his "transitional" period. His Prairie Style evolved from this early work, with increasing evidence of the mature style that would begin to manifest itself in his designs for residences for two brothers-in-law (Harley Bradley and Warren Hickox) in Kankakee, IL in 1900 (generally considered his first Prairie Style houses). The form and features ultimately culminated in his designs for the Avery Coonley House of 1907 and the Frederick C. Robie House of 1908.[37] Wright's organic design philosophy focused on integrating the building and its materials to fit the character of the land. Thus, a majority of his designs feature a very-low pitch hip roof, brick or stucco wall cladding, secluded porches with high solid walls (as opposed to a low, open balustrade), and the signature narrow, "Prairie-grid," casement window sash pattern. As in other high-style design translations, Wright's Prairie aesthetic merged into smaller middle-class houses through the roof, walls, and windows.[38]

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[36] McAlester, 547-548.

[37] Wright's departure for Europe in 1909 generally marks the end of his "First Golden Age" of architecture, yet not the end of the style. Fellow Oak Park and other midwestern architects continued to design in the Prairie style – some through as late as 1926. Grant Carpenter Manson, "Frank Lloyd Wright to 1910: The First Golden Age" (Van Nostrand Reinhold: New York, 1958), 187, 211, and H. Allen Brooks, "The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries" (W.W. Norton & Company: New York, 1972), 295.

[38] McAlester, 552, 564.

One popular subtype of the Prairie style is the American Foursquare or Prairie Box. It developed into the most common vernacular version.[39] In the Central High School district, the twin houses at 1515 and 1517 1st Avenue North yield some styling cues including the hipped roof with full width porches, a front elevation entry, and high waists with shingles above and clapboards below.

Interestingly, three of the 1920s houses in the 1500 block of Central Avenue display relatively strong influences of Prairie design, including brick wall cladding, an emphasis on horizontal lines, and low-pitched hip roofs with deep eaves. The most prominent examples of this influence are the row of one-story hipped roof houses on the north and south side of Central Avenue (1501, 1505, 1516) constructed by George Calvert and George Swihart, local contractors and residents of the street. According to architectural historian Virginia S. McAlester, one-story hipped roof examples of the Prairie style are less common.[40] The house at 1516 Central is particularly evocative, with its brick walls, divided upper sash windows, solid stucco-clad porch wall, and low-pitched hip roof.

Tudor Revival Style

Nationally, the popularity of the Craftsman style began to fade by the late 1920s, replaced in the public eye by designs that vaguely recalled Tudor, Colonial, and other earlier architectural styles. The Tudor Revival style spread to American domestic architecture in the 1920s and 1930s as fascination with old English art and culture came into vogue through a number of newly published books. The style as it evolved in middle-class homes featured steeply pitched roofs, oversized brick chimneys, false-half timbering with stucco or brickwork between, and multi-paned or even diamond pattern window sash.[41]

Though not popular in the East Side Neighborhood Historic District, good examples do exist, particularly the fourplex at 102 North 16th Street, which displays brickwork and false half-timbering in the gable ends; and to a lesser extent at 1505 1st Avenue North, with its stucco cladding, diminutive false half-timbering above the porch, and prominent fiddle-back chimney. Tudor Revival details – such as the half-timbering in stucco – were often included in Prairie style buildings, even by Wright.

Sources of Architectural Designs

No information was found to connect any of the district's building designs to a specific architect. This is unsurprising, given the relatively modest size of the buildings and the era constructed. Since virtually all of the homes display qualities of design, massing and detailing very frequently seen in middle-income Craftsman houses of the era, it is likely that most of the designs used in the neighborhood came from published architectural plan books, or nationally available drawing sets obtained via local lumberyards or building contractors.[42]

The house designs were potentially influenced by two local contractors working and living in the district, George B. Calvert and George Swihart. Calvert was a prominent Great Falls contractor. Born in Ontario in 1866, Calvert arrived in Great Falls in 1888 and remained in the city until his death in 1943. Calvert's construction business reportedly built a number of early Great Falls landmarks, including the original Park Hotel, the Meadow Lark Country Club, the city mausoleum, and a portion of Black Eagle Dam.

[39] Ibid, 551-552.

[40] Ibid, 560.

[41] Ibid, 454-455.

[42] Despite hours donated by a cadre of dedicated volunteers, no information regarding the exact source of the building plans, historic images of the neighborhood, or announcements advertising the neighborhood was identified.

Most of his work though centered on the construction of new, single-family homes in the expanding city. Calvert may have constructed some of these houses on speculation, while in other cases he worked directly with the future building owners. Calvert was also a long-time member of the Great Falls City council and a friend of the artist Charles M. Russell; one rumor claims that Calvert built Russell his first painting easel.

Less is known about George Swihart's background and influence, but his homes are also among the most distinctive in the district. He built three homes (including his own) on the south side of Central Avenue (1510, 1516, 1520) that complement those of Calvert's in design and style.

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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 # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
_x__ Local government
____ University
____ Other
Name of repository: _City of Great Falls, Planning and Community Development___

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 7.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 47.504641 Longitude: -111.281631
2. Latitude: 47.506866 Longitude: -111.281625
3. Latitude: 47.506859 Longitude: -111.279871
4. Latitude: 47.504638 Longitude: -111.279893

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary begins at the center of the intersection of 15th Street South and 1st Alley South (Coordinate #1). It proceeds north, following the centerline of 15th Street, approximately 800 feet to the center of the intersection of 15th Street North and 2nd Alley North (Coordinate #2). It then proceeds east approximately 400 feet along the centerline of 2nd Alley North to the center of the intersection of 2nd Alley North and 16th Street North (Coordinate #3). It then follows the centerline of 16th Street approximately 800 feet south to the center of the intersection of 16th Street South and 1st Alley South (Coordinate #4). It then proceeds west along the centerline of 1st Alley South to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the total of two streetscape blocks immediately east of Central School that were subject to an intensive architectural survey in the spring and summer of 2014. Based on prior windshield surveys of the larger neighborhood, these blocks were determined to have a relatively high concentration of period residences with characteristic architecture and strong integrity. Additional architectural survey in the future may confirm the possibility of expanding the district, primarily to the east and north.

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11. Form Prepared By

name/title: Mark Hufstetler / Architectural Historian
organization: _____
street & number: 502 North 16th Avenue
city or town: Bozeman state: MT zip code: 59715
e-mail pitamakan@mac.com
telephone: 406-587-9518
date: September 15, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log
All Photographs
Name of Property: East Side Neighborhood Historic District

City or Vicinity: Great Falls

County: Cascade State: Montana

Photographer: Mark Hufstetler

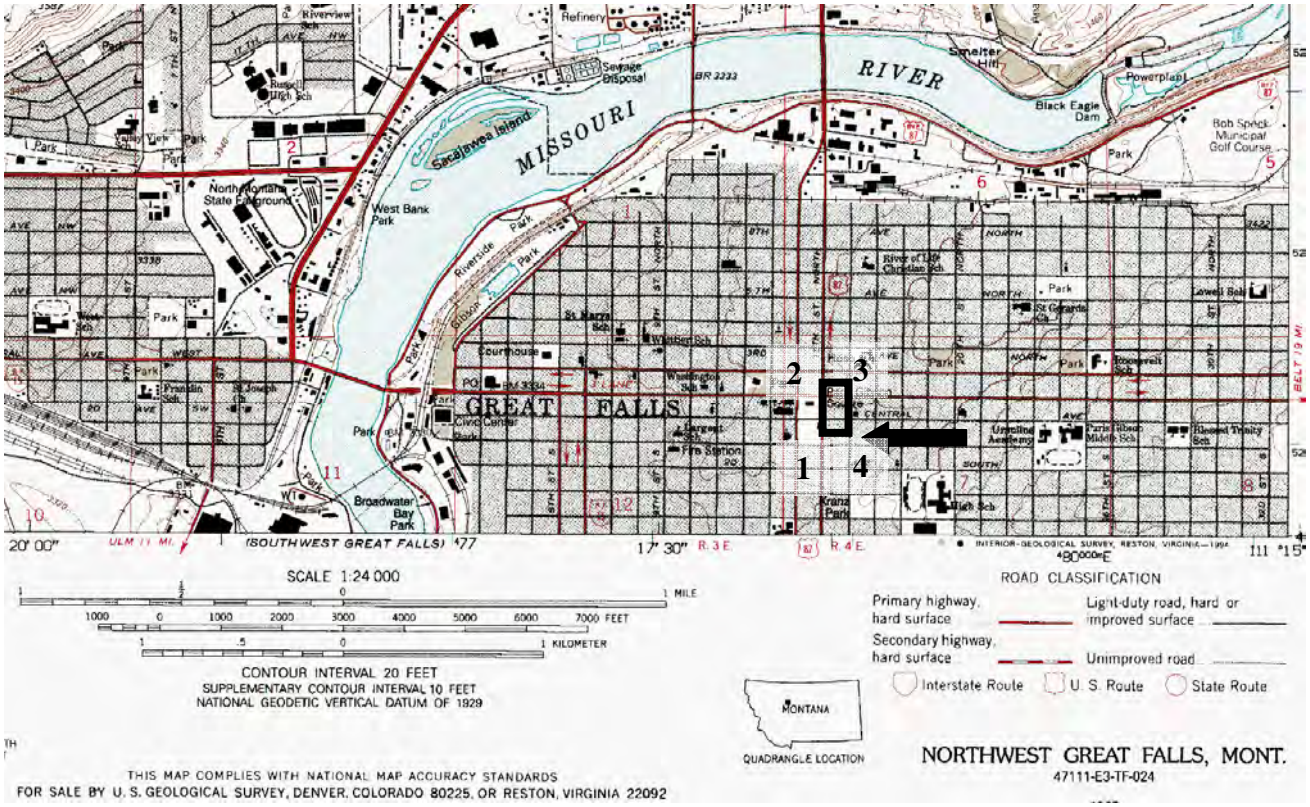
Date Photographed: Spring 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

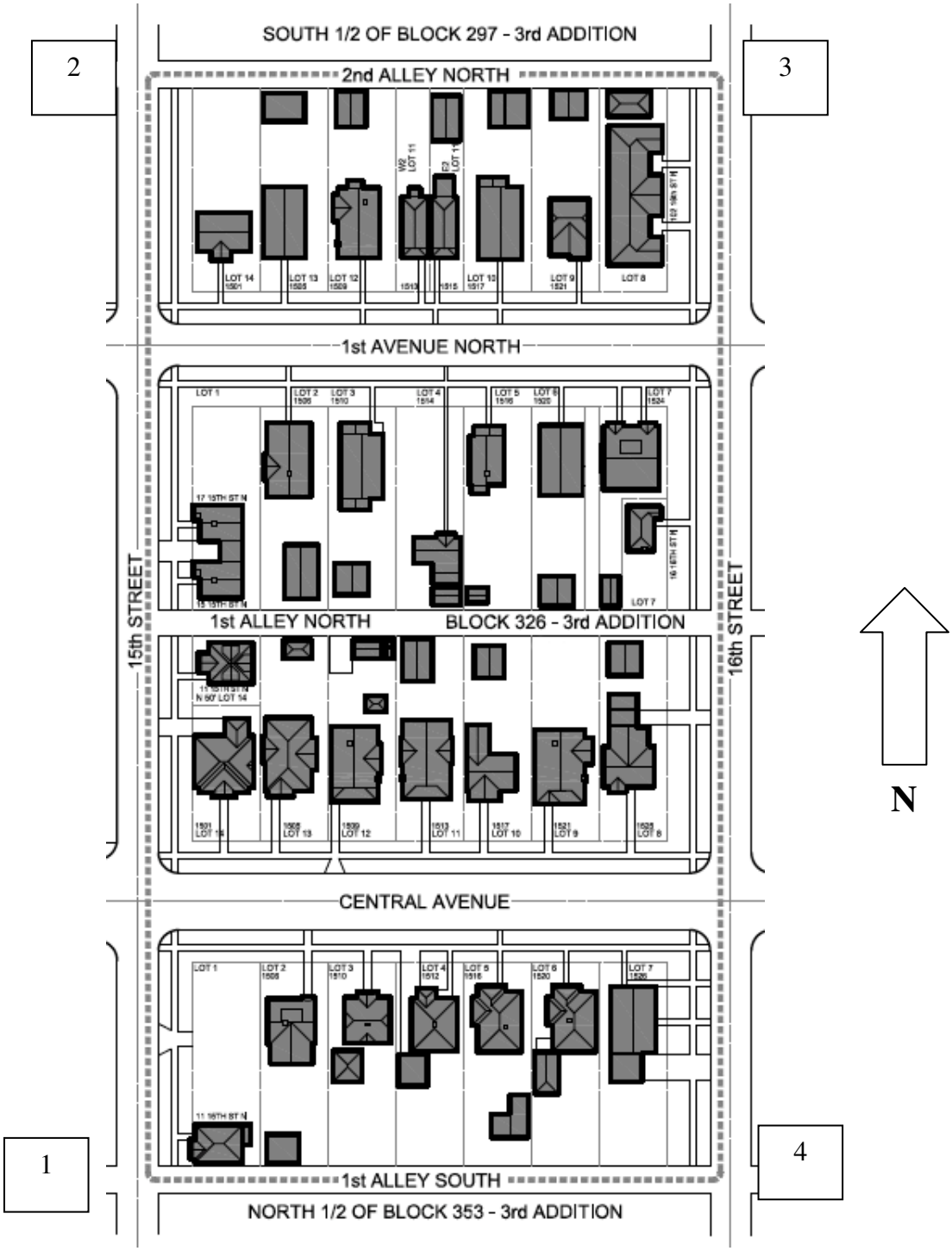
1 of ___.

Please see Continuation sheets

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Location of East Side Neighborhood Historic District. Found on the Northwest Great Falls, MT 7.5' Quadrangle map, 1965 (Revised 1994).


SOUTH 1/2 OF BLOCK 297 - 3rd ADDITION
2nd ALLEY NORTH
1st AVENUE NORTH
1st ALLEY NORTH
BLOCK 326 - 3rd ADDITION
15th STREET
16th STREET
CENTRAL AVENUE
1st ALLEY SOUTH
NORTH 1/2 OF BLOCK 353 - 3rd ADDITION
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Description of Photograph: Overview, North Side of Central Avenue, view to northwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0001

Description of Photograph: Overview, North Side of First Avenue North, view to northwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0002

Description of Photograph: Overview, South Side of First Avenue North, view to southwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0003

Description of Photograph: Overview, Typical Alley view (2nd Alley North), view to west-southwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0004

Description of Photograph: George and Minnie Calvert House, 1501 Central, view to north.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0005

Description of Photograph: Cochran and Mary Boal House, 1513 Central, view to north.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0006

Description of Photograph: Harry and Victoria Swihart House, 1516 Central, view to north.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0007

Description of Photograph: Emma Barkenmeyer House, 1521 Central, view to north.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0008

Description of Photograph: James and Mary Wocasek House, 1526 Central, view to southeast.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0009

Description of Photograph: Fred Johnson House 1505 First Avenue North, view to north. Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0010

Description of Photograph: F Charles and Margaret Arnold House, 1510 First Avenue North, view to south-southeast.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0011

Description of Photograph: Harris Brothers Houses, 1513 and 1515 First Avenue North, view to northeast.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0012

Description of Photograph: John and Emma Eisenhart rental house, 1520 First Avenue North, view to southeast.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0013

Description of Photograph: Christian Volk Apartment Building, 102 16th Street North, view to southwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0014

Description of Photograph: Historic garages, 1514 and 1516 First Avenue North, view to northwest.
Photo No. MT_CascadeCounty_EastSideNeighborhoodHistoricDistrict_0015

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