



Yellowstone Historic Preservation Board

A certified local government (CLG)
Program representing four governing bodies

**City of Billings
City of Laurel**

**Crow Tribe
Yellowstone County**

AGENDA

SEPTEMBER 17, 2024 MEETING TIME: 8:30 a.m.

**2224 Montana Ave – Billings PW Depot
Billings, MT 59101**

1. **Call to Order-YHPB: Welcome! YHPB Chair**
 - a. **Comments on items not on the agenda and requests to add items to future agendas.**
 - b. **Comments on items on the non-public agenda items.**
2. **Motion. Acceptance of the minutes of: July 16, 2024.**
3. **Old Business: No old business.**
4. **New Business: CDBG Review 1302 Parkhill**
 - a. **Announcement: The next Yellowstone Historic Preservation Board meeting will be held as announced:**
5. **Future Agenda Items**
6. **Adjournment**

YHPB Agenda

2.

Meeting Date: 09/17/2024

Subject

Motion. Acceptance of the minutes of: July 16, 2024.

Attachments

July minutes



Yellowstone Historic Preservation Board
A Certified Local Government (CLG)
Program representing four governing bodies:

City of Billings
City of Laurel

Yellowstone County
Crow Tribe

MEETING MINUTES
July 16, 2024
Miller Building 1st Floor Conference Room

Members Present – Becky Jeter, Keith Edgerton, Zachary Garhart, Lien, Ginger Aldrich

Members Excused –

Members Absent – Brenna Moloney

Staff Present – Dave Green

Others Present – none

1. Call to Order and Welcome

a. President Edgerton opened the meeting. No public comment.

2. Minutes – The May minutes were accepted as presented.

3. Old Business: none

4. New Business:

a. **Western Heritage Center:** The Western Heritage Center (WHC) has submitted their resignation from the consultant position with the Yellowstone Historic Preservation Board.

Discussion from the board was centered around the resignation and wanting to know more details of that decision. It was concluded when Keith Edgerton volunteered to talk with Kevin Kooistra from the WHC to acquire more information about their decision.

5. Other Business: There was no other business for the board.

a. **Consultant Report:** None

b. **Historic Preservation Officer Report** – There was no other report for the board.

c. **Board Roundtable** – There was discussion for a time for the next YHPB meeting. Board members indicated that the month of August most of the members would be otherwise occupied and a time when all members could meet was not going to work out. It was decided to meet again in September.

a. Announcement: Next meeting September 17, 2024.

YHPB Agenda

4.

Meeting Date: 09/17/2024

Subject

New Business: CDBG Review 1302 Parkhill

Attachments

1302 Parkhill

1302 Parkhill Assessment



July 10, 2024

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**Community
Development
Division**

2825 3rd Ave. N
Suite 610
Billings, MT 59101
P 406.657.8281
TTY 711

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) FUNDS FOR REHABILITATION –1302 PARKHILL DR., BILLINGS**

We come before you today to review the above mentioned property according to the Programmatic Agreement requiring identification, evaluation and treatment of historic resources associated with the expenditure of federal assistance from HUD.

The above mentioned property is slated for rehabilitation using federal funds. Proposed work not excluded from historic review includes:

- Lead-based paint and asbestos testing and, if found, abatement as required by the U.S. Department of Housing & Urban Development (HUD),
- Replacement of front and rear doors and storm doors,
- Replacement of house, garage, and carport roofing materials, perhaps including decking,
- Repair, replacement, or covering of stucco siding, shiplap siding, soffits, fascia, shutters, and trim,
- Replacement of windows including installing egress windows where required by the Building Code, and
- Replacement of rear yard fencing.

Sincerely,

A handwritten signature in blue ink that reads "Tam Rodier".

Tam Rodier
CD Program Coordinator

AER FORM 1

ARCHITECTURE & ENGINEERING RECORD

Introduction

REMEMBER! The Principal Investigator is responsible for ensuring that the information in this form is complete and accurate as per the Montana SHPO Consultation Guide standards for recording cultural and architectural resources in Montana.

LEARN HOW TO COMPLETE THIS FORM AND DOWNLOAD THE MOST RECENT VERSION AT: <https://mhs.mt.gov/shpo/forms>

Please contact [Montana SHPO Cultural Records staff](#) at (406) 444-4724 with questions.

- **Documenting Sites** (Section 2.3, [MTSHPO ConsultationGuide.pdf](#))
- ^ **Requesting Smithsonian Numbers for Site Records: What to Submit** ([smithsonian-qr2.pdf](#))
- * **How to Create a Complete Site Record: Forms, Photos, Maps, and GIS** ([siteform-instructions.pdf](#))
- + **How to Apply National Register Criteria for Evaluation.** National Park Service, National Register Bulletin. 1997.
Online: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

1. Identification

HISTORIC / PROPERTY NAME			SMITHSONIAN NUMBER (issued by SHPO)^	
1302 Parkhill Drive			24YL1644	
PROJECT NAME		PROJECT NUMBER		
1302 Parkhill Drive		N/A		
DATE	FIRST RECORDED BY	PHONE (000) 000-0000	EMAIL	ADDRESS
8/12/24	Tam Rodier	406.657.8284	rodier@billingsmt.gov	PO Box 1178, Billings, MT 59103
DATE	UPDATED BY	PHONE (000) 000-0000	EMAIL	ADDRESS

2. Location

COUNTY	LOT/BLOCK	SUBDIVISION	STREET ADDRESS	CITY / TOWN (NEAREST)							
Yellowstone	L47 / Block 12	Evergreen Subd., 2nd Filing	1302 Parkhill Drive	Billings							
UTM COORDINATES OR LAT-LONG FOR THE CENTER OF THE SITE, TO THE 6 TH DECIMAL				DATUM (E.g., NAD27, WGS84, etc.)							
Zone 49; Easting 309485; Northing 5073615				NAD83							
TOWNSHIP	N/S	RANGE	E/W	SECTION	QUARTER	TOWNSHIP	N/S	RANGE	E/W	SECTION	QUARTER
1	N	25	E	36	36						

NARRATIVE / NOTES ON ACCESS (OPTIONAL)

The above details found on the Yellowstone County Property Tax Data for Tax Code A06862 ([Yellowstone County, Montana - Treasurer - Itemized Property Tax Detail \(yellowstonecountymt.gov\)](#))

3. Ownership and Use

CURRENT ADMINISTRATIVE/SURFACE OWNERSHIP	CURRENT USE
City of Billings Montana	Residential
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	

ARCHITECTURE & ENGINEERING RECORD

ORIGINAL ADMINISTRATIVE/SURFACE OWNERSHIP

Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. See details in the Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437

ORIGINAL/HISTORIC USE

Speculation

- Public
- Private

4. Historic Property/Architecture Description

PROPERTY TYPE*		ARCHITECTURAL STYLE		TIME PERIOD
Residential Single-Family		Cape Cod (?) / vernacular-style		1952 - 1986
ARCHITECT NAME/FIRM	ARCHITECT CITY, STATE	BUILDER NAME/COMPANY	BUILDER CITY, STATE	CONSTRUCTION DATE
Unknown	Unknown	Unknown	Unknown	Estimated 1952

STATUS	NOTES ON STATUS CHANGE
<input checked="" type="checkbox"/> Original location	
<input type="checkbox"/> Addition/alteration	
<input type="checkbox"/> Moved/relocated	
<input type="checkbox"/> Destroyed	
<input type="checkbox"/> Other	

NARRATIVE DESCRIPTION OF PROPERTY

This property features a 1½ story 1,013 square foot Cape Cod (?) / vernacular-style single-family house, with a full basement, and a 540 square foot attic on a 7,000 square foot lot. The home's exterior walls are predominately stucco, but the attic dormer appears to have clapboard siding. Eaves, soffits, and fascia are wood and/or vinyl or metal wrapped. There is a concrete sidewalk along the front of the house on Parkhill Drive and on the east side of the house along 13th Street West. There is a concrete driveway from 13th Street West going westerly from the street to the detached 2-car garage and carport south of the house. A concrete walkway goes from the sidewalk adjacent to Parkhill Drive to four (4) concrete steps leading to the front door. There is a concrete walkway / concrete patio north of the driveway and south of the house with a zero-step entry into the rear of the house. The gable roof has asphalt shingles. The windows are wood and may be original to the house. The wood frames are severely rotted and are no longer weather right and must be replaced. At least a few windows are cracked. The current windows are double hung and double glazed. Wood decorative shutters are present adjacent to some windows, but they are in poor condition. The home is in poor overall condition.

The detached 2-car garage's exterior is Masonite or hardboard sided and is in fair condition. A carport has been attached on the north side of the detached garage; south of the house. There is a metal shed at the west end of the carport. Detached garage built in about 1980; Carport and shed attached to garage in about 1986

There are multiple types of fencing enclosing the back yard. Fencing materials include approximately 4' and 6' chain link, metal panels, and wood.

ARCHITECTURE & ENGINEERING RECORD

HISTORY OF PROPERTY

The following appears in the Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437:

Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed on the 160-acre parcel in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in the section in 1884 and then all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

Billings attorney Lou Chapple sold this property to James Fraser in January 1953. Fraser owned and operated an investment firm and purchased the property on speculation. The house was likely constructed in 1953. Then ownership of the house passed circulated between Fraser and husband and wife real estate developers Ingvald and Lillian Anderson until June 1957 when Charles and Marie Hunkins owned and occupied the house. Charles was the Chief Petroleum Engineer for the Northern Pacific Railway. It is listed as vacant in 1963 when the Hunkins sold it to Lloyd Loe. He was a service rep for Fairbanks-Morse Scales. Loe purchased it for speculation purposes and began renting it in 1964. He sold it to Wallace and Alice Lambrecht in February 1966. Wallace was a clerk with the US Postal Service. They retained it until July 1967 when they sold it to Mary Propson. Mary worked as a secretary for Rocky Mountain College. The Lambrecht's and Propson also rented it to tenants. Mary married Leonard Valentine in 1968 and then sold the house to the Reverend Roger C. Johnson in July 1971. Johnson was the pastor of the nearby First Assembly of God Church. He owned the house until 1978 and then sold it to Myrna Sickler (Deed Book 446: 48, 52; Ibid Book 494: 326; Ibid Book 608: 348; Ibid Book: 780: 176; Ibid Book 833: 495; Ibid Book 943: 495,496; Billings City Directories)

Subsequent historical information was obtained from the Yellowstone County online property ownership records, which only goes back to 2016. The property was owned by Adam Ereksen from 2016 until the property was foreclosed upon on October 4, 2023.

5. National Register Evaluation and Assessment

HAS A FORMAL ELIGIBILITY DETERMINATION BEEN PREVIOUSLY ISSUED FOR THIS SITE/PROPERTY?

No formal determination Yes, determined NOT eligible Yes, determined eligible Yes, NR listed Unknown

PROVIDE YOUR ASSESSMENT OF THE SITE'S/PROPERTY'S ELIGIBILITY FOR THE NATIONAL REGISTER

Meets criteria as an individual property Meets criteria as a contributing element to a historic district
 Does not meet criteria Does not meet criteria, and is a non-contributing element to a historic district

Historic District Name: Potential Parkhill Residential Historic District

APPLICABLE NR CRITERIA⁺

ARGUMENT FOR OR AGAINST EACH NR CRITERION

A – Events	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437
B – Persons	<input type="checkbox"/> YES <input type="checkbox"/> NO	
C – Characteristics	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437
D – Information	<input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS

It is not believed the “potential Parkhill Residential Historic District” was ever officially created.

ARCHITECTURE & ENGINEERING RECORD

INTEGRITY (LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING, ASSOCIATION)

The home is located in mid-town Billings at the southwest corner of the signalized intersection of 13th Street West and Parkhill Drive. There is a MET bus bench on the sidewalk north of the house on the south side of Parkhill Drive. The neighborhood is almost exclusively a residential. The nearest non-residential properties are a dental office on the east side of 13th Street West and a church on the west side of 13th Street West at Avenue D (roughly three blocks south).

The home is in poor to fair condition. However, to this layperson, the original workmanship seems fairly good. The home has character both inside and outside. Every attempt will be made to retain this character during an extensive rehabilitation project.

See additional information in the Architectural Integrity section.

POSSIBLE IMPACTS TO THE SITE

Rehabilitation to the home, detached garage, and carport / shed.

6. Information Sources

LIST CITATIONS FOR INFORMATION SOURCES USED TO COMPLETE THIS FORM.

Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437;

Yellowstone County Property Tax Data for Tax Code A06862 ([Yellowstone County, Montana - Treasurer - Itemized Property Tax Detail \(yellowstonecountymt.gov\)](https://yellowstonecountymt.gov))

7. List of Photos and Maps

IMPORTANT: DO NOT insert images for photos, maps, and other figures to this document. Supporting photographs, maps, and other figures referenced in the table below need to be formatted, saved, and submitted according to SHPO's *Guidelines and Samples for CSR/AER Form Attachments*. For more detailed mapping and photography standards, please review *Montana SHPO Consultation Guide, 2023*.

FIGURE NUMBER	DESCRIPTION / CAPTION	PHOTOGRAPHER	PHOTO DATE
1	Front Façade, photographer facing south, 1302 Parkhill Drive	Tam Rodier	6/25/2024
2	Rear Façade, photographer facing north, 1302 Parkhill Drive	Tam Rodier	6/25/2024
3	East side of home, photographer facing northwest, 1302 Parkhill Drive	Tam Rodier	6/25/2024
4	West side of home, photographer facing southeast, 1302 Parkhill Drive	Tam Rodier	6/25/2024
5	Detached garage & carport, photographer facing west, 1302 Parkhill Dr.	Tam Rodier	6/25/2024
6	East side of house and fence, photographer facing northwest, 1302 Parkhill Drive	Tam Rodier	6/25/2024
7	Signalized intersection & home, photographer facing southwest, Parkhill Drive & 13th Street West	Tam Rodier	6/25/2024
8	Neighboring property, photographer facing south, 1308 Parkhill Dr.	Tam Rodier	6/25/2024
9	Neighboring property, photographer facing north, 1303 Parkhill Dr.	Tam Rodier	6/25/2024
10	Neighboring property, photographer facing northeast, 1249 13th St. W	Tam Rodier	6/25/2024
11	Neighboring property, photographer facing southeast, 1244 Parkhill Dr	Tam Rodier	6/25/2024
12	Neighboring property, photographer facing northwest, 1301 Avenue F	Tam Rodier	6/25/2024

ARCHITECTURE & ENGINEERING RECORD

13	Plat Map – Evergreen Subdivision 2nd Filing	Yellowstone County GIS	7/10/2024
14	Aerial view, 1302 Parkhill Drive, Billings	Google Earth	7/10/2024

(tab from last cell to add rows to photos and maps table)



Photo 1; Front Façade
Photographer Facing: South

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 2; Rear Façade
Photographer Facing: North

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 3: East side of home
Photographer Facing: Northwest

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 4: West side of house (driveway NOT part of property)
Photographer Facing: Southeast

Description: 1302 Parkhill Drive, Billings



Photo 5: Detached Garage & Carport
Photographer Facing: West

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 6: East side of house & fence
Photographer Facing: Northwest

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 7: Signalized Intersection & House
Photographer Facing: Southwest

Description: Parkhill Drive & 13th Street West



Photo 8: Neighboring Property
Photographer Facing: South

1308 Parkhill Drive, Billings, MT 59102



Photo 9: Neighboring Property
Photographer Facing: North

1303 Parkhill Drive, Billings, MT 59102



Photo 10: Neighboring Property
Photographer Facing: Northeast

1249 13th Street West, Billings, MT 59102



Photo 11: Neighboring property
Photographer Facing: Southwest

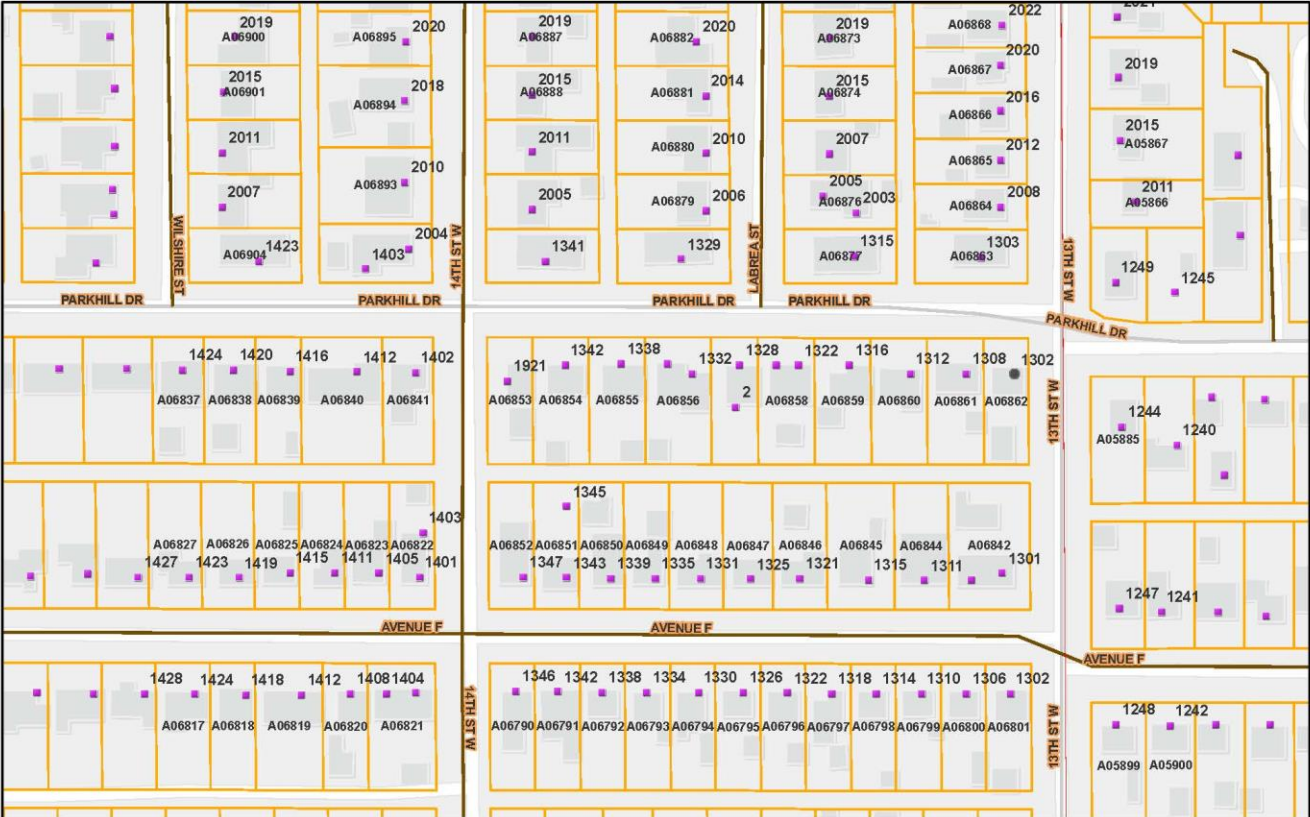
1244 13th Street West, Billings, MT 59102



Photo 12: Neighboring property
Photographer Facing: Northwest

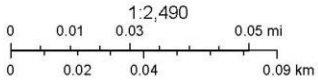
1301 Avenue F, Billings, MT 59102

Plat Map - Evergreen Subdivision 2nd Filing



7/10/2024, 1:54:37 PM

- County Border
- Sections
- Local/Private Roads
- Local Street or Rd
- Federal/State/Arterial
- Principal Arterial
- Township
- City address
- Residential
- Parcels - Ownership lines



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Map 13: Plat Map – Evergreen Subd., 2nd From Yellowstone County GIS
[Yellowstone County \(arcgis.com\)](http://Yellowstone County (arcgis.com))



Aerial Photo 14; 1302 Parkhill Drive, Billings Downloaded from Google Earth ([Google Earth](https://www.google.com/earth/))

YL 4 029437

Cultural Resource Inventory and Assessment:

Parkhill Drive/13th Street West - Billings

HSIP 1099(51)

Control no. 6089

Report Prepared By:

Jon Axline
Environmental Services
Montana Department of Transportation
2701 Prospect Avenue
P.O. Box 201001
Helena, Montana 59620-1001



May 2007

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HSIP 1099(51)
Parkhill/13th Street – Billings
Control No. 6089

Introduction

The Montana Department of Transportation (MDT) intends to reconstruct the intersection of Parkhill Drive and 13th Street West in Billings, Montana. The project is located in the NE¼ SE¼ of Section 36, T1N, R25E and the NW¼ SW¼ of Section 31, T1N, R26E. The project is centered at the intersection of Parkhill Drive and 13th Street West. Approximately 400-feet of Parkhill Drive (200-feet east and west of 13th Street West) would be reconstructed along with an as yet unspecified length of 13th Street West north and south of the intersection. Currently there is a jog between the east and west legs of Parkhill Drive with the centerline of the west leg of Parkhill located about 35-feet north of the centerline of the east leg of Parkhill. The Parkhill Drive legs will be realigned to a skew angle to eliminate the jog at the intersection. The project would include reducing the surface width of Parkhill to minimize Right-of-Way (R/W) acquisition and eliminating parking near the intersection. The existing driving lane width would be perpetuated. Other work would include sidewalks and ADA upgrades at the corners, curb & gutter, new signing and pavement markings. The MDT is considering the construction of “bulb-outs” at the intersection and the possible installation of a traffic signal. Figure 1 shows the survey area on the 1957/1975 West Billings, Montana USGS Quadrangle map.

The cultural resource survey was conducted in accordance with the federal and state regulations regarding the recordation and protection of prehistoric and historic cultural heritage sites. The survey included all cultural resource properties constructed before 1963 facing onto Parkhill Drive and 13th Street West within the Area of Potential Effect (APE).

The cultural resource survey was conducted by MDT historian Jon Axline and Joan Brownell on January 10 and March 6, 2007. All historic sites constructed before 1963 located within the designated survey corridor were recorded, mapped and photographed. Research was by Axline and Brownell; report preparation was by Axline.

Management Summary

A windshield and pedestrian survey was conducted within the designated Area of Potential Effect (APE) for this project. The project area is centered on the intersection of Parkhill Drive and 13th Street West in Billings. The intersection is located within a suburban residential area that was developed beginning in 1947. Because of the built-up residential nature of the project area, no archaeological survey was conducted for this project.

The MDT identified 29 historic properties within a 400-foot radius of the intersection of Parkhill Drive and 13th Street West. The historic properties in the survey area all face onto Parkhill Drive, Avenue F, and 13th Street West. An historic district clearly exists within the survey area and includes residential properties built between 1947 and 1956. Accordingly, the historic properties within the survey area were evaluated both for their individual National Register eligibility and as contributing or non-contributing components of the potential Parkhill Residential Historic District (24YL1662). There are a total of 29 historic properties within

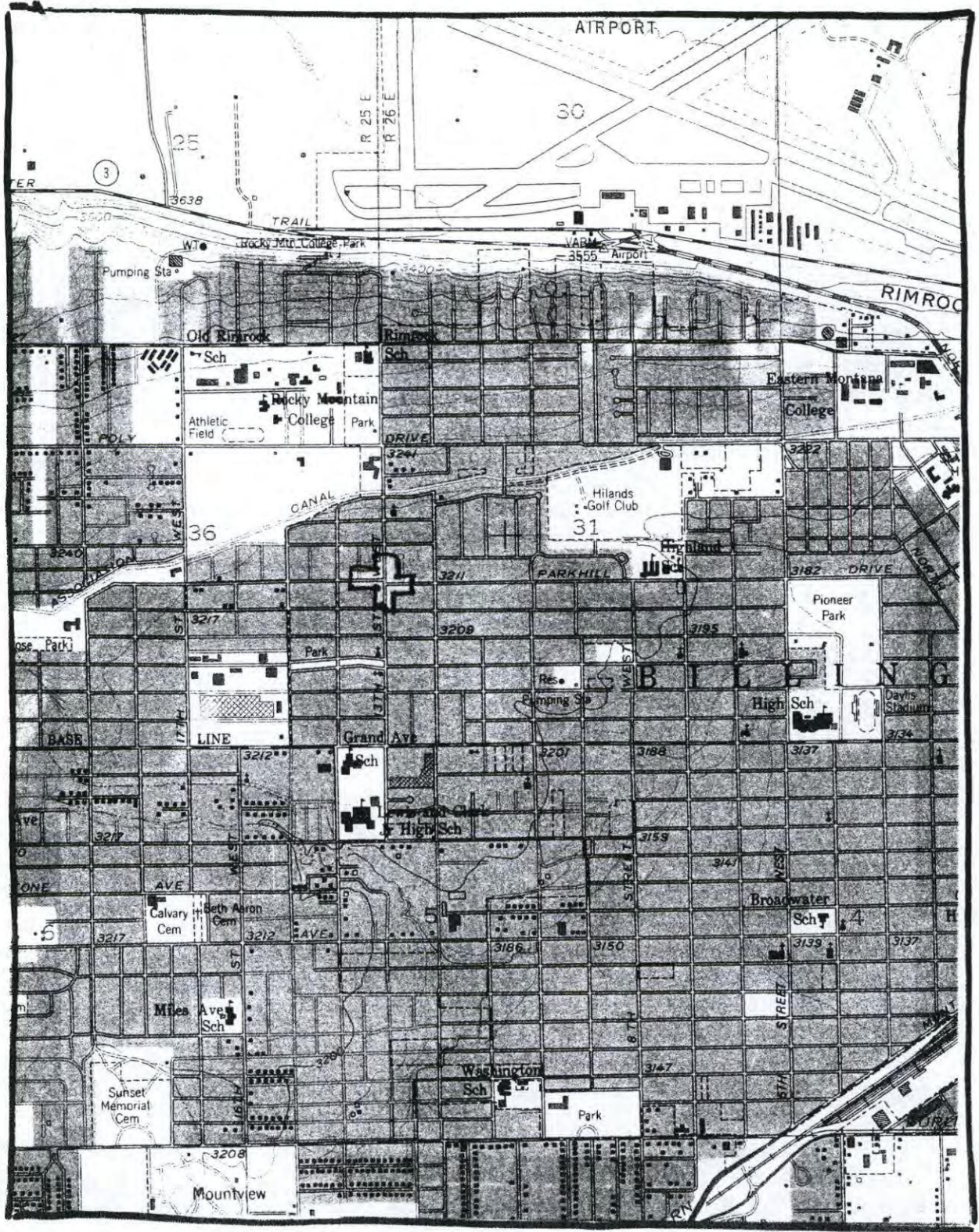


Figure 1. Map of the MDT's Parkhill/13th Street – Billings project area.

the survey area; twenty would contribute to a potential historic district. Nine of those sites would not contribute to the historic district because significant modifications have compromised their integrity. Five historic properties are individually eligible for the National Register: the Carmor Rental (24YL1637), the Clark Rental (24YL1641), the Baumgardner Rental (24YL1651), the Halstvedt Residence (24YL1652), and the Anderson Duplex (24YL1654). The table below shows the historic properties and their National Register status in regards to the potential historic district.

	Property Name	Site Number	Address	DOC	NRHP
1.	Whitmer Place	24YL1632	1222 Parkhill	1950	cont.
2.	Moore Residence	24YL1633	1223 Parkhill	1947	nc
3.	Madsen House	24YL1634	1228 Parkhill	1948	nc
4.	Tennant House	24YL1635	1229 Parkhill	1948	cont.
5.	Michel Residence	24YL1636	1232 Parkhill	1948	cont.
6.	Carmor Rental	24YL1637	1234 Parkhill	1948	elig./cont.
7.	Clark House	24YL1638	1238 Parkhill	1948	cont.
8.	Breil Place	24YL1639	1240 Parkhill	1949	nc
9.	Holets House	24YL1640	1244 Parkhill	1950	nc
10.	Clark Rental	24YL1641	1245 Parkhill	1947	elig./cont.
11.	Taylor Place	24YL1642	1249 Parkhill	1951	nc
12.	Hunkins Residence	24YL1644	1302 Parkhill	1953	cont.
13.	Frederick Residence	24YL1643	1303 Parkhill	1953	cont.
14.	McClintick House	24YL1645	1308 Parkhill	1954	cont.
15.	Pierce Place	24YL1646	1312 Parkhill	1954	cont.
16.	Price Place	24YL1647	1315 Parkhill	1956	cont.
17.	Sigourney Residence	24YL1648	1316 Parkhill	1954	cont.
18.	Anderson Duplex	24YL1654	1322-1324 Parkhill	1953	elig./cont.
19.	Danielson House	24YL1649	1328 Parkhill	1955	cont.
20.	Gaudina Residence	24YL1650	1329 Parkhill	1956	cont.
21.	Baumgardner Rental	24YL1651	1247 Avenue F	1952	elig./cont.
22.	Lewis Residence	24YL1656	1307 Avenue F	1954	cont.
23.	Briggs Place	24YL1655	2004 Nordbye Lane	1964	nc
24.	Halstvedt Residence	24YL1652	2008 13 th Street W.	1954	elig./cont.
25.	Peterson Place	24YL1653	2011 13 th Street W.	1954	nc
26.	Renstrum Residence	24YL1657	2012 13 th Street W.	1954	cont.
27.	Baum Rental	24YL1658	2015 13 th Street W.	1954	nc
28.	Norskog House	24YL1659	2016 13 th Street W.	1955	cont.
29.	Hofstad Residence	24YL1660	2019 13 th Street W.	1954	nc

Figure 2. Table showing the historic properties within the Parkhill/13th Street survey area.

Physical Setting

The project area is located in the broad Yellowstone Valley of south central Montana. The valley is bordered on the north by sandstone bluffs, called the Rimrocks, and bench lands beyond. South of the river is a range of bluffs and low hills that lead to the Pryor Mountains to

the south. The Clark's Fork of the Yellowstone River empties into the Yellowstone about 18 miles west of the project area. That river and the broad alluvial river bottom encompassing the Billings townsite is historically known as Clark's Fork Bottom. The Beartooth and Pryor mountain ranges are visible to the south of the project area, while the northern skyline is dominated by the rimrocks. The project area is relatively flat and is bisected by 13th Street West, a major north-south arterial in Billings. The Billings Bench Water Association (BBWA) canal (24YL161) is located about 1,000-feet north of the project area.



Figure 2. Overview of project area looking south along 13th Street West from near the intersection of Coulton Boulevard.

Local historical development was initially dominated by agriculture, but for the last half-century has been based on suburban residential and commercial development. Shortly after the establishment of Coulson on the Yellowstone River about two miles east of the project area in 1877, some enterprising men established farms in the fertile Clark's Fork Bottom. The Northern Pacific Railway arrived in 1882 and it founded the city of Billings as a railroad division point and regional trade center. Individuals began developing the area west of the city for agricultural purposes by 1884. That development included an extensive network of irrigation ditches. Nearby Rocky Mountain College was founded in 1908 and promoted the development of agriculture in the Billings area. An economic boom fueled by the establishment of three oil

refineries in Billings and the associated proliferation of commercial enterprises and residential subdivisions caused a profound change in the city's urban landscape. By 1947, residences had been established in the project area with significant commercial development along Grand Avenue about 2,000-feet south of the project area. By 1962 all of the available residential lots in the project area had been purchased and all had modest single-family dwellings built upon them. The last significant agricultural operation in the area was located just west of 13th Street and south of Poly Drive about 1,200-feet northwest of the project area until the early 1970s. It has since been subdivided and is the site of condominiums, an upscale restaurant, and a multi-story apartment building.

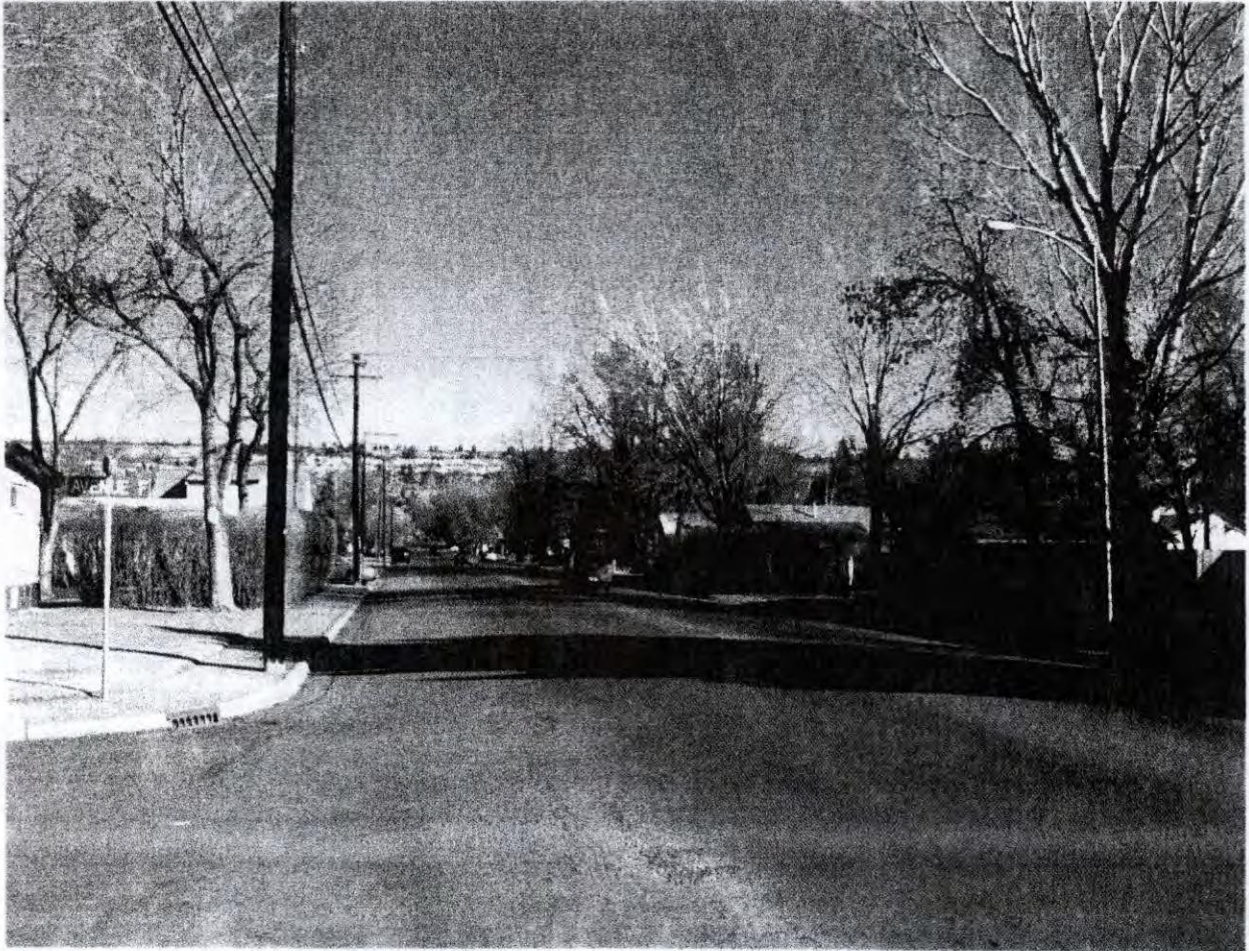


Figure 3. Overview of project area looking north along 13th Street West from the intersection of Avenue F.

Methodology

The MDT historian initiated the survey with a search of the Cultural Resources Information Systems (CRIS) and Cultural Resources Annotated Bibliographic System (CRABS) files at the Montana State Historic Preservation Office (SHPO) in Helena. The file search revealed that several cultural resource surveys have been conducted in the vicinity of the project area, but none have encompassed the project area. Only one site, the BBWA Canal (24YL161), is located in

proximity to the project area. It is not located within the MDT project area and would not be impacted by this project.

Archival holdings at the Montana Department of Transportation and the Montana Historical Society were examined for information regarding the project area. Local histories, reminiscences, newspaper articles, city-county directories, land tract books, the U.S. census and other records were also perused for information regarding the project area. The General Land Office (GLO) records at the Montana Department of Natural Resources and Conservation (DNRC) in Helena were investigated for this project. Ownership and assessors' records were researched at the Yellowstone County Courthouse in Billings. Records in the Montana Room of the Parmly Billings Library in Billings were also researched for information about the project area. The project area is not covered by any of the Sanborn fire insurance maps.

All historic features constructed before 1963 were inventoried in the project area. Each qualifying site was recorded on a Montana Historic Property Record site form and assigned a Smithsonian trinomial number. The site forms are on file at the University of Montana's Department of Anthropology and at the Environmental Services Bureau of the MDT.

Historical Overview

The first recorded Euro-American description of the Billings area is generally credited to William Clark. In July 1806, Clark and eleven others, including Sacajawea and her newborn son, Pomp, undertook to explore the Gallatin and Yellowstone Valleys on the expedition's return to St. Louis. On July 24, 1806, the party passed through the area now occupied by Billings. Clark was clearly awed by the abundant wildlife living along the river just east of the mouth of the Clark's Fork of the Yellowstone River.

Saw emenc [sic] number of deer, elk and buffalow on the banks. Some beaver
[For] me to mention or give an estimate of the different Spcies [sic] of wild animals on this river particularly Buffalow, Elk, Antelopes and wolves would be increditable.

Clark also noted the presence of a recently abandoned Crow Sun Dance lodge on a large island in the Yellowstone. The captain detailed Nathaniel Pryor, George Shannon, Richard Windsor, and Hugh Hall to drive the company's horses overland on the south side of the Yellowstone, while the rest of the party proceeded downriver in cottonwood canoes to rendezvous with Meriwether Lewis at the mouth of the Yellowstone (Moulton 2002: 217-219).

Even before the Lewis and Clark Expedition returned to St. Louis in September 1806, it met men ascending the Missouri River with the intention of trapping beaver in the Yellowstone River Country. Missouri Fur Company factor Manuel Lisa established a small trading post on the Yellowstone at the mouth of the Big Horn River in 1807 northeast of Billings. Although abandoned in 1810 because of hostile Indians, a succession of trading posts on the Yellowstone followed it between 1821 and 1876. In late 1837, a band of Crow Indians were felled by small pox near the existing Metra Park about two miles northeast of the project area. According to Crow legend, two young warriors found the village stricken by the terrible disease when they returned from a war expedition. Despondent and frustrated because they could do nothing to alter the course of the disease, they dressed in their finest clothing and mounted a snow-white

horse. Riding double and singing their death-songs, they rode the blindfolded horse over a cliff [Skeleton Cliff] and landed at what is now the eastern end of the Yellowstone County Fairgrounds. The location then became known as The Place Where the White Horse Went Down (Burlingame 1942: 47, 48; Brown 1961: 86-88; Bradshaw 1999: 93).

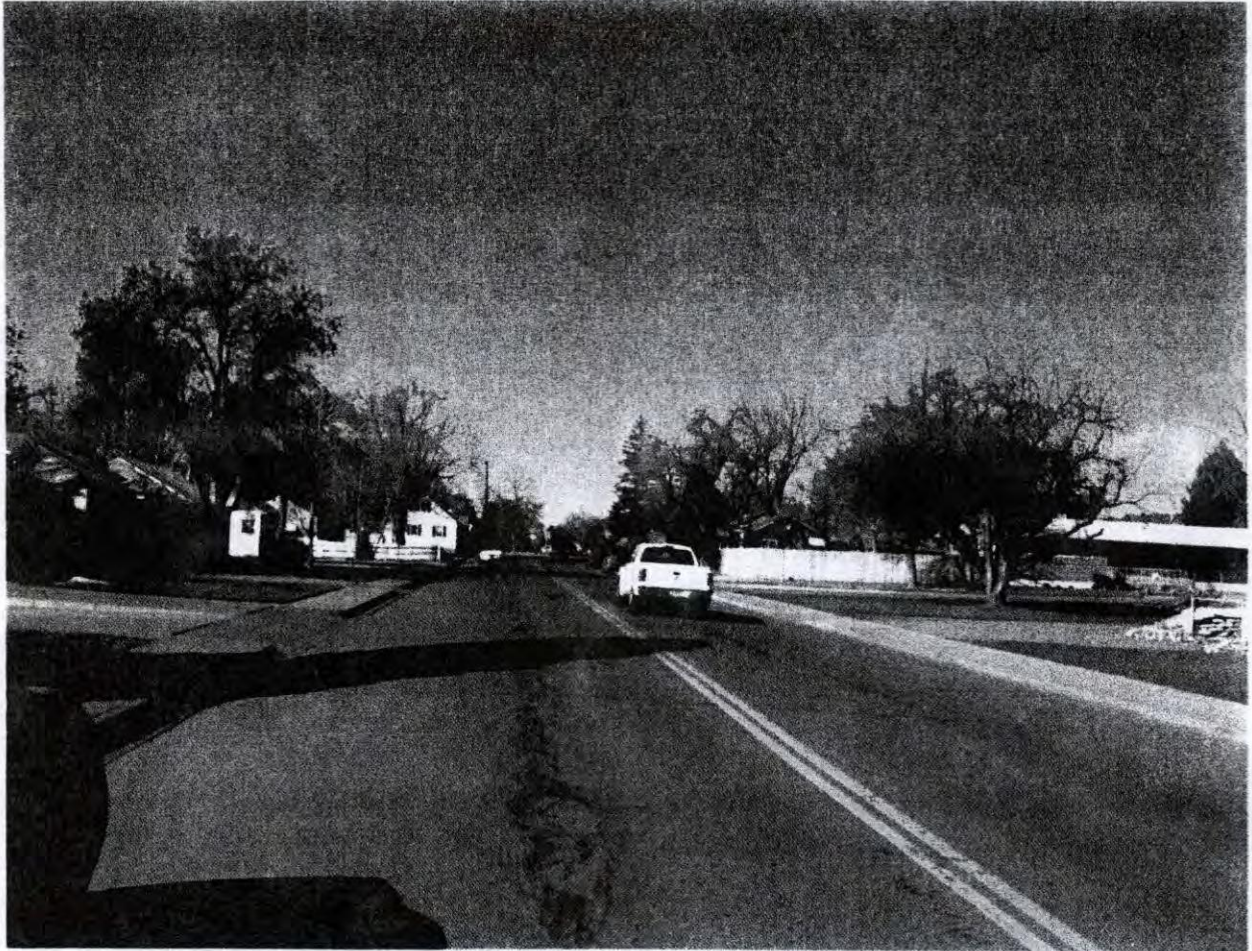


Figure 4. Overview of 1200 block of Parkhill Drive looking west toward 13th Street West.

The Yellowstone River at Clark's Fork Bottom was well-known to fur trappers and traders from 1807 onward. In 1822, Blackfoot Indians ambushed and killed Missouri Fur Company trappers Robert Jones and Michael Immel along with five others near the mouth of Alkali Creek about two miles northeast of the project area. The US Army's successful campaign against the Lakota, Northern Cheyenne, and Arapaho during the winter of 1877 made the Yellowstone Valley in this area attractive for settlers and entrepreneurs. In 1877, Perry W. McAdow, his brother William, Henry Frith, and former trapper Henry Keiser established a small settlement on the Yellowstone and named it Coulson after the owners of a steamboat line they hoped to attract to the area. The McAdow brothers established a store, sawmill, and hotel at the site about two miles southeast of the survey area. The settlement flourished as a river port and stagecoach station until about 1882. Eventually the community boasted a brewery, school, newspaper, post office, and Chicago Jane's notorious brothel. Coulson was a tough town as evidenced by the nearby boot hill cemetery (24YL755), which contain the remains of at least forty individuals who died

violent deaths in the river community (Brown 1961: 61-63, 220, 356; Spritzer 1999: 356, 357; Cooper 1981: 2, 12, 15, 18).

As the Northern Pacific Railway pushed its way up the Yellowstone in 1881, railroad land speculators scouted in advance for suitable sites for towns to serve the line. In the summer of 1882, the NPRR's Minnesota & Montana Land & Improvement Company platted a city on an alkali flat about two miles north of Coulson near the junction of the Tongue River Road and the route up Alkali Creek to Fort Benton and Great Falls. The company christened the city Billings after former NPRR president Frederick Billings. The Northern Pacific reached Billings in August 1882. The new city, however, was not without its difficulties. Railroad officials accused MMLI agent Heman Clark of gouging potential settlers who wanted to settle on the company's land, driving them away to cheaper land. The city was also plagued by streets that turned into quagmires during rains or after spring thaw and complaints about the pervasive bad smell emanating from the city dump northeast of town. Wannabe vigilantes didn't help things much in 1891, when they strung up a man accused of murdering a popular bartender on a lamppost next to the NPRR tracks. Despite the drawbacks, Billings steadily grew through the late 19th century. By the end of 1882, it boasted a population of 1,000 people. By 1900, its population had grown threefold to 3,221 people (Brown 1961: 358; Spritzer 1999: 358; Cooper 1981: 1, 2, 6, 11, 26; Stevens and Redman 2000: 88).

Billings was fortunate in being located at the right place at the right time. The city boomed during the first two decades of the 20th century. The fertile river bottoms made the Yellowstone Valley around Billings a paradise for farmers, especially after the completion of the Big Ditch (24YL664) in 1883, the Billings Bench Water Association Canal (24YL161) in 1904 and, in 1905, the US Reclamation Service's (USRS) Huntley Irrigation Project about fifteen miles northeast of town. The project was among the first and most successful of the USRS's early western projects. In 1909, the federal government enacted the Enlarged Homestead Act. That act, which provided 320 acres to any person willing to improve and farm it, attracted thousands of dry land farmers to south central Montana between 1909 and 1918. Billings quickly became an important trading and transportation center during the Homestead Boom, especially after the arrival of the Chicago, Burlington & Quincy Railroad in 1894 and the Great Northern Railway's line from Great Falls in 1908. Billings was an important transportation hub with access to three transcontinental railroads. Billings also profited by the presence of a Great Western Sugar refinery in the city, that processed sugar beets harvested in the surrounding area (Spritzer 1999: 359, 368; Cooper 1981: 29, 42; Malone et al. 1991: 238).

Although hard hit by the collapse of the Homestead Boom in 1919 and the resulting economic depression during the early 1920s, Billings survived because of its status as a transportation center on the northern Great Plains. Not only was it served by three railroads, but it also relied on interstate highways US Highway 10 and US Highway 87 to provide better access to markets throughout the region. In 1929, the Yale Oil Company constructed a refinery at Billings near newly exploited oil fields in south central Montana and northern Wyoming. The rich oil fields and refineries provided a steady source of revenue to the area, especially after Carter Oil and Conoco built refineries in the Magic City in the 1940s. The discovery and exploitation of oil in the Williston Basin in the 1950s had a profound effect on Billings as it became a significant refining center and pipeline hub. Large coal companies operating in the Colstrip area made Billings their headquarters. The boom caused by the oil industry influenced the expansion of

Logan International Airport in the 1960s and 1970s and made Billings a transportation hub with a trade port and many other distribution and trans-loading facilities – especially after the completion of Interstate 90 through the area in the 1960s. The city also benefited from the presence of two major hospitals, a significant commercial business district on the west side of town, and proximity to eastern Montana and northern Wyoming. In 1996, historian Michael Malone wrote:

The new Billings economy continues to rest upon traditional energy, agricultural marketing, and tourist travel bases; for instance, the city's three refineries now process well over five million barrels of crude oil daily and have an annual payroll of over \$165 million.

The diverse economy and its strategic location have combined to provide Billings a relatively steady rate of growth and evolving significance as Montana's largest metro area have confirmed the dreams of the city's founders (Spritzer 1999: 359; Stevens and Redman 2000: 88, 92; Boden 1982: 139-140, 169-170; Malone 1996: 45-48).



Figure 5. Overview of 1300 block of Parkhill Drive looking east toward 13th Street West.

Parkhill Drive/13th Street West

The General Land Office (GLO) surveyed Township 1 North, Range 25 East in July 1883 and published the map in February 1884. The map shows no settlement in and around Section 36, but does indicate that an irrigation ditch (the Big Ditch [24YL664]) passed through the north half of the section. The GLO records, however, indicate there were settlers within the project area at the time of the survey. Walter DeLacy surveyed Township 1 North, Range 26 East for the GLO in October 1878. The map shows no buildings or structures in Section 31, but does show the Tongue River Road between Fort Ellis and Fort Keogh in the SE¼ of Section 33, the NW¼ of Section 34, and the S½ and NE¼ of Section 27. Section 31, T1N, 26E was included within the Northern Pacific Railway's 17 million acre congressional land grant in Montana. The Minnesota and Montana Land and Improvement Company purchased the NPRR's lands on Clark's Fork Bottom in the early 1880s (GLO 1878, 1884; Montana Land Tract Books; Malone etc. 1991: 179; Babcock 1907: 292).

The Minnesota and Montana Land and Improvement Company began construction of a ditch in 1882 and completed it across Section 36 (and Section 31) in July 1883. It is likely the four land claimants arrived in Section 36 shortly after the completion of the ditch. Within three months of the publication of the GLO map for T1N, R25E in February 1884, four individuals had filed on homesteads in Section 36. All four entries were preemption claims, indicating that the men had already staked their claims in the section before the official survey was completed. Alexander McDonald obtained the patent through cash entry to the southeast quarter (encompassing a portion of the project area) of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead in April 1884 and converted it to cash in May 1889. The other three claimants, John McGinness, Edgar Cronk, and Henry Platt all converted their entries to cash in February and May 1889. There is very little information available about three of the four men. McGinness was a prominent Billings lawyer for a short time in the 1880s before dying in 1888. There is no evidence that McDonald, Cronk or Platt ever lived in Clark's Fork Bottom. Cronk is listed as a harness maker living in New York in 1880 and 1900. There is no listing for a Henry Platt in Montana during those years. An Alexander McDonald was living near Custer in 1900 (State Engineer's Office 1943: 1; Montana Land Tract Books; US Census Records 1880, 1900; Leeson 1885: 1364).

Katherine "Kate" Curtiss platted the Curtis Subdivision in December 1940. Sometime between 1900 and 1910, Kate's father, Bartholom, purchased a farm on Grand Avenue and moved his family to Billings from Canyon Creek near Laurel. By 1910, Bartholom had died and his wife, Mary, took over operation of the farm aided by her many children. After Mary's death in the 1930s, her children acquired ownership of the Grand Avenue farm. In July 1946, Kate's brother, Bartley and his wife Nellie, re-filed the plat for the subdivision after Kate had moved to California. Bartley was a rancher who lived on Grand Avenue. By the mid-1950s, though, Grand Avenue had become a major commercial strip on the western outskirts of Billings. The subdivision included an area bounded on the north by the Colton Boulevard, the east by 12th Street West, the west by 13th Street West, and the south by Avenue E. It encompassed Parkhill Drive, which was then known as Avenue G. There was no residential construction in the project

area until after Bartley and Nellie re-filed the plat in 1946 (Clerk & Records Records; US Census Records, 1900-1930).

The Fergus Land & Building Company platted the Evergreen Subdivision in July 1949. Evidence suggests that Bartley Curtiss was the moving force behind the Fergus Land & Building Company, which was created specifically to sell land in the subdivision (it ceased active operations in March 1957). Curtiss lived at 1300 Grand Avenue in 1947. By 1955, his ranch house had been replaced by the Evergreen Shopping Center. Real estate speculators and investors James and Marion Fraser, Wreford Goss Chapple, and Lou Chapple re-filed the subdivision plat in August 1952. James owned and operated Fraser Investment Company at the Fratt Building on 2nd Avenue North. Chapple maintained a law office in the same building. The subdivision was bounded on the north by Colton Boulevard, the south by Avenue E, the east by 13th Street West, and the west by 15th Street West. House construction did not begin in the subdivision until after the Fraser's and Chapple re-filed the plat. Fraser sold many of the lots on the 1300 Block of Parkhill Drive to Ingvald and Lillie Anderson in the early 1950s. The Anderson's listed themselves as real estate developers in the Billings city directories during the 1950s. Before then, however, Ingvald worked as a building contractor in Billings in the 1930s and 1940s. He built at least five residences in the project area: 24YL1644, 24YL1650, 24YL1654, 24YL1657, and 24YL1659. In 1956, the Billings City Commission changed the name of Avenue G to Parkhill Drive since the road's eastern terminus was Pioneer Park. The re-designation of Parkhill coincided with a significant residential building boom in the area from 1947 to 1956. Twenty-eight of the residences in the project area were constructed during that period with 39% built in 1954 alone (Montana Secretary of State Business Records; Clerk & Records Records; US Census Records 1900-1930; Billings City Directories).

The 1200 block east of 13th Street West in the Curtis Subdivision was the first on Parkhill Drive (while still known as Avenue G) to be developed within the project area. There are sixteen residences on the block of which eleven are located within the project area. The residences were built between 1947 and 1955 with most constructed in 1947-1948 with 1950 and 1954 also active years. Six of the eleven houses (24YL1632, 24YL1634, 24YL1635, 24YL1636, 24YL1637, and 24YL1638) are Minimal Traditional-style residences built between 1947 and 1950. They have few architectural details and little or no ornamentation. The remaining residences are vernacular style (24YL1633 and 24YL1640), Ranch (24YL1639 and 24YL1642), and a Craftsman-style log residence (24YL1641) that was constructed in 1947. There are seven houses on the east side of 13th Street West, eleven of which are located within the MDT project area. Those residences were constructed between 1953 and 1956.

The 1300 block west of 13th Street West in the Evergreen Subdivision was developed between 1952 and 1961. There are thirteen residences on the 1300 block of which nine are located within the MDT project area. The nine properties were built between 1952 and 1956, with 1954 the most active year when four residences were constructed. Although there are two Minimal Traditional-style houses (24YL1646 and 24YL1649), seven are Ranch-style residences (24YL1643, 24YL1644, 24YL1645, 24YL1647, 24YL1648, 24YL1650, and 24YL1654) built between 1952 and 1956. Two of the residences are comprised of brick (24YL1649 and 24YL1654), while the others are 1-story, wood frame, single-family residences. Some have attached garages, while others have detached garages. None of the Ranch-style residences

contain all the features common to the style. There are six houses on the west side of 13th Street West between Colton Boulevard and Avenue F; four (including one facing Avenue F) are located within the project area. The houses located within the project area were all built in 1954 and are Minimal Traditional and Ranch-style residences.

Ten of the 29 houses constructed within the project area were built for speculation purposes and functioned as rental units during the historic period (24YL1644, 24YL1650, 24YL1651, 24YL1653-24YL1656, and 24YL1658-24YL1660). Only one, 24YL1654, is a duplex. The original owners in the historic district were a mixture of blue collar and professional people. The neighborhoods were fairly cohesive and occupied by people with common upper working and middle class backgrounds. Several other houses were initially owner occupied and then served as rental units.

THE SITES

1. WHITMER PLACE (24YL1632)

Address: 1222 Parkhill Drive

Description: The site consists of a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1½ story Minimal Traditional-style residence. It faces north onto Parkhill Drive. The residence's rectangular plan is covered by a gable roof sheathed in wood shingles; the eaves are partially returned. The walls are clad in the original wide reveal clapboard siding. There are single 1/1 double-hung windows in each gable-end. The house rests on a concrete foundation. A gable-roof vestibule is centrally located on the north-facing façade. It has a gable roof with partially returned eaves sheathed in wood shingles, while the walls are clad in clapboard siding. The primary entry is centrally located in the vestibule and has a wood door with three stepped fixed lights. The entry also has an aluminum storm addition. It is reached by concrete steps and a stoop that is partially enclosed by a wrought iron railing and stair rail. A wood access ramp has been installed by the owner and partially obscures the original steps and stoop. A large fixed-light picture window is located on the façade to the right of the vestibule. A 1/1 double-hung window is located on the façade to the left of the vestibule.

A 1/1 double-hung window is located on the extreme left on the west elevation. To the right of the window is a brick veneer wall that partially supports a shed roof carport. The roof is sheathed in asphalt shingles and the west end of the roof is supported by wood posts. Wood beams on the south side of the carport are sheathed in fiberglass sheets.

The east elevation has 1/1 double-hung windows on the right and left of the wall. A small casement window is located central to the elevation. On the rear façade (south) there is a 1/1 double-hung window left-of-center on the façade and a 1/1 double-hung window on the right rear façade. An entry is located on the left façade. It has a lighted wood door with an aluminum storm door addition; a 1/1 double-hung window is located adjacent to it on the left.

Feature 2 is a detached garage located south of F-1 that was constructed in 1976. It has a gable roof covering a rectangular plan and faces south onto the alley behind the house. The garage rests on a concrete pad foundation. It has wide reveal clapboard siding. The façade has a single bay with a fiberglass roll up-type door. A 2-light casement window is located on the east elevation of the garage. A wood door is slightly offset on the rear (north) façade of the garage.

Historical Information: Section 31, T1N, R26E was included within the 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The address first appears in the 1949-1950 Billings city directory which corresponds with the 1950 building date listed in the Assessors' records. Mac R. Whitmer and his wife, Julia, lived in the house from 1950 until about 1953. Mac worked as a carpenter in Billings and had died by 1954. Mac likely built the house in 1950. His widow, Julia, continued to live in the house until 1957, when it was occupied by Bob Whitmer, the couple's son. Whitmer worked as a farmer and, apparently, maintained the house as a winter residence. Bob Whitmer still owns and occupies the house (Billings City Directories).

Integrity: The house retains overall good integrity and is a good example of a Minimal Traditional residence. The basic configuration of the house is intact as are the original windows, siding, roof components, etc. Other than the handicap access ramp on the façade, there have been no significant modifications to the exterior of the house.

Historical and/or Architectural Significance: The Whitmer Place was constructed in 1950 and is associated with the initial development of the Curtis Subdivision shortly after it was replatted in 1946. It is associated with the commercial and residential boom in Billings following World War II when the city became an important oil refining and distribution center as well as a transportation hub. The initial development of the subdivision consisted of simple Minimal Traditional style residences occupied by upper working class families. This particular residence retains considerable architectural integrity with nearly all of its basic features unchanged. The house is not architecturally distinctive, but is representative of the type of homes constructed in Billings during that time. The Whitmer Place is not individually eligible for the National Register of Historic Places, but would contribute to the potential Parkhill Residential Historic District.

2. CLARENCE & ELLEN MOORE RESIDENCE (24YL1633) Address: 1223 Parkhill Drive

Description: The site consists of two features: a residence (F-1) and a detached garage (F-2).

Feature 1 is a significantly remodeled 1½ story vernacular residence with additions. It faces south onto Parkhill Drive. The original footprint of the residence is rectangular and appears to be similar in design to 1229 Parkhill Drive. The house has a gable roof with exposed rafters. The roof is sheathed in asphalt shingles and there is a modern skylight located on the rear of the roof on the west. The exterior is clad in stucco siding and the residence rests on a concrete foundation. There is a entry on the façade gable-end that has a 2-light sliding door. It is reached by an exterior staircase and porch that is supported by metal posts. The deck of the porch and the steps (which open to the east) are comprised of wood and are partially enclosed by a low wall that is also clad in stucco. The original entry to the residence has been obscured by a gable roof addition that was added in 1984 and is attached to the left façade of the residence. The walls of the addition are also clad in stucco and the entryway is located on the right of the addition's façade. It has a modern wood-paneled door with no storm door. A multi-light window is offset on the east elevation of the addition. A large fixed light window is located on the right façade.

There are several window openings on the west elevation of the house. Some are original to the house and some appear to be recent additions. Windows on the right and left are original and consist of 1/1 double-hung windows. A window slightly left-of-center on the west elevation is a 1/1 double-hung unit flanked by narrow glass block windows. A shed roof hood on the extreme left of the elevation shelters a centralized exterior air conditioning unit.

There are four Craftsman-style 3/1 double-hung windows on the east elevation of the house. Two are paired and windows on the right and left elevation are single. The rear (north) façade is currently undergoing renovations. A shed roof oriel on the second floor gable-end is currently wrapped with insulation material. It is likely this is a recent addition to the residence since those kind of features are not common to Minimal Traditional style houses. On the ground floor, there are two 1/1 double-hung windows: one of the right façade and the other slightly left-of-center. A gable-roof vestibule was recently removed from the left rear façade, leaving the interior entry exposed.

A shed roof addition is attached to the northeast corner of the house and faces south toward Parkhill Drive. The addition was constructed in 1984 and originally functioned as a carport. It is currently being incorporated into the living space of the house. The façade of the addition has vertical wood slats functioning as fascia. There are tripled 3/1 double-hung windows central to the façade of the addition. There is some evidence that this addition may have originated as a commercial structure that was moved to this site and incorporated into the carport. Specifically on the west elevation of the addition there are exposed rafters that is reminiscent of what was once located at the nearby Big B Shopping Center on Grand Avenue and 13th Street West. The lower zone of the addition is clad in insulation and plywood siding. A Craftsman-style wood-paneled door is located on the right elevation; it has two fixed lights. A two-light casement window is located on the left of the west elevation and a tripled casement window is located on the rear (north) façade of the addition.

Feature 2 is a detached garage that was built in 1969. It is attached to the main structure by a shed roof breezeway. It faces north toward Parkhill Drive and is currently undergoing renovation as a living space. It has a gable roof sheathed in asphalt shingles and the walls are clad in masonite. The primary entry to the feature has been changed: an entry is located in the façade gable-end and is accessed by a wood staircase and through an open porch partially enclosed by a low wall. The entry has a wood door. A 1/1 double-hung window is located on the right facade and a sliding glass door is situated on the left façade. A shed roof addition has been attached to the north wall of the garage. It also has asphalt shingles and masonite siding. It has an entry with a wood door on the right of the west elevation and a bay entry with double wood doors on the left elevation.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Although the house was constructed in 1947, it is not listed in the Billings city directory until 1954. Clarence and Ellen Moore purchased this lot from Bartley and Nellie Curtis in September 1946; the Moore's built the house shortly thereafter. There is evidence in the 1954 Billings city directory that the couple lived with their neighbors, Mac and Julia Whitmer (24YL1632), while the house was under construction. Clarence worked as a switchman for the Northern Pacific Railway. The 1930 census lists 12 year-old Clarence Moore living in Billings with his parents, Everett and Blanche. Born in Iowa in 1918, he came to Billings with his parents about 1926 and lived on North 22nd Street. Everett worked at odd jobs around the Magic City. Clarence began work for the Northern Pacific in the 1930s and retired from the Burlington Northern Railroad in 1976. The Moore's lived in the house until 1994 when they sold it to Steve McBride, who ran McBride Mechanical Plumbing from the house. The current owner, Craig Rech, purchased the house in 2000 and currently operates Complete Service Company, an electrical contracting firm, out of the house (Deed Book 296: 139; Billings City Directories; US Census Records).

Integrity: The house exhibits poor integrity as a result of the 1984 remodel. Historically, it likely resembled 1229 Parkhill (24YL1635), but little of that original fabric still exists. The walls have been clad in stucco and additions made in 1969 and 1986 that have made the simple rectangular plan house into a rambling L-shaped complex that is comprised of different styles and materials. The landscaping has also been altered by the addition of cobblestone berms placed against the foundation of the house and the removal of the yard and replacement with gravel and cobblestones. Indeed, the landscaping is identical to 1229 Parkhill Drive.

Historical and/or Architectural Significance: Although built in 1947 and associated with the post-World War II economic boom in Billings, the house was significantly remodeled in 1984 and no longer conveys its original appearance or visual association with period in Billings' recent history. The house is not associated with anybody of local significance. The remodeling has destroyed or obscured all of the house's original details and features and has made it difficult even to determine what the original architectural style of the residence might have been. The Clarence & Ellen Moore Residence is not individually eligible for the National Register and is does not contribute to the potential Parkhill Residential Historic District.

3. CLARENCE & DORA MADSEN HOUSE (24YL1634)

Address: 1228 Parkhill Drive

Description: The site consists of a residence (F-1), a detached garage (F-2) and a shed (F-3).

Feature 1 is a 1-story, wood frame Minimal Traditional-style residence. It faces north onto Parkhill Drive. The rectangular plan is covered by a gable roof sheathed in asphalt shingles with partially returned eaves. The walls are clad in vinyl siding that mimics novelty siding with corner boards. The house rests on a raised concrete foundation with a daylight basement and there is an interior brick chimney with a corbelled cap. The basement is pierced by window openings with single-light casement windows units. A small gable-roof vestibule is centrally located on the façade. The roof is also sheathed in asphalt shingles and the eaves are partially returned. The walls are clad in vinyl. The entry is offset to the right on the vestibule. It has a modern decorative wood door with a fixed fanlight and an aluminum storm addition. The

vestibule is reached by concrete steps and a porch. The porch has a new wood fascia and partially enclosed by a wood railing. The steps open to the east. To the left of the vestibule is a two-light fixed window flanked by 1/1 double-hung windows. Right of the vestibule is a single-light fixed window. On the east elevation are two 1/1 double-hung windows.

A 1/ double-hung window is located on the right of the west elevation. On the rear (south) façade, there is an entry on the right that is reached by a concrete step and stoop. It has a wood paneled door with two fixed lights and an aluminum storm addition. To the left of the entry is a 1/1 double-hung window. A single-light casement window is located on the left of the rear façade. A skylight has been cut into the gable roof on the south.

Feature 2 is a detached garage that was constructed in 1982. It is located south of F-1 and faces south onto the alley behind the house. It has a rectangular plan covered by a gable roof sheathed in asphalt shingles. The eaves are partially returned. The walls are clad in masonite siding with corner boards. The single-bay is off-set on the façade to the right. It has a metal roll-up door. .

Feature 3 is a shed located south of F-1. It was constructed in 1993.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Bartley and Nellie Curtiss sold this property to Clarence Madsen in September 1948. The Madsen's built the house in 1949. It does not appear until the 1954 city directory. Clarence and Dora Madsen owned and lived in the house from 1954 to 1963. Born in 1893, Clarence moved from Hazelton, North Dakota to Scobey, Montana in 1916 and married Dora in November of that year. Both Clarence and Dora were natives of Iowa. The couple moved to Billings in 1933. After working at a number of jobs, Clarence began work as a painter by 1940. He died in May 1965, leaving Dora the sole occupant of the house until her death in May 1979 in Billings (Deed Book 328: 329; Billings City Directories; *Billings Gazette* 23 May 1965; *Ibid* 31 May 1979).

Integrity: The basic configuration of the house (F-1) is still intact as are some of the individual features. The replacement of one of the façade windows, the addition of the vinyl siding (over the original masonite siding) and the new porch detract from the historic integrity of the building. The garage (F-2) and shed (F-3) were constructed since 1982 and do not contribute to the site.

Historical and/or Architectural Significance: The Clarence and Dora Madsen House is associated with the initial development of this subdivision during the first years of an economic boom in Billings following World War II. The establishment of Billings as a major oil refining and distribution center caused a boom in the commercial and residential development of the Magic City as people moved to the community. One of the consequences of the boom was the establishment of new residential subdivisions on the outskirts of Billings. This house is representative of the type of homes that first appeared in the subdivision in the late 1940s. Minimal Traditional style residences were the successors to the Craftsman, Colonial Revival, and

Cape Cod styles popular before the war. They were architecturally non-descript, but served an important function by providing affordable family housing in a time of tremendous expansion in Billings. The residence retains good integrity, but is not an exemplary example of the style. Consequently, the Clarence and Dora Madsen House is not individually eligible for the National Register, but would contribute to the potential Parkhill Residential Historic District.

4. LLOYD & MAE TENNANT HOUSE (24YL1635)

Address: 1229 Parkhill Drive

Description: The site consists of two features: a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1½ story vernacular Minimal Traditional style residence. It faces south onto Parkhill Drive. The residence has a rectangular plan covered by a gable roof sheathed in wood shingles. The walls are clad in wide reveal clapboard siding. The building rests on a concrete foundation. There are 2/2 double-hung windows on the gable-ends. The primary entry is located on the left of the façade. It has a metal door with a modern aluminum storm addition. To the right of the entry are paired 2/2 double-hung windows; the left unit has an air conditioning unit projecting from it. To the right of the paired windows is a single 2/2 double-hung window on the right façade. On the west elevation are two 2/2 double-hung windows. The east elevation has paired 2/2 double-hung windows on the left, a single 2/2 double-hung window central to the elevation and a 2/2 double-hung window on the right. An entry is located on the left of the rear (north) façade. It has a modern wood-paneled door with an aluminum storm addition. A 2/2 double-hung window is located on the right of the rear façade.

Feature 2 is a detached garage that was also constructed in 1948. It is located northeast of F-1 and its footprint measures 24' x 24'. The rectangular plan of the garage is covered by a gable roof sheathed in wood shingles. The walls are clad in asbestos siding. There are two bay entries on the south-facing façade. Both have wood lift-up doors. Window openings are centrally located on both gable-ends; both have been boarded-over. There are two 4-light casement windows on the rear (north) façade and two 4-light casement windows on the east elevation. On the west elevation, there is a 4-light casement window on the left and an entry on the right. The entry has a wood-paneled door with a single fixed light.

The lot has recently been re-landscaped with most of the sod removed and replaced by gravel and cobblestones. Cobblestones have been bermed up against the east and west elevations and are covering the foundation. On the façade, cobblestone has also been placed up against the foundation, but a space has been left open that encompasses the entry and the paired windows. The cobblestones are kept in place on the façade by concrete block retaining walls.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was built in 1948 and first appears in the 1949-1950 Billings City Directory. Lloyd and Mae Tennant were the first owners and occupants of the house. Born in Wisconsin in 1898, Lloyd emigrated to Montana with his parents about 1905 and settled in Forsyth, where Lloyd was "reared." After living in Musselshell during the 1920s, he moved to Billings in 1930 and roomed with Albert and Edna Webster on South 3rd Street. He worked as a salesman for the Billings Hardware Company from 1930 until 1945 when he formed a partnership with Chet McIntosh and operated the McIntosh Furniture & Hardware store. McIntosh bought out his interest in the store in 1958 and Lloyd went back to work for the Billings Hardware Company, retiring in 1968. Lloyd married Mae Peterson in 1938. The couple lived in this house until Lloyd's death in December 1969. Mae remained in the house until the late 1970s, when she began renting it out. (Billings City Directories; US Census Records 1920-1930; *Billings Gazette* 30 December 1969).

Integrity: The residence retains considerable integrity and does not appear to have been significantly modified since its construction. The original features are still intact, but it appears that some sort of porch on the left façade may have been removed within the last fifty years. The gravel landscaping that actually encroaches on the house significantly detracts from the historic appearance of the house.

Historical and/or Architectural Significance: The Lloyd and Mae Tennant House is associated with the post-World War II economic boom in Billings. In the wake of the war, Billings became a significant oil refining and distribution center at the strategic hub of an important transportation corridor on the northern Great Plains. As the economy boomed, the city attracted many new residents who built and lived in houses in new subdivisions in former agricultural land that bordered the Magic City. The Tennant House was part of the initial development of the Curtis Subdivision in 1948. Many of the dwellings in that initial flurry of construction were simple Minimal Traditional style houses like this one. The house is representative of the style, which consisted of architecturally non-descript single-family structures. The Tennant House is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

5. **JOHN MICHEL RESIDENCE (24YL1636)**

Address: 1232 Parkhill Drive

Description: The site consists of a single-story Minimal Traditional-style residence with an attached garage that was constructed in 1950. It faces north onto Parkhill Drive. The rectangular plan is covered by a hip roof sheathed in asphalt shingles. The walls are clad in narrow-reveal vinyl siding with corner boards. The house rests on a concrete foundation. The entry is right-of-center on the façade. It is sheltered by a hip-roof hood that is sheathed in asphalt shingles. The entry is reached by a concrete step and stoop. The entry has the original wood-paneled door with a single fixed light; there is an aluminum storm door of recent vintage. Two 1/1 double-hung windows flank the entry. A smaller 1/1 double-hung window is located on the left façade. There is a Chicago-style window on the left of the west elevation. It has a central fixed plate glass window flanked by 1/1 double-hung window units. A 1/1 double-hung window is located on the

right of the west elevation. On the east elevation there is a small 1/1 double-hung window on the extreme right adjacent to the attached garage.

A garage is attached to the east façade. It faces north onto Parkhill Drive. It has a hip roof sheathed in asphalt shingles and the walls are clad in the narrow-reveal asbestos clapboard siding with corner boards. The garage rests on a concrete pad foundation. There is a single bay entry on the façade that has a wood roll-up type door.

A 2/2 double-hung window is centrally located on the east elevation of the garage. The rear (south) façade has two 1/1 double-hung window on the right and left, while there is an entry central to the rear of the garage. It has a modern wood-paneled door. There is a small two-light casement window slightly off-set to the right on the rear façade.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house is first listed in the 1949-1950 Billings city directory. Bartley and Nellie Curtiss sold the property to Jack Sickler, in August 1947. A carpenter, Sickler built the house in 1947-1948. He retained ownership of it for only three months before selling it to Arne O. and Patricia Mysse in November 1947. Arne was a teller at the Security Trust & Savings Bank in Billings. The Mysse's, in turn, sold it to Robert and Marjorie Kinton in October 1950. The Kinton's sold the house to John F. and Donna Michel in April 1953. An 8 year-old boy named John Michel is listed in the 1930 census as living in Lockwood, just east of Billings. His mother and father emigrated to the US from Russia about 1910 and had moved to Montana by 1914 where they farmed. John was born in 1922. The Michel's lived in the house until 1962. Beginning in 1962, they rented the house to a series of tenants that consisted primarily of white collar professionals. Neil J. O'Leary bought the house from Sheldon and Celeste Helsley in December 1977 (Deed Book 304: 318; Ibid 311: 596; Ibid 380: 518; Ibid 448: 502; Billings City Directories; US Census Records; Deed Book 1183: 418).

Integrity: The residence retains excellent integrity and is a good example of the Minimal Traditional style with all of its original features and materials intact. There have been no significant changes made to the exterior of the house since its construction in 1950.

Historical and/or Architectural Significance: The John Michel Residence was constructed in 1950 at the beginning of an economic boom that rocked Billings in the wake of World War II. As the city grew into an important industrial, commercial, and transportation hub on the northern Great Plains, it expanded into Billings Heights and into agricultural land west of the Magic City. The Michel Residence is associated with the initial flurry of residential expansion on Billings' west side in the wake of the war and was part of the first phase of development of this subdivision. Typically, houses built in the subdivision in the 1940s consisted of simple Minimal Traditional style residences. The John Michel Residence represents that type of simple residential architecture that was devoid of features and ornamentation that distinguished other

20th century architectural styles. The residence is architecturally non-descript, but most of its original details are still intact. The John Michel Residence is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

6. **CARMOR RENTAL (24YL1637)**

Address: 1234 Parkhill Drive

Description: The site consists of a residence (F-1) and two sheds (F-2 and 3).

Feature 1 is a 1-story Minimal Traditional style residence. It faces north onto Parkhill Drive. The gable roof covers a rectangular plan and is sheathed in asphalt shingles. The walls are clad in the original masonite siding that is now (2007) painted a bright blue. There are corner boards. The house rests on a concrete foundation. There is a large interior metal smoke stack on the right of the façade roof. The entry is located right-of-center on the façade. It is sheltered by a small gable-roof hood with asphalt shingles and masonite on the gable-end. The entry is reached by a concrete step and stoop. It has a wood door with a single fixed light and a storm door. The entry is flanked by Chicago-style windows with large fixed plate glass windows flanked by smaller 1/1 double-hung windows. A 1/1 double-hung window is located on the left façade. A 1/1 double-hung window is located on the right of the west elevation. A small 1/1 double-hung window is located on the extreme right of the east elevation adjacent to the attached garage. There is a 1/1 double-hung window on the left of the east elevation of the garage. On the rear (south) façade, there are three 1/1 double-hung windows of three different sizes off-center on the right and left.

A small single-bay garage is attached to the east elevation of the house and faces north onto Parkhill Drive. It has a metal roll-up type door. There is an entry at the rear (south) of the garage. It has a wood door and is reached by a concrete step.

Feature 2 is a shed constructed in 1990. It is located to the south of F-1

Feature 3 is also a shed constructed in 1990 and is also located south of F-1.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was constructed in 1948 and first appears in the 1949-1950 Billings city directory. Bartley and Nellie Curtiss sold this property to Jack Sickler in October 1947. Sickler was a carpenter who built 1232 Parkhill (24YL1636) at the same time as this dwelling. He sold it to Robert and Jane Richardson in March 1948. They were the first owners of the house and lived in it until 1956, a year after selling it to Carmor, Inc., a Billings investment firm. Robert worked as the Clerk of the District Court. In 1955, Carmor bought the house for speculation purposes and

began renting the house to a series of tenants until the late 1970s. A Robert Richardson is listed in the 1930 census as living in Billings with his mother, Alice. He was born in Montana in 1921. Alice supported her family by working as department store janitor. Eight different families rented the house from 1957 until about 1980 when it was purchased by Carl Thuesen. All of the renters were blue collar workers and tradesmen (Deed Book 311: 594; Ibid 314: 436; Ibid 525: 549; Billings City Directories; US Census Records 1930).

Integrity: The residence is an excellent example of an early post-World War II Minimal Traditional style residence. It retains its original configuration, architectural details and features, including doorway, windows, and masonite siding. There do not appear to have been any alterations to the exterior of the house since its construction in 1947. The sheds were constructed in 1990 and are not of historic age.

Historical and/or Architectural Significance: The Richardson Rental was constructed in 1947, making it one of the first dwellings built in the Curtis Subdivision after it was re-platted in 1946. In the wake of World War II, Billings became an important oil refining and distribution center on the northern Great Plains. That, coupled with its strategic location as a transportation hub and the surrounding agricultural operations, caused a significant economic boom in the Magic City through the 1940s and 1950s. As the population of the community increased, new subdivisions were platted west of town on land formerly occupied by irrigated farms. The Curtis Subdivision was located in close proximity to schools and the commercial strip development of Grand Avenue. The initial development of the subdivision from 1946 to 1950 included primarily Minimal Traditional-style residences, a style first developed in the 1930s. The style was characterized by a simple design devoid of detailing and ornamentation. They were eminently affordable by young affluent families and quickly became the dominant residential architectural style in the wake of World War II. The Richardson Rental is an exemplary example of the style with its configuration, materials, and features still intact. Other than the replacement of the garage door and the addition of a storm door, there have been no changes or modifications made to this residence since it was constructed. The Richardson Rental is eligible for the National Register of Historic Places under Criteria A and C. It would also contribute to the potential Parkhill Residential Historic District.

7. **BYRON CLARK HOUSE (24YL1638)**

Address: 1238 Parkhill Drive

Description: The site consists of three features: a residence (F-1), detached garage (F-2), and a second residence (F-3) that is currently undergoing renovation.

Feature 1 is a single story Minimal Traditional style residence. It faces north onto Parkhill Drive. A gable roof covers the house's rectangular plan. The roof is sheathed in asphalt shingles and the walls are clad in masonite; the gable-ends are clad in vertical board-and-batten siding. The house rests on a concrete foundation. The entry is slightly right-of-center on the façade and is reached by a concrete stoop. The entry has a wood door with two fixed lights and a storm door. There is a Chicago-style window to the right of the entry. It has a 1/1 center window

flanked by 1/1 double-hung windows. To the left of the entry is a 1/1 double-hung window and on the extreme left façade is a 1/1 double-hung window.

An entry is located right-of-center on the east elevation. It is reached by a concrete step and stoop. The entry has a wood door. It is flanked by 1/1 double-hung windows with a 1/1 double-hung window located on the extreme left of the elevation. There are 2/2 double-hung windows on the right and left of the house's west elevation.

Feature 2 is a detached garage that was constructed in 1950 and faces north onto Parkhill. It is located southeast of F-1. The garage has a gable roof sheathed in asphalt shingles and the walls are clad in masonite siding. It has a single bay that is off-center on the façade. The bay has a metal roll-up door. The garage rests on a concrete pad foundation. There are no window or door openings on the west elevation of the garage.

Feature 3 is a barn or other large structure that is located south of F-1 and is adjacent to F-2. It is located at the rear of the lot. This substantial building is 2-stories and wood frame. It has a gable roof sheathed in asphalt shingles. The building is currently (January 2007) undergoing renovation, so the walls are clad in tarpaper. It rests on a concrete foundation. The building has modern multi-light or two-light casements throughout. On the east elevation, there are entries located slightly right-of-center on the second and ground floors. The second floor entry has a wood-paneled door, while the entry is devoid of a door on the ground floor. There are loft entries central to the second floor on the north and south façades. A bay entry is located on the ground floor of the south façade.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Bartley and Nellie Curtiss sold this property to Marvella Plotner in August 1947. She constructed the house shortly thereafter. Marvella was a telephone operator for Mountain Bell. Although the house was constructed in 1948, it does not appear in the Billings city directory until 1954. James F. and Louise Elkins owned and lived in the house in 1954 and then rented it to Clifford and Mary Burr in 1955. From 1956 to 1958, it was owned and occupied by Charles and Merriam Maio. Charles was geologist working for the Continental Oil Company (Conoco). Byron and Aslaug Clark purchased the house in 1958 and lived there until 1977, when they sold it to Pat Reichert. No occupation is listed in the city directory for Byron or Aslaug. Reichert was a professional ceramic tile installer (Deed Book 342: 211; Billings City Directories).

Integrity: The residence retains excellent integrity and is a good example of a simple Minimal Traditional style house. It retains its original configuration and architectural detailing with all of the original features still, apparently, intact. The garage was constructed at the same time as the house. Other than the new bay door, there do not appear to have been alterations made to it.

Historical and/or Architectural Significance: The Byron Clark House was constructed in 1948, making it one of the first dwellings built in the Curtis Subdivision after it was re-platted in 1946. In the wake of World War II, Billings became an important oil refining and distribution center on the northern Great Plains. That, coupled with its strategic location as a transportation hub and the surrounding agricultural operations, caused a significant economic boom in the Magic City through the 1940s and 1950s. As the population of the community increased, new subdivisions were platted west of town on land formerly occupied by irrigated farms. The Curtis Subdivision was located in close proximity to schools and the commercial strip development of Grand Avenue. The initial development of the subdivision from 1946 to 1950 included primarily Minimal Traditional-style residences, a style first developed in the 1930s. The style was characterized by a simple design devoid of detailing and ornamentation. They were eminently affordable by young affluent families and quickly became the dominant residential architectural style in the wake of World War II. The Clark House is a good example of that non-descript style with its much of its configuration, materials, and features still intact. The Byron Clark House is not individually eligible for the National Register of Historic Places, but would contribute to the potential Parkhill Residential Historic District.

8. EUG BREIL PLACE (24YL1639)
Address: 1240 Parkhill Drive

Description: The site consists of two features: a residence (F-1) and a shed (F-2).

Feature 1 is a 1-story vernacular ranch-style residence. It faces north onto Parkhill Drive. The house has intersecting gable and shed roofs covering an irregular plan. The roofs are sheathed in asphalt shingles and the walls are clad in stucco. There is an interior blond brick chimney and an interior concrete block chimney. The house rests on a concrete foundation. The eaves front section on the right façade has two single-light casement windows. The primary entry is located in the breezeway connecting the sections of the house. It is located off-center and has a wood-paneled door with an aluminum storm addition. There is a 2-light casement window located adjacent to the door on the left. On the smaller eaves front section of the house there are paired single-light casement windows centrally located on the façade. A casement window is centrally located on the west elevation. There are no window or door openings on the east elevation of the residence. On the shed roof section of the south-facing rear façade, there is an entry central to the façade. It has three stepped fixed light windows. A 1/1 double-hung window is located adjacent to the entry on the right. On the rear of the eaves-front section of the rear façade, there is a 2-light casement window on the left and a 1/1 double-hung window on the right. A 2-light casement window is located on the west elevation of the shed roof section.

Feature 2 is a shed constructed in 1950. It is located south of F-1 and faces north.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Bartley and Nellie Curtiss sold this property to Mervyn and Ruth Johnson in September 1948. Mervyn owned Johnson Radio & Sound. The Johnson's sold it to Earle and Hazel Knight in August 1949. Earle was the Yellowstone County Clerk and Recorder. The 1949-1950 Billings city directory shows a house located at this address in 1950. Ownership of the house is somewhat murky in the early 1950s. The Billings City Directory indicates that the house was owned and occupied by Miles and Shirley Pekovich in 1950. The title records, however, show that Earle and Hazel Knight owned the house in 1950 and sold it to Peter and Clara Cooper in June 1951. Peter was retired. The Coopers sold the house to Eugene "Eug" and Helen Breil in 1954. Born in Canada in 1906, Breil emigrated to the United States with his family in 1914. His father, Henry, owned a tailor shop in downtown Billings. By 1930, Eug was working as a printer at the *Billings Gazette* and lived with his family on Lewis Avenue. In 1954, he was employed as a mailer at the *Gazette*, while Helen worked as a clerk at the Bureau of Land Management's Billings office. The Breil's lived in the house until 1956 when they began renting it out to a series of tenants until 1960 when it was purchased by Don L. Brandt. He worked for the National Credit Bureau. He kept it for only a year, selling it to St. Vincent Hospital Intern George and Lois Martin in 1961. George and Lois sold the house to his brother, Nelson, in 1963. Thereafter, it was vacant for from 1964 to 1967 and then rented out to a series of tenants as late as 1980 (Grantor/Grantee Books; Deed Book 416: 269; Billings City Directories; US Census Records 1930).

Integrity: The residence exhibits fair integrity. The feature appears to have originated as a small residence with a detached garage. Sometime since the 1960s, an enclosed breezeway was constructed to connect the house to the garage and the garage was converted into an addition to the house. The stucco exterior was also likely applied at that time. The windows and other features are indicative of 1960s design and do not appear to be part of the original residence. The shed (F-2) was constructed in 1950 and does appear to maintain its historic integrity.

Historical and/or Architectural Significance: Built in 1950, the Eug Breil Place is associated with the post-World War II building boom in Billings. The establishment of the Magic City as an important oil refining and distribution center caused a ripple effect throughout Billings resulting in a commercial and residential building boom in the city. The city expanded to the west into irrigated farm land. Although the Eug Breil Place is associated with the first phase of residential development in this area in the wake of World War II, the house has been significantly remodeled, which has changed its appearance and obscured most of its original architectural feature. It appears to be a Minimal Traditional style house that has been remodeled into a Ranch style dwelling. Because of that, it is no longer visually associated with that initial phase of residential development and no longer retains enough integrity to qualify for the National Register. The Eug Breil Place would not contribute to the potential Parkhill Residential Historic District.

9. MAURICE & LEONA HOLETS HOUSE (24YL1640)

Address: 1244 Parkhill Drive

Description: The site consists of a 1-story vernacular style residence. It faces north onto Parkhill Drive. The building has a rectangular plan covered by a gable roof sheathed in asphalt shingles. The walls are clad in ornamental brick veneer on the left façade, lower zone of the right façade and the west elevation. The remaining exposed portions of the house have steel siding fabricated to appear as narrow reveal clapboard. The house rests on a concrete foundation. The entry is slightly left-of-center on the façade and is reached through an open-air porch. The porch has a shed roof supported by wrought iron posts. The porch also has a concrete pad deck. The entry is reached through the porch and has concrete steps and a stoop. The entry had a wood-paneled door with multi fixed lights and an aluminum storm door. To the right of the door is a decorative fixed picture window with three fixed lights on each post and six fixed lights on the header. There are two windows on the west elevation; one is a modern single-light casement unit and the other is a 6/6 double-hung window. Both windows have steel awnings. There are also two windows on the east elevation; both also have steel awnings.

An addition is attached to the rear of the house and includes a single-bay garage. The garage faces west onto 13th Street West. The addition has intersecting gable roofs sheathed in asphalt shingles. The walls are clad in vinyl siding that is fabricated to appear like novelty siding. The garage has a roll-up wood-paneled door with 20 fixed lights. To the left of the bay is a 2-light casement window. The south elevation has a 4-light casement window centrally located on the wall. There are two 3/1 double-hung windows central and on the right of the rear (south) façade. An entry at the rear of the addition opens onto a wood deck enclosed by a wood railing. The addition was constructed within the last 25 years.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was constructed in 1950 and first appears in the 1949-1950 Billings city directory. It was originally owned and occupied by Alex and Adelaine Shepovalof from 1950 to 1956. Alex worked as a driver for the Gamble Robinson Company, a wholesale fruits outfit. Maurice and Leona Holets purchased the house from the Shepovalof's in 1957. Born in Minnesota in 1910, Maurice moved with his family to Rochester, Minnesota in 1926. Four years later, in 1930, he married Leona Vrieze in Iowa. The couple moved to Billings in 1936. During World War II, Maurice enlisted in the US Army Air Force and was an instructor in the Air Force Glider Corps. About 1951, he went to work as a Deputy Sheriff in Yellowstone County. Leona, meanwhile, worked as a clerk in the County Assessor's Office. At the time of his death from a heart attack in March 1966, Maurice was still a Deputy Sheriff and was the Superintendent of the county jail. Leona was the sole occupant of the house after Maurice's death. She continued to live there until her death in May 1991 (Billings City Directories; US Census Records 1930; *Billings Gazette*, 13 March 1966).

Integrity: The residence retains good integrity and is a good example of a post-World War II vernacular style residence. All of its original features, including the ornamental brick veneer, are still intact and unchanged. The steel siding was likely added sometime within the last forty years.

Historical and/or Architectural Significance: Constructed in 1950, the Maurice and Leona Holets House is associated with the post-World War II economic boom in Billings. The establishment of Billings as an important oil refining and distribution center along with its strategic location at a railroad and highway hub caused a boom that resulted a commercial and residential boom in the city. Residential subdivisions expanded the Magic City to the west and included the Curtis Subdivision in which this house is located. Although built in 1950, the house no longer resembles its original Minimal Traditional style. Sometime since it was purchased by the Holets, the original siding was covered over by the existing steel siding and the faux brick veneer on the walls and portion of the façade. The original windows have also been replaced, most notably the decorative window on the façade that likely replaced the original Chicago style window common to this design. The once detached garage has been incorporated into the house by enclosing a breezeway and siding the whole thing in vinyl siding. Again, the original windows have been replaced within the last 25 years. The integrity of the house has been significantly compromised and it is not individually eligible for the National Register of Historic Places. It also does not contribute to the potential Parkhill Residential Historic District.

10. CLARK RENTAL (24YL1641)

Address: 1245 Parkhill Drive

Description: The site consists of a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Craftsman-style log house. It is oriented east and west and faces south onto Parkhill Drive. The irregular plan house is covered by a gable roof with exposed rafters that is sheathed in asphalt shingles. There is an interior blonde brick chimney. The walls are comprised of log that are triangle-notched at the corners. The gable-ends throughout are clad in wood shingles. The house rests on a raised concrete foundation. The primary entry is centrally located on the façade and is contained within a gable-roofed vestibule. The gable roof has exposed rafters and is sheathed in asphalt shingles. The walls are also comprised of logs. The entry is reached by concrete steps and a truncated stoop with a wrought iron hand rail on the east. The entry has a modern door with a storm addition. There are 4/4 double-hung window is located on the east elevation of the vestibule. On the right and left façade are tripled windows consisting of a 4/4 double-hung window flanked by 4/4 double-hung windows. An entry is located slightly off-center on the east elevation. It is reached by concrete steps and a stoop with a wrought iron hand rail; the steps open to the north toward the garage (F-2). The entry has a modern decorative wood door with the original wood storm door. Paired 4/4 double-hung windows are located to the left of the entry. The west elevation of the residence is clad in square-butt wood shingles. There are single 2/2 double-hung windows on the right and left of the elevation. The owner of the house could not be contacted during the survey, so the rear façade was not accessible.

Feature 2 is a detached garage that was also constructed in 1947. The garage is located to the northeast of the house and faces south toward Parkhill Drive. It has a gable roof covering a rectangular plan. The roof is sheathed in asphalt shingles and the walls are comprised of logs triangle-notched at the corners. Horizontal board siding is situated on the gable-ends. The bay entry is located on the right façade and has a tongue-in-groove tilt-up type door that appears to be original to the structure. A wood paneled door is located to the left of the bay entry.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was constructed in 1947 and first appears in the 1949-1950 Billings city directory. It has served as a rental unit since 1957. Julius Boeck, a carpenter, built the house from a kit in 1947. He and his wife Emma lived in the house until 1955 when they sold it to Virgie Lewis, a widow woman. In 1930, Julius and Emma were living in Center Village, North Dakota, where he worked as house carpenter. Julius was born in Wisconsin in 1891 and Emma in Minnesota in 1895. The couple married in 1914 and moved to Montana sometime after 1920. Julius also worked as a carpenter in Billings. Mrs. Lewis owned the house from 1955 to 1957, when she sold it to Byron Clark (24YL1638), who purchased it for rental purposes. Clark retained ownership of the house and rented it to a series of tenants through 1981 when he sold it to Jeffrey and Amy Weik. Jeffrey was a teacher at Billings Senior High School (Billings City Directories; US Census Records 1920, 1930).

Integrity: The residence and garage retain excellent integrity and are exceptional examples of vernacular Craftsman-style log structures. The original configuration, materials, and features are intact and unchanged. The only new addition was the door on the primary entry.

Historical and/or Architectural Significance: The Clark Rental was constructed in 1947 and is associated with the first wave of residential construction in the Curtis Subdivision after it was re-platted in 1946. The expansion of residential subdivisions in Billings was caused by the establishment of the city as an important oil refining and distribution center on the northern Great Plains in the wake of World War II. The boom had a ripple effect in the Magic City that resulted in a significant commercial and economic boom in the 1940s and 1950s. As Billings prospered, its location at the center of a strategic transportation hub drew trade in from the surrounding rural areas and extended into northern Wyoming. The Clark Rental was built by Julius Boeck shortly in the initial years of the boom and was likely built from a kit that was then available. It is unique in the neighborhood as the only example of a log house and the only one with Craftsman detailing, including the original windows and exposed rafters. The dwelling retains excellent integrity of design, workmanship, materials and feeling. The detached garage (F-2) also mirrors that integrity and association with post-war Billings. It is, perhaps, one example of the post-war affluence in Billings. The Clark Rental is eligible for the National Register of Historic Places under Criteria A and C and is a contributing component of the Parkhill Residential Historic District.

11. **CLIFFORD & EVELYN TAYLOR PLACE (24YL1642)**

Address: 1249 Parkhill Drive

Description: The site consists of a 1-story vernacular Ranch-style residence. It faces south onto Parkhill Drive. The L-shaped plan is covered by a gable roof sheathed in asphalt shingles. The walls are clad in asbestos siding and the building rests on a concrete foundation. The ornamental detailing on this house are decorative wood shutters on some of the windows. The primary entry is canted at an angle on the southwest corner of the residence. It is reached by concrete steps and a stoop. The entry is recessed in the southwest corner of the residence and faces west. It has a wood door with a storm addition. To the right of the entry are two 1/1 double-hung windows on the façade. North-south "leg" of the house appears to have originally been a garage that was later incorporated into the living space of the house. It has a 1/1 double-hung window on the right and an entry on the left. It has a wood door and an aluminum storm addition. There are two 1/1 double-hung windows on the east elevation of the house. A 1/1 double-hung window is located on the right of the north elevation.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was constructed in 1951 and first appears in the 1954 Billings city directory. From 1951 to 1959, it was owned and occupied by Clifford and Evelyn Taylor. Clifford worked for Beatrice Foods, a dairy and frozen food wholesaler on 1st Avenue South in Billings. The Taylor's sold the house to Luke Bruski in 1960 and then it is listed as vacant in 1961. From 1962 to about 1975, it hosted a series of renters, all blue collar workers in Billings. By 1975, the house was owned by Ray and Marjorie Ruth, an instructor at the Vocational Evaluation and SPL Training Center (Billings City Directories)

Integrity: The integrity of the residence is fair. It is a simple, unadorned, residence that was constructed shortly after World War II when this neighborhood was first developed. The siding appears to be original on the rear façade and east elevation; it is not original on the façade and west elevation. The attached garage was also incorporated into the house as living space sometime after 1951. This house is not representative of the type of Ranch style houses built in this neighborhood or in the surrounding neighborhoods.

Historical and/or Architectural Significance: Built in 1951, the Clifford and Evelyn Taylor Place was one of the first Ranch style houses built in the Curtis Subdivision before the style became the dominant architectural style in the area. It is associated with the post-World War II economic boom in Billings that resulted in the expansion of the residential areas into the farmland west of the city. The residence has, however, been significantly modified over the years and it no longer closely resembles the building built in the subdivision in 1951. The dwelling no longer represents or exhibits those characteristics that associate it with that exciting

time in Billings' history. Consequently, the Taylor Place is individually ineligible for the National Register of Historic Places and would not contribute to the potential Parkhill Residential Historic District.

12. CHARLES & LOUISE HUNKINS RESIDENCE (24YL1644)

Address: 1302 Parkhill Drive

Description: The site consists of three features: a residence (F-1), garage (F-2), and a carport (F-3).

Feature 1 is a 1½ story vernacular-style residence. It is oriented east and west and faces north onto Parkhill Drive. The rectangular plan is covered by a gable roof sheathed in asphalt shingles. The walls are clad in stucco siding and there is an exterior brick chimney on the west wall. There is clapboard siding on the gable-ends above the windows and on the dormer on the rear (south) façade. A single 2/2 double-hung window is located on the west gable-end and paired 2/2 double-hung windows with decorative shutters is located on the east gable-end. The house rests on a concrete foundation with a daylight basement. The basement has single-light casement windows throughout. A vestibule is centrally located on the façade and consists of a gable-roofed structure with stucco siding. It is reached by concrete steps and a stoop flanked by a wrought iron handrail. The entry is framed in brick veneer and has a wood paneled door with a single fixed light and an aluminum storm. A 3-light fixed window is to the right of the entry. A Chicago-style window with decorative shutters is located on the right façade. The large fixed-light picture window is flanked by 2/2 double-hung windows. On the left façade are tripled 2/2 double-hung windows with decorative shutters.

There are single 2/2 double-hung windows flanking the exterior brick chimney on the west elevation. On the east elevation, there are two 2/2 double-hung windows with decorative shutters. A shed roof dormer is located on the rear façade of the house. The roof is sheathed in asphalt shingles and the walls are clad in clapboard. There are two windows on the façade of the dormer. The right window is set low on the wall and is a 2/2 double-hung unit, while the left window is set high on the façade and is also a 2/2 double-hung unit.

About half the rear façade of the house is covered by a shed roof, open-air porch. The porch roof is comprised of fiberglass and is supported by wrought iron posts with a fiberglass clad post-and-beam wall on the west. To the left of the porch is a 2/2 double-hung window. An entry is off-set to the right on the rear façade. It has a wood paneled door with a single fixed light and an aluminum storm addition. To the right of the entry is a 2/2 double-hung window.

Feature 2 is a garage constructed in 1982. It is oriented east and west and faces east onto 13th Street West. It is located about 50-feet south of F-1. A gable roof covers the rectangular plan. The roof is sheathed in asphalt shingles and the walls are clad in masonite with corner boards. It is a 2-bay garage with each bay having a wood-paneled tilt-up door. The rear façade has a single-light casement window, while there are no window or door openings on the south elevation of the garage. An entry is located on the left of the north elevation and there is a single-light casement window located to the right of the entry.

Feature 3 is a shed roof carport that is attached to the north wall of the garage. It was constructed in 1986. The shed roof is sheathed in asphalt shingles and is supported by steel posts.

Historical Information: Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed on the 160-acre parcel in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in the section in 1884 and then all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

Billings attorney Lou Chapple sold this property to James Fraser in January 1953. Fraser owned and operated an investment firm and purchased the property on speculation. The house was likely constructed in 1953. Then ownership of the house passed circulated between Fraser and husband and wife real estate developers Ingvald and Lillian Anderson until June 1957 when Charles and Marie Hunkins owned and occupied the house. Charles was the Chief Petroleum Engineer for the Northern Pacific Railway. It is listed as vacant in 1963 when the Hunkins sold it to Lloyd Loe. He was a service rep for Fairbanks-Morse Scales. Loe purchased it for speculation purposes and began renting it in 1964. He sold it to Wallace and Alice Lambrecht in February 1966. Wallace was a clerk with the US Postal Service. They retained it until July 1967 when they sold it to Mary Propson. Mary worked as a secretary for Rocky Mountain College. The Lambrecht's and Propson also rented it to tenants. Mary married Leonard Valentine in 1968 and then sold the house to the Reverend Roger C. Johnson in July 1971. Johnson was the pastor of the nearby First Assembly of God Church. He owned the house until 1978 and then sold it to Myrna Sickler (Deed Book 446: 48, 52; Ibid Book 494: 326; Ibid Book 608: 348; Ibid Book: 780: 176; Ibid Book 833: 495; Ibid Book 943: 495, 496; Billings City Directories).

Integrity: The site retains excellent integrity and is a good example of a post-World War II vernacular-style residence. It retains its original configuration, materials, and architectural details, including the semi-ornamental vestibule on the façade. The windows all appear to be original to the structure as does the stucco siding and the clapboard siding on the rear dormer. The porch on the rear façade made be a later addition, but it does not significantly detract from the overall appearance of the house. The garage and carport were built in the 1980s and are not of historic age. They do not, however, detract from the overall integrity of the house.

Historical and/or Architectural Significance: Built in 1952, the Charles & Louise Hunkins Residence is associated with the expansion of Billings to the west in the wake of an economic boom based on the oil industry in the Magic City. The establishment of Billings as a major oil refining and distribution center at the hub of a strategic transportation hub caused the boom, which, in turn, caused a commercial and residential boom that made Billings one of the fastest growing metropolitan areas in the Rocky Mountain West. As the population of the city grew, the need for new houses in new subdivisions became critical to the city's continued prosperity. The Hunkins Residence is representative of that growth and the type of houses built by the city's

residents. The dwelling is also an excellent example of a mid-20th century vernacular home that retains excellent integrity of design, workmanship, materials, and feeling. There do not appear to have been any modifications made to the structure since its construction. The Charles & Louise Hunkins Residence is eligible for the National Register of Historic Places under Criteria A and C and would also contribute to the potential Parkhill Residential Historic District.

13. GLADYS FREDERICK RESIDENCE (24YL1643)

Address: 1303 Parkhill Drive

Description: The site consists of a residence (F-1) and a shed (F-2).

Feature 1 is a 1-story Ranch-style residence with an attached garage. The house faces south onto Parkhill Drive. The L-shaped plan is covered by intersecting gable roofs sheathed in wood shingles. There is also an interior brick chimney hear where the roofs intersect. The walls are clad in the original masonite siding with corner boards. The house rests on a raised concrete foundation with a daylight basement. Windows pierce the foundation and consist of single-light casements throughout. The primary entry is located on the left façade where the garage (which is eaves front and opens onto Parkhill Drive) connects to the house. The entryway is veneered in brick on the west elevation and the façade. The entry is reached by concrete steps and a stoop. Brick abutments flank the steps. The entry has a wood door with two vertical fixed lights. A fixed single-light picture window is located on the façade to the right of the entry. Central to the façade are quadrupled single-light casement windows that do not appear to be original to the house. On the right façade are tripled single-light casement windows that also appear to be later additions to the residence. The attached garage is located on the left façade and is oriented north and south. It is a single-bay unit with a metal roll-up type door.

There is a single-light casement window on the left of the east elevation and a 2/2 double-hung window on the right of the elevation.

Paired single-light casements are located on the right of the west elevation of the structure. There is an entry centrally located on the elevation and a 1/1 double-hung window located to the left of it. On the rear (north) façade, there are paired 2/2 double-hung windows on the left and a single 2/2 double-hung window left-of-center on the façade. Just right-of-center on the façade are paired 2/2 double-hung windows and two single 2/2 double-hung windows on the right rear façade.

Feature 2 is a playhouse built in 1991. It is located west of F-1.

Historical Information: Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed on the 160-acre parcel in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in the section in 1884 and then all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1955 and originally owned and occupied by Mrs. Gladys Frederick, the widow of William Frederick, a local Billings road contractor. Born in Carbon County in 1896, Gladys married William in February 1915, but did not move to Billings until 1928. She worked as the Secretary-Treasurer of her husband's firm, the Billings Construction Company. She lived in the house until 1961, when she temporarily moved to Helena. She died in July 1962 and the house was vacant that year. Dallas and Annabelle Davis purchased the house in 1963 and were still living there in 1975. Dallas was a Master Mechanic at the Great Western Sugar Company plant (Billings City Directories; US Census Records 1930; *Billings Gazette* 1 August 1962).

Integrity: The building retains good integrity and is a good example of a Ranch style residence. The original configuration is intact as is much of the original materials and fabric. It appears that some of the original windows on the façade and east elevation have been removed and replaced by casement units. The decorative brick veneer at the entry is likely original to the residence. The shed (F-2) is not of historic age.

Historical and/or Architectural Information: The Gladys Frederick Residence was constructed in 1953 and is associated with the post-World War II economic boom in Billings. As the Billings economy continued to grow in the 1950s, the city continued to expand to the west to provide commercial services and residences to its citizens. Increasingly during the 1950s, the Ranch style replaced the Minimal Traditional style structure as the house of choice. Unlike the basic and affordable Minimal Traditional style, Ranches provided more living space for growing middle class families and reflected the increasing affluence of the decade. The Ranches also reflected the increasing prosperity of the Billings economy during the 1950s. The Frederick Residence includes all the features common to the Ranch style, including low horizontally-oriented plan, attached garage, and abundance of windows. The Gladys Frederick Residence is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

14. M^cCLINTICK HOUSE (24YL1645)

Address: 1308 Parkhill Drive

Description: The site consists of a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Ranch-style residence. It faces north onto Parkhill Drive. The rectangular plan is covered by a gable roof sheathed in wood shingles. There is an interior brick chimney with a corbelled cap. The walls are sheathed in vinyl siding fabricated to appear like wide reveal clapboard. The east half of the façade is covered by brick veneer. The house rests on a raised concrete foundation with a daylight basement. The foundation is pierced by openings with single-light casement windows. The primary entry is on the left façade and is reached by concrete steps and a stoop that is flanked by wrought iron handrails. The entry is sheltered by a metal awning. The entry has wood paneled door with two fixed lights protected by a metal storm door with a full-length fixed light. A Chicago-style window is located to the right of the entry. It has 2/2 double-hung windows flanking the central fixed glass picture window. Right-of-center

on the façade is a 1/1 double-hung window with decorative shutters. On the right façade are paired 1/1 double-hung windows with decorative shutters. On the east elevation, there is an entry off-set on the left. It has a wood door with two vertical fixed lights and a storm door addition that is similar in design to the storm door on the façade. Paired 1/1 double-hung windows are located on the right elevation adjacent to the entry.

On the west elevation there are paired 2/2 double-hung windows on the right. An entry is located slightly left-of-center and is protected by a metal hood. The entry has a wood door with an aluminum storm addition. Central to the rear (south) façade is a bay with two ribbons of four 1/1 double-hung windows. The bay has a shed roof sheathed in wood shingles and the walls are clad in vinyl. The foundation of the bay is wood piling faced with wood lattice. To the left of the bay are tripled 1/1 double-hung windows and a single 1/1 double-hung window is located to the right of the bay.

Feature 2 is a single-bay garage located to the south of F-1. It is oriented north and south and faces north toward Parkhill Drive. The rectangular plan is covered by a gable roof sheathed in wood shingles with partially returned eaves. The walls are clad in vinyl with corner boards and the building rests on a concrete pad. The bay door is a wood-paneled roll-up unit.

Historical Information: Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim on a 160-acre homestead parcel encompassing this property in April 1884. He converted it to cash in May 1889. He was one of four individuals in the section who all filed 160-acre preemption claims on parcels in this section in 1884 and who all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1954 and first owned by Ralph and Phyllis Redfern. A Ralph Redfern is listed as living in Silver Bow County in 1930. He was born in 1921 and lived with his parents, George and Leona. George made his living as a truck farmer. In 1954, Ralph worked as a salesman for the Schilling Company. Jay and Dorothy McClintick bought the house from Redfern in 1955 and then sold it to Luther and Clara Miller in 1960. Jay McClintick was born in Tuscarawas, Ohio in 1911. In 1930 he was working as a dry cleaner in that community. In Billings, Jay was the District Manager for the National Supply Company, which sold equipment for oil wells. Luther Miller was McClintick's successor in the job. The Miller's owned the house for only a year before selling it to Joseph and Rita Hennessey in 1961. Joseph was a prominent Montana lawyer for fifty years from 1943 until his death in December 1993. Born in Billings in 1917, he was raised in Butte and received his early education at Montana School of Mines and obtaining a doctorate in Law from the University of Montana in 1943. After his admittance to the Montana Bar that year, he worked with the Ninth Circuit Court of Appeals and the US Supreme Court during the turbulent 1960s. By 1962, however, only Rita lived in this house. The residence was vacant in 1963 and then experienced a series of owners, including Don Sigourney, the brother of Harry Sigourney who lived at 1316 Parkhill Drive (24YL1648). Dick DeVries purchased the house in 1966 and then left it vacant for two years before selling it to Leta Barnes, the retired widow of C. C. Barnes, in 1970 (Billings City Directories; US Census Records 1930; *Billings Gazette*, 7 December 1993).

Integrity: The residence is a good example of a simple post-World War II ranch style residence. It retains its original configuration and much of its original fabric. The original siding was replaced by vinyl sometime within the last thirty years, but the style is not intrusive and much of the original appearance of the house is intact. The original windows are still present on the house and the awnings are also common to this style of house built during the 1950s. The garage (F-2) also dates to the 1950s and compliments the house as it has not been significantly altered.

Historical and/or Architectural Significance: Constructed in 1954, the McClintick House is associated with the post-World War II economic boom in Billings. As the Billings economy continued to grow in the 1950s, the city continued to expand to the west to provide commercial services and residences to its citizens. Increasingly during the 1950s, the Ranch style replaced the Minimal Traditional style structure as the house of choice. Unlike the basic and affordable Minimal Traditional style, Ranches provided more living space for growing middle class families and reflected the increasing affluence of the decade. The Ranches also reflected the increasing prosperity of the Billings economy during the 1950s. The McClintick House includes all the features common to the Ranch style, including low horizontally-oriented plan, attached garage, and abundance of windows. While the McClintick House is not individually eligible for the National Register of Historic Places, it would contribute to the potential Parkhill Residential Historic District.

15. JOHN & LUCILLE PIERCE PLACE (24YL1646)

Address: 1312 Parkhill Drive

Description: The site consists of two features: a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Minimal Traditional-style residence that faces north onto Parkhill Drive. The L-shaped plan is covered by intersecting gable roofs sheathed in asphalt shingles. There is an interior brick chimney with a corbelled cap. The walls are clad in asbestos siding with vertical tongue-in-groove siding on the gable-ends. The building rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows. The entry is on the left façade and is reached by concrete steps and a stoop flanked by wrought iron handrails. The entry is covered by a metal hood and has a wood door with a single fixed light and an aluminum storm door. A fixed-light picture window with decorative shutters is located to the right of the entry. On the eaves front section of the façade, there are paired 1/1 double-hung windows with decorative wood shutters. There is a 1/1 double-hung window on the left of the west elevation. Paired 1/1 double-hung windows are central to the elevation and a 1/1 double-hung window is on the right of the elevation.

The east elevation has an entry on the left that is sheltered by a metal hood. The entry has a wood door with a fixed light and a storm addition. A 1/1 double-hung window is located to the right of the entry. The rear façade faces south. It has paired 1/1 double-hung windows on the left and a single 1/1 double-hung window located slightly left-of-center. A large shed roof porch partially covers the right rear façade. It has a metal roof and is supported by metal posts

decorated with wrought iron. The roof shelters two 1/1 double-hung windows. The porch has a concrete floor.

Feature 2 is a detached garage built in 1955. It is located south of F-1 and faces south toward the alley. The garage has a gable roof covering a rectangular plan. The roof is sheathed in asphalt shingles and the walls are clad in asbestos siding. Vertical tongue-in-groove siding is located on the gable-ends. The garage has a single bay with a wood-paneled roll-up type door with three fixed lights.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim on the 160-acre parcel in April 1884. He was one of four individuals in that section that all filed preemption homestead claims in early 1884 and all obtained the titles to them in early 1889 through cash entries. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1954 and first appears in the 1955 Billings city directory. The directory indicates it was owned by Robert and June Davidson in 1954. Robert was an attorney for the Northern Pacific Railway. The house was vacant in 1955 and then owned and occupied by John and Lucille Pierce until 1971 when John passed away. Pierce was the Secretary of George R. Pierce, Inc., an automobile dealership, and Pierce Flooring in Billings. Lucille lived in the house until 1989 when she sold it to Barbara Lesnik. The current owners of the house, Charles and Joni Ackerman, purchased it in 1996 (Billings City Directories).

Integrity: The residence retains good integrity and appears to be little changed from when it was built in 1955. It retains its original configuration, materials and fabric. It was designed with few, if any, ornamental detailing and it remains true to its original intent. The garage was built at the same time of the house and has not been significantly altered.

Historical and/or Architectural Significance: The John & Lucille Pierce Place was constructed in 1954 and was one of the last Minimal Traditional style residence built in the potential historic district. As the Billings economy boomed after World War II because of the oil and transportation industries, there was a critical need for single-family housing in the Magic City to accommodate the new residents. The city expanded to the west into irrigated farmland beginning in the late 1940s. Initially, Minimal Traditional style homes were the most popular for the expanding city. They were affordable, functional, and simple in design. They were devoid of architectural detailing and ornamentation. Increasingly during the 1950s, however, Ranch style homes became the style of choice as they better reflected the affluence of the decade. The Pierce Place appears to be a transitional structure that combines elements of the Minimal Traditional and Ranch styles. Although there do not appear to be any significant modifications to the house's exterior, it is not individually eligible for the National Register of Historic Places. It would, however, contribute to the potential Parkhill Residential Historic District.

16. **ADOLPH PRICE PLACE (24YL1647)**

Address: 1315 Parkhill Drive

Description: The site is a 1-story Ranch-style residence with an attached garage. It faces south onto Parkhill Drive. The rectangular plan is covered by a hip roof sheathed in asphalt shingles. There is an interior brick chimney with a corbelled cap. The walls are clad in masonite siding. The house rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows. The entry is central to the façade and the roof is extended to shelter it. It is reached by concrete steps and a stoop that have a brick retaining wall on the façade. The entry has a wood door with three fixed lights and an aluminum storm addition. To the right of the entry are tripled combination fixed and casement windows with decorative shutters. On the left façade are two 1/1 double-hung windows with decorative shutters.

The garage is attached on the east elevation. It also has a hip roof sheathed in asphalt shingles and the walls are clad in masonite. The bay entry has a roll-up type door. The rear of the garage extends beyond the rear façade of the house. The hip roof is extended to cover it. A 1/1 double-hung window is on the west elevation of the garage facing west.

The west elevation has two 1/1 double-hung windows on the right and left; both have decorative wood shutters. On the east elevation, there is an entry on the right into the garage; it has a solid wood door. At the rear of the elevation, a multi-light French-type door with a fixed multi-light window adjacent to it on the left. The entry and window is sheltered by a shed roof porch. The porch roof is supported by wood posts. The rear (north) façade has paired 1/1 double-hung windows central to the façade. Small 1/1 double-hung windows are on the right and left rear façade.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to the 160-acre parcel in April 1884. He was one of four individuals in the section who all file preemption homestead claims in that section in early 1884 and who all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1955 or 1956. It first appears in the 1956 Billings city directory. From 1956 through 1972, the house was owned and occupied by Adolph and Virginia Price. A native of Nebraska, Adolph came to Billings during World War II. He worked as a driver for Western Transit, the city's bus line, for 22 years. Adolph and Virginia married in Billings in 1955. They occupied the house together until December 1972 when Adolph died of a heart attack. Virginia continued to live in the house until 1978 when she sold the place to Leslie Godtfresen. The current owner, Dorman F. Hurick, purchased the house in 1998 (Billings City Directories; *Billings Gazette*, 24 December 1972).

Integrity: The site is an excellent example of a Ranch style residence that does not appear to have been significantly altered since its construction in the mid-1950s. The original configuration (including the attached garage) fabric and materials exist unchanged. The

combination fixed/casement windows on the façade are common to Ranch houses constructed in the 1950s and 1960s.

Historical and/or Architectural Significance: The Adolph Price Place was constructed in 1956 and is an excellent example of a simple Ranch style residence. The house is associated with the post-World War II economic boom in Billings. As the Billings economy continued to grow in the 1950s, the city continued to expand to the west to provide commercial services and residences to its citizens. Increasingly during the 1950s, the Ranch style replaced the Minimal Traditional style structure as the house of choice. Unlike the basic and affordable Minimal Traditional style, Ranches provided more living space for growing middle class families and reflected the affluence of the decade and of the Billings economy. The Adolph Price Place includes all the features common to the Ranch style, including horizontally-oriented plan, attached garage, and abundance of windows. While the Price Place is not individually eligible for the National Register of Historic Places, it would contribute to the potential Parkhill Residential Historic District.

17. HARRY SIGOURNEY RESIDENCE (24YL1648)

Address: 1316 Parkhill Drive

Description: The site consists of four features: a residence (F-1), detached garage (F-2), and a carport (F-3).

Feature 1 is a 1-story Ranch style residence. It faces north onto Parkhill Drive. The building has an L-shaped configuration that is covered in intersecting gable roofs sheathed in asphalt shingles. The walls of the residence are clad in stucco siding. The house rests on a raised concrete foundation and there is an exterior brick chimney with a corbelled cap on the west elevation. The primary entry is located on the façade at the junction of the gable-front and eaves-front sections of the house. It is reached by concrete steps and a stoop with a wrought iron handrail on the west. The entry has a wood door with four fixed lights set in a diamond pattern. A large Chicago-style picture window is located to the right of the entry. It is flanked by 1/1 double-hung windows. The windows are protected by a metal awning. On the left façade on the eaves-front section, there are tripled single-light casement windows. There are paired 1/1 double-hung windows on the right of the east elevation. Central to the elevation are paired 1/1 double-hung windows and on the left are also paired 1/1 double-hung windows. There is an entry on the west elevation adjacent to the exterior chimney. It is sheltered by a metal hood. The entry has a wood door.

The rear (south) façade has paired 1/1 double-hung windows on the right and a single 1/1 double-hung window slightly right-of-center. A multi-light French-type door is slightly left-of-center and opens onto a wood deck. A 1/1 double-hung window is located on the left rear façade near where the north-south left of the "L" joins with the house. Paired 2/2 double-hung windows are centrally located on the east elevation. Paired 1/1 double-hung windows are located on the right and left of the elevation. A shed roof carport (F-3) is attached along the east façade of the L. There are no windows or openings on the south façade of the L.

Feature 2 is a detached garage located to the south of F-1 and opens toward the north. It has a gable roof sheathed in asphalt shingles covering a rectangular plan. The walls are clad in stucco. The garage was constructed in 1969.

Feature 3 is a carport built in 1969 and is attached along the east elevation of the L at the rear of the house.

Feature 4 is a flagstone barbeque located to the south of F-1 and adjacent to F-3. It has a central chimney flanked by low flagstone walls. The date of the feature is not known.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a 160-acre preemption claim to this property in April 1884. He was one of four individuals in the section who all filed 160-acre preemption claims to homesteads in this section in early 1884 and who all obtained patents to their homesteads through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

This house was constructed in 1954 and first owned by Harry and Linda Sigourney. Born in Montana in 1910, Harry was living on Yellowstone Avenue in Billings with his parents, Wayne and Ethel, in 1930. The family came to Montana from Nebraska in 1924. In 1930, Harry was working as a driver for a local motor transit company, but by the 1950s had become a cabinetmaker for Billings Sash & Door. The Sigourney's rented the house to Shell Oil Company geologist Laddie and Wanda McDade from 1962 to 1965 and then to Marlitt and Maria Madsen from 1965 to 1975, when they sold the house to Victor and Elizabeth Stricker. The current owners, Ronald and Katherine Gilbert bought the house in 2001 (Billings City Directories; US Census Records 1930).

Integrity: The residence retains good integrity and appears to be little changed since it was constructed in 1954. The residence retains the original windows and siding with only routine maintenance performed to the exterior of the building. The detached garage and carport are not historic.

Historical and/or Architectural Significance: The Harry Sigourney Residence was constructed in 1954 and is an excellent example of a simple Ranch style residence. The house is associated with the post-World War II economic boom in Billings. As the Billings economy continued to grow in the 1950s, the city continued to expand to the west to provide commercial services and residences to its citizens. Increasingly during the 1950s, the Ranch style replaced the Minimal Traditional style structure as the house of choice. Unlike the basic and affordable Minimal Traditional style, Ranches provided more living space for growing middle class families and reflected the affluence of the decade and of the Billings economy. The Harry Sigourney Residence includes all the features common to the Ranch style, including horizontally-oriented plan and an abundance of windows. The garage (F-2) and carport (F-3) were constructed in 1969 and are not of historic age. While the Sigourney Residence is not individually eligible for the National Register of Historic Places, it would contribute to the potential Parkhill Residential Historic District.

18. **ANDERSON DUPLEX (24YL1654)**

Address: 1322-1324 Parkhill Drive

Description: The site consists of two features: a duplex (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Ranch style duplex that faces north onto Parkhill Drive. The U-shaped plan is covered by a gable-on-hip roof on the façade section, while the arms of the U have gable roofs with partially returned eaves. The roofs are sheathed in asphalt shingles. The walls are clad in regular-coursed brick. The building rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows. Exterior brick chimneys are located on the east and west end walls; they both have corbelled caps. The primary entry to both rental units is recessed and centrally located on the façade. It is reached by concrete steps with brick veneer and a low brick planter separates the units. The steps have wrought iron handrails and there is a wrought iron post on the planter. The entries face each (east and west) and have wood doors with fixed lights and aluminum storm additions. On the right and left façade (one for each unit), there are combination fixed plate glass and casement windows. The center windows are fixed and are flanked by the casement windows.

The fenestration on the east and west elevations is the same. It consists of single 2/2 double-hung windows between the façade and chimney with paired 2/2 double-hung windows slightly off-set from the center followed by a single 2/2 double-hung window at the corner nearest the rear façade. On the rear (south) façade, there are paired 2/2 double-hung windows slightly right and left of center. The rear façade gable-ends have masonite siding. On each rear façade there is a 2/2 double-hung window and an entry. The entry has a wood-paneled door with a single fixed light and a storm door.

Feature 2 is a double-bay garage. It faces south onto the alley behind Parkhill Drive. It has a gable roof covering a rectangular plan. The roof is sheathed in asphalt shingles, while masonite covers the gable-ends. The walls are comprised of brick of the same type as F-1. Each bay has a wood-paneled roll-up door. There are two entries on the right and left of the rear (north) façade of the garage.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884. He was one of four individuals who filed preemption claims in this section in early 1884 and who all obtained patents to their homesteads through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

This duplex has historically functioned as a rental unit. Billings attorney Lou Chapple sold the property to James Fraser in January 1953. Fraser owned and operated an investment company and purchased the property for speculation purposes. He sold the property to real estate developers Ingvald and Lillie Anderson in February 1953. Born in 1895 in Norway, Ingvald emigrated to the United States in 1903 and settled with his family in Broadview in 1909. He

married Lillie Geigel in Broadview in 1920 and they moved to Billings in 1923. Ingvald worked as a building contractor in 1930.¹ Ingvald and Lillie built the duplex for speculation purposes and rented the units to primarily white collar professionals until Lillie's death in October 1979. Her estate sold the property to the current owners George and Patricia Anderson in August 1980. The Anderson's live at 1338 Parkhill Drive, just outside the project area (Deed Book 446: 48, 52; Ibid Book 1220: 337; Billings City Directories; *Billings Gazette*, 8 September 1957).

Integrity: The property retains excellent integrity of design and materials. There do not appear to have been any substantive modifications or alterations made to the exterior of this residence since its construction in 1953. It is an unusual example of a brick Ranch style residence located in a neighborhood dominated by wood frame, single-family Ranch and Minimal Traditional style homes.

Historical and/or Architectural Significance: Constructed in 1954, the Anderson Duplex is associated with the economic expansion of Billings in the years following World War II. Beginning in the late 1940s, Billings became a significant oil refining and distribution center strategically located at an important railroad and highway hub. The expansion of the city's industrial base had a ripple effect on the city causing booms in commercial and residential development. The city began expanding west into irrigation farmland in the late 1940s. Numerous residential subdivisions were established within a few years of the end of the war – including this one. Because this subdivision was not established until 1949, the majority of residential structures in it were Ranch style homes. Some were owner occupied and some, like this one, were built for speculation purposes to provide rental housing for upper working class or professional people. While this building is a good example of a Ranch style residence, it is unusual in that it is built of brick rather than the wood frame structures common to the area. The building retains a tremendous amount of architectural integrity with few (if any) alterations or modifications to the exterior. The Anderson Duplex is eligible for the National Register of Historic Places under Criteria A and C and would contribute to the potential Parkhill Residential Historic District.

19. CLARENCE DANIELSON HOUSE (24YL1649)
Address: 1328 Parkhill Drive

Description: The site consists of two features: a residence (F-1) and a garage (F-2).

Feature 1 is a 1-story Ranch style brick residence. The house faces north onto Parkhill Drive. It has a hip roof and a with a hip roof projection on the north. The hip roofs are sheathed in asphalt. There is an exterior brick chimney on the west wall that has an ornamental corbelled cap. The house rests on a concrete foundation. Much of the façade is obscured by coniferous trees and shrubs. The entry is central to the façade and is reach by concrete steps with an

¹ There is some discrepancy between the surname listed on the deed and the information in the city directories and US Census records. Kvilhaug is the surname listed on the deed records, while Anderson is listed in the census, city directories, and obituary appearing in the *Billings Gazette*. For the purposes of this document, Anderson is utilized as the proper surname.

ornamental brick veneer. The steps are flanked by wrought iron handrails. The entry has a wood door with an aluminum storm addition. There is a Chicago-style window on the right façade.

On the west elevation there is an entry to the right of the chimney; the entry has a flat arch lintel. It is reached by a concrete stoop and has a wood-paneled door with a single fixed light and an aluminum storm addition. There are paired 2/2 double-hung windows located to the right of the entry. They have a projecting brick sill with stucco veneer. There are paired 2/2 double-hung windows on the right of the east elevation and a single 2/2 double-hung window on the left of the elevation. There are paired 2/2 double-hung windows centrally located on the rear façade. Paired 2/2 double-hung windows are located on the right rear façade, while a single 2/2 double-hung window is located on the left of the rear façade.

Feature 2 is a detached garage located partially behind (south) of F-1 and it opens to the west. It has a square plan covered by a hip roof sheathed in asphalt shingles. The walls are also composed of brick. Although built until 1974, the garage is structurally very similar to F-1. The garage has a large single bay capable of admitting two automobiles. The roll-up type door is wood-paneled with four fixed lights. There are no windows or entries on the north elevation of the garage, while there are two single-light casement windows on the south elevation. An entry is located on the right of the rear (east) façade. It has a wood-paneled door with a single fixed light.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884. He was one of four individuals who filed preemption claims in this section in early 1884 and who all obtained patents to their homesteads through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1955 and first owned by Clarence and Marie Danielson. Both Montana natives, the Danielson's were living in Hughesville in 1930, where Clarence worked as a miner. They moved to Billings sometime during the 1930s. The couple lived in this house through 1963. Clarence was employed as a plumber for different firms in Billings including the L. Drier Plumbing Company and Midland Plumbing. The Danielson's moved out of the house in 1965 and then rented it to different tenants until selling the property to Eldor Baisch in 1975, who rented an apartment in his basement to Thomas Hauk. Born in North Dakota in January 1918, Eldor worked on the family farm until 1963 when he, his wife Rea, and their children relocated to Billings. He worked as a salesman and Lease Manager at Billings Chrysler Plymouth until his retirement in 1983. Eldor died from cancer at a Great Falls nursing home in May 2002. His widow, Rea, rented the house for a couple of years before selling it to their loyal basement tenant, Tom Hauk, in 2006 (Billings City Directories; *Billings Gazette*, 29 May 2002).

Integrity: The residence retains excellent of design, materials, and workmanship. There do not appear to have been any substantial changes made to the residence since its construction in 1955. The ornamental brick detailing on the chimney, steps, and side walls are exceptional and enhance

the overall integrity of the house. The garage was constructed in 1974, but is structurally similar to the residence with the same type of brick and hip roof.

Historical and/or Architectural Significance: Built in 1955, the Clarence Danielson House is associated with the post-World War II economic boom in Billings. By the mid-1950s, the oil industry in Billings continued to expand, which had a ripple effect on the rest of the Magic City as other industries and commercial enterprises expanded to meet the demands of the boom. One part of it was the expansion of Billings' residential neighborhoods to accommodate the newcomers to the city. Beginning in 1946, the city, through a succession of subdivisions expanded to the west onto land formerly used for agriculture. The residential development of Billings reflected the architectural styles popular at the time. Initially, the local neighborhoods were characterized by simple Minimal Traditional-style houses, but as the 1950s wore on and the affluence of the decade increased, the Ranch style became the dominant architectural style in the new neighborhoods. This residence was likely built by the same individual or company as 24YL1654. The brick construction is unusual for the neighborhood, but the style it represents is common to Ranch style homes in the Evergreen Subdivision. It retains excellent integrity of design, materials, workmanship, and feeling. The Clarence Danielson House is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

20. ARMAND GAUDINA RESIDENCE (24YL1650)

Address: 1329 Parkhill Drive

Description: The site consists of a 1-story Ranch style residence with an attached garage. The house faces south onto Parkhill Drive. The rectangular plan is covered by a gable roof sheathed in asphalt shingles. The walls are clad in masonite siding. Board-and-batten siding sheathes the gable-ends and the upper zone on the façade. The lower zone on the façade is veneered in ornamental brick. There is a large brick chimney off-set on the façade – it is partially interior with the south wall exposed. The house rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows. The primary entry is central to the façade and is recessed. It has a wood door with a fixed light and a metal storm addition. The entry is reached by concrete steps and a stoop. To the left of the entry are two 2-light casement windows. On the right façade is a large fixed-light picture window with two single-light casement windows located adjacent to it on the left. There are two 2-light casement windows on the right and the left of the east elevation.

A gable-roofed garage is attached to the west elevation of the residence. It faces west and opens onto an alley. The roof is sheathed in asphalt shingles and the walls are clad in masonite. The garage's façade gable-end is also clad in board-and-batten siding. The single bay has a wood-paneled roll-up type door with four fixed lights. There is a double casement window slightly off-set on the south elevation of the garage. An entry is located on the right of the elevation. It has a wood paneled door with a single fixed light. The window and entry are sheltered by a shed roof porch. The roof is sheathed in fiberglass and it is supported by decorative wrought iron posts.

There are three sets of paired 1/1 double-hung windows on the rear (north) façade of the house: left, right-of-center, and the right. There are also two 1/1 double hung windows slightly left-of-center on the rear façade of house. There are no windows on the north elevation of garage.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption homestead claim to a 160-acre parcel encompassing this property in April 1884. He was one of four individuals in the section who filed preemption homestead claims in this section and who all obtained patents to their homesteads through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1956 by Ingvald and Lillie Anderson and listed as vacant in the 1957 Billings city directory. By 1958 it was owned and occupied by Armand and Helen Gaudina. Born in Red Lodge in 1909, Armand moved to Italy with his mother and aunt in 1912, returning to Red Lodge in 1920. He came to Billings in 1932 and worked the manager of the Safeway store until 1950 when he obtained employment with Financial Programs, Inc. By 1956, Armand was the District Manager for the Financial Industrial Fund (a branch of Financial Programs) on 1st Avenue North in Billings. When Armand and Helen married in 1956, they purchased this house. Armand died of a heart attack in June 1972. At the time of his death, he was a successful financial consultant in Billings and Financial Program's Division Manager. Helen continued to live in the house until June 1980 when she sold it to Montana Power Company supervisor Benny Lewis. He owned it under the name of the Butte-based Sunlight Development Company November 1982 when he sold it to the current owners, William and Betty Daugherty² (Deed Book 446: 52; Ibid Book 1238: 2254, 2256; Ibid Book 1282: 3880; Billings City Directories; *Billings Gazette*, 7 June 1972).

Integrity: The residence retains good integrity with the only modifications possibly being the replacement of the original windows with casement units. It presents an interesting mixture of different siding types, all of which were common on Ranch style houses built after World War II during the 1950s and 1960s. There do not appear to have been any substantial modifications made to the residence since its construction in 1956.

Historical and/or Architectural Significance: The Armand Gaudina Residence was constructed in 1956 at the end of the first phase of residential development in the Curtis and Evergreen subdivisions. The subdivisions were developed as a direct consequence of the boom in the Billings economy following World War II. The expansion of industries and commercial enterprises after war caused a boom in the establishment of support industries and a significant influx in the number of new residents of the Magic City who came to take advantage of the economy. The Gaudina Residence is representative of the simple Ranch style homes that are common in this subdivision. There do not appear to have been any significant modifications made to the house since its construction. The Armand Gaudina Residence is not individually

² The ownership of the house by MPC employee Benny Lewis and the Butte-based Sunlight Development Company suggests that the house may have functioned as a rental unit for MPC personnel while the power company expanded its facilities in Billings in the late 1970s and 1980s.

eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

21. BAUMGARDNER RENTAL (24YL1651)

Address: 1247 Avenue F

Description: The site consists of two features: a residence (F-1) and detached garage (F-2).

Feature 1 is a 1-story vernacular Ranch-style residence. It faces south onto Avenue F. The house has intersecting gable roofs sheathed in asphalt shingles. The roofs cover an L-shaped plan. The walls are clad in asbestos siding. The house rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows throughout. The gable roof has been extended on the façade to cover the open-air porch that runs three-quarters the length of the façade. The porch roof is supported by wood posts and has a concrete deck. The primary entry is located on left-of-center on the façade and is reached through the porch. The porch is reached by concrete steps. The entry has a multi-light door with a storm door addition. There are tripled 2/2 double-hung windows to the right of the entry. A 2/2 double-hung window is located on the left façade. There are paired 2/2 double-hung windows on the right façade and paired 2/2 double-hung windows on the right of the west elevation facing onto 13th Street West. A 2/2 double-hung window is slightly left-of-center on the west elevation.

There are single 2/2 double-hung windows on the right and left of the east elevation. A small 2/2 double-hung window is located slightly left-of-center on the elevation. There is an exterior concrete block chimney left-of-center on the rear (north) façade. Paired 2/2 double-hung windows are located on the left rear façade and central to the façade. An entry is located on the left facade. It has a wood paneled door with fixed lights and a storm addition. It is reached through a wood deck. A 2/2 double-hung window is located on the right rear façade.

Feature 2 is a double-bay garage that is located north of F-1 and faces west onto 13th Street West. It was constructed in 1969. The garage has a gable roof covering a rectangular plan. The bays have the original tongue-in-groove tilt-up doors. The walls are clad in asbestos siding and the garage rests on a concrete pad foundation.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

The house was constructed in 1952 and first owned by Reginald and Ruth Thompson. Reginald was the Vice President of the Montana National Bank in Billings. By 1955, he had sold it to Roy and Helyn Baumgardner. Roy was a salesman for the Bon Ton Bakery on 1st Avenue North in Billings. The Baumgardner's lived in the house for only a short time before moving to 1347 Avenue F in 1956. Thereafter the house functioned as a rental unit until 1958, when it was purchased by Boyd and Myrtle Hawk. Hawk was the District Manager for Singer Sewing in

Billings. The Hawk's either divorced or Boyd died, but ownership of the house passed to Myrtle. She continued to live in the house until 1960, when she moved out and rented it for three years. It appears that Myrtle married Albert L. Lokoan in 1963. The newlyweds moved back into the house. Her new husband, Albert Lokoan worked as a painter for contractor Ralph O. Stevens. The couple moved out of the house in 1965 and rented it to a series of tenants until the early 1970s when they sold it to architect Jonathan and Margaret Coxwell. The current owner, David Gray, bought the house from his parents in 1999 (Billings City Directories).

Integrity: The residence retains excellent integrity and is a good example of an early Ranch-style residence in this section of Billings. It retains its original footprint, building materials, and architectural features. It retains many of the components common to the style including the rambling configuration, three-quarter length porch, low-pitched gable roof, and the prevalence of windows.

Historical and/or Architectural Significance: The Baumgardner Rental was constructed in 1952 during the height of the post-World War II economic boom in Billings. Although not one of the first homes in the Curtis Subdivision, it is one of the first Ranch-style houses built there. Indeed, it is a transitional structure that embodies the simplicity of the Minimal Traditional style with the basic ideals of the Ranch style. It reflects the middle class affluence of the decade and is also representative of many of the houses in the area, which served as rental units for much of their existence. Although not built as a speculation property, it eventually served as a rental home for a succession of people involved in commercial industries in Billings. The Baumgardner Rental is representative of the Ranch style, including the horizontal plan, low pitch of the gable roof, plethora of windows, and the full-length porch on the façade. Because of the high degree of architectural integrity (workmanship, feeling, materials, and setting) and its association with Billings during the post-war boom, the Baumgardner Rental is eligible for the National Register of Historic Places under Criteria A and C and would also contribute to the potential Parkhill Residential Historic District.

22. BOB & MILDRED LEWIS RESIDENCE (24YL1656)

Address: 1307 Avenue F

Description: The site consists of three features: a residence (F-1) and two garages (F-2 and F-3).

Feature 1 is a 1½ story/split-level ranch-style residence. It faces south onto Avenue F. The rectangular plan house is covered by a low-pitch gable roof sheathed in asphalt shingles. The walls are clad in masonite siding. The west section of the house rests on a high concrete block foundation, while the east section sits on a raised concrete foundation with a daylight basement. The basement has 2-light casement windows. The roof is extended over the east section of the house to shelter the entry. The overhang is supported by two decorative wrought iron posts. The primary entry is centrally located on the façade and is reached by concrete steps and a stoop flanked by a wrought iron handrail. The entry has a wood door with a single fixed light and a metal storm door. There is a 2-light casement window flanked by 2/2 double-hung windows located to the left of the entry. To the right of the entry is a 2/2 double-hung window with a

single-light casement window on the right façade. There are two casement windows on the east elevation.

The 1½ story section of the house has a tuck-under garage on the right of the façade foundation. The bay entry has a wood-paneled roll-up door. There appears to have originally been a garage entry on the left façade that has since been boarded-over. There is an entry central to the façade piercing the foundation that has a wood paneled door with a single fixed light and a metal storm door. A single-light fixed window is located immediately adjacent to the entry on the right. On the second story of the left façade there is a ribbon of five 2/2 double-hung windows with two single 2/2 double-hung windows on the right façade. There are two 2-light casement windows on the south elevation and paired 2/2 double-hung windows on the left of the west elevation.

On the gable-front section of the rear (north) façade, there are paired 2/2 double-hung windows. On the second floor of the split level section, there are paired 2/2 double-hung windows on the right and a 2/2 double-hung window slightly right-of-center. Just left-of-center and on the left, there are 2-light casement windows. On the raised foundation of the rear façade, there are entries central to the façade and on the left. Both have wood-paneled doors with wood doors and storm additions. A fixed single-light window is located between the entries. A 2/2 double-hung window is located to the right of the central entry. A 2/2 double-hung window is located on the right rear façade.

Feature 2 is a three-bay garage located north of F-1 and facing onto the alley behind the house. It has a gable roof sheathed in asphalt shingles and the walls are clad in vertical tongue-in-groove siding with corner boards. There is masonite siding on the gable-ends. All three bays have decorative metal roll-up type doors. The garage rests on a concrete pad foundation.

Feature 3 is a single bay garage located to the west of F-2. It has a gable roof sheathed in asphalt shingles and the walls are clad in vertical tongue-in-groove siding with corner boards. The garage has masonite siding on the gable-ends. It rests on a concrete pad foundation. The bay has a decorative metal roll-up door similar to F-2.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in that section in early 1884 and who all obtained the patents to the claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The 1954 Billings city directory lists the house as under construction. Billings attorney Lou Chapple sold this property to investment company owner James Fraser in January 1953. Fraser built the house on speculation in 1954 and retained ownership of until July 1957 when he sold it to John and Joanne Braida. John was an engineer for the US Forest Service. Fraser and the Braida's maintained the house as a rental unit, renting it to a variety of tenants. John and Joanne lived just down the block from this house at 1301 Avenue F. The Braida's sold the house to Robert and Mildred Lewis in November 1960. Robert was the owner/operator of Bob's Lock &

Key Service, while Mildred worked as an office nurse for a local physician. Robert and Mildred divorced in the late 1960s and she had married Lester Albert by 1973. After 1973, the house appears under the ownership of Lester and Mildred Albert. Mildred Albert still (December 2006) owns and lives in the house (Deed Book 446: 48; Ibid Book 712: 122; Billings City Directories).

Integrity: The house retains good integrity and is a good example of 1950s-era split level house. The house retains its original configuration, masonite siding, and architectural detailing, specifically the window units and fenestration. Windows on the right façade and east elevation have been replaced, but all others appear to be original to the dwelling. A garage entry has been boarded-over, but does not detract significantly from the appearance or integrity of the house.

Historical and/or Architectural Information: Built in 1953, the Bob and Mildred Lewis Residence originally functioned as a rental property. The post-World War II economic boom drew thousands of new residents to Billings to work in the expanding industrial and commercial job markets of the Magic City. Consequently, many houses initially served as rental properties for primarily upper working class and white collar professionals. It was not until 1961 that the house was owner occupied, and it has been ever since. Increasingly during the 1950s, the neighborhoods around Parkhill Drive and Avenue F were characterized by Ranch style residences that reflected the increasing affluence of the decade. Only a few, like this one, however, were split level Ranches and this is an early example of the type. Other than boarding-over a bay entry for the tuck-under garage, there have not been any significant changes to the exterior of the residence since the 1950s. The Bob and Mildred Lewis Residence is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

23. BRIGGS PLACE (24YL1655)

Address: 2004 Nordbye

Description: The site consists of a 1-story Ranch style residence that was constructed in 1962. It faces west onto Nordbye Street. It has a rectangular plan covered by a low-pitched gable roof sheathed in asphalt shingles. The exterior is clad in Masonite siding with vertical tongue-in-groove siding on the gable-ends. The building rests on a concrete foundation. The primary entry is located right-of-center on the façade and is reached by concrete steps and a stoop. The stoop and steps are currently partially enclosed by a wood handrail and spindle posts that are not historic. The entry is recessed and has a wood door with a single fixed light. Adjacent to the entry on the right are tripled single-light casement windows. On the left façade on the right are paired 2-light casement windows and a single 2-light casement window is on the left of the left façade. On the right façade is a single bay garage with a wood roll-up type door. On the south elevation are two 2-light casement windows on the right and left of the elevation. There are no window openings on the north elevation. A 2-light sliding glass door is located right-of-center on the façade. The windows on the rear are all single-light casements.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad

obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Vegas Club bartender Elmo Nordbye subdivided his property off Parkhill Drive in January 1955. He sold this lot to Fred and Olivia Briggs shortly thereafter. Fred was the president of Fred Briggs Distributing Company (Hamms, Great Falls Select, and Heileman Lager) and the Briggs Holding Company. Briggs' built this house for speculation purposes in 1964. Charles Farrell purchased the house from Fred and Olivia in September 1967. Farrell also purchased it for rental purposes. In July 1969, he sold it to Richard and Dorothy Cowel, an accountant for Cop Construction Company. They lived in it for only a few years before selling it to I.C.R. Realty & Insurance in September 1972. Thereafter, the property was owned by several individuals, who all rented it to white collar professional tenants until March 1981 when it was owned and occupied by Larry Klukas. The current owners bought the house in 2003 (Deed Book 865: 569; Ibid Book 900: 607; Ibid Book 981: 923, 925; Ibid Book 997: 120; Ibid Book 1217: 2619; Billings City Directories).

Integrity: The residence retains good integrity and is a good example of an early 1960s Ranch style house. It retains its original configuration, materials and fabric with few alterations to the exterior. The front porch was recently remodeled with materials that are not usually common to the style, but it does not significantly detract from the overall appearance of the residence.

Historical and/or Architectural Significance: The Briggs Place was constructed well after the initial construction boom in the project area (1947-1956). It is not associated with the economic boom, but is associated with the continued development of this residential area in Billings. Like many houses in the project area, it was built for speculation purposes and functioned as a rental unit for the first eight years of its existence before it was owner occupied. The house is a good example of a simple Ranch style house that is the dominant architectural style in the area. The Briggs Place is not individually eligible for the National Register of Historic Places and it would not contribute to the potential Parkhill Residential Historic District because it was not built until after the Period of Significance for the district (1947-1956).

24. HALSTVEDT RESIDENCE (24YL1652)

Address: 2008 13th Street West

Description: The site consists of a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Minimal Traditional style residence. It faces east onto 13th Street West. The square plan is covered in a gable-on-hip roof that is sheathed in asphalt shingles. The walls are clad in stucco. The house rests on a raised concrete foundation with a daylight basement. The basement is lighted by single-light casement windows. The primary entry is centrally located on the façade and is reached through a gable-on-hip roof vestibule. The roof is also sheathed in asphalt shingles and the walls clad in stucco. The entry is located on the left of the vestibule's façade and is reached by concrete steps and a stoop. Decorative wrought iron railings flank the steps and stoop. The entry has a modern wood door with a single fixed light. The entry

does have a decorative lintel. To the right of the entry is an octagon window with a single-fixed light. On the left façade is a Chicago-style window; the center light is fixed while the flanking windows are 2/2 double-hung windows with decorative shutters. There is a 2/2 double-hung window on the right of the right façade. There are three 2/2 double-hung windows on the south elevation of the residence.

There are single 2/2 double-hung windows located on the extreme right and left of the north elevation. A single-light casement window is centrally located on the elevation. A shed roof partially shelters the rear (west) elevation. It is wood frame supported by wood posts. Rolled asphalt covers the roof. The roof shelters an entry and a concrete deck. The entry is centrally located on the rear façade. It has a wood door and a storm door addition. A 2/2 double-hung window is located on the left of the façade and a single-light casement window is located on the right rear façade.

Feature 2 is a detached garage located to the southwest of F-1; it faces east toward 13th Street West with the driveway located adjacent to the south elevation of the residence. Built in 1954, it has a gable roof covering a rectangular plan. The roof is sheathed in asphalt shingles and the walls are clad in stucco. The garage rests on a concrete pad foundation. The single-bay structure has a wood paneled roll-up type door with three fixed lights. There are no windows or entries on the south elevation of the garage. An entry with a wood door is located on the left of the north elevation. A 6-light casement window is centrally located on the rear (west) façade.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in that section in early 1884 and who all obtained the patents to the claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

The house was constructed in 1954 and is first listed in the 1955 Billings city directory. It was likely built by Winfred Burns and then owned and occupied by Winfred and his wife, Mary, from 1955 to 1957. Winfred was self-employed plaster and stucco contractor, who specialized in residences (they rented 1307 Avenue F for a year after completing this residence). Carl and Dona Halstvedt purchased the house from Burns in 1958. A Billings native, Halstvedt was born in the Magic City in 1920 and began doing odd jobs around the Billings Fire Department's station house at age 10. He served in the South Pacific during World War II and was appointed to the fire department upon his discharge in 1945. In 1951, he was appointed an Assistant Fire Chief and, in 1956, became the First Assistant Fire Chief. The Billings mayor appointed him Fire Chief in July 1966. His former boss, Curtis Magruder, called Halstvedt "the most dedicated man in the fire service I have ever known. This was his life above all other things." Halstvedt died of cancer in July 1968. Dona continued to live in the house until 2000 when she sold it to David James (Billings City Directories; *Billings Gazette* 6 July 1968).

Integrity: The residence is an excellent example of a late Minimal Traditional style structure. It retains its original configuration, features, and materials. Other than replacement of the front

door, there do not appear to have been any substantial changes made to the residence since its construction in 1954. The garage was constructed at the same time as the house and also appears to be intact.

Historical and/or Architectural Significance: The Halstvedt Residence was constructed in 1954 during the height of the economic boom then sweeping Billings. The boom caused a tremendous expansion of the city's industrial, commercial, and residential base as thousands of people moved to Billings to take advantage of the opportunities afforded them by the booming economy. As a result of the influx of new people, the city's residential areas began to extent west of Billings into areas formerly used for farming. This subdivision was established in 1946 and re-platted in 1949. The initial phase of home construction included Minimal Traditional style residences that were affordable and could be quickly built. The style, however, was generally simple with few architectural details or ornamentation. Eventually the Minimal Traditional style was supplanted by the Ranch style, which better reflected the affluence of the post-war years. There were some exceptions to the rule in the subdivision. The Halstvedt Residence was built in 1954, well after the wave of Ranch home construction had begun in the area. Unlike the Ranch style, which relied heavily on architectural detailing and ornamentation, this Minimal Traditional style house did exhibit some details generally not present on the type, including the gable-on-hip roof, the porthole window on the vestibule, and the pedimented entry lintel, and the stucco exterior. Because of the high degree of architectural integrity present on this residence and its association with the post-World War II building boom, the Halstvedt Residence is eligible for the National Register of Historic Places under Criteria A and C and would also contribute to the potential Parkhill Residential Historic District.

25. LLOYD PETERSON PLACE (24YL1653)
Address: 2011 13th Street West

Description: The site consists of a residence (F-1) and a shed (F-2).

Feature 1 is a 1½ story vernacular-style residence. The structure has an L-shaped plan and faces west onto 13th Street West. The intersecting gable roofs are sheathed in asphalt shingles and the walls are clad in vinyl siding. The siding has, unfortunately, obscured much of the residence's original detailing. The house rests on a concrete pad foundation. The primary entry is right-of-center on the façade and is reached by concrete steps and a stoop. The stoop has been extended to the north to provide the deck of a porch. The stoop is sheltered by a shed roof supported by decorative wrought iron posts. The roof is sheathed in asphalt. A 1/1 double-hung window is located in the north gable-end. The entry has a wood door with three fixed lights and a metal storm addition. Adjacent to the entry on the right is a large fixed plate glass window. A smaller 2/1 double-hung window is located to the left of the entry near where the leg of the "L" projects to the west. The window has decorative wood shutters. The projecting eaves-front portion of the residence appears to have originated as a garage that was incorporated into the living area of the house sometime since 1954. An entry is located on the façade of the eaves front section on the right. It has a wood door with a single fixed light.

There is no window or entry openings on the south elevation. There are two 2/2 double-hung windows on the right and left of the north elevation. Here are two 1/1 double-hung windows on the left of the rear (east) façade. On the rear of the eaves front section of the L, there is an entry slightly left-of-center with a wood-paneled door and a single fixed light. A 1/1 double-hung window is located to the right of the entry.

Feature 2 is a shed located east of F-1. It was constructed in 1985.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Katherine "Kate" Curtiss sold this property to George Hendershott in July 1941. Born in California in 1880, Hendershott moved to Billings in the 1920s and established a taxi cab company. World War II put him out of business and he became a salesman in the Magic City. Hendershott died in 1944 and his wife, Nellie, retained ownership of the property. The house was constructed in 1954 and first listed in the 1955 Billings city directory. Hendershott had the house built for rental purposes and it functioned in that capacity until 1957 when it was purchased by Lloyd and Erma Peterson. Lloyd worked as a mason. The Petersons lived in the house until 1966 when they sold it to Virginia Jensen. She lived there while she attended Eastern Montana College. Virginia married Floyd Sharp in 1969 and the couple lived in the house for a few years when it was sold to Dick James. Thereafter it went through a series of owners before being purchased by the current owners, Kenneth and Judith Miller in 2003 (Deed Book 231: 560; Billings City Directories; US Census Records).

Integrity: The residence has been substantially altered since its construction in 1954. At an unknown date the attached garage on the north side of the house was incorporated into the living area of the residence. The bay entry was sided over at that time. The house is currently clad in vinyl siding that has completely obscured the original detailing and fabric of the house, leaving a rather bland appearance to the residence. It is unclear if the large picture window is original to the house or if it was added at a later date.

Historical and/or Architectural Significance: The Lloyd Peterson Place was constructed in 1954 during the economic boom that swept Billings in the late 1940s and 1950s. Residential development began in this neighborhood in the late 1940s, making this simple Ranch style a late-comer to the area. Like many houses in the area, it functioned as a rental unit to accommodate all the new arrivals in the Magic City who sought opportunities because of the economic boom. The house retains the basic configuration of a Ranch style dwelling, but it lacks many of the architectural features and ornamentation common to that design. The attached garage was also converted to living space, the original siding replaced and a large picture window cut into the façade. The Lloyd Peterson Place is not individually eligible for the National Register of Historic Places and it does not contribute to the potential Parkhill Residential Historic District.

26. **MELVIN & LORINA RENSTRUM RESIDENCE (24YL1657)**

Address: 2012 13th Street West

Description: The site consists of two features: a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story Minimal Traditional-style residence. It faces east onto 13th Street West. The L-shaped plan is covered by intersecting gable roofs sheathed in asphalt shingles. The walls are clad in aluminum siding with decorative diagonal aluminum siding on the façade gable-end. The eaves are partially returned. The house rests on a raised concrete foundation with a daylight basement. The basement has single-light casement windows. The eaves-front section of the house is off-set on the right of the façade. The primary entry is located on the left façade of this section. It is reached by concrete steps and a stoop that are enclosed by wrought iron handrails. A post-and-beam handicap ramp has been installed over the steps. The entry has a wood door with a single fixed light and there is an aluminum storm addition. Paired 1/1 double-hung windows are located to the right of the entry. On the left façade is a Chicago-style window: the central fixed light picture window is flanked by 2/2 double-hung windows. On the south elevation there are two 2/2 double-hung windows slightly right and left of center.

There are three 1/1 double-hung windows on the north elevation of the house. A flat-roofed porch partially shelters the rear (west) façade. It has a fiberglass roof supported by wood posts. It covers a wood deck partially enclosed by a low wood railing. A 1/1 double-hung window is located on the left rear facade, while an entry is centrally located on the façade. It has a wood-paneled door with a single fixed light and a storm door addition. A 1/1 double-hung window is located on the right rear façade; it is sheltered by a metal awning.

Feature 2 is a detached garage constructed in 1969. It is located just to the southwest of F-1 and faces east toward 13th Street West. It has a rectangular plan covered by a gable roof sheathed in asphalt shingles. The bay entry is off-set to the left on the façade. It has a wood-paneled roll-up door with four fixed lights. There is an entry on the left of the north elevation and a 4-light casement window on the right elevation. A 4-light casement window is centrally located on the rear (west) façade.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in that section in early 1884 and who all obtained the patents to the claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

Melvin and Lorina Renstrum purchased this property from Lillie Anderson in November 1954 and built the house shortly thereafter. Lillie and her husband Ingvald were Billings real estate developers. For his entire career, Melvin worked in the oil industry, first for Carter Oil and then Humble Oil, finally retiring in 1985. The Renstrum's have been the only owners of this house (Grantor/Grantee Books; Billings City Directories).

Integrity: The house retains good integrity and is a good example of a late Minimal Traditional-style residence. The original configuration and windows are still intact, but the original siding has either been covered or replaced by the existing aluminum siding. Since there were few decorative details on this style of dwelling anyway, the new siding has not likely caused any substantial change in the appearance of the house.

Historical and/or Architectural Information: Constructed in 1954, the Melvin & Lorina Renstrum Residence is a good example of a simple Minimal Traditional style house built during the height of the economic boom then sweeping Billings. As the city's economy expanded, there was a tremendous need for affordable, single-family housing and the Minimal Traditional style fit the bill. The original owner of the house, Melvin Renstrum, was employed in the oil industry in Billings, which was one of the primary causes of the economic boom. The house retains much of its original detailing and materials that were common to the type. Consequently, the Renstrum Residence is not individually eligible for the National Register of Historic Places, but it would contribute to the potential Parkhill Residential Historic District.

27. **BAUM RENTAL (24YL1658)**
Address: 2015 13th Street West

Description: The site consists of a single-story vernacular-style residence. The building faces west onto 13th Street West. The rectangular plan dwelling is covered by a gable roof sheathed in asphalt shingles. The walls are clad in aluminum siding that is fabricated to appear like clapboard. The building rests on a concrete foundation. The entry is centrally located on the façade and is reached via a post-and-beam handicap access ramp with a wood handrail. The ramp opens onto a wood porch that is enclosed on the south by a low brick wall. The entry and a window to the left of it are sheltered by a shed roof supported by steel posts; the roof is covered in asphalt shingles. The entry has a wood door with a single fixed light. To the left of the entry (and sheltered by the shed roof) is a multi-light, full-length window. On the left façade is an eaves front section of the house that once served as an attached garage, but has been incorporated into the living space of the house. It has a shed roof sheathed in asphalt shingles and the walls are clad in aluminum siding. There is a full-length fixed light window centrally located on its façade. The right façade has paired 2/2 double-hung windows. On the south elevation there are two windows. The window on the left has a 2/2 double-hung window with the lower section occupied by an air conditioning unit. The right window is a modern 2-light casement window. The north elevation has a 2/2 double-hung window on the right, while an entry is centrally located on the elevation. It has a wood door.

There is a gable roofed addition attached to the left rear (east) of the dwelling. It has a gable roof sheathed in asphalt shingles and the walls are clad in aluminum siding. A 2/2 double-hung window is located slightly right-of-center on the rear (east) of the addition and a 2/2 double-hung window is located left-of-center on the east elevation. An entry is centrally located on the south elevation of the addition; a small 2/2 double-hung window is situated to the left of the entry. It has a wood door with a storm door addition. On the rear (east) façade of the house there are single 2/2 double-hung windows on the right and left of the façade. A 2-light casement window is right-of-center on the façade and a small 2/2 double-hung window is located to the left of it.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Robert P. Wilson, a carpenter for the Frates Construction Company, purchased the property in 1955 and built the house shortly thereafter. He lived there for only a year before renting it out to a variety of tenants from 1956 to 1960. A former Marine, Wilson rented the house to Marine Captain Paul Edwards for a short time and then to Donald Fulham, the commander in charge of the Billings-based USMC Reserve 58th Special Infantry Company. Wilson sold the house to Donald and Darlene Baum in 1960. Baum worked as a cabinet maker for Rocky Mountain Furniture in Billings. The Baum's lived in the house until 1962 or 1963, when they started leasing it to a variety of tenants until 1970, when he transferred ownership of it to his son, Ion. He also leased the house to renters until selling it to Mrs. Esther Stein in 1981. After two years, Stein sold it to Bill Cole in 1983. The current owner, Jennifer Test, purchased the house in 2005 (Billings City Directories).

Integrity: The house retains fair integrity and is a fair example of a vernacular style residence. It retains its basic configuration, but the original siding has been replaced with aluminum siding and most of the windows have been replaced by casement units. The attached garage has been converted into living space. There is little of the historic fabric and materials of the dwelling remaining.

Historical and/or Architectural Information: The Baum Rental was constructed in 1954 and has functioned as a rental unit for most of its history. In the wake of the post-World War II economic boom in Billings, there was a need for affordable, single-family housing. As the need increased, the city began to expand to the west into former agricultural land to meet the need. Built by local carpenter Robert Wilson, this house exhibits a simple plan with little or no architectural detailing and absolutely no ornamentation; it is a purely functional residence with no frills. Since its construction, it has been modified with the addition of the aluminum siding and the replacement of many of the original windows. The Baum Rental is not individually eligible for the National Register of Historic Places and does not contribute to the potential Parkhill Residential Historic District.

28. NORSKOG HOUSE (24YL1659)
Address: 2016 13th Street West

Description: The site consists of two features: a residence (F-1) and a detached garage (F-2).

Feature 1 is 1-story Ranch-style residence. It faces east onto 13th Street West. The rectangular plan is covered by a gable roof sheathed in asphalt shingles. The roof has partially returned eaves and beveled soffits. The walls are clad in vinyl siding. The dwelling rests on a raised concrete foundation with a daylight basement. The basement has single-light casement

windows. The primary entry is located on the left façade and is recessed with the roof extended to cover it. The entry is reached by concrete steps and a stoop flanked by wrought iron handrails. The entry has a wood door with a single fixed light and an aluminum storm addition. The left portion of the house is veneered in brick and has a Chicago-style window. The central fixed picture window is flanked by 2/2 double-hung windows. There are two paired windows on the right façade. Each window has a 2/2 double-hung window. An entry is centrally located on the north elevation. It has a wood door with a single fixed light and an aluminum storm door. There are two 2/2 double-hung windows on the south elevation. There are two 2/2 double-hung windows on the left of the rear (west) façade.

Feature 2 is a 1½ story detached garage located southwest of F-1 that was constructed in 1983; it faces east toward 13th Street West. The garage has a rectangular plan covered by a gable roof sheathed in asphalt shingles. The walls are clad in vinyl siding. The garage has bay entries on the east and west (rear) façades; both have metal roll-up type doors. There is a single-light casement window in the gable-end of the west façade of the structure. The bay entry is slightly left-of-center. A 2-light casement window is located on the right façade. On the north elevation there is an entry on the left with a wood door and a 2-light casement window just off-center on the right. There are no window or door openings on the south elevation of the garage.

Historical Information: Alexander McDonald obtained the patent through cash entry to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed a preemption claim to a 160-acre homestead encompassing this property in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in that section in early 1884 and who all obtained the patents to the claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

In February 1955, Billings real estate developers Ingvald and Lillie Anderson built this house and sold it to James and Dorothy Dupes shortly thereafter. James was the operator in charge of the Oil Basin Pipeline, while Dorothy was a Nurse's Aid at St. Vincent's Hospital. The Dupes sold the house to Vince and Vivian Norskog in 1958. Born in Minnesota in 1923, Vince moved to Montana with his family in 1928. His father worked for the Agricultural Experiment Station at Miles City. Vince served as a B-17 bomber pilot during WWII. Upon his discharge in 1945, he returned to Billings and worked as the foreman for the Pogue Construction Company, a general contractor, until 1963. He married Vivian in 1948. From 1963 until his retirement in 1983, Vince worked for the US Postal Service. The Norskog family still owns the house (Deed Book 513: 426; Billings City Directories; US Census Records 1930; *Billings Gazette* 7 November 2004).

Integrity: The property retains fair integrity and is a good example of a simple Ranch-style residence. The recessed porch is unusual to Ranch residences in this neighborhood. Much of the historical detailing and materials are still intact, but the original siding has been replaced with vinyl siding that likely looks much as the original. The garage was constructed in 1969 and does not detract significantly from the site.

Historical and/or Architectural Information: The Norskog House is a simple transitional Ranch-style residence that was constructed in 1954 during the height of the economic boom in Billings following World War II. As the population expanded during the decade, the need for affordable single-family housing rose concurrently. The city expanded to the west into land recently used for irrigated farming and established residential subdivisions. The Norskog House was part of that process when Billings became the center of the Montana economy and the largest city in the state. The Norskog House is of simple design that made it particularly appealing for young middle class families. The recessed porch on the façade with the brick veneer siding is the only decorative element on the house that would set it apart from its neighbors. Although the original siding has been replaced by vinyl siding, the original windows, doors and configuration are still present. While the Norskog House is not individually eligible for the National Register of Historic Places, it would contribute to the potential Parkhill Residential Historic District.

29. IVEN & MAE HOFSTAD RESIDENCE (24YL1660)

Address: 2019 13th Street West

Description: The site consists of a residence (F-1) and a detached garage (F-2).

Feature 1 is a 1-story vernacular Ranch-style residence. It faces west onto 13th Street West. A hip roof covers the rectangular plan residence. The roof is sheathed in asphalt shingles. The walls are clad in asbestos siding that resembles narrow-reveal clapboard. The house rests on a concrete foundation. The primary entry is located on the right façade and is reached by a concrete step and stoop. The entry is partially sheltered by a flat roofed projection. The entry has a modern door with a fixed oval light. To the left of the entry is a ribbon of three casement windows – all with single fixed lights. On the left façade are three 1/1 double-hung windows. There are two paired 1/1 double-hung windows on the south elevation.

On the north elevation there are two single-light casement windows on the right and left. A large 4-light fixed window is centrally located on the rear (east) façade of the house. A 2/2 double-hung window is located on the right rear façade. An entry is located on the left rear façade. It has a modern metal door with two fixed lights.

Feature 2 is a detached garage that was constructed in 1951. It is located southeast of F-1. It has a rectangular plan covered by a hip roof sheathed in asphalt shingles. It is also clad in vinyl siding with corner boards. It rests on a concrete pad foundation. The bay encompassed the entire façade and is comprised of a metal roll-up door that is not original to the feature. There are no window or door openings on the south elevation.

Historical Information: Section 31, T1N, R26E was included within 17 million acre land grant the Northern Pacific Railway Company received from Congress in July 1864. The railroad obtained the title to the property in December 1894 and later sold this property through the Minnesota & Montana Land & Improvement Company (Montana Land Tract Books; Malone et al 1991: 173).

Carter Oil Refinery employee Gerald M. Olson built this house for speculation purposes in 1954 and then sold it to rancher Adolph J. and Christine Schwalger in March 1955. The Schwalger's sold the house to Iven and Mae Hofstad in 1956. Born in Red Lake County, Minnesota in 1907, Iven worked at several ranches in eastern Montana before he married Mae Karpa in 1932. For the next twenty years the couple lived in Minnesota before returning to Montana in 1955 and purchasing this house. Iven worked as a carpenter in Billings for many years. The Hofstad's lived in the house together until Mae passed away. Iven died in November 1993. His son, David, currently owns and lives in the house (Deed Book 579: 170; Billings City Directories; *Billings Gazette*, 10 November 1993).

Integrity: This dwelling retains overall poor integrity. Although it is still possible to tell that it is a vernacular Ranch-style residence, many of the original features have been replaced. This includes the façade door, windows on the left façade and the original siding. The garage has also been modified so that it is stylistically similar to the house. Very little of the historic fabric remains on this residence.

Historical and/or Architectural Information: Built in 1954 at the height of the post-World War II economic boom in Billings, the Iven & Mae Hofstad Residence represents the expansion of the Magic City to accommodate its mushrooming population during the late 1940s and 1950s. The houses constructed in new subdivisions to the west of the city are also associated with its working class and professional class people and are representative of the architectural styles popular at the time. The exterior of the Hofstad Residence, however, has been significantly altered over the last twenty years. The original siding has been covered by modern vinyl siding and most, if not all, of the original windows have been replaced. The house, which was not very detailed when constructed, is even more architecturally non-descript now with the changes made to the exterior. The Iven & Mae Hofstad Residence is ineligible for the National Register of Historic Places and would not contribute to the potential Parkhill Residential Historic District.

Summary

A cultural resource survey of the Augusta townsite was conducted by the author and Joan Brownell on January 10 and March 6, 2007. Twenty-nine historic properties were identified and recorded within the survey area: Whitmer Place (24YL1632), Clarence & Ellen Moore Residence (24YL1633), Clarence & Donna Madsen House (24YL1634), Lloyd & Mae Tennant House (24YL1635), John Michel Residence (24YL1636), Carmor Rental (24YL1637), Byron Clark House (24YL1638), Eug Breil Place (24YL1639), Maurice & Leona Holets House (24YL1640), Clark Rental (24YL1641), Clifford & Evelyn Taylor Place (24YL1642), Gladys Frederick Residence (24YL1643), Charles & Louise Hunkins Residence (24YL1644), McClintick House (24YL1645), John & Lucille Pierce Place (24YL1646), Adolph Price Place (24YL1647), Harry Sigourney Residence (24YL1648), Anderson Duplex (24YL1654), Clarence Danielson House (24YL1649), Armand Gaudina Residence (24YL1650), Baumgardner Rental (24YL1651), Lewis Residence (24YL1656), Briggs Place (24YL1655), Halstvedt Residence (24YL1652), Lloyd Peterson Place (24YL1653), Renstrum Residence (24YL1657), the Baum Rental (24YL1658), Norskog House (24YL1659), and the Hofstad Residence (24YL1660).

Twenty properties would contribute to the proposed Parkhill Drive Historic District (24YL1662): Whitmer Place (24YL1632), Lloyd & Mae Tennant House (24YL1635), John Michel Residence (24YL1636), Carmor Rental (24YL1637), Byron Clark House (24YL1638), Clark Rental (24YL1641), Gladys Frederick Residence (24YL1643), Charles & Louise Hunkins Residence (24YL1644), McClintick House (24YL1645), John & Lucille Pierce Place (24YL1646), Adolph Price Place (24YL1647), Harry Sigourney Residence (24YL1648), Anderson Duplex (24YL1654), Clarence Danielson House (24YL1649), Armand Gaudina Residence (24YL1650), Baumgardner Rental (24YL1651), Lewis Residence (24YL1656), Halstvedt Residence (24YL1652), Renstrum Residence (24YL1657), and the Norskog House (24YL1659).

Five properties (24YL1637, 24YL1641, 24YL1654, 24YL1651, and 24YL1652) are individually eligible for the National Register under Criteria A and C. The remaining nine historic properties (24YL1633, 24YL1634, 24YL1639, 24YL1640, 24YL1642, 24YL1655, 24YL1653, 24YL1658 and 24YL1660) are not individually eligible for the National Register and would not contribute to the proposed historic district for the reasons specified in the report.

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APPENDIX

Site Forms

Whitmer Place (24YL1632)
Clarence & Ellen Moore Residence (24YL1633)
Clarence & Donna Madsen House (24YL1634)
Lloyd & Mae Tennant House (24YL1635)
John Michel Residence (24YL1636)
Carmor Rental (24YL1637)
Byron Clark House (24YL1638)
Eug Breil Place (24YL1639)
Maurice & Leona Holets House (24YL1640)
Clark Rental (24YL1641)
Clifford & Evelyn Taylor Place (24YL1642)
Gladys Frederick Residence (24YL1643)
Charles & Louise Hunkins Residence (24YL1644)
McClintick House (24YL1645)
John & Lucille Pierce Place (24YL1646)
Adolph Price Place (24YL1647)
Harry Sigourney Residence (24YL1648)
Anderson Duplex (24YL1654)
Clarence Danielson House (24YL1649)
Armand Gaudina Residence (24YL1650)
Baumgardner Rental (24YL1651)
Lewis Residence (24YL1656)
Briggs Place (24YL1655)
Halstvedt Residence (24YL1652)
Lloyd Peterson Place (24YL1653)
Renstrum Residence (24YL1657)
Baum Rental (24YL1658)
Norskog House (24YL1659)
Hofstad Residence (24YL1660)