New Forms and Instructions

As of July 2022, this AE-R (Architecture and Engineering Record) form replaces Montana SHPO's HPR (Historic Property Record) form for recording historic structures in Montana. Visit https://mhs.mt.gov/shpo/forms to download the most recent versions of SHPO forms and instructions. If you are uncertain about which form to use, please contact Montana SHPO Cultural Records staff at (406) 444-4724, kyler.mozell@mt.gov

REMINDERS

The Principal Investigator is responsible for ensuring that the information in this form is complete and accurate as per the Montana SHPO's data standards. Please consult the **Montana SHPO Consultation Guide, 2023** for standards for recording cultural and architectural resources in Montana.

1. IDENTIFICATION

HISTORIC / PROPERTY NAME	SMITHSONIAN NUMBER (issued by SHPO)^
Fred and Virginia Browning Residence	

PROJECT NAME	PROJECT NUMBER
The Architecture of Fred Willson in Bozeman, Montana, 1906-1956	

DATE	FIRST RECORDED BY	PHONE (000) 000-0000	EMAIL	ADDRESS
8/1984	James R McDonald Architects PC			PO Box 8163, Missoula MT 59807
DATE	**UPDATED BY**	**PHONE** (000) 000-0000	**EMAIL**	**ADDRESS**
12/2023	Mike Wiseman	406-404-1777	mike@arch118.com	115 E Oak, Bozeman, MT 59715

2. LOCATION

COUNTY	LOT/BLOCK	SUBDIVISION	STREET ADDRESS	CITY / TOWN (NEAREST)
Gallatin	Lots 1-6, Block 18	Capitol Hill Addition	412 W Cleveland	Bozeman

UTM COORDINATES OR LAT-LONG FOR THE CENTER OF THE SITE, TO THE 6TH DECIMAL	DATUM (E.g., NAD27, WGS84, etc.)
12, 496665 E, 5057821 N	

TOWNSHIP	N/S	RANGE	E/W	SEC	QTR	TOWNSHIP	N/S	RANGE	E/W	SEC	QTR
02	S	05	E	13							

3. OWNERSHIP AND USE

CURRENT ADMINISTRATIVE/SURFACE OWNERSHIP	CURRENT USE	
Sam and Heather Miller, 412 W Cleveland, Bozeman MT 59715	Residence	☐ Public ☒ Private
ORIGINAL ADMINISTRATIVE/SURFACE OWNERSHIP	**ORIGINAL/HISTORIC USE**	
Fred and Virginia Browning	Residence	☐ Public ☒ Private

4. HISTORIC PROPERTY/ARCHITECTURE DESCRIPTION

PROPERTY TYPE*	ARCHITECTURAL STYLE	TIME PERIOD
Residence	International	1925 - Present

ARCHITECT NAME/FIRM	ARCHITECT CITY, STATE	BUILDER NAME/COMPANY	BUILDER CITY, STATE	CONSTRUCTION DATE
Fred Willson	Bozeman, MT	Elmer Bartholemew	Unknown	1936

STATUS	NOTES ON STATUS CHANGE
☒ Original location	
☒ Addition/alteration	Although the roof and exterior stucco have been redone/ refinished, the original structure appears to be unaltered.
☐ Moved/relocated	
☐ Destroyed	
☐ Other	

NARRATIVE DESCRIPTION OF PROPERTY

The Browning residence at 412 West Cleveland is located in the Capitol Hill Addition of Bozeman, MT, and part of the city's Bon Ton Historic District. West Cleveland is a tree lined boulevard and runs east to west, from 8th Avenue at its western termination to South Tracy Avenue at its eastern termination. The homes of West Cleveland include several different historic styles, and another notable Fred Wilson home, the Bath house, sits across the street and just to the east at 405 West Cleveland.

The lot is located on the western portion of six east-west running lots – the western 56' of lots 1-6 (at 25' width each) for a total depth of 150'. This creates a north-south oriented lot fronting on West Cleveland and with an alley running along the west boundary. Lot size is 8,400sf, or .193 acres.

There is one mature boulevard tree and one younger boulevard tree within the extent of the lot lines, and the front walk access to the house comes from approximately the center of the lot at the sidewalk, onto the property about halfway to the house, then turns 90 degrees west to the corner of the front façade, turning 90 degrees south to come to the front door located on the northwest corner of the house. The front yard is comprised of lawn and planting beds, with two trees, several shrubs in mulch beds, and shrubs against the building façade for the entire front and wrapping the northeast corner to continue for part of the side elevation of the house. The alley side yard has a concrete pad used for parking adjacent to the alley and connecting to the garage driveway, with a buffer of plantings along the building façade. The rear yard is fenced from the southeast corner of the house to the eastern property line, to the rear property line, and along the western property edge adjacent to the alley to a point just south of the garage, then returning to the garage at a slight angle with a chain link gate. The fence is wood at the north, east and south portions, but the

western section appears to be wire embedded in the mature lilac hedgerow along the alley. The rear yard contains five to seven mature trees, concrete block patio, irrigated lawn, and planting beds.

The residence is described as follows:

The building is a two-story, flat roofed structure with a full basement on a concrete foundation. The foundation is not generally visible except at the window wells. It has an attached single story, single car garage on the southwest corner. It was built in the International Style common for its time, but not commonly seen in historic Bozeman architecture. Developed in the 1920's and 1930's, international style is typically defined by flat roofs, asymmetrical forms, lack of decorations and typically stucco wall surfaces. The flat roof is built-up tar with a thin (less than 6") fascia that extends approximately 4" from the sides of the exterior walls. The roofs on the second story and the front and east one-story bump outs have a black metal flashing, while the garage and lower level roofs on the rear of the house have a gray metal flashing. The exterior walls are entirely finished in smooth stucco, painted white, with no base or corner accents. The only exterior ornamentation is a small decorative rail on the front and east lower bump outs, creating the effect of a balcony roof, but there are no access points to these areas so they do not appear to be useable balconies. There are no rails at the garage roof or the lower level connecting roof. All roofs drain to an exterior scupper placed just below the parapet cap with no downspout, except for one downspout connecting the upper roof to the lower roof on the rear of the house. Scuppers are galvanized metal and extend 8" – 10" from the wall face. It is unclear if these are main drains or overflow drains, but there is some staining on the exterior garage wall which suggests they are the main drains. Windows and doors are trimmed with a 4" – 5" moulding at the head and jambs, and a sloping 1"-1.5" wood sill, painted dark blue. The windows appear to be the original one-over-one double-hung wood frame windows, with a top-hinged storm window painted a lighter blue. Both the windows and storm windows have horizontal muntins, dividing each window into 4 lites.

North (front) elevation:

The north elevation is asymmetrical, with a lower one story bumpout spanning approximately three fourths of the façade on the left (east) side, terminating in a recessed entry corner on the right side, or northwest corner. This lower roof has an approximately 18" black railing along its perimeter; the railing appears to be metal. The ceiling of the entry recess is also finished in white stucco, and the entry door is a stained wood with vertical batten detailing and two small lites. The only exterior light on this elevation is recessed into the entry ceiling. The front stoop is concrete with no railing. The lower bumpout has a roof scupper dead center, with pairs of windows symmetrically placed at the corners. The upper level is similarly styled, with matching pairs of windows placed at the corners and no windows in between. The north face of the one story bumpout at the back of the building is barely visible from the street front, and has one double-hung window located at the exterior corner.

East (side) elevation:

The east elevation faces the neighboring property and, like the front elevation, has a one story bumpout that spans approximately half the two-story form of the building on the left (south) side. The single-story form has a drain scupper in the center of the wall, decorative rail at the roof perimeter, and two single windows symmetrically at the corners. At the main façade, there is a pair of windows at the corner, and the upper floor has two pairs of windows placed symmetrically at the corners. This side of the building also contains one of two window wells to the lower level. The window well is concrete and the window appears to be newer, with a white integral brickmould trim. Given the size and location of the other window well, it may be that this was expanded and added for egress. Though not visible from the side yard, the west elevation of the garage is completely unadorned except for a centrally placed roof scupper.

South (rear) elevation:

The south elevation of the building is much more complex with the right (east) end starting at one story (the return of the bumpout on the east side) with a single window, changing to a full two stories with a rear main level door and upper single window. About one-fourth of the way, a one-story portion connecting the house to the garage intersects the main elevation with an angled wall, and which changes to two stories for the right (western) quarter of the elevation at the main house form. This angled wall has a small pair of windows, and there are two single windows in the upper portion of the south elevation of the main house. The rear door is a full lite door with eight lites in a 2 over4 grid, but the exterior storm door has only horizontal muntins similar to the windows for five

lites total. The exterior light at this door is mounted to the surface of the wall and has a gray metal cage and frosted glass. Adjacent to this door, and under the window on the angled wall is the second of two window wells into the basement. The windows in this location are slightly recessed into the wall and have a white frame mounted directly to the concrete walls. The window well is orthogonal to the main house, creating a triangle in plan around the window. The rear stoop is concrete paver, which appears to be newer. The garage form itself is also finished in white stucco with the same flat, built-up tar roof. It has a slightly lower roof and is offset to the west of the main structure. The south elevation of the garage has two symmetrically placed single, fixed windows, which at the time of photos, look to be under repair. They have a slightly different window moulding, same color scheme (though the lighter blue is the window frame, not a storm window), with no muntins or additional trim. One exterior light is mounted towards the right (east) corner of the garage face, a metal housed rectangular downlight.

West (side) elevation:

The west elevation faces the alley and is dominated by the full two-story elevation of the main house form with the only relief at the entry recess on the left (north) side and the garage form on the right (south) side. The only windows on the upper floor are at the left (north) corner, while the lower level has a single window near the entry, a smaller single window near the center of the façade, and a side door where the garage intersects the house. The single center window has a head height that is higher than the other main level windows, and the door is set down at grade with no stoop. The door is a white three-quarter lite door with a 2 over3 grid, with a similarly styled storm door finished in light blue to match the storm window frames. There is one exterior light on the north side of the garage, adjacent to the back door, in the same style as the light by the back door. The utilities connect to the house on this elevation, with overhead power lines coming to the southeast corner, and overhead data lines attaching almost to the center of the west wall with a gas meter below. The power meter is mounted to the north side of the garage wall which, except for the exterior light, is completely unadorned. The west elevation of the garage contains a single garage door, approximately 8’ wide by 7’ tall, with four smooth panels, painted white to match the stucco siding.

HISTORY OF PROPERTY

Compiled by Richard Brown:

In 1935, Fred and Virginia Browning hired Fred Willson to design their home at 412 West Cleveland. In early 1936, Willson presented a sketch of a Cape Cod style home with side gables, a gabled front entry, and a shed dormer at the second floor. The Brownings, however, made a drastic design shift and asked instead for an International style home. The final bid was whittled down to $6500 — including an agreement with the contractor to work for ten dollars a day. Willson’s diary entries about this project began on January 19, 1936, and by the end of the project eleven months later, Willson logged seventy-eight diary entries relating to this house, multiple times more than any other project he would have during his forty-six-year career. In the final diary entry, he advised the painter as to the “number of coats of paint.” Willson’s architectural commission was around $300.

Compiled by an MSU Architecture student, name and date unknown (however, it is presumed to be the 1980’s) from archives of Gallatin County History Museum:

412 W. Cleveland, Interior Lot. This house was built in 1936 and the original owners, Mr. and Mrs Fred Browning still live there. It was designed by Fred Wilson and built by Elmer Bartholemew. The cost of building was $10,000. This is a two-story white stucco structure. The style of the house is similar to International with its flat, built-up tar roof, absence of decoration, asymmetric balance, and plain stucco surface. The double-hung frame windows are set almost flush to the walls and are set at the corners. This gives the interior much light. The trim is painted light green. The roof was redone in 1980 and the stucco was also refinished recently. The garage is connected to the house and was also built originally. There is a full basement, and the foundation is concrete. The interior is basically the same as it was built, except for the carpet and wall treatment. Originally there were oak floor throughout, but as the style changed the owners covered it all with carpet. There are rounded arches between all of the rooms which do not have doors. In the living room, there is a gas fireplace, which is made of brick, which is then covered with plaster and painted. This gives it a very smooth texture. The top and trim are black glazed tile. Both this fireplace and the corner sink in the kitchen are art deco in style. The countertop around the sink has white, diagonally laid tile with black tile trim. There are no out buildings, and the yard is very well groomed. There are bushes close to the house and large trees further away.

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: Bon Ton

APPLICABLE NR CRITERIA+		ARGUMENT FOR OR AGAINST EACH NR CRITERION
A – Events	☐ YES ☒ NO	Current research has indicated that this property lacks any association with significant historical events in the area.
B – Persons	☐ YES ☒ NO	Preliminary research has indicated that this property does not have any association with people that are important to our Nation's past.
C – Characteristics	☒ YES ☐ NO	The residence presents an intact and unaltered example of International Style architecture not typically seen on residences in this part of Bozeman at this point in history.
D – Information	☐ YES ☒ NO	The property is unlikely to provide important historical information for further research

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

The integrity of location, design, setting, materials, workmanship, feeling, and association are retained. The house sits on its original lot and location and is within the Bon Ton Historic District. Because the house is in a designated historic district, many of the surrounding houses have retained their historic forms, scale, and style. The structure has not undergone any sort of alterations and appears to maintain all its original features, materials, and workmanship. The original drawings are not available, but the existing condition of the structure suggests little has been modified over the years, apart from new roofing, refinishing of the exterior stucco, and garage windows. The fundamental elements of the International Style, as noted above, are still intact and, presumably, unchanged. From all outward indications, the house retains its original design and finish, which in turn reinforces its link to the original feeling of the structure and its place in the surrounding historic neighborhood. It is associated with architect Fred Willson who was a prominent architect in Bozeman.

POSSIBLE IMPACTS TO THE SITE

Location within a city designated historical district has buffered some possible impacts to the integrity of the historical site and setting. However, densification and development near the area may impact the neighborhood.

6. Information Sources

LIST CITATIONS FOR INFORMATION SOURCES USED TO COMPLETE THIS FORM.

Fred Willson 1936 Diary, December 21, MSU Special Collections

Paul R. Wiley, *Montana State's Golden Bobcats*, (Charleston: The History Press, 2022), 136.

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
Photo 1	View from sidewalk of front elevation (north side)	Mike Wiseman	7/14/2023
Photo 2	North elevation showing entry	Mike Wiseman	7/14/2023
Photo 3	Oblique view of northeast corner of building	Mike Wiseman	7/14/2023
Photo 4	East elevation	Mike Wiseman	7/14/2023
Photo 5	East detail at window well	Mike Wiseman	7/14/2023
Photo 6	South elevation at back yard	Mike Wiseman	7/14/2023
Photo 7	South elevation, alternate angle	Mike Wiseman	7/14/2023
Photo 8	South door and window well detail	Mike Wiseman	7/14/2023
Photo 9	South elevation of garage	Mike Wiseman	7/14/2023
Photo 10	West elevation	Mike Wiseman	7/14/2023
Photo 11	West elevation of garage	Mike Wiseman	7/14/2023
Photo 12	House west elevation	Mike Wiseman	7/14/2023
Photo 13	Northwest corner	Mike Wiseman	7/14/2023
Image 1	Bozeman City Plat map		
Map 1	Site location for 412 W. Cleveland at 1:24,000 scale		
Map 2	Boundary and locations for 214 W. Cleveland at 1:5000 scale		

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

PHOTO 1: View from sidewalk of front elevation (north side). Photo by Mike Wiseman, 7/14/2023



PHOTO 2: North elevation showing entry. Photo by Mike Wiseman, 7/14/2023



PHOTO 3: Oblique view of northeast corner of building. Photo by Mike Wiseman, 7/14/2023



PHOTO 4: East elevation. Photo by Mike Wiseman, 7/14/2023



PHOTO 5: East detail showing window well. Photo by Mike Wiseman, 7/14/2023



PHOTO 6: South elevation. Photo by Mike Wiseman, 7/14/2023



PHOTO 7: South elevation. Photo by Mike Wiseman, 7/14/2023



PHOTO 8: South detail at rear door and window well. Photo by Mike Wiseman, 7/14/2023



PHOTO 9: South garage elevation. Photo by Mike Wiseman, 7/14/2023



PHOTO 10: West elevation. Photo by Mike Wiseman, 7/14/2023



PHOTO 11: West elevation of garage. Photo by Mike Wiseman, 7/14/2023.



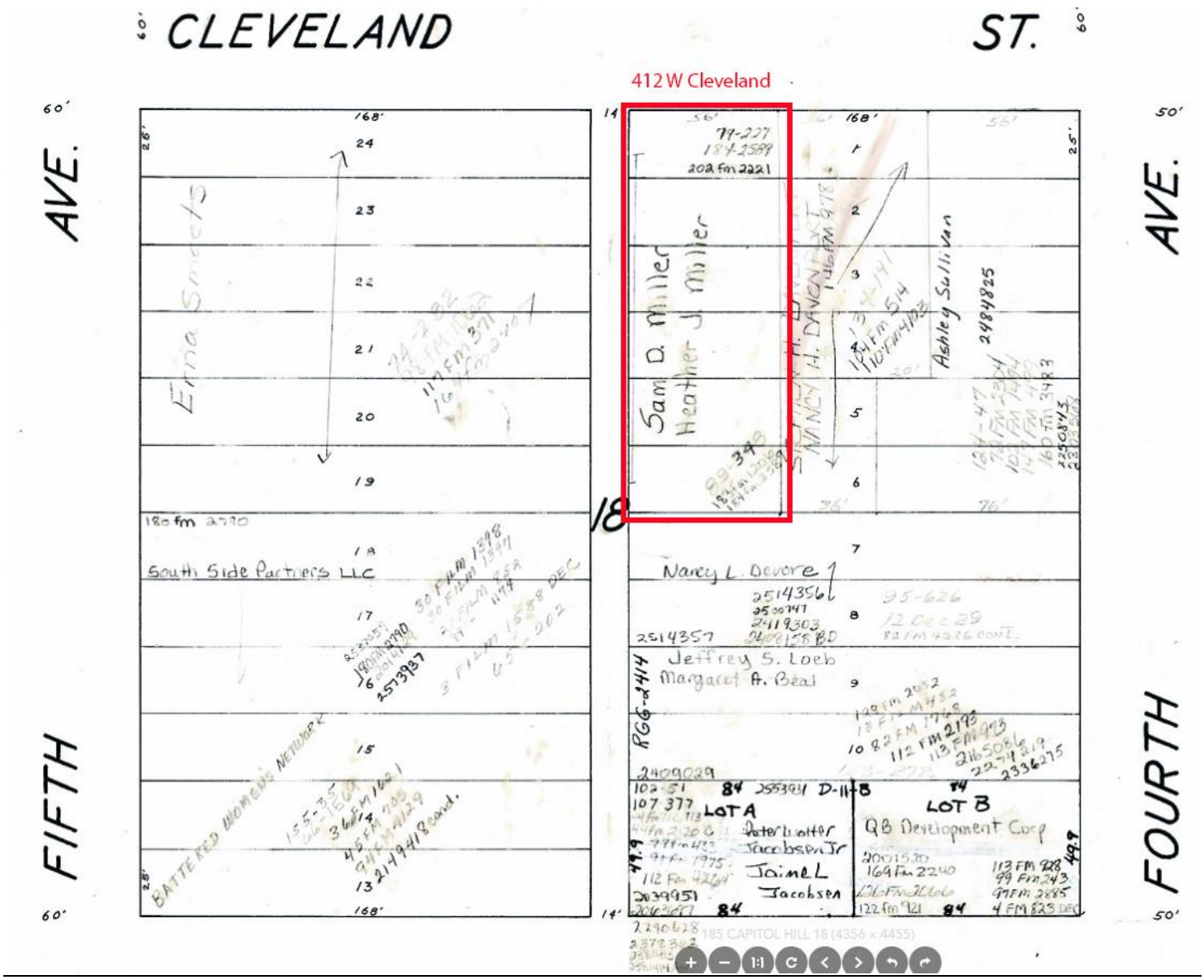
PHOTO 12: west elevation of main house. Photo by Mike Wiseman, 7/14/2023



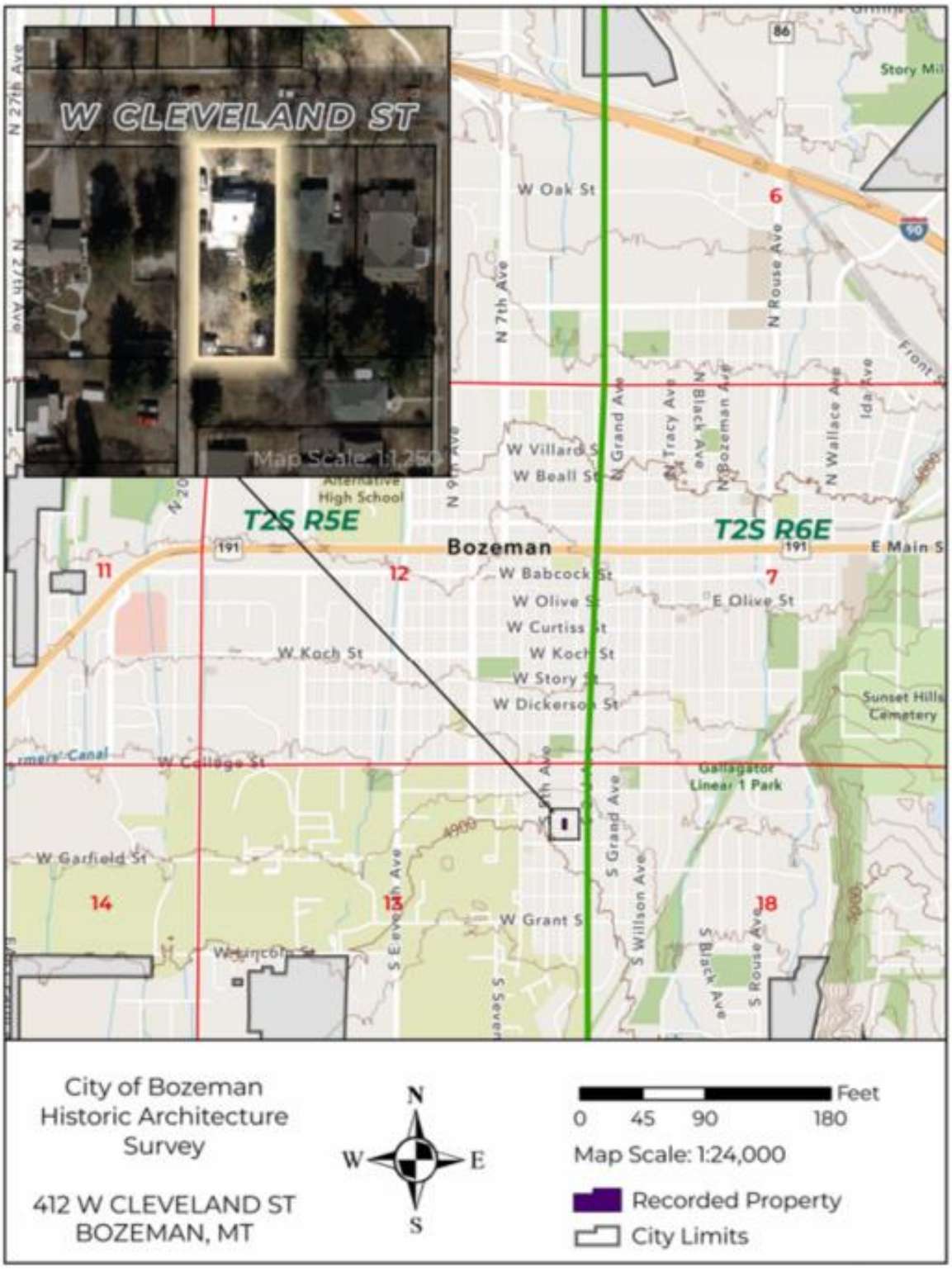
PHOTO 13: Northwest corner. Photo by Mike Wiseman, 7/14/2023



Image 1: Bozeman City Plat map, clipped from website archive



Map 1: Site location for 412 W CLEVELAND ST at 1:24,000 scale. T2S R5E S13



Map 2: Boundary and location for 412 W CLEVELAND ST at 1:500 scale. T2S R5E S13



^ See **Checklist 2: Submitting Site Records and Requesting Smithsonian Numbers** (Appendix D.2) and **Documenting Sites** (section 2.3) of the Montana SHPO Consultation Guide, 2023.
Online: https://mhs.mt.gov/Shpo/Archaeology/ConsultingWith

* See **Site/Property Types, Time Periods, and Diagnostic Types for Cultural and Architectural-Engineering Records**.
Online: https://mhs.mt.gov/Shpo/docs/CSR_AER_Codes.pdf

+ See **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