National Register of Historic Places

Nomination Documentation

Lindley Place Historic District

Bozeman, Montana

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National Register of Historic Places — Continuation Sheet

Historic Name: Lindley Place Historic District

Location

200–330 Lindley Place
Bozeman, Montana (030)
Gallatin County (031)

Classification and Ownership

Classification: Historic District
private ownership
public acquisition: n/a
occupied
restricted access
residential use
Ownership: multiple

Location of Legal Description: Gallatin County Courthouse, Main Street, Bozeman, Montana
Representation in Existing Surveys: Historic Resource Survey of Bozeman, Montana, 1982–1986, sponsored by the Bozeman City-County Planning Office.
Depository of Survey Records: Montana State Historic Preservation Office, 102 S. Broadway, Helena, MT

Physical Description: Lindley Place Historic District

Contributing buildings: 26
Non-contributing buildings: 8

The Lindley Place Historic District consists of a dense, very cohesive grouping of late 19th and early 20th century vernacular houses that line both sides of Lindley Place, an isolated, two block long street that has no cross street, located at the eastern edge of the city's residential grid. In addition, three simple Bungalows on the north side of Olive Street terminate the north end of the district. Behind the lots on the east side of Lindley Place flows Bozeman Creek. East of that is the broad, open space of Bogert Park. There are 34 primary structures in the district, of which only eight are non-contributing. Of this eight, one has historical significance but has been altered in appearance and four do make a positive contribution to the overall character of the streetscape. While some houses have lost a degree of historic architectural integrity due to alterations such as application of non-original siding or removal of original features such as porches, the district in general is characterized by a high level of architectural significance.

The large brick house built by Joseph Lindley at the head of Lindley Place serves as a visual anchor for the street, and is quite visible to traffic passing the district along Olive Street.

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Physical Description (continued)

At least ten houses date from the 1880's, two of which are small “shotgun” workers’ houses. Of those, 211 Lindley retains its original 6/6 sash windows. Another, 301 Lindley, a one-and-one-half-story, gable front house with a recessed ell, displays elements of the Italianate style such as peaked lintel boards, round headed, glazed door panels, and a paneled, one story, gable front bay window. The Queen Anne style is well represented in the district by two houses: 218 Lindley, a simple gable front house fronted by a very ornate porch of the style, and 317 Lindley, a large clapboard house characterized by rambling, irregular massing, and replete with elaborate shingle work, sunburst motifs, and other ornamentation.

Perhaps the most striking architectural features of the district, however, are five aesthetically similar, boldly executed Bungalows built by local early 20th century carpenter, J.H. Mimmack. Four of them occur in pairs: 208 and 212 Lindley at the north, which were virtually identical before the replacement of the massive porch of 212 Lindley last summer, and 326 and 330 Lindley at the south end.

[Remediation note: OCR read 'J.A. Mimmack' in the Physical Description; corrected to 'J.H. Mimmack' per all other document references and historical sources.]

The ever-audible sound of Bozeman Creek, as well as amenities such as regularly spaced shade trees, concrete sidewalks imprinted with “Lindley Place – 1906” at the corners and “Charles Backes” in front of 218 Lindley, and a cast iron hitching post in the form of a horse head in front of 202 Lindley, together augment the unique, cohesive character of this small residential historic district.

Statement of Significance: Lindley Place Historic District

Period of Significance: 1880–1922
Areas of Significance: settlement, architecture

The Lindley Place Historic District, like the nearby South Tracy – South Black Historic District, contains many of the oldest, best preserved houses in the city. The district is especially notable for its small scale, its high density, and its high degree of overall integrity – attributes which probably have been preserved, in part, due to the isolation of this district. While the district had been developed in large measure by the late 1890’s, as shown on the 1898 Bird’s Eye View, it is equally significant for its several fine examples of late 19th and early 20th century architecture. Of special note are 301 Lindley, a well preserved house with Italianate style detailing, the large, Queen Anne style Highsmith House at 317 Lindley, the large brick Lindley house at 202 Lindley, and the five Bungalows built by local carpenter J.H. Mimmack: 208, 212, 306, 326 and 330 Lindley.

Lindley Place, and the land to either side of it, was platted in 1880 as “Lindley and Guy’s Addition.” With the long-awaited Northern Pacific Railroad finally near completion, new additions such as this were surveyed in anticipation of the growth the railroad would trigger. In the hopes of supplying the material for the expected building boom, Lindley and Guy, themselves, may have established the lumber planing operation, which is shown occupying the northwest section of the district adjacent to Bozeman Creek in the 1883 bird’s eye view.

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Statement of Significance (continued)

In that etching, several lots are shown covered by numerous neat, house-sized stacks of sawn lumber. A large, long building shown in the view standing near the creek, on the edge of E. Olive Street, was probably the planing mill. According to Alderson's walking tour of the city of 1883, there were also two other larger planing mills nearby: the Aylesworth & Edsall mill on Mill Creek to the east, and the Koch & Koch steam planing mill, which was "one of Bozeman's prominent manufacturing institutions," located on S. Church Street.[1] The lumber stored on Lindley Street, as Lindley Place was called in 1883, may have been associated with the Koch & Koch Mill, but was more likely a separate operation.

Across the street from the site of that lumber yard today stand two small "shotgun" worker houses, 207 and 211 Lindley, which correspond to two of the three small houses shown on the site in the bird's eye view. Both were probably built to house workers at the yard, and, if so, would therefore be the only buildings still standing in Bozeman associated with the city's 19th century lumber industry. The latter of the two, 211 Lindley, is quite well preserved overall, and even retains its original 6/6 sash windows, which are a testament to the age of the structure.

By the mid-1880's Lindley Place had begun to take on the appearance of a residential street, with Joseph M. Lindley, namesake of the street, building one of the first houses.

Although his first house, an I-House set far back on the lot, behind the present site of 201 Lindley, no longer exists, several others built about that time do remain. Three of them are: 301 Lindley, a well preserved house with Italianate style detailing built about 1886; 218 Lindley, a gable front house which retains an ornate Queen Anne style porch; and 305 Lindley, a one-story house built by a carpenter, John Ingram.

Unlike other areas of the city, this district does not clearly reflect the fluctuations of the city's 19th century economy. Due to the small size of the district, however, this characteristic is probably coincidental, and not of notable significance. As the development associated with the railroad subsided in the late 1880's, the city entered a decade marked by economic depression, known as the panic of 1893, during which the quantity of buildings constructed throughout the city diminished sharply. A limited number of modest houses did continue to be built however, some of them in this district. The other buildings erected during the 1890's, such as the Hotel Bozeman (321 E. Main), were very

[1] Alderson, Matt W. "Bozeman: A Guide to Its Places of Recreation," March 1883, Montana State University, Special Collections.

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Statement of Significance (continued)

ambitious, perhaps excessively so for Bozeman, and were part of the city's conscious effort to modernize, which was aimed at winning the designation of state capital.

Lindley Place developed steadily throughout the 1880's and 1890's as a modest residential area, occupied largely by eastern emigrants who sought their fortune in Montana. These transplants often brought with them few skills, and pursued diverse occupations. Joseph Lindley for example, had various occupations between about 1890 and 1910, listed in city directories as: real estate, insurance, conveyancing, notary public, U.S. pension agent, and concrete block manufacturer. By 1892, Lindley had apparently met substantial success, and built for himself a large brick house across the street from his previous one, at 202 Lindley. It is fitting that Lindley would have built the most prominent house in the district, at the head of the street that bears his name.

Like Lindley, Charles A. Backes, who came to Montana in 1892 from New York, pursued a diversity of occupations between his arrival at the turn of the century, making a living as a saloon keeper, grocer, farmer, and rancher. Backes lived in 218 Lindley during that time, but was probably not the original occupant. Albert E. Davidson came to Montana in 1887 and may have been the original occupant of 309 Lindley. Another opportunist to live in this district, Davidson was at various times between 1892 and 1916 the superintendent of the city water works, proprietor of a bowling alley, and an electrician. John C. Robertson, a Canadian who arrived in about 1890, served as Bozeman's City Marshal and Chief of Police for about two decades, and was also a carpenter. He probably built his two residences in the district, 323 Lindley, a simple, c.1890 vernacular Queen Anne, and 303 E. Olive, a simple, 1922 Bungalow.

Unlike his neighbors, George W. Highsmith possessed specialized skills when he arrived in Bozeman in 1879 from Illinois. Highsmith was a blacksmith who became so prominent within just a few years that he, with partners, in 1882 bought out Frank Harper, then the leading blacksmith in town (Harper's brick, 1873 blacksmith shop still stands at 235 E. Main). Highsmith's biography was included in Leeson's 1885

History of Montana, and in about 1890, he built a large ornate house in the district, 317 Lindley, which appears to have been elaborated upon by subsequent owners.

The 19th century development of this small district is perhaps atypical of that of the city as a whole because there exists an unusual number of houses that date from the 1890's. However, the early 20th century development on Lindley Place is very typical of that period throughout the city. Following the depression of the 1890's, the city embarked upon a period of extensive growth, economic diversification, and the consequent construction of new modest residences, many built speculatively, often several at a time, by local architect/builders. Bungalow style houses from this period account for about one-third of all the houses in the district. Five particularly striking examples, 208, 212, 306, 326 and 330 Lindley, are very similar to one another, all having been built during the 1910's by J.H. Mimmack. Mimmack himself occupied 212 Lindley.

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Statement of Significance (continued)

Bozeman's early 20th century growth was due in part to its increasing role as the economic and cultural hub of the Gallatin Valley. This role was augmented in 1909 by the Gallatin Valley Electric Railway, which linked several outlying communities with Bozeman. Henry T. Voyer, an electrician for the Electric Railway, built a house in this district at 227 E. Olive in 1912. His neighbor, who built another simple Bungalow at 219 Lindley about four years later, was Martin J. Plumb, a plumber in the firm, Plumb & Lundwall. This firm, and the D.H. Budd Co., were the two leading plumbing businesses in Bozeman. Both kept very busy installing plumbing for the large number of new houses being built in the city, as well as connecting the older houses to the city's sewer system, which was constructed during the first decade of the 20th century.

One of the prominent industries to spring up after the turn of the century in Bozeman was the nearby Bozeman Canning Co., located on S. Wallace Ave., which canned Gallatin Valley produce such as peas and potatoes. At least one resident of this district worked at the Canning Co., Lawrence G. Kent, who lived in one of Mimmack's houses in 1927 and probably earlier, 208 Lindley.

Non-contributing buildings in the district are few, and none are major detractions. In general, the district is an excellent cross-section of Bozeman's working class and middle class residential architecture, which can be appreciated in a context that has changed relatively little since the early 1920's, when the last of Mimmack's houses were completed.

Boundary Description and Justification

The Lindley Place Historic District includes all of the buildings on this short, one block long street, as well as the residences on E. Olive Street that are oriented toward Lindley Place. The eastern boundary for the district is Bozeman Creek; the southern boundary is Koch Street; the western boundary is the alley between Lindley Place and S. Bozeman Avenue; and the northern boundary runs behind the houses on E. Olive Street to include lots 4–6 of block 7, the south half of tract A, and lots 1–2 of tract H, all of Guy's First Addition.

Acreage: approximately 12 acres

UTM References (Zone 12)

M: 12 / 497550 / 5058100
N: 12 / 497550 / 5057700
O: 12 / 497400 / 5057700
P: 12 / 497400 / 5058100

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Lindley Place Historic District — Building Inventory

The following table lists all surveyed buildings within the Lindley Place Historic District. Status is marked as Primary, Contributing, or Non-contributing. Entries with no name in the original document are shown as —.

Address	Name	Style	Builder / Architect	Date	Status
201 Lindley Place	Lindley House	Vernacular/Queen Anne	—	c.1904	Contributing
202 Lindley Place	Lindley House	Vernacular	—	c.1882	Primary
207 Lindley Place	—	Vernacular	—	c.1883	Non-contributing
208 Lindley Place	—	Bungalow	J.H. Mimmack	c.1919	Contributing
211 Lindley Place	—	Vernacular	—	c.1880	Contributing
212 Lindley Place	Mimmack House	Bungalow	J.H. Mimmack	c.1919	Contributing
213 Lindley Place	Dier/Thorpe House	Vernacular	—	1891–1900	Non-contributing
216 Lindley Place	Christie House	—	—	1947	Non-contributing
217 Lindley Place	—	Bungalow	—	c.1919	Contributing
218 Lindley Place	—	Vernacular/Queen Anne	—	c.1886	Contributing
221 Lindley Place	—	Vernacular	—	1891–1898	Contributing
225 Lindley Place	—	Vernacular	—	1891–1898	Non-contributing
226 Lindley Place	—	Vernacular	—	1898–1904	Contributing
301 Lindley Place	—	Vernacular/Italianate	—	c.1886	Primary
302 Lindley Place	—	Vernacular	—	1891–1898	Contributing
305 Lindley Place	Ingram House	Vernacular	John Ingram	c.1885	Contributing
306 Lindley Place	—	Bungalow	J.H. Mimmack	c.1919/c.1940	Contributing
309 Lindley Place	—	Vernacular	—	c.1886/c.1930	Contributing
316 Lindley Place	Vaille House	Vernacular	—	c.1890	Non-contributing
317 Lindley Place	Highsmith House	Queen Anne	—	c.1888/c.1900	Primary
320 Lindley Place	Allen Apts.	Vernacular	Jack Allen	1979	Non-contributing
322 Lindley Place	—	Remodeled	—	c.1913/c.1980	Non-contributing
323 Lindley Place	Robertson House	Vernacular/Queen Anne	John Robertson	c.1890	Contributing
326 Lindley Place	—	Bungalow	J.H. Mimmack	c.1913	Primary
329 Lindley Place	—	Vernacular	—	1891–1898	Contributing
330 Lindley Place	—	Bungalow	J.H. Mimmack	c.1913	Primary
213 E. Olive	—	Vernacular	—	c.1889	Contributing
218 E. Olive	—	Vernacular	—	c.1889	Contributing
219 E. Olive	Plumb House	Bungalow	—	c.1916	Contributing
223 E. Olive	—	Vernacular	—	c.1911	Contributing
227 E. Olive	Voyer House	Bungalow	—	c.1912	Contributing

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E. Olive Street (continued)

Address	Name	Style	Builder / Architect	Date	Status
310 E. Olive	—	Vernacular	—	1940	Non-contributing
303 E. Olive	Robertson House	Bungalow	—	c.1922	Contributing
307 E. Olive	—	Bungalow	—	1922	Primary

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District Map — Lindley Place Historic District, Bozeman, MT

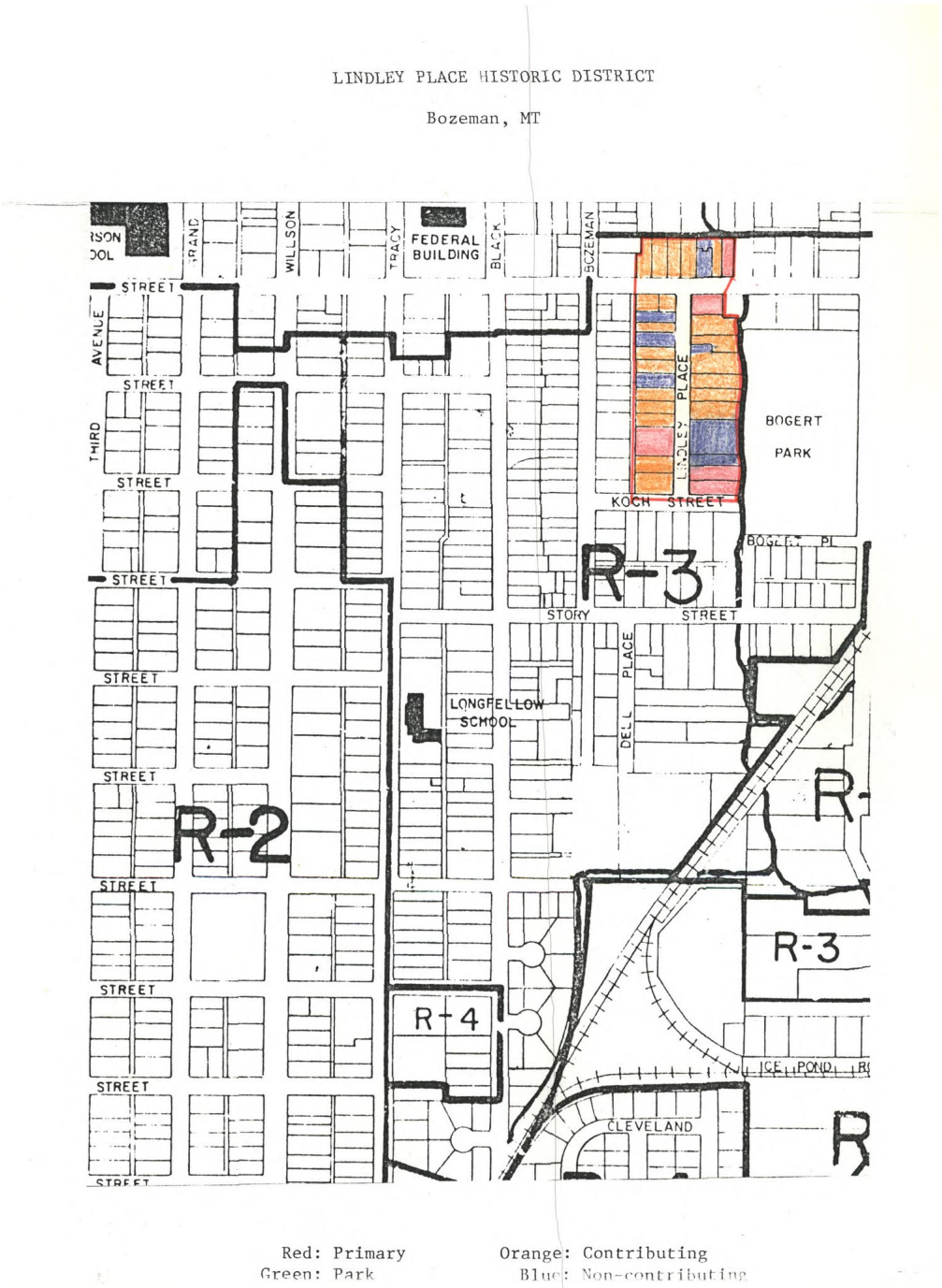


Figure 1: Lindley Place Historic District, Bozeman, MT — National Register of Historic Places Nomination Map (1987)
Legend: Red — Primary | Orange — Contributing | Blue — Non-contributing | Green — Park