National Register of Historic Places

Nomination Documentation

Hi Bug Historic District

Red Lodge, Montana

NPS Form 10-900 | OMB Approval No. 1024-0018 | Received June 17, 1986

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United States Department of the Interior — National Park Service

National Register of Historic Places Inventory—Nomination Form: Hi Bug Historic District

United States Department of the Interior, National Park Service. Red Lodge, Carbon County, Montana. OMB No. 1024-0018.

1. Name

Historic name:	Hi Bug Historic District
And/or common name:	Hi Bug

2. Location

Street & number:	8 blocks bounded by W. 3rd and W. 8th Streets, Villard Avenue, and the west bench in northwest Red Lodge
Not for publication:	N/A
City, town:	Red Lodge (not within a defined vicinity)
State:	Montana (code 030)
County:	Carbon (code 009)

3. Classification

(The original form presents Classification as a checkbox grid [Category, Ownership, Status, Public Acquisition, Accessible, Present Use]. For accessibility, the items marked with an "X" on the original form are reproduced below as a Field/Selected Value table.)

Category:	District
Ownership:	Private
Status:	Occupied
Public Acquisition:	Not applicable
Accessible:	Yes: unrestricted
Present Use:	Private residence

4. Owner of Property

Name:	Multiple
Street & number:	Not listed
City, town:	Not listed
State:	Not listed

5. Location of Legal Description

Courthouse, registry of deeds, etc.:	Carbon County Courthouse
Street & number:	106 N. Broadway Avenue
City, town:	Red Lodge
State:	Montana

6. Representation in Existing Surveys

Title:	Red Lodge Historic Survey
Date:	August 1981
Has this property been determined eligible?:	No
Level:	County
Depository for survey records:	Montana State Historic Preservation Office
City, town, state:	Helena, Montana

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7. Description

(*The original form presents Condition and Alteration/Site status as checkboxes; the items marked on the original are reproduced below.)*

Condition:	Excellent; Good
Check one (unaltered/altered):	Altered
Check one (original site/moved):	Original site
Date moved:	N/A

Introduction

Red Lodge, Montana is a small city located in the western portion of Carbon County, approximately fifty-six miles southwest of Billings, Montana. The city is located on the west bank of the Rocky Fork Creek, in a valley bounded on the east and west by bluffs or benches; these 200–300' benches contained the coal deposits responsible for the development of the city.

Red Lodge was founded in 1884, incorporated in 1892, and prospered throughout the time the mines were in operation. Most of the structures in the city were built between 1896 and 1915. A depressed economy in the years following the closure of the mines in 1924 and 1932 has both ensured the preservation of most of the pre-World War I buildings in the city and limited new construction.

I. General Description of the Elements of the District, Including the Physical Relationships of Buildings to Each Other

The Hi Bug Historic District encompasses eight blocks in the northwestern portion of Red Lodge and the adjoining four blocks of the Nutting Building Sites to the west. This area is enclosed by Villard Avenue, the west bench, 8th Street to the south and 3rd Street at the north. On the west side of Word Avenue is the group of rental cottages built by W.B. Nutting, known as “Nutting Row.” Also included within the historic district are a number of residences and a commercial structure north of 3rd Street, and the city dairy and the ice pond/beer garden on Brewery Hill.

The historic district includes the following properties:

Table: Hi Bug Historic District – Building Type and Significance

Building Type	Total Number	Significant	Contributing	Non-Contributing
Residence	85	16	52	17
Outbuilding	10	0	10	0
Commercial	1	0	0	1
Vacant Lot	2	0	2	0
Total	98	16	64	18

The Neighborhood Setting

The location of the neighborhood was well-suited for its upper-class residents. The area was not adjacent to either of the coal mines, but was not too far from the commercial district. The city schools were located just south of the area, as were three of the community churches. The railroad depot was also close by and a city park and the railroad right-of-way shielded the homes from the railroad activity.

The houses in the Hi Bug neighborhood are sited on spacious lots and are serviced by an alley system that keeps garages, garbage containers and electric wires from intruding on the street setting, which is enlivened by several fences edging the sidewalk. Most of these fences are the same decorative cast iron design from the Stewart Iron Works. The houses are set back at a fairly uniform 20' to 40' from the street. Concrete sidewalks, stamped with the contractor's name and street names at the corners, edge the properties and leave a strip of grass between the sidewalk and the street.

The lots in the northwest portion of town, which was to become Hi Bug, were laid out differently than the rest of Red Lodge. In the blocks west of Hauser Avenue, there were east-west running alleys in the western half of the blocks in addition to the north-south running alleys. The three lots, each 50' x 140', in each western quarter were oriented north-south, providing frontage on the numbered east-west running streets, the only such frontages in Red Lodge. The east half of the blocks were divided into twelve lots, 25' x 130'. The irregularly shaped blocks east of Hauser, cut off by the angled Villard Avenue, were laid out with north-south running alleys which were eventually abandoned. The steeper hillside intruding into the blocks between Fifth and Third streets caused the eventual abandonment of the alleys in those blocks and left open terrain in the western portions of those blocks.

Geographical Influences

The development and growth of Red Lodge has always been influenced by its remote location, always at the end of the railroad line and, during the historic period, the end of the road. Although Hi Bug residents did travel, frequent exposure to non-local travelers and their new ideas and up-to-date architectural designs may have been rather limited.

Many residents moved to Red Lodge directly from the midwestern states of Iowa, Missouri, and Illinois. A few residents were from New England and the large Chapman family moved east from Oregon. The Midwesterners were familiar with both popular architectural styles and more simple, vernacular farm residences. The Irish and British immigrants were apparently ready to adopt the popular cottage styles.

Environmental Influences

The vigorous climate of the Red Lodge area at the foot of the Beartooth Mountain range has influenced the appearance of buildings in Red Lodge, not so much the design choices in the construction of the residences as the maintenance and alteration of the structures in later years. Although open front porches were the popular design of the day, Red Lodge residents came to appreciate the protection provided by an enclosed front porch; enclosure of an existing open front porch and the construction of Craftsman style sunporches on older homes were the two common alterations throughout the city.

After years of frequent repainting and the lure of reduced maintenance, many property owners have chosen to apply modern siding materials. Asphalt shingles, pressed fiberboard siding, and later, aluminum siding have been added to many structures; fortunately this has been done with a minimum of loss of architectural features in most cases. The climate is probably also responsible for some of the window replacement as well.

II. General Description of Types, Styles, and Periods of Architecture Represented in the District

The 98 properties in the historic district have been categorized as follows:

The Grand Houses

The three large residences on block 82, the Chapman, Meyer and O'Shea houses, with their spacious lawns and fine detailing, truly stand out as the finest residential houses in Red Lodge. The architectural significance of these structures, in addition to the historic significance of the owners and builders, make these houses eligible as individual additions to the National Register.

The styles of the three Grand Houses are a reflection of the design of the more modest cottages in the neighborhood. Each of these houses, on their spacious lots at the northern edge of the district, are not grand by the standards of larger Montana cities such as Billings, but reflect the degree of success and affluence attainable in Red Lodge.

The Meyer house (photo 11), the first one of the “Grand Three” to be built, is a rather awkwardly designed Queen Anne cottage, enriched with applied garlands, a decorative element not used elsewhere in Red Lodge. The Free Classic porch design with grouped column porch supports and turned balusters is not well integrated into the cottage design.

The more exuberant Chapman house (photo 12) with turned balustrades edging the large veranda and balcony above, paired columns, and urn finials seems to have been designed to attract attention and exhibit the wealth of the owner. The Chapman house, built in 1902–03, was a collaboration between the “Architect” and the lady of the house, which might explain some of the design choices.

The third member of this trio, the O'Shea house (photo 13) built in 1905–06, is quietly elegant compared to its neighbors. The somewhat smaller house with complex roof design and attenuated Free Classic porch columns gains much of its pretentiousness from its large lot.

The Patternbook Houses

These eight houses were designed by local contractors/"architects" and built between 1892–1910. These houses reflect the patternbook designs of Queen Anne, Colonial Revival and Shingle styles of cottages popular at the turn of the century. Although these cottages retain a high degree of integrity and were built by prominent local residents, they do not have enough individual significance for individual National Register listing.

Free Classic detailing was used extensively on the patternbook houses, which were elaborate Queen Anne cottage designs (photo 15). The original porch on the McClanahan/Woods house featured turned posts and balustrade, as did the razed mine manager's residence. All of the other patternbook cottages, those built from 1900–1902 and the later houses built just before 1910, have classical column porch supports. The only patternbook house to exhibit any affiliation with more high-style patternbook designs was the Fleming/Siegfriedt house (photo 14) with its Shingle style elements combined with the more familiar Queen Anne style. The Flager house (photo 9) becomes the closest to the Colonial Revival style with its hipped roof and corner pilasters in addition to the classic column porch supports. The McCleary House, one of the last to be built, is a Four-Square/Colonial Revival design.

The Popularly Styled Cottages

The majority of the houses in the Hi Bug neighborhood, fifty-three in all, fall within this category. The Queen Anne (photos 16, 17), four-square (photo 18), gable front (photos 19, 20), and side gabled (photo 21) cottages were owner/contractor planned and many were enriched with Free Classic detailing. These homes contribute to the historic character of the neighborhood and retain a high degree of integrity although minor changes have been made through the years.

The decorative element that unifies the various cottage styles in the neighborhood is, again, the predominance of Free Classic detailing. All of the basic cottage forms, four-square, front gabled, and side-gabled, were built throughout the historic period. The use of classical columns on porches was extremely popular, and the gable-front cottages with classical column supports were the closest that the modest cottages came to imitating the Colonial Revival style. Later, Craftsman style porches were added to several cottages, creating a hybrid style which also contributes to the cohesive appearance of the neighborhood (photos 18, 21).

The Bungalows

The seven bungalows built during the later years of the historic period blend in nicely with earlier structures of similar scale, design, building materials and setbacks.

The bungalows were rather modest patternbook style residences with the exception of the more fully detailed Lehrkind house (photo 24) built c.1921. The 1911 Peters bungalow (photo 22) and the c.1915 Bowlen bungalow (photo 23), both on block 52, are mirror images of each other, although the Bowlen structure has a projecting entrance porch. The 1922 log and river-rock Croonquist house (photo 25) stands out as an expression of the Craftsman movement.

Post-1930 Infill

Non-historic structures in the neighborhood, fifteen in all, are relatively unobtrusive. Three of the buildings were c.1900–1920 buildings moved into the area after the historic period and do not retain a high degree of integrity. The 1942 Hopka house (photo 10), a traditional pre-ranch styled structure, and especially the Whitcomb house (1941), a nicely detailed period revival cottage, blend into the historic scene. The two other pre-ranch style houses built in 1952, the Skauge and Coen houses near the corner of Hauser Avenue and 4th Street, along with the c.1981 ranch house on 4th Street, illustrate the development of the ranch style and are somewhat more intrusive. Also built during this time was the one commercial structure in the district, the Pepsi plant.

On Word Avenue the intrusiveness of two quite new houses is reduced by a setback similar to the neighboring houses; the inaccessible location of 123 W. 5th limits the intrusiveness of the remodeled structure. The placement of the trailer on 7th Street with narrow end facing the street limits the impact of that modern addition.

Three historic buildings are considered non-contributing to the historic district because of lack of historic integrity. The Esselstyn/Bailey, Wright, and L. Chapman houses have been re-sided, enlarged with additions, and have had nearly all windows and doors replaced with modern units.

Major Outbuildings

Of the many barns, stables, carriage houses, and garages built in the neighborhood during the historic period, ten buildings stand out as good examples of these outbuildings. The Chapman and O'Shea carriage houses were large barns with hay mows, horse stalls, and space to store carriages. The other stables and barns are smaller versions of the gable roofed, shiplap sided buildings usually built on the north-south running alleys. Although garage doors have been added to some, the original form and structure of these buildings remain intact.

Vacant Lots

There are two vacant lots in the district. A house built near the end of the historic period has been removed from the bench hillside above the north end of Word Avenue; the lots across the street in Block 68 have never been built on.

The following significant structures illustrate these architectural styles:

Table: Architectural Styles and Representative Photographs

Architectural Style	Historic Name	Photograph
Patternbook / "Architect" Designed	Meyer House	11
—	Chapman House	12
—	O'Shea House	13
—	Fleming/Siegfriedt House	14
—	Talmage House	15
Queen Anne Cottage	Sichler/Davis House	16
—	Fluhrer House	17
Four-Square Cottage	Baldwin House	18
Gable Front Cottage (one story and more than one story)	Hasterlik House (1 story)	19
—	Cosby House (1 story)*	—
—	Wentworth House (1 1/2 stories)	20
Side Gabled Cottage	L. Chapman Rental (118 W. 5th)	21
Bungalow	Peters House	22
—	Bowlen Bungalow	23
—	Lehrkind House	24
—	Croonquist House	25

** Heavy summer foliage obscures the Cosby House cottage design in the survey photograph.*

Residential Architecture — Form and Structure

The architectural design of most of the houses in Hi Bug must be considered folk or vernacular. The plain, sturdy houses reflect the availability of milled building materials and the popular cottage styles of the era more than the designs of contractor/"architects" or regional influences. Later alterations reflect climatic considerations, with the enclosure of porches and re-siding of exterior walls.

The residences in Hi Bug are all quite similar in form and massing. The one to two-and-a-half story buildings are all wood-frame structures except for one brick house. Foundations are uncut and uncoursed rubble, uncoursed river rock, poured concrete and concrete block. Basements are common; houses without full basements often have at least a cellar for coal storage. Bulkhead cellar entrances and coal chutes are common foundation features.

Nearly all of the residences in the neighborhood, where the original sheathing material is visible, are clad with 4 1/2" reveal weatherboard. Shiplap siding is rarely found on residences but was routinely used on stables, garages, and outbuildings. Corner board trim, watertable and skirts edging the foundations, and frieze boards were all standard features. During the 1950s many of the structures were sheathed with asbestos shingles and later 11" reveal pressed fiberboard siding was a popular re-siding material. In more recent years, aluminum siding has been applied.

The gabled and hipped roof forms were both used extensively. Original wood shingles remain exposed on only a few roofs. Molded cornices edge the open eaves of most roofs; wall dormers and gabled roof dormers added space to the attic stories. Many of the front gabled facades are framed with cornice returns; others are sheathed with patterned shingles.

Porches usually crossed the facades of the front gabled cottages. Free Classic detailing seems to have been more popular than turned posts and balustrades; however, due to the enclosure of porches many original porch designs have been obscured. Of the turned post and balustrade porches that remain, only some of the posts were spanned with balustrades and friezes; often the posts stood alone.
During the 1920s, 1930s, and 1940s porches were altered or replaced with enclosed Craftsman style porches. The Craftsman style porches were either sunporches across the facade or small entrance porches in which the door was flanked by a narrow window on each side. Several Red Lodge contractors built these porches, including Leo and Arne Ranta and Otto Herronan. Ranta used a semi-elliptical arch fascia on his gable entries. Herronan built many of the gabled porches with rounded triple-arch fascia designs supported by solid curved knee braces.

Fenestration of the residences was usually planned and had a formal, symmetrical design. Parlor windows with leaded glass transoms were common and many of these windows are intact. Many leaded glass entrance hall and stair windows also remain in situ. Earlier structures had 2/2 double hung windows; later structures have 1/1 double-hung units. Craftsman style windows have been inserted in earlier Victorian style cottages and several Craftsman style porches have walls filled with these windows.
Although porches have been altered, and sheathing covered over, the front door in Hi Bug houses has fared better. Over half of the residences have Victorian paneled and glazed doors or Craftsman style doors.

Log Construction

Nine structures which are known to have been moved to their present locations in Hi Bug or were built prior to 1901 are suspected to incorporate log construction. Detection of these log portions is difficult without removal of exterior or interior sheathing. Logs of relatively small diameter, only 4–5", are known to have been used in residences; the notched ends were either built flush or were supported by vertical corner beams. In some cases log structures were noted on the 1901 Sanborn map.

Table: Hi Bug Historic District – Structures Suspected to Incorporate Log Construction

Structure	Address	Structure in Hi Bug by
Kagy House	321 N. Hauser	c.1898
Crockett House	423 N. Hauser	c.1900
Budas/Deegan House	419 N. Hauser	c.1895
Gardiner/Hyatt House	414 N. Word	c.1902
Torreyson House	515 N. Hauser	c.1895
Burton House	115 W. 6th	c.1900
Watson/Wilson House	605 N. Hauser	c.1895
Esselstyn/Bailey House	601 N. Hauser	c.1895
Cosby House	4 W. 3rd	c.1900

Arched Fascia Entrance Porches

The presence of the entrance porch with tri-arched fascia, so pervasive in the rest of Red Lodge, is less common in Hi Bug. These fascias edged gable roofed entrance porches and entrance hoods, and were usually supported by solid curved knee braces. An elongated keystone form often covered the fascia joint at center top. The entrance porches on which these fascias are found are c.1930 alterations, and although not integral to the original cottage designs, are an important local vernacular architectural detail.
Ten cottages have entrances which incorporate a single or tri-arched fascia. Both the Alderson house and the L. Chapman rental at 118 W. 5th (photo 21) have similar tri-arched fascia trim over Craftsman style multi-window units in the main facade; both designs seem to be the work of the same craftsman. The tri-arched fascia added under the gabled entrance porch roof of the McClanahan/Woods house, and the fascia with nearly equal width arches of the Robbins/Wiggenhorn house entrance fascia can be attributed to the same carpenter. The tri-arched fascia on the Roysdon house (photo 9) appears to be an awkward interpretation of this motif. The motif was combined with the Period Revival style on the Whitcomb house in 1942.

The large single rounded arched fascia on the Lay house is supported by closed curved knee braces. A single arched fascia is incorporated into the entrance hoods of the Bowlen and Old Meyer houses (photo 7), both of which appear to be circa 1940 alterations. Leo Ranta's single arch interpretation of the device, another later example, can be seen on the Hopka house (photo 10).

Table: Hi Bug Historic District – Cottages with Arched Fascia Entrance Porches

Structure	Address	Arch Type
Alderson House	313 N. Hauser	Tri-arched
Chapman Rental	118 W. 5th	Tri-arched
McClanahan/Woods House	502 N. Hauser	Tri-arched
Robbins/Wiggenhorn House	602 N. Hauser	Tri-arched
Roysdon House	517 N. Hauser	Tri-arched
Whitcomb House	405 N. Hauser	Tri-arched
Lay House	111 W. 6th	Single arched
Old Meyer House	115 W. 7th	Single arched
Bowlen House	115 W. 8th	Single arched
Hopka House	624 N. Hauser*	Single arched

*(*Note that the original NPS nomination document lists the Hopka House here as 614 N. Hauser but later identifies the address as 624 N. Hauser. The photographs accompanying this nomination support the 624 N. Hauser address, so this entry was corrected.)*

III. General Description of the District During the Period of Significance (the Historic Period)

The first residence constructed in the Hi Bug neighborhood was probably the Rocky Fork Coal Company manager's house erected by 1891 on Hauser Avenue near the northern end of the area; unfortunately this house no longer stands. Some of the other early houses in the area were concentrated on both sides of 8th Street (the Bowlen and McIntyre houses), just west of the railroad depot (photo 5), and near the mine manager's residence (McClanahan, Hasterlik, and Esselstyn/Bailey houses). By 1901 there were thirty-four houses in the Hi Bug neighborhood; sixteen of these were built in 1900–1901. By this time there were about 450 dwellings in the entire city.

By 1907 there were fifty-four houses in the same area. During this period, especially from 1901–1903, several of the more pretentious houses, such as the Chapman, Fleming/Siegfriedt (photo 8) and Talmage houses, were built, contributing to the upper-class appearance of the neighborhood. Three dwellings, the Hasterlik, Tolman (photo 10), and Old Meyer (photo 7) houses, were moved to new locations in the neighborhood when the original owners built larger houses on their lots. By 1907 most of the Hauser Avenue frontage had been built on although there were still lots available in the middle blocks. During this period, W.B. Nutting built four cottages, the three Nutting Rentals and a fourth which has been razed, on Word Avenue which he rented (photo 6). By this time, also, the public park on the west side of the southern end of the area had been improved with the construction of an octagonal bandstand.

A c.1907 photograph (photo 1) of Hauser Avenue, the major residential street in the neighborhood, shows the block south of 3rd Street on which the three largest houses were located. Each yard is completely enclosed with an ornate fence. The O'Shea house fence appears to be wood, and a c.1907 photograph of the Meyer house clearly shows an elaborate wood fence. The decorative cast iron fence enclosing the Chapman house yard probably dates from this time also. In 1907 Hauser Avenue was not paved and utility poles ran along the west side. Photograph 2 is a 1985 view of the same area.

A later photograph, c.1920, is a view of the same street from further south, block 67, and looking north (photo 3). Cottonwood trees had been planted between the sidewalk and street. All of the yards appear to be fenced; Stewart iron fences and other types are discernible. Chicken wire tacked to small posts divides two front yards. A 1985 photograph (photo 4) illustrates how little the streetscape has changed.

Fifteen houses were built in the Hi Bug neighborhood between 1907 and 1912. Additional rental units were made available by Lewis Chapman, who built three rental houses in his corner of block 67, and W.B. Nutting, who built four rental houses on Word Avenue. The other new structures were small cottages and rentals. The construction of larger houses declined; only two patternbook style structures, the brick Rae house and the McCleary house (photo 7), a two-story four-square residence, were built during this time. The reduced number of new grander homes can be attributed to lack of building sites in the neighborhood and the fact that many of the more affluent residents of Red Lodge had been in the city for a number of years and had already built substantial homes.

Between 1912 and 1927 eight houses were built in the Hi Bug neighborhood. During this period the area acquired the name “Hi Bug”, coined in the schoolyard by residents of other areas of the city. These later houses, mostly bungalows, were built on the few remaining vacant lots and on lots which had been part of spacious side yards. By 1927 there were only three single vacant lots remaining. The western halves of two blocks in the northern end of the neighborhood where the steep bench hillside intrudes have never been built on.

The historic period of the Hi Bug neighborhood extends from 1890–1930. The neighborhood was essentially built by that time, which coincides with the beginning of economic decline and stagnation in Red Lodge. With the closing of the West Side Mine in 1924 and the Rocky Fork Coal Mine in 1932, the 1920s were not very prosperous years. The national depression effectively curtailed all new construction in the city, and occasional remodeling projects were the only changes.

IV. District Integrity, General Condition of Buildings

Ninety-one percent of the structures built in the Hi Bug neighborhood by 1927 remain standing in their historic period locations; only seven houses have been removed from the area. Fifteen structures have been built in or moved into the area since 1930.

All of the buildings are being used as originally intended.

Local Standards of Integrity

82% of the present structures are significant or contributing buildings in the Hi Bug Historic District. 13% of the present structures are non-contributing to the historic scene, and only 5% could be considered intrusive. The presence of many garages and outbuildings built during the historic period also contributes to the historic quality of the neighborhood.

Several building components contribute to the integrity of the structures in the Hi Bug Historic District:

- the original ground plan, massing and facade elevations
- original roof form
- original porch supports and balustrades if the porch has not been enclosed
- original front doors
- original parlor, entrance hall, and stair windows
- original double-hung windows
- historic scale and location of garages on the alleys
- stable original building materials due to a high standard of maintenance

The most common alteration in the neighborhood is the presence of non-historic siding material. However, usually this material does not obscure the building's significant form, features and detailing. The building's historical significance and architectural style continues to be conveyed through other surviving characteristics.

The enclosure of front porches and the addition of enclosed entrance porches have altered the appearance of the street facades of several residences, but also reflect climatic considerations. The design of the porch enclosure and new additions varies in intrusiveness. The addition of modern western style decks to historic homes is an unfortunate new trend; however, the decks do not obscure the facade elevation and can be visually separated from the historic design.

The overwhelming majority of the windows in the Hi Bug buildings continue to be double-hung units. Window replacement has occurred but is not widespread. Many of the replacement windows are thermal units of the same size as original units. Occasionally, larger units have been inserted. The use of non-traditional awning and green-house windows is limited.

The integrity of each building has been evaluated using the following categories:

1 – Highest degree of integrity, virtually unaltered
2 – Integrity remains high, non-historic siding material present or addition to rear
3 – Integrity high, non-historic siding material present and facade alteration, such as enclosure of porch or window replacement
4 – Integrity moderate, alterations evident
5 – Integrity compromised by several alterations
6 – Integrity destroyed by numerous alterations

Table: Hi Bug Historic District – Summary of Buildings by Integrity Category

Type of Structure	Category 1	Category 2	Category 3	Category 4	Category 5	Category 6
Residence	22	29	20	6	5	3
Outbuilding	6	4	0	0	0	0
Commercial	0	1	0	0	0	0
Vacant lot	1	0	0	0	1	0
Total	29	34	20	6	6	3

All of the buildings with category 1 integrity have been considered significant examples of the development of residential architecture in the Hi Bug neighborhood. There are examples of each popular cottage style with category 1 integrity except for the side gabled cottage; the example of this style with a tri-arched fascia entry has also been considered a significant structure.

V. Restoration Activities

Most of the residences in Hi Bug are owned by two groups of owners: long-time residents and absentee owners who use the cottages as second homes. The homes are maintained at an average level, with maintenance activities more common than restoration. A restoration movement, where new owners move into an area and restore homes, has not yet developed in Red Lodge. The time is propitious for the encouragement of present owners to refrain from altering the structures in unsympathetic ways and to remove non-historic siding materials. Designation of a National Register Historic District surely will help homeowners develop additional pride in their historic residences.

VI. Archeological Potential

The relatively undisturbed nature of the historic district after nearly one-hundred years of habitation enhances the archeological potential of the area.

See the inventory tables below for a listing of contributing and non-contributing properties.

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United States Department of the Interior — National Park Service

Hi Bug Historic District – Property Inventory

The following tables list every property in the district by category (significant/contributing, then non-contributing), giving the historic name, address, legal description, construction date, integrity category (1–6, see key above), significance code (S = Significant, C = Contributing, NC = Non-Contributing), and survey photograph reference for each.

Significant and Contributing Buildings

The Grand Houses

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Meyer House	705 N. Hauser	Lots 9–12, /13–15 BL 82	1899	1	S	R6 F7
Chapman House	713 N. Hauser	Lots 5–8, /13–15, /16–18 BL 82	1902–03	2	S	R6 F6
O'Shea House	723 N. Hauser	Lots 1–4, /16–18 BL 82	1905–06	3	S	R6 F4

Patternbook / "Architect" Designed Residences

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
McClanahan/Woods House	502 N. Hauser	Lots 10–12 BL 66	1892	2	C	R1 F16
Fleming/Siegfriedt House	516 N. Hauser	Lots 4,5,6/ BL 66	1902	1	S	R6 F10
Flager House	523 N. Hauser	Lots 1,2 BL 67	1902	2	C	R6 F9
Talmage House	716 N. Hauser	Lots 5–8, 17–20 BL 81	1903	1	S	R6 F5
Pierson House	511 N. Hauser	Lots 6–8, 9/ BL 67	1904	4	C	R6 F18
Provinse House	117 W. 7th	Lots 13/,14 BL 53	1906	2	C	R6 F11
Rae House	19 W. 3rd	Lots 17,18 BL 84	1908	2	C	R6 F3
McCleary House	119 W. 7th	Lot 15 BL 53	1907–10	2	C	R2 F22

Popularly Styled Cottages – Queen Anne Cottages

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Baumgartner House	North of W. 3rd	Outside city limits	c.1893	3	C	R6 F2
Bowlen House	115 W. 8th	Lot 14 BL 52	1896	4	C	R2 F13
Tolman House	618 N. Hauser	Lots 16–18 BL 81	1897	2	C	R3 F19
Nutting House	305 N. Word	Un-numbered block	1900	2	C	R6 F14
Alderson House	313 N. Hauser*	Lots 5–8 BL 52	c.1900	3	C	R1 F12
Larkin House	524 N. Hauser	Lots 1–3 BL 66	1901	2	C	R6 F21
Davis/Budas House	301 N. Hauser	Lots 9–12 BL 52	1902	2	C	R6 F13
Caldwell House	124 W. 7th	Lot 16 BL 52	c.1902	2	C	R2 F6
Sichler/Davis House	401 N. Hauser	Lots 11,12 BL 53	c.1902	1	S	R6 F12
Fluhrer House	311 N. Word	Lots 1,2 BL 1 NBS	1908	1	S	R6 F15

*(*Note that the original NPS nomination document lists the Alderson House here as 303 N. Hauser but previously identifies the address as 313 N. Hauser. The photographs accompanying this nomination support the 313 N. Hauser address, so this entry was corrected.)*

Popularly Styled Cottages – Four-Square Cottages

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Old Meyer House	115 W. 7th	Lot 13/ BL 53	c.1892	3	C	R2 F17
McDonald House	501 N. Hauser	/ Lots 9–12 BL 67	c.1895	2	C	R6 F17
McIntyre House	119 W. 8th	Lot 15A BL 52	c.1896	3	C	R5 F13
Baldwin House	121 W. 6th	Lot 14/, 15 BL 67	c.1900	1	S	R3 F1
Fox Rental	720 N. Hauser	Lots 21,22 BL 81	1900	5	C	R3 F30
Nutting Rental	305 N. Word	Un-numbered block	1901–07	4	C	R5 F14
Hogan House	321 N. Word	Lot 4 BL 1 NBS	1902–07	2	C	R5 F17
Robbins Rental	1 W. 5th	Lots 11,12 BL 69	c.1908	3	C	R5 F4
Nutting Rental / Johnson House	505 N. Word	Lots 6/, 7 BL 2 NBS	c.1910	2	C	R3 F8

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Ball House	609 N. Hauser	Lots 5/,6–8 BL 68	1911–12	3	C	R3 F24

Popularly Styled Cottages – Gable Front Cottages, One Story

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Hasterlik House	118 W. 6th	Lot 17 BL 53	1894	1	S	R2 F25
Budas/Deegan House	419 N. Hauser	Lots 3,4 BL 53	c.1895	3	C	R1 F3
Kagy House	321 N. Hauser	Lots 1,2 BL 53	c.1898	2	C	R2 F3
Cosby House	4 W. 3rd	Lots 1–4 BL 81	c.1900	1	S	R1 F5
Talmage/Crockett House	423 N. Hauser	Lots 1,2 BL 53	c.1900	2	C	R1 F4
Burton House	115 W. 6th	Lots 13/, 14/ BL 67	c.1900	3	C	R3 F0
Tolman Rental / Pelo House	4 W. 4th	/ Lots 1–3 BL 69	1901–07	4	C	R3 F36
Gardiner/Hyatt House	414 N. Word	Lot 16 BL 53	c.1902	2	C	R2 F23
Chapman/Croonquist House	122 W. 5th	Lot 16/ BL 67	c.1908	2	C	R3 F12
Nutting Rental	507 N. Word	Lots 1–3 BL 3 NBS	c.1908	2	C	R3 F9
Fleming Rental	512 N. Hauser	Lots 6/,7 BL 66	1912–17	4	C	R2 F34
Deegan Rental	119 W. 5th	Lot 14 BL 68	1912–27	3	C	R3 F14

Popularly Styled Cottages – Gable Front Cottages, More Than One Story

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Watson/Wilson House	605 N. Hauser	Lots 9,10 BL 68	c.1895	3	C	R3 F23
Lay House	111 W. 6th	Lot 13/ BL 67	c.1900	2	C	R7 F20
Robbins/Wiggenhorn House	602 N. Hauser	/ Lots 11–15 BL 69	c.1900	2	C	R1 F13

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Nutting Rental	413 N. Word	Lot 2 BL 2 NBS	1901	3	C	R3 F4
Nutting Rental	421 N. Word	Lot 4 BL 2 NBS	1901	3	C	R3 F6
Nutting Rental / Leslie House	501 N. Word	Lots 5,6/ BL 2 NBS	1901	3	C	R3 F7
Robbins House	401 N. Word	Lots 5,6/ BL 1 NBS	1901	2	C	R3 F8
Pippinger House	114 W. 6th	Lot 18 BL 53	c.1902	3	C	R2 F27
Torreyson House	515 N. Hauser	Lot 5 BL 67	1907–12	2	C	R2 F32
Wentworth House	405 N. Word	Lots 6/,7 BL 1 NBS	c.1908	1	S	R6 F16
Nutting Rental	417 N. Word	Lot 3 BL 2 NBS	c.1908	3	C	R3 F5
Whicher House	508 N. Hauser	Lots 8,9 BL 66	1910	5	C	R2 F36

Popularly Styled Cottages – Side Gabled Cottages

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Roysdon House	517 N. Hauser	Lots 3,4 BL 67	c.1901	2	C	R2 F33
Davis House	Brewery Hill	Outside city limits	c.1903	4	C	R5 F8
L. Chapman Rental	516 N. Word	Lot 16/ BL 67	1901–07	2	C	R3 F13
L. Chapman Rental	118 W. 5th	Lot 17 BL 67	1907–12	2	S	R3 F2
McDowell House	606 N. Hauser	Lots 9,10 /13–15 BL 69	c.1911	3	C	R3 F20
Harney Rental	107 W. 6th	/ Lots 11,12 BL 67	1912–27	3	C	R7 F18

Bungalows

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Peters House	317 N. Hauser	Lots 3,4 BL 52	c.1911	1	S	R2 F2
Bowlen Bungalow	111 W. 8th	Lot 13 BL 52	c.1915	1	S	R2 F14
McIntyre Bungalow	312 N. Word	Lot 15B BL 52	1912–18	3	C	R2 F10

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Davis Bungalow	21 W. 3rd	Lots 19,20 BL 83	c.1918	3	C	R1 F7
Duerrwatcher House	724 N. Hauser	Lots 23,24 BL 81	c.1921	2	C	R3 F31
Lehrkind House	612 N. Hauser	Lots 7,8 /13–15 BL 69	c.1921	1	S	R6 F8
Croonquist House	521 N. Word	Lots 3–6 BL 3 NBS	1922	1	S	R3 F10

Major Outbuildings

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Chapman Carriage House	715 N. Hauser	Lots 5–8, /13–15, /16–18 BL 82	1902–03	1	C	R1 F11
O'Shea Carriage House	723 N. Hauser	Lots 1–4, /16–18 BL 82	1905–06	1	C	R1 F10
Davis Barn	301 N. Hauser	Lots 9–12 BL 52	1901	1	C	—
Nutting Carriage House	305 N. Hauser	Un-numbered block	1912–27	1	C	—
Wilson Stable	115 W. 5th	Lot 13/ BL 68	c.1900	1	C	—
Lay Barn	111 W. 6th	Lot 13/ BL 67	c.1900	2	C	—
Newkirk Barn	601 N. Hauser	Lots 11,12 BL 68	1901–07	2	C	R3 F16
Talmage Barn	423 N. Hauser	Lots 1,2 BL 53	c.1901	2	C	—
Bowlen Barn	111 W. 8th	Lot 13 BL 52	1902–07	2	C	R2 F14
Davis Garage	401 N. Hauser	Lots 11,12 BL 53	1912–27	1	C	R6 F12

Vacant Lots

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
N/A	No address	Lots 16–18 BL 68	—	1	C	—
N/A	No address	Lots 7–10 BL 3 NBS	—	5	C	—

Non-Contributing Buildings – Due to Loss of Integrity

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Esselstyn/Bailey House	601 N. Hauser	Lots 11,12 BL 68	1892	6	NC	R3 F22
Wright House	118 W. 7th	Lot 17 BL 52	1901	6	NC	R2 F5
L. Chapman House	116 W. 5th	Lot 18 BL 67	c.1909	6	NC	R3 F17

Non-Contributing Buildings – Due to Construction After the Historic Period

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Pepsi Plant	802 N. Villard	Lots 7–16 BL 84	1937	2	NC	R5 F7
Whitcomb House	405 N. Hauser	Lots 9,10 BL 53	1942	2	NC	R1 F1
Hopka House	624 N. Hauser	/ Lots 1,2, 16–18 BL 69	1942	1	NC	R1 F14
Frisby House	619 N. Villard	/ Lots 3–6 BL 69	c.1945	1	NC	R5 F1
Skauge House	621 N. Hauser	Lots 1,2,3/ BL 68	1952	1	NC	R3 F28
Coen House	19 W. 4th	Lots 13–16 BL 81	1952	1	NC	R3 F34
Carlson House	115 W. 5th	Lot 13/ BL 68	c.1955	2	NC	R3 F15

Non-Contributing Buildings – Due to Relocation into the District after the Historic Period

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Linderman House	803 N. Hauser	Lots 9–11 BL 83	Moved c.1960	5	NC	R1 F8
Fleming House	617 N. Hauser	Lots 3/,4,5/ BL 68	Moved c.1965	5	NC	R3 F26
Morrison House	415 N. Hauser	Lots 5–8 BL 53	Moved 1970s	5	NC	R1 F2

Non-Contributing Buildings – Intrusive Due to Recent Date of Construction

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Draper House	409 N. Word	Lot 1 BL 2 NBS	1962	1	NC	R3 F3
Baum Trailer	114 W. 7th	Lot 18 BL 52	1968	1	NC	R2 F4

Historic Name	Address	Legal Description	Date Constructed	Integrity Category	Significance	Photograph
Griffin House	123 W. 5th / 602 N. Word	Lot 15 BL 68	rem. c.1970	1	NC	R3 F11
Kolstad House	315 N. Word	Lot 3 BL 1 NBS	c.1975	1	NC	R5 F16
Krivitz House	17 W. 4th	Lots 9–12 BL 81	c.1981	1	NC	R3 F28

Legal description key: all blocks referenced are in the Original Plat of Red Lodge unless marked "NBS" (Nutting Building Sites). A slash ("/") preceding or within a lot list indicates that only a portion of that lot is included. Significance code: S = Significant, C = Contributing, NC = Non-Contributing.

8. Significance

Period(s) of significance:	1800–1899; 1900–present
Areas of Significance:	Architecture; Exploration/Settlement
Specific dates:	1890–1930
Builder/Architect:	Multiple

Statement of Significance

The Hi Bug Historic District is historically and architecturally significant because it accurately reflects the patterns of social and ethnic settlement and physical development of the City of Red Lodge, Montana, and contributes to an understanding of the current social dynamics and neighborhood patterns of the community. The period of significance for the Hi Bug Historic District spans the decades from 1890, when the first residence was constructed by J.M. Fox, manager of the Rocky Fork Coal Company, until 1930, when the district achieved its present appearance and ethnically mixed character.

The town of Red Lodge, founded in 1884, was incorporated in 1892 and grew rapidly as a support community for the major coal mines that were developed by the Rocky Fork Coal Company, a subsidiary of the Northern Pacific Railroad. With coal seams on the east bench, the west bench, and laced beneath the valley of Rocky Fork Creek, the Northern Pacific invested in a branch line to Red Lodge in 1889 to haul the coal, which was used to fuel its trains throughout the Northwest. A secure market and transportation system for the coal firmly established Red Lodge's future as an industrial city.

The intense development of the city during the period from 1896–1910 reflects turn of the century city planning practices and settlement patterns. The Rocky Fork Town and Electric Company platted the Red Lodge townsite the same year that the railroad arrived. During the summer of 1895, many residences and business blocks were moved from their clustered or randomly scattered locations by the citizens to new foundations on newly platted, grid patterned city lots. The east-west, north-south platted streets of Red Lodge were cut diagonally by the railroad, which also eventually served to separate the city into separate neighborhoods which were defined by ethnicity and economic class. The Nutting Row housing documents one response to the need for planned development during the early 20th Century housing shortage.

The Hi Bug Historic District in the northwestern part of town was recognized early as the preferred place to reside. The district was well removed and up-wind from both of the major coal mines in town, which insured the purest air of any sector of the city. It was within blocks of the commercial district, the city's schools and the three primary churches of the Anglo-Saxon residents. The railroad depot, representing access to the outside world, was nearby, but was separated from the district by the first city park.

Red Lodge is a city of several ethnic populations. The English-speaking, second generation Americans and the English, Irish, and Scottish immigrants of means formed a fairly cohesive, upper-middle and upper class group. The more affluent of this group lived in Hi Bug while others occupied the remaining western portion of the city. The Finnish miners and laborers occupied the eastern half of the city, referred to as Finn Town. The Italian residents grouped in a neighborhood at the northeast end of town. The location of the Hi Bug neighborhood with its physical advantages as well as its isolation from the rest of the community, helped to define and continue the exclusivity of the neighborhood.

The social dynamics of the teenagers of Red Lodge included the naming of various neighborhoods based more on nationality and social class rather than geographical features. The Hi Bug area was simply referred to as "North Red Lodge" during the early years of the historic period. During the 1920s, when social intermingling between the Hi Bug residents and other ethnic groups was limited, the name "Hi Bug" was coined by the "Barndogs", a group of teenagers residing in other parts of town. Brewery Hill, where the county road ascends the west bench, and Cassidy Hill, the West 6th Street area, are other place names associated with the district.

Architecture of the Hi Bug Historic District

Many of the property owners in Hi Bug were Midwesterners whose parents probably placed great importance in providing a comfortable, presentable family home. The ideals of a "domestic utopia" of the mid-19th Century, which prescribed the family home as one of the symbols of a stable, genteel, Christian family life, were likely still in force during the early period of construction within the district. The professionals, business owners, and wealthy Red Lodge citizens undoubtedly desired to maintain an upper class appearance. By owning a home in the northwestern portion of the City, with a spacious yard and surrounded by English-speaking neighbors, an aura of respectability and privilege was assured. The construction of large houses by the wealthy and professional classes can be interpreted as a clear indication of their comfortable economic status and as an expression of their confidence in the future of the community.

The architecture of the Hi Bug residences is not outstanding in design, innovative in construction, nor the work of master architects or builders. The high degree of architectural integrity of many of the structures contributes to the ability of the structures to illustrate the awareness of residents in this remote location of the architectural trends and styles of ornamentation that were popular nationally. The Hi Bug residents chose popular architectural forms and ornamentation rather than creative or innovative designs. The availability of locally milled lumber as well as fabricated components such as windows, doors, and porch supports contributed to the cohesive appearance of the carpenter/contractor-built, wood frame houses.

Although not evident from the exterior, the presence of original log cores in several structures contributes to the significance of these buildings. Log construction was the earliest building form in the area and helps document the fact that buildings were moved from the original, haphazardly laid out townsite to other neighborhoods, including Hi Bug.

The Hi Bug Neighborhood Historical Background

The first residence constructed in the Hi Bug neighborhood was probably the Rocky Fork Coal Company manager's house erected by 1891 on Hauser Avenue near the northern end of the area; unfortunately this house no longer stands. Other early houses in the area were concentrated on both sides of 8th Street, just west of the railroad depot, and near the mine manager's residence. By 1901 there were thirty-four houses in the neighborhood; fifteen of these were built in 1900–01.

Several of the larger, more pretentious houses were built during the 1901–03 building boom, as well as many of the more modest cottages. By 1907 there were fifty-four houses in the neighborhood and most of the Hauser Avenue frontage had been built on. During this period, W.B. Nutting began his rental cottage development on Word Avenue.

Fifteen houses were built in the neighborhood between 1907–1912. Most of these additions were modest cottages, several of them rental units. Between 1912–27 seven bungalows and a cottage were built in Hi Bug. During this period the area acquired the name “Hi Bug.” By 1927 there were only three single vacant lots remaining.

The historic period of the Hi Bug neighborhood extends from 1890–1930. The neighborhood was essentially built by that time, which coincides with the beginning of economic decline and stagnation in Red Lodge. With the closing of the West Side Mine in 1924 and the Rocky Fork Coal Mine in 1932, the 1920s were not very prosperous years. The national depression effectively curtailed all new construction in the city, and occasional remodeling projects were the only changes.

Adjacent to the neighborhood on the north are three commercial establishments that border the county road leading up Brewery Hill onto the west bench. U.E. Baumgartner, proprietor of the City Dairy, and Dan Davis, proprietor of the ice pond and beer garden, were prominent businessmen with long-term operations. Since dairy cows were not allowed in the city proper, the City Dairy supplied a valuable staple. The ice house operation certainly provided Hi Bug residents with a much appreciated commodity. Dan Davis' beer garden was a popular summer diversion. The c.1937 Pepsi bottling plant at the northeast corner of the area was in operation until c.1955.

Nutting Row

The houses on the west side of Word Avenue, though an integral part of the Hi Bug neighborhood, are also a separate planning unit in the development of Red Lodge and provide rental housing for Hi Bug residents.

W.B. Nutting, the developer of this unit which bears his name, arrived in the Red Lodge area in 1895. Nutting was involved with sheep interests, a lumber company and real estate. In 1899 and 1900 Nutting purchased the land west of and adjacent to the north section of Red Lodge which became known as the Nutting Building Sites. In 1900 he built an imposing residence (photo 5) at the southern end of this area, at the western end of 8th Street.

In March of 1901 the local newspaper noted that Nutting was contemplating erecting four or five tenant houses at the foot of the bench north of his own residence. The cottages would be “neat, modern units, 1 1/2 stories high with water from a private reservoir and water system.” By August the houses were completed, and J.S. Robbins had purchased one which was somewhat larger than the other four. The four identical houses were gable front cottages, sheathed with shiplap siding and enriched with patterned shingles in the gable faces. The houses had porches across the facades and one-story kitchen wings at the rear (photo 6).

Nutting sold the lots in Block one of the Nutting Building Sites, the south block, from 1901–1903; he kept the rentals on Block two until 1917–20 and sold all of Block three as one parcel in 1920. He built four additional rental houses on Nutting Row between 1908 and 1912. Nutting's houses were surely a welcome addition to the neighborhood and filled a recognized need for rental housing. Nutting's tenants were mainly two groups. Prominent citizens occupied the houses temporarily while their homes were under construction, as newlyweds, and upon their arrival in the city. Several ranchers rented a Nutting house so the family could reside in town while the children attended school. Long-term residents were primarily white-collar workers.

Table: Hi Bug Historic District – Sanborn Map Building Periods

Time Period	Number of Residences Built	Percentage
1891–1901	34	43%
1902–1907	20	26%
1908–1912	15	19%
1913–1927	9	12%

Based on the 1901, 1907, 1912, and 1927 Sanborn Maps; includes buildings no longer standing.

Ninety-one percent of the structures built in the Hi Bug neighborhood by 1927 remain standing in their historic period locations; only seven houses have been removed from the area. Fifteen structures have been built in or moved into the area since 1930.

Hi Bug Residents

The Hi Bug neighborhood, referred to as North Red Lodge until the name “Hi Bug” was coined by school children in the 1920s, was the area where most of the English-speaking, upper-class residents of English and Irish extraction lived. These residents were undoubtedly leaders in the social, economic and physical development of Red Lodge.

Most homes in Hi Bug were owner-occupied and in addition to building or owning homes, many of the residents built one of the substantial brick or stone commercial buildings on Billings Avenue. The residents of Hi Bug were bankers, lawyers, business owners, ranchers, and local government officials. School teachers and administrators, office workers and retail clerks also lived in the neighborhood, many as boarders. Hi Bug residents employed in the mines were mostly engineers and other skilled technicians. The large homes in Hi Bug often had boarders who were children of ranchers in town for schooling, teachers, and others who belonged to the Hi Bug social group.

There were always some blue-collar workers living in the area. The two double houses on Hauser Avenue (only one of which remains), and the Conway Boarding house on 6th Street were often the homes of working class residents.

Movement of Finnish and Italian residents into the neighborhood did not occur until after 1910. An exception to this settlement pattern was Albert Budas, a prominent Swedish/Finnish businessman who resided in the neighborhood from 1895. In 1913–14 two Finnish retailers, H.J. Pietila and Emil Heikkila, manager and assistant manager, respectively, of the Kaleva Cooperative Mercantile Association, rented a Nutting House. By 1916 the Titteringers were living at 14 West 4th, which was purchased by Carl Pelo, a Finnish bookkeeper, in 1922 and was later the home of the Italian Julio family. Although there were other immigrants living in the area, James Leslie recalls that in the 1920s his parents felt they were just about the only foreign born adults residing in Hi Bug.

In addition to owning their own businesses or ranches, many Hi Bug residents had other prominent commercial and governmental positions. Nearly all Red Lodge bank board of director members were Hi Bug residents, as were the officers of the Red Lodge Townsite and Improvement Company, the Carbon Building and Loan Association and the Board of Trade. W.F. Meyer, Albert Budas, and Frank McCleary were members of the state legislature. E.E. Esselstyn, George Bailey and George Pierson were all appointed to state government positions.

The social prominence of the residents can be illustrated by reviewing the roster of community leaders who represented various organizations paying tribute to President McKinley upon his death. The public schools, city council, county officials, the Congregational Church, as well as the Elks, Knights of Pythias, Woodmen of the World, the Knights of the Maccabees, and the AOUW were all represented by Hi Bug residents.

The women in the Hi Bug neighborhood were also social leaders. The influential Women's Club of Red Lodge, founded in 1903 by the members of the Reading Circle, consisted mostly of Hi Bug women. The first president of the group and force behind the creation of the Red Lodge Public Library was Mrs. W.F. Meyer, a long-term Hi Bug resident. The women held numerous club meetings and socials in their homes and were undoubtedly responsible for many of the social and educational activities in the city. The women were staunch supporters of their churches. Mrs. W.B. Nutting served on the committee to finance the Congregational Church parsonage. Mrs. Torreyson and Mrs. Baldwin were leaders in the Methodist Church and the Methodist Ladies' Aid Society.

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A few women were also business women, such as Mrs. Alphia Chapman, who was responsible for the construction of her elaborate home in the neighborhood and assumed leadership of her husband's bank after his death. Nora Hogan served as County Superintendent of Schools and many other female teachers resided in the area.

Assessment of Architectural Integrity

Due to fluctuations in the population of Red Lodge there has been little need for new construction since the historic period of prosperity, which accounts in large measure for the high degree of historic architectural integrity and cohesiveness of the community at large. The population of Red Lodge grew from 150 in 1888 to 400 the following year. By 1900, it had reached 2,152 and in 1910, during the period of greatest prosperity in the community, the census reached its peak of 4,860. By 1920 the population count in Red Lodge began to decrease, never again to reach its 1910 level. The Northern Pacific Railroad opened its strip mines at Colstrip in 1924, and closing of operations in Red Lodge and ensuing lay-offs between 1924 and 1932 reduced the population to 2,950 by 1940. By 1970, the community size was reduced to the pre-1900 level of 1,844.

With the opening of the Beartooth Highway, which originates in Red Lodge and crosses the Beartooth Mountains to Cooke City and Yellowstone National Park, Red Lodge seriously turned its promotional efforts to tourism to fill the gap that the closing of the coal mines had left in the local economy. A significant portion of the construction in the Red Lodge area since the 1930s has been related to the tourism industry. Although the development of the coal fields in Red Lodge is directly responsible for the construction of the Hi Bug Historic District residences, the decline of the industry and the transformation to a tourism economy has had remarkably little impact on the architectural integrity of this portion of town.

One of the most distinctive vernacular elements of Red Lodge architecture is the small, cantilevered, arched fascia, gabled porch roof over main entries, which was added to buildings primarily by local contractor Leo Ranta during the 1930s and '40s. This feature is less common in the Hi Bug Historic District than in other neighborhoods. A future study of the pattern of use of this extremely popular minor alteration to the historic houses of Red Lodge may reveal a great deal about the architectural preferences of various ethnic and economic class groups during this later period.

Local climatic considerations influenced the construction of the enclosed entrance porches, and the enclosure of originally open porches. The application of new siding to a number of the structures within the Hi Bug Historic District resulted from both climatic and maintenance considerations.

The Hi Bug Historic District retains primary historic architectural integrity of design, materials, workmanship, location, association and feeling. Very little new construction has occurred within the district and the original setbacks established by the early construction in the neighborhood have been repeated by modern builders working in the area.

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10. Geographical Data

Acreage of nominated property:	Approximately 36 acres
Quadrangle name:	Red Lodge East
Quadrangle scale:	1:24000
Township / Range / Section:	Township 7 South; Range 20 E; NW¼ Section 27

Table: UTM References

Point	Zone	Easting	Northing
A	12	637700	5005880
B	12	637380	5005320
C	12	637420	5005300
D	12	637420	5005940
E	12	637640	5005540

Boundary Description

Beginning at a point at the northeast corner of the district, the boundary runs southwest along N. Villard Avenue to a point at the intersection of Villard and West 8th Street. Then, running west along West 8th Street to the corner of 8th and N. Word Avenue, the boundary turns south along Word Avenue for approximately 10 meters until turning west again along W. 8th Street and running for approximately 60 meters. The boundary then turns north and runs for approximately 480 meters along the west bench hillside. Then, the boundary turns west and runs for approximately 60 meters when it again turns north and runs approximately 150 meters. From this point, the boundary runs southeast to the point of origin.

Boundary Justification

The boundaries for the Hi Bug Historic District were determined to a large extent by the recollections of the long-term Red Lodge residents who were interviewed in the course of the historical and architectural survey project. These local historians established the southern boundary for the district at West 8th Street. The railroad right-of-way forms a clear boundary to the east. The southern portions of the blocks facing West 3rd Street at the northern end of the district were the northern city limits during the historic period. The boundary extends at the northwestern corner of the district to include the city dairy and beer garden/ice pond sites on Brewery Hill. The Historic District is bounded on the west by a 200' to 300' bluff called the West Bench. The houses along Word Avenue on the bench hillside have a view over the entire northern section of the town.

11. Form Prepared By

Name/title:	Betsy Bradley, Survey Coordinator
Organization:	Carbon County Historic Preservation Office
Date:	December 1985
Street & number:	Courthouse Annex
Telephone:	(406) 446-3157
City or town:	Red Lodge
State:	Montana

12. State Historic Preservation Officer Certification

Evaluated significance of this property within the state is:	Local
State Historic Preservation Officer signature:	[*Signature on file*]
Title:	SHPO
Date:	June 9, 1986
Keeper of the National Register certification:	Included in the National Register
Keeper of the National Register signature:	[*Signature on file*]
Date:	7/23/86

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), the SHPO nominated this property for inclusion in the National Register and certified that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

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Locator Map

The original nomination form includes one hand-drawn, color-coded lot map showing every building in the district. It is reproduced below as Figure 1.

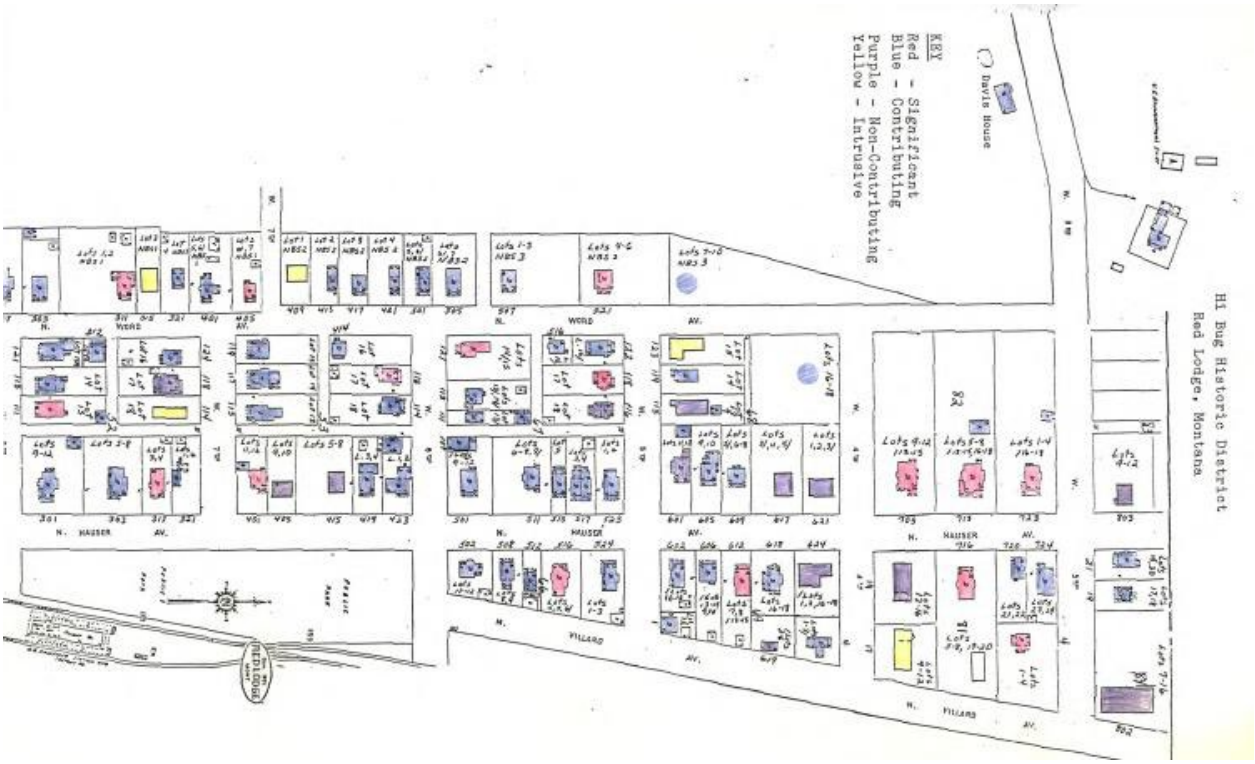


Figure 1. Hi Bug Historic District, Red Lodge, Montana