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COMMUNITY PLANNING, DEVELOPMENT, & INNOVATION

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

## HISTORIC PRESERVATION PERMIT APPLICATION HPP

### FOR ALTERATIONS

#### GENERAL INFORMATION

Name of Property (if applicable): John S. Johnston

Property Address: 412 W. Alder St. Missoula, MT 59802

Property Owner Name: United Way of Missoula County

Address: P.O Box 7895 Missoula, MT 59807

Phone: 406 - 531 - 9505 (cell); 406 - 549 - 6104 (office)

Applicant (ex. Architect): Jamie Breidenbach

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

#### SITE INFORMATION

##### Legal Description

Lot(s): 21 & 22 Block(s): 4

Subdivision: CP Higgins Township: 13 N

Range: 19 W Section: 21

Zoning: B2-2 Sq. Footage: \_\_\_\_\_

I hereby attest that the information on this form is accurate and complete.

Applicant Signature:

A handwritten signature in black ink, appearing to read "Jamie Breidenbach".

Date: 7/30/2025

Owner Signature:

A handwritten signature in black ink, appearing to read "Susan May Patrick".

Date: 8.15.25

#### APPLICATION CHECKLIST

Please provide one (1) electronic copy (PDF format) of each of the following, and attach all required supporting information to this application:

HPP Application

Project Narrative

National Register Nomination

Historic Photographs

Detailed Project Site Map and/or Site Plan

Exterior Elevations with Descriptions

Contemporary Photographs

**THIS PLACE MATTERS**

**MISSOULA  
HISTORIC  
PRESERVATION**

**Historic Preservation Permit Application: Project Narrative**  
**Maintaining Exterior of the John S. Johnston House**  
**412 W. Alder St. Missoula, MT 59802**  
**United Way of Missoula County**

## **1. Project Overview**

United Way of Missoula County (UWM) is seeking qualified contractors to provide exterior painting services and storm window repair and/or replacement at our property located at 412 West Alder, Missoula, Montana 59802. The goal of this project is to maintain the integrity of the exterior and historical representation of the house. Keeping with similar materials and matching historical style of design as close as possible.

## **2. Project Scope**

The selected contractor will be responsible for the following tasks:

- The contractor will wash, scrape, repair or replace, patch and prime, and apply new paint to all exterior surfaces including but not limited to - siding, trim, doors, railings, columns, and porch. All painting will be done in agreement with United Way of Missoula County's Operation and Finance Manager and Historical architecture of the building.
- The contractor will replace, repair and/or paint all storm windows and window flashing to match historical architecture of the building, including matching repairs with similar materials, including but not limited to wooden frames and glass used in windows.
- The contractor will install gutters and roof flashing where needed, to mitigate rain water damage to the building.
- The contractor will add flashing in matching color to the top of the window drip cap.
- The contractor will match and replace the porch lattice with metal lattice, including a  $\frac{1}{8}$ " mesh screen behind the lattice, increasing building fire preparedness.
- The contractor will replace the wood coverings (2) and old furnace vent (1) on the foundation, with metal or composite covers, increasing building security and fire preparedness.
- The contractor will replace the panels that cover the lattice seam with a matching style cover, but in metal or composite material.
- The contractor will move the exterior furnace vent from the corner it is in by the airconditioning unit, to around the corner.
- Any additional repairs discovered or required during work, shall match historical design of the feature being repaired, and similar materials will be used.

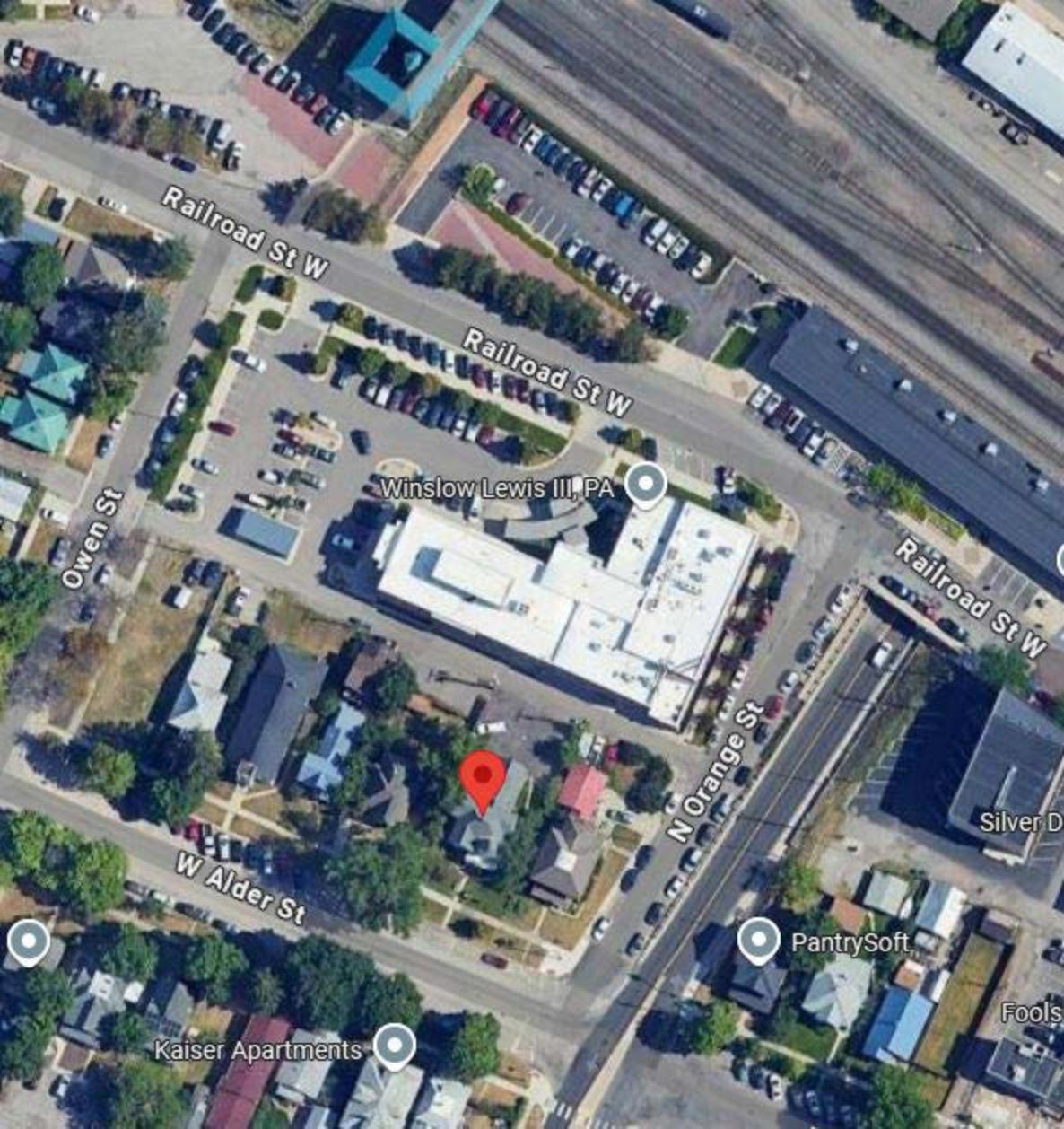
## **3. Additional Terms**

- Contractors must maintain historical architecture guidelines laid out by Historical Building Preservation permit. Keeping historical features of the building the same or as close as possible to the original. Using similar materials for repairs or replacement of features, storm windows, etc.

- All work must be performed in a professional and safe manner, following the highest standards of industry practice.
- Any additional terms or modifications may be developed upon the selection of the winning bid.

#### **4. Contact Information**

Jamie Breidenbach, Operations and Finance Manager  
United Way of Missoula County  
[jamie@missoulaunitedway.org](mailto:jamie@missoulaunitedway.org)  
406.531.9505



Kaiser Apartments

PantrySoft

Fools

Winslow Lewis III, PA



Visitor  
Entrance  
←





JOHN S. JOHNSTON  
HOUSE

NATIONAL  
REGISTER  
OF  
HISTORIC  
PLACES  
NO. 74000111  
NEW HAMPSHIRE  
HISTORIC  
MARKER



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received JUL 3 1984

date entered AUG 2 1984

**1. Name**

historic John S. Johnston House

and/or common

**2. Location**

street & number 412 W. Alder St. n/a not for publication

city, town Missoula n/a vicinity of

state Montana code 030 county Missoula code 063

**3. Classification**

Category	Ownership	Status	Present Use
district	public	<input type="checkbox"/> occupied	agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	museum
structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	commercial
site	<b>Public Acquisition</b>	<b>Accessible</b>	educational
object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	government
n/a		<input type="checkbox"/> no	industrial
			military
			other:

**4. Owner of Property**

name Mark and Sandra Blair

street & number P.O. Box 4572

city, town Missoula n/a vicinity of state Montana

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Missoula County Courthouse

street & number

city, town Missoula state Montana 59801

**6. Representation in Existing Surveys**

title Missoula Historic Resource Survey has this property been determined eligible?  yes  no

date 1980-81  federal  state  county  local

depository for survey records Montana State Historic Preservation Office

city, town 225 North Roberts Street, Helena state Montana 59620

## 7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The John S. Johnston House at 412 West Alder is one of the most intact examples of modest Queen Anne residential styling in Missoula, Montana. The building is located in an area of the city that is rapidly changing from predominately residential to commercial use, as nearby Orange Street is widened for through, cross-town traffic and St. Patrick's Hospital expands its facilities. The block within which the Johnston House sits is still solidly residential and the house itself stands out as an extraordinarily well preserved example of period architecture.

The original portion of the Johnston House is the one story, gable roofed extension to the rear of the building. This small, rectangular, wood frame structure sits on a rubble stone foundation and features wide, ship lap siding, enclosed soffits, gable returns, corner boards, and 1/1 double hung windows. Between 1902 and 1912, the two story, wood frame, Queen Anne addition was constructed to the front of the original Johnston House. The original portion now serves as the kitchen.

The irregular plan of the two story Johnston House addition includes a two story corner turret with conical roof and decorative finial, triple intersecting two story, gabled masses under the hipped roof, and two, first floor bay windows. A wide balustraded porch with roof balcony wraps around the southeast corner of the building surrounding the corner turret. The porch features Doric support columns and lattice work below the deck. All windows in the building are 1/1 double hung wooden sash. The turret windows are curved; three windows are set on the first floor of the turret, with a pair of windows above. Each bay features a three part window with a diamond shaped sash transom light above the large central fixed glass. Above each of these tri-part windows is set a single double hung window. An interior chimney protrudes from the center of the roof. The entire roof is covered with cedar shingles. Two rows of small, decorative bracketing beneath the conical roof add textural interest to the corner turret. The entire front portion of the Johnston House is sided with narrow clapboard.

Although the original design of the Johnston House has undergone major alteration by the addition of the two story, Queen Anne style south portion of the house, this addition was built during an important period of historical growth and development in Missoula and, due to age and styling, this alteration has gained significance on its own architectural merit.

## 8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

Specific dates ca. 1900, ca. 1904      Builder/Architect John S. Johnston, Builder

### Statement of Significance (in one paragraph)

The John S. Johnston House at 412 West Alder in Missoula, Montana is significant as a well preserved example of a late Queen Anne style house, built by a local builder who likely used a "pattern book" plan. The initial dwelling on this site predates 1902 and was a simple, rectangular, gable-roofed building with shiplap siding and 1/1 double hung windows. The property was purchased by John S. Johnston, a builder and carpenter, in 1890's. Between 1902 and 1912, a one and one-half story turreted addition was built onto the front of the original dwelling. Johnston was listed as the owner of the house in the 1900 census and is likely responsible for the enlargement of the house. The construction of the stylish front portion of 412 West Alder corresponds with a period of growth and prosperity in Missoula, occasioned by the expansion of railroad transportation facilities and the establishment of the city as a trade, manufacturing, and lumbering center for Western Montana. Located only blocks from the Northern Pacific Railroad Depot built in 1899, the house at 412 West Alder became part of a fashionable, upper middle class neighborhood that developed around the turn-of-the-century. Little is known of John S. Johnston's career as a contractor. After 1902-3 he is not listed in the Missoula city directory. The residence at 412 West Alder retains excellent historic architectural integrity and serves as a reminder of the skilled workmanship of this rather obscure builder. The building is currently being restored by the present owners.

## 9. Major Bibliographical References

Sanborn Fire Insurance Maps, Missoula, MT: 1893, 1902, 1912, 1921.

Polk City Directory, Missoula, MT: 1903-5, 1907, 1910.

United States Census Population Schedules for Missoula County, MT: 1900, 1910

## 10. Geographical Data

Acreage of nominated property Less than one acre

Quadrangle name Missoula, NE, Montana

Quadrangle scale 1:24000

### UTM References

A	112	271	61810	511	915	61010
Zone	Easting					
C						
E						
G						

B						
Zone	Easting					
D						
F						
H						

### Verbal boundary description and justification

Block 4 of Higgins addition to the Townsite of Missoula, Lots 21 and 22.

T13N; R19W, section 22

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
-------	-----	------	--------	------

state	code	county	code
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## 11. Form Prepared By

name/title Mark Blair

organization \_\_\_\_\_ date April 1984

street & number P.O. Box 4572 telephone \_\_\_\_\_

city or town Missoula state Montana

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Mark Blair

title SHPO

date 6-28-84

For NPS use only

I hereby certify that this property is included in the National Register

for Deborah Byer  
Keeper of the National Register

Entered 11-11-84  
National Register

date

8-2-84

Attest:

date

Chief of Registration



Name: 412 WEST ALDER

Location: Missoula, Montana

Photographer: James R. McDonald

Date: April 1984

Location of Negative: James R. McDonald  
Architect

Description: Looking northwest at house

Photo Number: 1



Name: 412 WEST ALDER

Location: Missoula, Montana

Photographer: James R. McDonald

Date: April 1984

Location of Negative: James R. McDonald  
Architect

Description: Looking north at house

Photo Number: 2



Name: 412 WEST ALDER

Location: Missoula Montana

Photographer: James R. McDonald

Date: April 1984

Location of Negative: James R. McDonald  
Architect

Description: Looking northeast at house

Photo Number: 3



Name: 412 WEST ALDER

Location: Missoula, Montana

Photographer, James R. McDonald

Date: April 1984

Location of Negative: James R. McDonald  
Architect

Description: Looking south at house

Photo Number: 4