

PHILIP MAECHLING
PLANNING PRESERVATION PHOTOGRAPHY
579 WEST COUNTY LINE FLORENCE, MONTANA 59833

7 July, 2022

JOE DEHNERT
LAND USE PLANNER
IMEG CORP.
1817 SOUTH AVE WEST | SUITE A |
MISSOULA, MT 59801

RE: HISTORICAL EVALUATION DOUGHERTY RANCH SITE

HERITAGE PROPERTY REPORT AND ADDITIONAL DOCUMENTATION

Dear Joe,

Enclosed please find my updated property report evaluating the history, landscape and improvements at the Dougherty Ranch, 3285 Flynn Lane, Missoula. I have evaluated the site and structures for heritage integrity, modified and amended the Montana Historic Property Record prepared by Rabbitbrush Archaeological Services LLC in 2020. A Determination of Eligibility to the National Register of Historic Places was made by the Montana SHPO for the England Farmstead, a.k.a, Dougherty Ranch, 24MO1781.

The Scope of work included the following:

- Start Up and Research
- Field Work and Photography
- Communication with SHPO and Missoula HPO
- Communication with Project Manager
- Materials and Travel
- Additional Integrity evaluation (location, design, setting, materials, workmanship, feeling, association)
- Document Preparation, Review and Editing

Deliverables including the following, as requested by Elizabeth Johnson, Missoula HPO:

- A detailed site history that documents the physical development of the property and landscape
- Photographs of all four exterior elevations of each building on the property that would be removed in the proposed subdivision. If interior photographs are a possibility, please include those as well.
- Photo documentation of the existing conditions of any structures or landscape features (irrigation ditches, etc.) that will be impacted by the proposed subdivision.
- Site maps and reproductions of any available historic images or documents related to the property.
- An assessment of any adverse effects the proposed subdivision may have on the historic structures/landscape features determined eligible for listing in the National Register of Historic Places.

I was not able to enter the residence, thus there are no interior photographs.

Findings and Conclusions

The Dougherty Ranch is somewhat unique in Missoula County, as it shows through its spatial development, physical elements and structures the progression of an agricultural heritage that progressed from 1871 land grant and homestead, into the twentieth century. The larger Dougherty lands to the north and west are currently in agricultural use. To the east and south, subdivision and development has occurred and will continue to occur as urban services are established. In particular, the Dougherty Ranch residence and icehouse have retained their integrity over more than a century of residential use. James "Jim" Dougherty raised a family here and passed away in 2009, after living almost all of his life at this house. The Dougherty family traces their family directly back to Abner England, the land grantee. New roads and streets in the area are named Mary Jane Boulevard, England Boulevard and Dougherty Drive.

Design, materials and workmanship of the Dougherty Ranch residence and ice house represent a high style and finish level of building. The design of the house can be described as an American Foursquare, or Prairie Box, with its generally square form and façade, which is deeper than it is wide. The main floor has two extensions: a rectangular one on the north elevation at the west end, and; a partial octagonal one on the south elevation at the west end. The irregular stone foundation, complete basement, and two stories, with careful brick masonry detailing, multilayered cornices, segmental arches and window trim all demonstrate the prosperous means of the England/Dougherty family at the time of construction. Of the other remaining structures on site, only the Butler grain bin has retained its material and workmanship, though it appears to have not been in

use in recent years. The remaining outbuildings are in need of at a minimum stabilization, and as has been noted the main barn is now two piles of grey timbers and cladding (see photographs attached). The workmanship of the residence and icehouse are clear, precise and well detailed, if somewhat deteriorated in finish and pointing. The windows all appear to be original, with original wooden sash, frames and glazing. The front and rear doors, and the west entry porch appear to be replacements. The main entry door and windows at the east porch are “full height” floor to (almost) ceiling.

The original report by RBAS and HDR for the Dougherty Ranch included detailed photographs of the ranch residence, icehouse and outbuildings. I have updated the site history and done an integrity analysis for the residence and icehouse. I recognize that most of this site and its remaining structures will likely be deconstructed or demolished. The U shaped barn, a distinctive form, has been deconstructed/demolished. It is assumed that as development of the whole site proceeds, other structures and features like the cabin, equipment shed, coop, outhouse and small barn will be deconstructed, relocated or demolished. The development of the site will adversely alter the site setting, removing both the historical evidence and pattern of progression from land grant and homestead, as well as the overall integrity of the site. Removal of the garage and equipment shed, as well as the remaining farm vehicles, etc., will erase evidence of twentieth century improvements to accommodate motor vehicles and mechanized farm equipment.

Recommendation

In order to mitigate to some extent the adverse effect on the site as documented in the RBAS/HDR property record that caused the SHPO to determine the site's eligibility to the National Register of Historic Places, I recommend the following:

- That the documentation for 24MO1781 be included as an amendment to the original 2020 documentation as approved by the SHPO.
- That the residence and icehouse be created as a separate and individual lot in any proposed subdivision and that as the application and approval process of any proposed subdivision of the entire site.
- That the integrity of the residence and icehouse be retained until adaptive reuse can be pursued in a later development phase.
- That the residence and icehouse be inspected by a historic preservation professional with an architect or engineer to determine the feasibility of adaptive reuse.
- That upon determination of the structural integrity of the residence and icehouse, they be actively offered for sale at some nominal fee, in the

range of \$30,000 to \$50,00, for adaptive rehabilitation and reuse either for residential, cultural or commercial purposes.

- That the sale of the residence and icehouse on one single lot, be offered for sale for a period not to exceed 18 months.
- That after the offer for sale of the two buildings for this period has expired, the developer of the subdivision then be able to relocate, deconstruct the buildings, with documentation to be included as an addendum to the 24MO1781 documentation.
- That these conditions be included in the approval documents and recorded with subdivision approval records.

With best regards,

A handwritten signature in blue ink, appearing to read 'Maechling', with a stylized flourish at the end.

MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
Montana Historical Society
PO Box 201202, 1410 8th Ave
Helena, MT 59620-1202

Property Address: **3285 Flynn Lane**

Historic Address (if applicable):

City/Town: **Missoula**

Site Number: **24MO1781**

(An historic district number may also apply.)

County: **Missoula**

Historic Name: **England Farmstead**

Original Owner(s): **Abner England**

Current Ownership ☒ Private ☐ Public

Current Property Name: **Dougherty Ranch**

Owner(s): **James D. Dougherty Family LLC**

Owner Address:

Phone:

Legal Location

PM: **Montana** Township: **13N** Range: **19W**

SE $\frac{1}{4}$ **NW** $\frac{1}{4}$ **NW** $\frac{1}{4}$ of Section: **7**

Lot(s):

Block(s):

Addition:

Year of Addition:

USGS Quad Name: **Northwest Missoula, MT** Year: **2020**

Historic Use: Farm

Current Use: **Farm**

Construction Date: **1879-1920** ☒ Estimated ☐ Actual

☒ Original Location ☐ Moved Date Moved:

UTM Reference

☐ NAD 27 or ☒ NAD 83(preferred)

Zone: **11** Easting: **724170** Northing: **5198535**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: ☒ Yes ☐ No

Date of this document: **7 July, 2022**

Form Prepared by: **Philip Maechling Update, Original , 2020 Rabbitbrush Archaeological Services LLC**

Address: **579 West County Line, Florence MT 59833**

Daytime Phone: **406 529 4873**

MT SHPO USE ONLY

Eligible for NRHP: ☐ yes ☐ no

Criteria: ☐ A ☐ B ☐ C ☐ D

Date:

Evaluator:

Comments:

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: **England Farmstead**

Site Number: **24MO1781**

ARCHITECTURAL DESCRIPTION

Architectural Style: **American 4-Square** If Other, specify: **Prairie Box**

Property Type: **Agriculture** Specific Property Type: **Farm residence and outbuildings**

Architect: **Not Known**

Architectural Firm/City/State: **n.a**

Builder/Contractor: **n.a.**

Company/City/State:

Source of Information:

Residence



The primary residence is a two-story rectangular American Four Square brick home. Each floor is 1581 square ft.. The plan is considered to be simple with irregularities, a rectangle with one story extensions at the west end of both the north and south elevations. The roof is a double hip roof, a two-unit, normal-pitch hipped roof with composite shingles. A double hip roof is rare in Missoula County, and in Montana. The upper hip element drops to a flat surface, which allows the corner hips to be uniform pitch. There are wide eave overhangs with rectangular dentils below molded cornices. The foundation is irregular-course stone and the brick pattern is “common”, typically with nine rows of stretchers per header row. There are four brick chimneys present each with a corbelled cap and a projected masonry band below each corbel. Chimneys are located near the northwest,

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: **England Farmstead**

Site Number: **24MO1781**

northeast, and southeast corners, with a small chimney located on the south slope just below the flat roof element.



The east elevation has a full width one-story 403 square ft covered porch with a large cornice, simple squared decorative porch supports, or boxed posts, two of which, at each corner are posts absent painted wood cladding and may have been replaced. The main floor windows facing the porch are full height, floor to ceiling. A smaller 54 square ft. covered porch and entry is present at the west (back) elevation. In addition to the east elevation primary entry, there is a smaller single story "mud room" and entry on the north elevation that connects to the garage with a concrete pathway. This north "side" entry is covered with a two-light transom and pediment, identical to the east elevation entry with the exception of the east primary entry having a full height single pane side-light, and a three row segmental arch.

Windows are almost entirely single-hung two light, one-over-one windows with a segmental arch top -- a decorative brick pediment --with a wood sill and reveal. The brick arches are formed with double soldier courses of specialty brick. The upper story has four equally spaced windows on the west elevation with the east elevation having five windows. The north and south elevations have three windows up. There are basement windows (two each on the north and south elevation, one on the west elevation) that are a simpler three-over-three six-light window with a wood lintel. The main floor plan is somewhat irregular. The south elevation has one fixed three-sided brick one story "bay" extension, at the southwest corner, with a hip roof,

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: **England Farmstead**

Site Number: **24MO1781**

molded cornice and dentils that match the roof and front porch. The windows match the windows on the upper story.

Icehouse



The icehouse is a 324 square ft (18 by 18 ft), one-unit simple plan building with a normal pitch pyramidal roof line and plain wood shingles. There is a single two-panel entry door on the east elevation closest to the house. The door has a deep casement and a brick segmental arch identical to the house windows. It also has an identical wide-eave with dentils at the corners as the house. The foundation is irregular-course stone and the brick pattern is common with seven rows of stretchers per header row. The west elevation is obscured by a lilac though it has a single wood frame, fixed window with brick pediment. This building's construction was likely contemporaneous with the house given the array of matching features: brick type, segmental arch over the door cornice and dentils.

MONTANA HISTORIC PROPERTY RECORD

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History of Property

Property Name: **England Farmstead**

Site Number: **24MO1781**

HISTORY OF PROPERTY

Abner G. England of Lawrence, Illinois held the original land patent for the W $\frac{1}{2}$ NW $\frac{1}{4}$ of T13N, R19W, Sec 7 (as well as lands in NENE of Sec 12 and SESE of Sec 1 of T13N, R20W). His total acreage of 159.37 acres was issued under the State Grant-Agri College decree of July 2, 1862 to Mr. England/Illinois Industrial University on May 2, 1871 (Accession Number AGS-0325-018: BLM 2020). England claimed Missoula as his residence beginning in 1870 and married Mary Fowler Cosens, of Palestine, Illinois, in 1875 following the birth of their children daughter Ella Missoula England and Orville Grier England. Abner England died in 1904 and in 1905 as part of the distribution of his estate, his lands were decreed to his widow Mary Fowler England (Missoula County Clerk and Recorder's Office [MCCR] Deed Book [DB] 1:364). Mary England died on August 27, 1920 of severe burns. Upon her death the property was passed to daughter Ella and her husband Charles Liberty Anderson of Missouri (MCCR DB 3:186). Charles and Ella were married in December of 1910 and had three children Abner Anderson, Edna May Anderson, and Mary Jane Anderson. Ella passed away from pneumonia on May 2, 1934. Charles Anderson, widower, decreed the entire lands to his daughter Mary Jane in January of 1938 (MCCR DB 123:273) prior to his death later that year in May. Mary Jane, became Mary Jane Dougherty after marrying Missoula native 18-year-old John William Dougherty in August of 1933. Dougherty Ranch was created by decree in 1939 (MCCR DB 170:260). John passed away in 1964 and Mary Jane continued as the family matriarch until her death of natural causes in 1999, where she was survived by an extensive family of grandchildren and great grandchildren. A deed of distribution was filed some years later in 2008 by her son James Dennis Dougherty (b. 1944 - d. 2009) for the 20.01 acres of the homesite. The parcel was further divided with MCCR Certificate of Survey 6071, and MCCR Certificate of Survey 6689 in 2020, reflecting the current legal location and acreage (18.73 ac.) of the homesite. Dougherty family members created the James D. Dougherty Family LLC in 2016 and are listed as current owners of the parcel (MCCR DB 959:270). In particular the entirety of the land ownership has seen the land consistently in cultivation/ranching/farming during the tenure of Mary Jane Dougherty, and son James "Jim" Dougherty until his death in 2009.

The Dougherty Ranch began as Abner England's 159.37 acre land grant. Ultimately, the family acquired thousands of acres adjacent to the subject property and to the north of Highway 10, and north of Interstate 90. Much of that land is currently owned by the James D Dougherty LLC, Dougherty Ranch LLC, and Dougherty family descendants. The lands are currently divided into multiple sized tracts, and this property is planned for housing and commercial development.

MONTANA HISTORIC PROPERTY RECORD

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Information Sources/Bibliography

Property Name: **England Farmstead**

Site Number: **24MO1781**

INFORMATION SOURCES/BIBLIOGRAPHY

Missoula County Clerk and Recorder property records and deed exhibits

Missoula County GIS Property Information System (MCPIS)

Cultural Resource Inventory for the Proposed Mullan BUILD Project, Missoula County, Montana.
HDR 700 SW Higgins Ave, Suite 200 Missoula, MT 59803

Submitted by:

Brian Herbel, MA, Rabbitbrush Archaeological Services, LLC June 2020

Historic Property Record Form, 24MO1781, RBAS, Determined Eligible to NRHP, 2020, MT SHPO

COS and Deeds, Property Records - Clerk & Treasurer | Missoula County, MT

Historic Aerial Photos and 1871 Land Grant, Missoula County Record Center

A Field Guide to American Houses, Virginia and Lee McAlester, 1989, Knopf

MONTANA HISTORIC PROPERTY RECORD

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Statement of Significance

Property Name: **England Farmstead**

Site Number: **24MO1781**

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility: ☒ Yes ☐ No ☒ Individually ☐ Contributing to Historic District ☐ Noncontributing to Historic District

NRHP Criteria: ☒ A ☐ B ☐ C ☒ D

Area of Significance: Period of Significance:

STATEMENT OF SIGNIFICANCE

The Dougherty Ranch was determined by MT SHPO as eligible for inclusion in the NRHP. The entire 18+ acre site possesses a good degree of integrity and represents a functional ranch property that was distinctive of Missoula's early development. Also, the site has changed hands little over time with a direct family line maintained to the land grant decreed to Abner England in 1871. The site has changed little over time, save modern development to the east of the property. The Dougherty Ranch holdings are largely intact, though some future development is planned. The homesite similarly has seen little modern addition with the majority of the buildings in poor to good condition showcasing the plan of a ranch property. The barn has been demolished since 2020, but the house and icehouse, in particular are in good condition, and can and should be retained and adapted to new uses. Two story brick agricultural residences are rare in Missoula County. Nearby to the south, the National Register listed Flynn Ranch (24MO0249) is contemporaneous, as is the LaLonde Ranch near Airway Boulevard, with a smaller and less distinctive Four Square.

The subject property is currently proposed for development. Currently, the proposed Flynn Lane Trail begins on the west side of Flynn Lane, north of Camden Street and terminates at the existing shared use path near Hellgate Elementary School. The proposed trail is within existing right-of-way and therefore No Adverse Effect to Site 24MO1781 would be present. RBAS recommended that any future extension of the Flynn Lane Trail path (as inventoried) avoid bisecting a portion of ranch and skirt the property at the east, to the north along the property line behind the demolished barn site. This author concurs with that recommendation, and requests that this be codified as a condition of subdivision and site development approval.

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Integrity

Property Name: **England Farmstead**

Site Number: **24MO1781**

INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

The location of the Dougherty Ranch site remains in the larger ownership of Dougherty family interests. This part of the ranch, 18.73 acres is a separate tract, and the site of the residence and icehouse occupies approximately one half (.5) acre of this tract. The remainder of the site, with noted outbuildings, grain bin, cabin, equipment shed, remnant structure features, and Flynn Dougherty Ditch (24MO0901, abandoned) retain integrity of location. The main barn has been demolished.

The setting is much the same as it has been for the past century, however there is considerable commercial development to the north and east, and new residential development to the southeast. This area is designated in the Missoula Urban Growth Policy for urban levels of development, with energy, communication, transportation, water and sewer service in all directions surrounding and including this site. The integrity of location and setting will be challenging to retain as the site is developed in the next decade.

Design, materials and workmanship of the residence and ice house represent a high style and finish level of building. The design of the house can be described as an American Foursquare, or Prairie Box, with its generally square form and façade, which is deeper than it is wide. The main floor has two extensions: a rectangular one on the north elevation at the west end, and; a partial octagonal one on the south elevation at the west end. The irregular stone foundation, complete basement, and two stories, with careful brick masonry detailing, multilayered cornices, segmental arches and window trim all demonstrate the prosperous means of the England/Dougherty family at the time of construction. Of the other remaining structures on site, only the Butler grain bin has retained its material and workmanship, though it appears to have not been in use in recent years. The remaining outbuildings are need of at a minimum stabilization, and as has been noted the main barn is now two piles of grey timbers and cladding (see photograph attached). The workmanship of the residence and icehouse are clear, precise and well detailed, if somewhat deteriorated in finish and pointing. The windows all appear to be original, with original wooden sash, frames and glazing. The front and rear doors, and the west entry porch appear to be replacements. The main entry door and windows at the east porch are “full height” floor to (almost) ceiling.

The feeling and association are both reflective of late nineteenth and early twentieth century family farm accomplishment, and twenty-first century abandonment. Clearly there are stories to be told by the nineteenth century structures, of accomplishment and successful family cooperative farming. The outbuildings are by and large in material and structural decline. These include the previously-described cabin, equipment shed, coop, outhouse, and features 1 and 2 described by RBAS in 2020, and noted on the attached site plan. As noted the prominent barn is now piles of greying lumber.

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



Feature: Residence
Facing: East Façade

Description: East Façade, Showing porch, entry and windows



Feature: Dougherty Residence Facing: Southwest

Description: Southwest Corner, Showing “bay” extension

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



Feature # Residence Description: Northwest Corner, Showing "mudroom" with fixed window
Facing: Northwest



Southeast Corner Equipment Shed

South and East Façades

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



Cabin Northeast Corner

Showing north and east elevations



Garage Northeast Corner

Showing north and east elevations

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



Northeast Corner of Farmstead Showing entry porch, north entry, mudroom and icehouse



Barn Site Showing demolished barn

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



Northwest View

Showing north and west sides of house, garage and icehouse



Entry Driveway

Showing view to west, mature pines and farmstead

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Photographs

Property Name: **England Farmstead**

Site Number: **24MO1781**



1940 Aerial Photograph

Showing farmstead with orchard



2019 Aerial Photograph, MCPIS 2022

Showing farmstead and setting

MONTANA HISTORIC PROPERTY RECORD

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Photographs

Property Name: England Farmstead

Site Number: 24MO1781

U. Grant President of the United States of America,
have caused these letters to be made Patent and the Seal
of the General Land Office to be hereunto affixed.
Gives Under my hand, at the City of Wash-
-ington, the fifth day of June, in the Year
of our Lord one thousand eight hundred and
ninety one, and of the Independence of the
United States the Ninety fifth.

By the President: U. Grant

By J. Danisick Sec'y

Recorded, Vol 98, Page 214

U. B. Baynton

Recorded of the General Land Office.

Endorsed: David Bates

Signed for Record on the 1st day
of September A.D. 1871, at 9 O'clock A.M.,
(signed) Frank W. Woody
for Record.

The United States }
Abner G. England } Land Patent

The United States of America,
Do all to whom these presents shall come, greeting;

Whereas,
In pursuance of the Act of Congress, approved July 2, 1862,
entitled, "An Act donating Public Lands to the several States
and Territories which may provide Colleges for the benefit
of Agriculture and the Mechanic Arts," there has been
deposited in the General Land Office, Sept. 20, 1868, for
one quarter section of land in favor of the State of Illinois
duly assigned by the proper authority of the said State, to the
Illinois Industrial University, and by its officers to
Abner G. England, with evidence that the same has
been located upon the West half of the North west quarter
of Section seven in Township Thirteen, of Range Nineteen,
The North East quarter of the North East quarter of Section
seven; and the South East quarter of the South East quarter
of Section one, in Township Thirteen North, of Range Twenty
West, in the District of lands subject to sale at Helena
Montana Territory, containing one hundred and fifty nine
acres and thirty seven hundredths of an acre, according to
the official plat of the survey of the said land returned to
the General Land Office by the Surveyor General.

Now, Know,
That there is hereby granted by the United States unto
the said Abner G. England as assigned as aforesaid and

MONTANA HISTORIC PROPERTY RECORD

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Photographs

Property Name: **England Farmstead**Site Number: **24MO1781**

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to his heirs, the tract of land above described: To have and to hold the said tract of land, with the appurtenances thereof, unto the said Abner G. England assignee as aforesaid and to his heirs and assigns forever.

In testimony whereof, I, Aloysius B. Leggett, President of the United States of America, have caused these letters to be made Patent and the seal of the General Land Office to be hereunto affixed.

Witness my hand, at the City of Washington, the second day of May, in the Year of our Lord One Thousand Eight Hundred and seventy-one, and of the Independence of the United States the Ninety-fifth.
By the President: Wm. Blair
By J. P. Smith Sec'y

Recorded Vol 98 Page 18, Mr. Gaugus,
Recording General Land Office

Endorsed:
Abner G. England,
Filed for Record on the 2nd day of September A. D. 1871, at 10 O'clock A.M.,
(Signed) Frank H. Woody
Co. Recorder

John B. Becker Probate Judge }
To Emma C. Slack } And

This Indenture made this 13th day of June, A. D. 1871, by and between J. B. Becker Probate Judge of Missoula County, Montana Territory, of the first part, and Emma C. Slack of the same County and Territory, of the second part, Witnesseth, That Whereas, the Green site of the Town of Missoula, in Missoula County, Montana Territory, has been duly entered in the United Land Office for said Territory, in pursuance of the Act of Congress in such case made and provided, by said Probate Judge.

And whereas, the said party of the second part has complied with the provisions of the Act of Congress and the several Acts of the Legislature of Montana Territory, governing such cases, and the property herein after conveyed has been awarded by said Probate Judge to said party of the second part (after having been made as required by law).

Now, therefore, in consideration of the premises, and of the sum of twenty dollars, paid to said party of the first part, the said party of the first part, by virtue of the authority vested in him by the Act of Congress, and the Acts of the Legislature of Montana aforesaid, does hereby

MONTANA HISTORIC PROPERTY RECORD

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Site Map

Property Name: **England Farmstead**

Site Number: **24MO1781**



Site Map courtesy of HDR, 2020, no scale.



Residence and Icehouse showing upper hip roof, flat roof element and main hips, and pyramidal roof on icehouse.

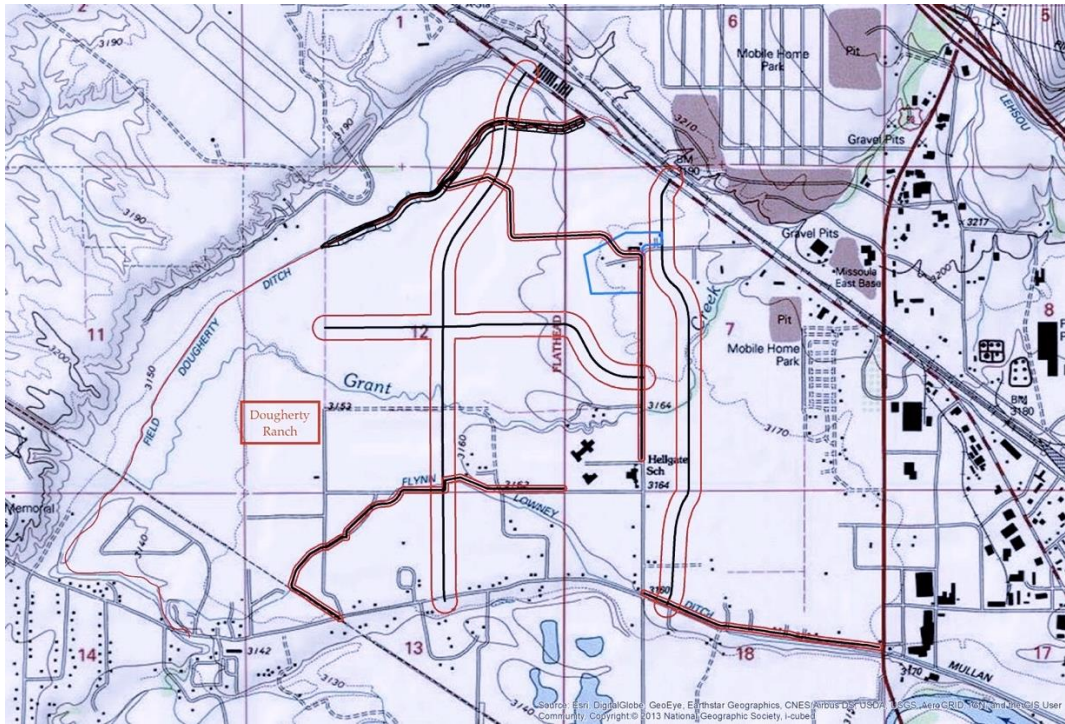
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Topographic Map

Property Name: **England Farmstead**

Site Number: **24MO1781**



Northwest Missoula, USGS 7.5 Minute 2020.

HDR/RBAS