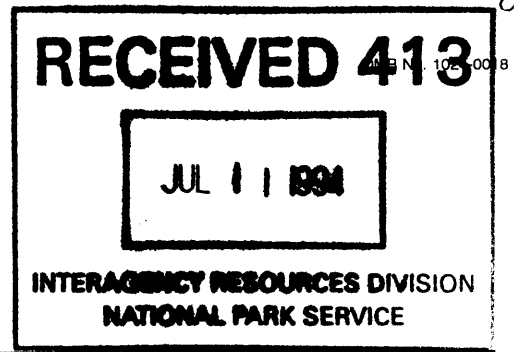


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. Name of Property

historic name: Brice Apartments

other name/site number: 24FH

2. Location

street & number: 228 2nd Avenue East

not for publication: n/a  
vicinity: n/a

city/town: Kalispell

state: Montana code: MT county: Flathead code: 029 zip code: 59901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally. (   See continuation sheet for additional comments.)

Marvella Sheff MT SHPO 6-28-94  
Signature of certifying official/Title Date

Montana State Historic Preservation Office  
State or Federal agency or bureau

In my opinion, the property    meets    does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register    see continuation sheet
- determined eligible for the National Register    see continuation sheet
- determined not eligible for the National Register    see continuation sheet
- removed from the National Register    see continuation sheet
- other (explain): \_\_\_\_\_

for  
Signature of the Keeper Edson H. Beall Date of Action 8-24-94

Entered in the National Register  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Classification

Ownership of Property:  private  public-local  public-State  public-Federal

Category of Property:  building(s)  district  site  structure  object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>0</u> building(s)
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Historic and Architectural Properties of Kalispell, Montana

6. Function or Use

Historic Functions:  
DOMESTIC/multiple dwelling

Current Functions:  
DOMESTIC/multiple dwelling

7. Description

Architectural Classification:  
other: "Starved Classicism"

Materials:  
foundation: CONCRETE  
roof: ASPHALT  
walls: BRICK  
other: N/A

NARRATIVE DESCRIPTION

The Brice Apartments is a good example of Depression-era construction. The two-story building is constructed of orange and red brick. The windows are one-over-one-light wooden double-hung units with brick sills. The basement is concrete, and the building has a flat roof with metal coping. Decorative features include a two-course header string below the first-floor window sills, a row of soldiers above the basement, and on the front (east) elevation some rows of corbelled brick. The central entrance projects slightly, and the double French glass doors have a multi-paned transom. The interior stairway has a fluted newel post. The building has two recessed openings on the north and south sides to provide lights and ventilation. There is a two-story masonite-sided addition on the rear of the building. Much of the original entrance is now obscured by an awning. The interior was remodeled in the 1980s under a City housing rehabilitation program.

In 1936, each apartment featured a bathroom, two closets, a cupboard with a built-in sink, an electric stove, and an electric refrigerator. Eight had fold-away beds that could be stored in a closet when not in use. According to an article about the new apartments:

New features in construction include the use of sound deadening material between floors and walls, the latter which are double-studded, built-in heat circulators and air vents, concealment of casings beneath the plaster and built-in cabinets in the bath rooms.

In 1982, 13 of the 17 units were remodeled under a City housing rehabilitation program. The work included installing vinyl floors in the kitchens over floor tiles, some new carpeting, new toilets and grab bars, rewiring, drop ceilings and new lighting and commercial carpeting in the halls, and insulation. The original windows were replaced were wooden retrofit units, the awning in the front was installed, the brick mortar was repaired, rotary vents on the roof were installed, and the community laundry in the basement was remodeled.

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## 8. Statement of Significance

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Applicable National Register Criteria: A, C

Areas of Significance: Architecture  
Community Planning & Development

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1936-1942

Significant Person(s): n/a

Significant Dates: 1936

Cultural Affiliation: n/a

Architect/Builder(s): Brinkman, Fred (architect)  
Gilliland, B. Brice (builder)

### NARRATIVE STATEMENT OF SIGNIFICANCE

The Brice Apartments are the only surviving brick apartment house built in Kalispell during the pre-World War II period. The building was constructed in 1935 and 1936 by Kalispell contractor B. Brice Gilliland for his daughter Gussie to manage for income after her retirement from teaching. The apartment building is significant under Criterion A as a unique example of an apartment building in Kalispell, reflecting the patterns of growth and development in Kalispell, and under Criterion C for its architectural significance. The building facade is symmetrically organized and largely devoid of ornamentation with the exception of decorative brick patterning. In its straightforward simplicity, the Brice Apartments reflects the "starved classicism" of the Depression era.

B. Brice Gilliland began construction of the Brice Apartments in May of 1935 and the estimated cost of completion was \$20,000. The building contained 16 apartments that ranged in size from one room to three rooms, and they originally rented for \$30-45 per month. In 1935 a local newspaper commented that the "modern apartment house" should "relieve the housing problem here to some extent." According to a member of the Gilliland family, B. B. Gilliland built the apartment complex because his daughter Gussie was planning to retire in Kalispell from teaching, and she managed the apartments for income. Unlike other areas of Montana in the 1930s, the population of the Flathead Valley was growing. Many single-family rental units were constructed in Kalispell in the mid-1930s, and larger residences were divided into apartments. The construction of this apartment building filled a need for housing. The Brice Apartments were considered quite elegant when they were constructed.

The apartment building is located just to the north of the Central Christian Church. The lots had been vacant since the founding of Kalispell in 1891, although in some years the city band stand was located where the apartments now stand. In 1900 Gilliland built a one-story apartment complex across the street from this one, but that building no longer exists. Some of the building materials for the Brice Apartments (bricks and metal) were salvaged from the high school building that was being remodeled at that time.

Gussie Gilliland owned the property from 1935 until 1956, and it remained in the Gilliland family until 1962.

**9. Major Bibliographic References**

Elwood, Henry, interview with Kathy McKay, January 27, 1993.  
*Flathead Monitor*: "Start Work on 2-Story Apartment," May 30, 1935, p. 1; "New Apartments To Be Ready This Weekend," February 9, 1936, p. 1.  
 Gilliland, Elizabeth, interview with Mary Harris, May 1992.  
 Moyer, Susan, interview with Kathy McKay, January 9, 1992.

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested.  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government (City of Kalispell)  
 University  
 Other -- Specify Repository: Flathead County Library, Kalispell

**10. Geographical Data**

**Acreage of Property:** less than one acre

<b>UTM References:</b>	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
A	11	699860	5341420

**Verbal Boundary Description**

Lots 4 & 5 and part of lot 3, block 57, Kalispell, Montana. Section 18, Township 28 North, Range 21 West, Montana Principal Meridian.

**Boundary Justification**

The legally recorded boundary of this property encompasses the significant resources.

**11. Form Prepared By**

name/title: Kathy McKay, Historian	date: May 1993
street & number: 491 Eckelberry Dr.	telephone: (406) 892-1538
city or town: Columbia Falls	state: Montana zip code: 59912

**Property Owner**

name/title: Kathleen E. Liebhardt	telephone:
street & number: 64 Wellington Road	state: MT zip code: 59901
city or town: Kalispell	