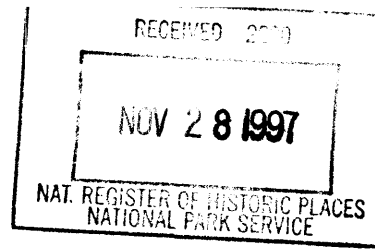


United States Department of the Interior
National Park Service



1590

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Summers-Quast Farmstead

other name/site number:

2. Location

street & number: 1288 Eastside Highway

not for publication: n/a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

city/town: Corvallis

state: Montana

code: MT

county: Ravalli

code: 081

zip code: 59828

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.

Signature of certifying official/Title

Date

11-19-97

Montana State Historic Preservation Office

State or Federal agency or bureau

(See continuation sheet for additional comments.)

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): _____

Signature of the Keeper

Date of Action

Edson R. Beall

12/30/97

5. Classification

Ownership of Property: Private

Number of Resources within Property

Contributing

Noncontributing

Category of Property: Buildings

51 building(s)Number of contributing resources previously
listed in the National Register: 0

—

— sites

—

— structures

—

— objects

Name of related multiple property listing: n/a

51 TOTAL

6. Function or Use

Historic Functions:**Current Functions:**

Domestic: Single Dwelling

Domestic: Single Dwelling

Agriculture/Subsistence: Agricultural outbuilding

7. Description

Architectural Classification:**Materials:**

Late 19th and 20th Century Revivals: Colonial Revival

foundation: stone, concrete

Other: western farmstead

walls: clapboard, stone

roof: asphalt shingle, wood shingle

other: n/a

Narrative Description

The Summers-Quast Farmstead is located one mile north of the town of Corvallis in the Bitterroot Valley of western Montana. Facing west onto the East Side Highway, the farmstead is separated from the surrounding agricultural fields by 100-year-old shelter belt trees. The setting of the house is a manicured yard with grass, flowers, shrubs and mature trees; several historic outbuildings are located behind the house. A circular driveway in front of the house opens onto the Eastside Highway. Another driveway off Quast Lane provides access to the outbuildings.

The primary building on the farmstead is the 2½ story, Colonial Revival style house. Design of the building is symmetrical with a centered entrance and a three-ranked facade. It has a rectangular mass with a hipped roof and a double cornice beneath short, unadorned eaves. A full-length front porch wraps around the north and south sides of the house. Four gabled dormers project from the roof; each is finished with pedimented gable ends filled with fishscale shingles and houses two casement windows. Windows in the rest of the house are single and paired double-hung, 1-over-1 sash. Window and door surrounds are wide and trimmed with lug sills and cornice moldings. The house is sided with narrow clapboards finished with cornerboards. A wooden watertable is located above the stone foundation which is parged with concrete.

The primary (west) facade is spanned by the single-story porch. A centered, gabled pediment is moved to the front of the porch and defines the front entrance. Round columns support the porch's hipped roof. A balustrade and frieze comprised of square balusters span between the columns. A latticework skirting closes the porch foundation. The primary entrance is made up of a transom and sidelights which surround a wood door with upper glazing. The entrance occupies the recess created by flanking, one-story octagonal bays. Central windows in the bay are cottage-style with leaded-glass transoms. Above the entrance on the second story is a triplet of double-hung sash windows.

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Design of the north and south facades is almost identical. The porch wraps back about 3/4 of the way and stairs lead down into the yard from the ends. Single and paired windows are placed in these walls and a single dormer is centered in the roof. On the north side, a large picture window has replaced an earlier opening. On the south side, a doorway opens onto the porch.

The rear (east) facade of the building continues the pattern of single and paired window openings. An addition was made to the home in 1952, when a large "Florida Room" was added. This sunroom is offset across the northeast portion of the rear. It is one story high with a second-floor deck. Large, multi-pane windows illuminate the room. A door with a projecting gable and concrete stoop provides access to the room. Design elements including the clapboard siding, cornerboards, and watertable were continued on this addition to unify it with the house. The clapboard extends up to provide a railing for the deck. The foundation of the addition is concrete.

Behind the Summers-Quast House are six outbuildings, five of which are important to understanding and defining the history of the farmstead.

Cellar (contributing building): The cellar is located just to the north of the main house and appears to be contemporaneous with the house. It is a gable roofed, rectangular building of uncoursed fieldstone. The roofline returns to close the gable ends; the gable ends have deep rake moldings and drop siding. A projecting fieldstone entrance with a gable roof is located at one gable end and a small, rectangular window at the other. The building is roofed with wood shingles, and a small wooden vent projects from the center of the ridge.

Garage (contributing building): The wood frame, two-car garage is located northeast of the main house and appears to date to the 1930s. It has a low pitched, gabled roof with exposed rafter tails. The building is sided with clapboards, has corner boards, and a wood watertable. Two, wood, 4-over-4 panel, overhead doors are located on the south end.

Outhouse (contributing building): A frame outhouse stands just to the southeast of the garage. It has gabled roof and drop siding. A four panel door is located on one side and a small square window on one end.

Barn (contributing building): The barn stands along the northeast perimeter of the farmstead. This is a wooden post and beam building with a gable roof. A lower addition of similar construction was added to the east end at an unknown, but early date. The building is covered with board-and-batten siding. One large door in the main barn and three smaller doors in the addition open to the north. Two windows, minus sash, open to the south. A hay loft door is located in the western peak of the gable. The building appears to have been built during the late 19th or possibly the early 20th century and is in poor condition now.

Greenhouse (non-contributing building): A 1960s greenhouse is located along the east side of the driveway to the garage. The gable roofed building has an enclosed section at the north end. The remainder of the building is covered with translucent, corrugated fiberglass roofing.

INTEGRITY

The Summers-Quast Farmstead retains excellent integrity of design, materials, and workmanship. The farmstead has only one small modern intrusion. The house remains almost as designed and built, the only changes being the replacement of one pair of side windows and the rear addition. The addition, although not architecturally compatible with the main building, is at the rear of the house and not highly visible.

8. Statement of Significance

Applicable National Register Criteria: A and C

Areas of Significance: Agriculture, Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1904-1947

Significant Person(s):

Significant Dates: 1904

Cultural Affiliation: n/a

Architect/Builder: unknown

Narrative Statement of Significance

The Summers-Quast Farmstead near Corvallis, Montana is one of the most prominent farms dating to the agricultural settlement of the Bitterroot Valley. Developed by John Summers, and later the Quast family, the farm was among the most prosperous and productive farming and livestock operations in the valley and became one of the largest farms in the area. The Summers-Quast House symbolizes this success, while embodying the ideals of the Colonial Revival style of architecture. For these important associations, the Summers-Quast Farmstead qualifies for listing in the National Register of Historic Places under Criteria A and C.

Corvallis Area Historical Overview*

The Bitterroot Valley was long known to many groups of indigenous people, including the Salish who considered it their heartland. A deeply carved valley with a mild, wet climate, the Bitterroot Valley was a fertile place for plant-gathering and hunting. The members of the Lewis and Clark Expedition were the first known European-Americans to visit the valley. In 1805, the Corps of Discovery traveled through the Bitterroot Valley on their way to the Pacific Ocean. The following year, a portion of the returning expedition again traversed the valley to the Big Hole River.

The Salish Indians, along with the Nez Perce, sent delegations to St. Louis in 1831, 1835, 1837, and 1839 requesting Catholic missionaries return with them to teach their people. Jesuits Pierre DeSmet and Gregory Mengarini finally answered the call, establishing St. Mary's Mission near present-day Stevensville in the northern Bitterroot Valley. In 1845, Father Anthony Ravalli assumed stewardship of the mission. One year later, Father DeSmet assembled 2,000 lodges of Blackfeet and Salish at Council Island. He successfully negotiated an agreement ending traditional hostilities with the goal of presenting a united front against the Crow. By 1850, however, growing hostility from the Salish and attacks by the Blackfeet forced the Jesuits to sell the mission to John Owen (Burlingame, pp. 295-296; Malone, Roeder & Lang, p. 62).

Owen converted the mission complex into a trading post known as Fort Owen, and maintained the adjacent farm. Because of his connections with the Kootenai, Salish, and Blackfeet Indians, Owen was instrumental in successfully negotiating the Hell Gate Treaty in 1856. The government representative, Isaac Stevens, appointed Owen special agent of the Flathead Reservation with headquarters at Fort Owen. Although the reservation was officially located in the Jocko Valley south of Flathead Lake, several bands of Salish, led by Chiefs Charlot, Arlee, and Adolph, continued to live in the Bitterroot Valley. Owen extended the agency's agricultural program to draw white settlers into the valley and a few small farms were established in the vicinity of the fort by 1860 (Burlingame, p. 336; Van West, p. 149).

The discovery of gold at Grasshopper Creek in 1862 and at Alder Gulch in 1863 provided the stimulus for agricultural development of the Bitterroot Valley. Along with the Beaverhead, Gallatin, and Deer Lodge valleys, the Bitterroot was one of the primary food production areas in Montana during the 1860s. The Elijah Chaffin family was among the earliest settlers. They passed through the valley in 1864 on their way to Oregon, but returned the next year. Their young daughter, Judith, would later marry John A. Summers. William Lear wrote: "In 1865, one wagon load of potatoes raised near Corvallis was sold in Virginia City and brought [\$1200] in gold dust. They were sold for thirty cents a pound." (Cappious p.61). The valley developed a network of roads and irrigation systems centered on the Stevensville and Corvallis areas. The East Side Highway (Montana Secondary 269) was

* This section is condensed from: Montana Department of Transportation, "Cultural Resource Inventory and Assessment: Corvallis - North & South, RS 269-1(5)6," by Jon Axline. December 1992.

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established in 1870 to facilitate travel between the agricultural settlement of Willow Creek near Corvallis and Stevensville (*Montana Genesis*, p. 235).

The large number of European-Americans settling in the Bitterroot Valley in the late 1860s and early 1870s caused considerable friction with the resident Salish population. In 1872, growing resentment towards the Indians compelled the Grant administration to declare the Bitterroot Valley surveyed and open for general settlement -- including those lands claimed by the Salish. The government coerced the majority of Flatheads remaining in the valley to relocate to the Jocko Reservation in 1875 and the entire valley was then opened for agricultural settlement. The last Salish left the valley in 1891 (Van West, p. 189; Malone, Roeder and Lang, pp. 121-122; Burlingame, p. 186).

Development of the valley accelerated with the completion of the Missoula and Bitterroot Branch of the Northern Pacific Railroad in 1887 and the establishment of Butte Copper King Marcus Daly's 28,000 acre Bitterroot Stock Farm in 1890. By 1900, the number of cultivated acres in the valley reached 177,652, twenty percent of which were irrigated. The success of these farms is readily evident in the substantial Queen Anne, Italianate, and Colonial Revival style houses located throughout the valley (Zeisler, p. 23; Cappious, pp. 66-67).

The town of Corvallis was first settled in 1868, but it was not officially platted until September 1880, when Probate Judge Frank Wood accepted title to the townsite in trust for the residents. The residents had first priority to acquire the lots on which they had already squatted. Most of the farms in the Corvallis area were developed between 1885 and 1907 as 160-acre homesteads with some form of irrigation system. Like the surrounding area, Corvallis developed as an agricultural center prior to the initiation of the apple boom in 1907 (Cappious, pp. 66-67).

In 1907, the Bitter Root Irrigation Company and the Bitter Root Fruit Grower's Association promoted the establishment of apple orchards in the valley. The "Apple Boom" coincided with the Homestead Boom that swept through much of Montana at the same time. The companies funded the construction of a large irrigation ditch and sold adjoining lots for orchards. They also encouraged the development of planned communities in the Bitterroot Valley and hired architect Frank Lloyd Wright to plat the community of Bitter Root.

Poor soil conditions and the shaky financial condition of the promotional companies contributed to the "bust" of the apple boom by 1920. Although there were further attempts to rekindle the boom in the 1920s, it was finally laid to rest in the 1930s. However, the farms in the Corvallis area were not particularly reliant on the apple industry, and the local economy continued to thrive. The mild climate and scenic beauty of the Bitterroot Valley have contributed to the residential sub-dividing of the area since the early 1960s. Today, the Bitterroot Valley is a mixture of small farmsteads and suburban housing developments (Van West, pp. 149-150).

Summers-Quast Farmstead

Reverend Edwin J. Stanley, Pastor of the Corvallis Methodist Church, patented this 160-acre tract in May 1887 (Bitterroot Valley Lands Certificate No. 65). In February 1895, he sold the property and an additional 160 acres to John Dougherty of Deer Lodge for \$12,000 (Deed Book 9, p. 296). By the time Dougherty sold the property to John and Juda Summers in 1904, the farm included a "beautiful home" (*Western News*, March 16, 1904). The Summers sold the original house with the stipulation it be removed from the site, and they then constructed this large Colonial Revival style house (Deed Book 2, p. 117).

When the Summers' purchased this farm, they were already successful pioneers of the Bitterroot Valley. John Summers was born in Galloway Green County, Missouri on August 22, 1849. At the age of 19, he came to Montana by horseback with a small wagon train. He worked as a blacksmith in Deer Lodge, Blackfoot City, Bannack, and Missoula before locating in Corvallis in 1877. Summers was in Corvallis during the summer of that year when Chief Looking Glass lead the nontreaty Nez Perce Indian bands through the valley in their attempt to reach Canada. The citizens of Corvallis including Summers built "Fort Corvallis," a sod

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fortification, which was not needed since the Indians passed peacefully through the valley. Within a year of his arrival, Summers owned a farm near Corvallis, and there, in 1878, he married Juda Chaffin. Juda was the daughter of Elija Chaffin, one of the valley's first European-American settlers. The Chaffins had originally settled a little to the north of Corvallis, but moved to Corvallis in 1867.

Summers quit the blacksmith business and engaged in farming and stock raising. He also served as postmaster of Corvallis for three years during the early 1880s. From Corvallis, the Summers moved to the Skalkaho area north of Grantsdale in 1885, where they lived in a sod-roofed log cabin and raised cattle. In 1888, they built a house and a small schoolhouse for their eight children. John Summers became a large landowner and successful rancher, eventually owning over 1,000 acres of land and as many as 1500 head of cattle. In 1894, Summers sold most of his land to Butte Copper King Marcus Daly (Miller, p. 178-79).

In 1904, the Summers' moved back to the Corvallis area. They purchased this property, built the large Colonial Revival style house, and developed a diversified farming operation. Three years later, in 1907 the Summers' harvested 22,000 bushels of oats, the largest crop ever produced by an individual farm in the Bitterroot Valley (Summers biography; *Western News*, April 20, 1904).

Due to failing health, John Summers sold the farm to Otto Quast in November 1911 (Book 58, p. 494). Otto Quast was a native of Hamburg, Germany who came to Montana from North Dakota during the construction of the Great Northern Railway in 1887, delivering a load of baled hay to Fort Buford. Two years later he moved to the Rattlesnake Valley, near Missoula, working first for dairy farmer Pete Fedderson, and later setting up his own dairy in the valley. His wife Helena came to Montana from Brooklyn, New York in 1890 at age 16, and married Otto Quast the following year. In 1914, the Quasts sold their Rattlesnake farm and moved to the Summers farm. They developed a large livestock operation on the farm, with a herd of about 150 Holsteins and a herd of Hereford beef cattle. They ran the dairy until Otto's death in 1931. (Obituaries for Otto and Helena Quast, *Ravalli Republican* April 30, 1931; April 17, 1941; *Western News*, 30 April 1931).

The Quasts' son Otto Jr. and his wife Ruth Bailey Quast took over the farm after his father's death. By 1957, it was described as "one of the finest diversified farms in the Valley, consisting of 660 acres devoted to raising cattle, beets and grain." Otto Jr. added the modern addition to the rear of the house. Otto Quast, Jr. actively participated in many community affairs. He was a member of the Hamilton Elks Club and Masonic Order, the Grange, Farm Bureau, Hamilton Chamber of Commerce, and Golf Club. He also served many years on the Corvallis School Board (*A History of Montana*, p. 140).

After the younger Otto's retirement in 1971, the farm was sold separately from the house (*Bitterroot Trails*, pp. 68-69, 90, 347, 388-391; *Ravalli Republic*, Obituary Otto Quast, Jr. March 4, 1997), a transaction described at the time as "one of the most important transfers of real estate that has transpired in Ravalli County for many a year" (*Western News*, March 24, 1971). Today, the Summers-Quast Farmstead stands as a symbol of the long and successful history of farming and ranching in the Bitterroot Valley and reflects the patterns which have shaped the Corvallis area agricultural community.

Architectural Significance

The Summers/Quast Farmstead is located on the Eastside Highway between Stevensville and Hamilton, Montana. This highway is lined with an unusual number of high-style country houses. These beautiful and commodious residences are clear evidence of the early and sustained prosperity of the Bitter Root Valley's agricultural industry. Primarily constructed between the late-1880s and World War I, they are placed on ample manicured lawns and surrounded by trees, in strong relief to the surrounding level fields.

John and Juda Summers were recognized pioneers of the Bitter Root Valley when they built this house in 1904, even though they were only 55 and 43 years old respectively. They had begun married life 26 years earlier in a log cabin near this site and over the

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intervening years, John achieved a reputation as one of the most prominent and successful farmers in the valley. The Summers' choice of the Colonial Revival Style says much about their secure financial and social positions. The Colonial Revival style was safely within the mainstream of public popularity at the time. It enabled the Summers to present an up-to-date and suitably imposing presence while at the same time, it demonstrating their frugality. The house, with its rectangular plan and unadorned exterior, was less expensive to construct than other popular styles of the time.

The Summers' house embodies the main design characteristics of the Colonial Revival style. In actuality just a large box, the stylistic influence is obtained through the proportion and placement of the openings. The rectangular, two-and-one-half story plan, symmetrical balanced windows and centered door, and hipped roof with dormers are all characteristics of the style. The centered, triple window over the front door provides a hint of a Palladian window. The full-length front porch is found in some Colonial Revival houses, but usually with a Neoclassical influence. The Summers' house porch carries forward a Queen Anne style appearance with the spindle work frieze. The gable pulled to the front of the porch roof, however, alludes to the pedimented doorways in true examples of the Colonial style.

9. Major Bibliographic References

See continuation sheet

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
 University
 Other -- Specify Repository:

10. Geographical Data

Acreeage of Property: less than one

UTM References: **Zone** **Easting** **Northing**
 11 722270 5134280

Legal Location (Township, Range & Section(s)): Located in the SW SW of Section 28, T7N, R20W.

Verbal Boundary Description

Beginning on the Southwest Section Corner of Section 28, T7N, R20W, P.M.M., Ravalli County, Montana; thence along the South Line of Section 28, N.89°55'57"E., 313.47 feet; thence N.0°08'32"W., 358.50 feet; thence S.89°23'58"W., 98.75 feet; thence S.0°07'53"W., 168.15 feet; thence S.88°39'59" W., 213.97 feet; thence along the West line of Section 28, S.0°08'32"E., 184.70 feet, to the point of beginning. Excepting therefrom rights-of-way for the Eastside Highway and Quast Lane.

Boundary Justification

The nominated property includes the entire parcel historically associated with the farmstead buildings excluding the northwest corner, not owned by the current owner, and on which is located a non-contributing house.

11. Form Prepared By

name/title: Roberta & Paul Barstad
organization: date: April 1997
street & number: 1288 Eastside Highway telephone: 406-961-1569
city or town: Corvallis state: MT zip code: 59828

Property Owner

name/title: same as above
street & number: telephone:
city or town: state: MT zip code:

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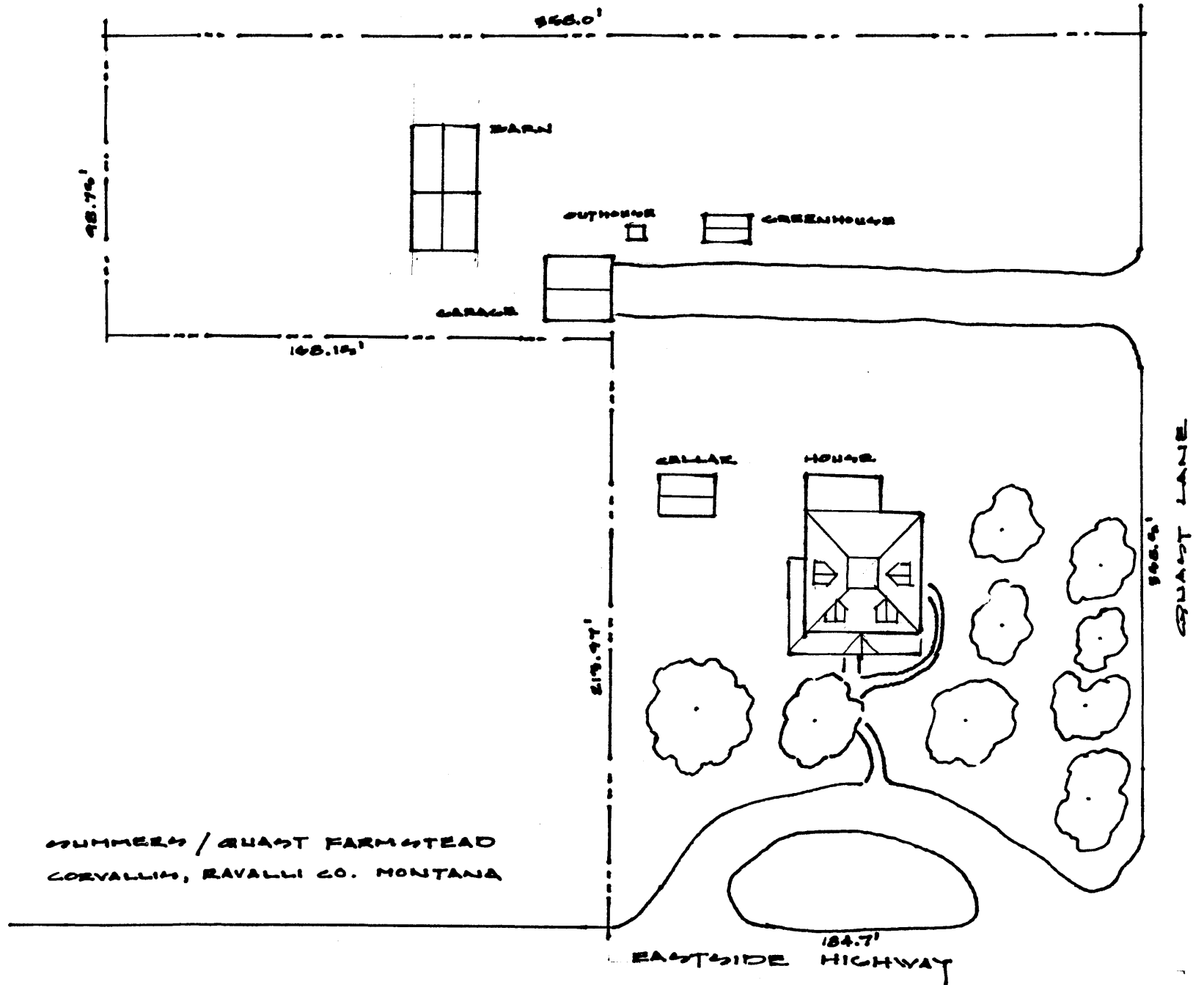
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SUMMERS / QUANT FARMSTEAD
 CORVALLIS, RAVALLI CO. MONTANA