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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED
2280
Natl. Reg. of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Andrus Hotel
Other names/site number: Andrus Hotel/Andrus Block/The Andrus
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 45 East Glendale Street
City or town: Dillon State: MT County: Beaverhead
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local
Applicable National Register Criteria:
 A B C D

| | |
|--|--|
| <p><u><i>Bob Brown</i></u> Signature of certifying official/Title: <u>Acting SHPO</u></p> | <p><u>10/16/19</u> Date</p> |
| <p>_____ State or Federal agency/bureau or Tribal Government</p> | |
| <p>In my opinion, the property <input checked="" type="checkbox"/> meets ___ does not meet the National Register criteria.</p> | |
| <p>_____ Signature of commenting official:</p> | <p>_____ Date</p> |
| <p>_____ Title :</p> | <p>_____ State or Federal agency/bureau or Tribal Government</p> |

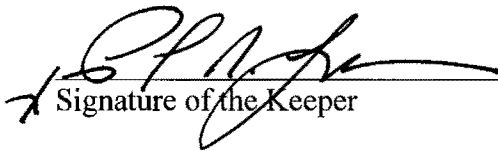
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

12/2/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u> </u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/Hotel=hotel
- COMMERCE/Financial Institution=bank
- COMMERCE/Specialty Store=millinery, stationery store
- COMMERCE/Restaurant=café, bar
-
-
-

Current Functions

(Enter categories from instructions.)

- COMMERCE/Specialty Store-Furniture Store
- DOMESTIC/Multiple Dwelling=apartment building
- OTHER/Newspaper Office
-
-
-

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: some Renaissance Revival elements

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, CONCRETE, TILE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Andrus Hotel is a three-story two-part commercial block displaying elements of the Renaissance Revival style. It has a flat roof and a rectangular footprint and stands as one of the first (if not the first) concrete framed buildings constructed in Dillon. Located at the northeast corner of South Idaho Street and East Glendale Street in downtown Dillon, Montana, the entrance to the hotel is on East Glendale, while the entrances to the businesses are on South Idaho Street. Butte, Montana architect Jesse Warren designed the brick building as a hotel. Construction of the building began in March 1917 and was completed in February 1918. The Andrus Hotel has occupied a prominent place in Dillon's history since its construction as a hostelry with commercial businesses and a substantial lobby on the ground floor and guest rooms on the second and third floors. The building also sits in a central location in the Dillon commercial district. The hotel building currently houses four businesses on the ground floor.

Narrative Description

Andrus Hotel

The Andrus Hotel in downtown Dillon occupies the northeast corner of East Glendale and South Idaho Streets, an area dominated by late nineteenth and early twentieth century commercial

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buildings. Designed by Butte, Montana architect, Jesse Warren, and completed in 1918, the three-story Andrus Hotel is a two-part commercial block with elements of the Renaissance Revival style, a flat roof, and a rectangular, 115 x 75-foot footprint. The building's long axis is oriented northwest-southeast. For purposes of this nomination, the façade facing southwest (East Glendale Street) is referred to as the west elevation, the façade facing southeast (South Idaho Street) is referred to as the south elevation, the northwest elevation (fronting an alley) is referred to as the north elevation, and the northeast elevation is referred to as the east elevation.

The Andrus Hotel's concrete foundation and frame support a blond brick veneer and decorative brickwork on its two primary street-facing elevations, and a concrete chimney at the hotel's back, north, elevation rises above the building. The hotel's secondary north and east elevations display their original concrete exterior; they face an alley and an adjacent single-story building respectively. The concrete of these elevations highlights the building's significance as one of the first (if not the first) concrete framed building constructed in Dillon.

Non-historic red brickwork and metal awnings configure and shelter the ground floor's storefronts and entries. The storefront glazing system and doors to the hotel and two businesses are contemporary aluminum. This system includes opaque panels at the approximate clerestory height. A red brick soldier string course above a simply detailed, metal-clad storefront cornice delineates the first and second floors. A contemporary, internally-lit, vertical blade sign that reads *The Andrus* spans the south elevation's second and third stories.

On primary elevations, raised red brick, vertically-oriented panels span the second and third floors and frame upper floor window openings. Within these panels are smaller, horizontally oriented, red brick-framed spandrel panels that outline blond herringbone brickwork between second and third floors. Cast stone tiles, form the corners and centered ornaments of these spandrel panels.

A metal-clad, bracketed cornice wraps both primary elevations. Above it is a stepped parapet capped with red brick. The west parapet exhibits a cast stone nameplate with *19 ANDRUS HOTEL 17* centered two floors above the hotel entry.

South and West Elevations

The south elevation is divided into three bays each delineated by red brickwork framing windows, and by the stepped cornice. The longer west façade is similarly divided into roughly five bays.

Original upper floor windows throughout the building were paired, 1/1 double-hung, wood units in guestrooms, and single, 1/1 double-hung, wood units in the bathrooms. Guestrooms at the building's northwestern corner have hopper windows facing north. Paired window openings are framed by the aforementioned red brick, and single and hopper window openings are punched openings with red brick, rowlock sills. Windows throughout the building have been replaced with non-historic, fixed-unit assemblies, replaced with opaque panels, or recently replaced with metal-clad replicas of historic double-hung units. Incidents of these three window varieties is sporadic.

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There are two business entries on the west and two on the south façades, though the primary entry to the hotel is central to the west façade on East Glendale Street. It now provides access to a furniture store and the original flat-roof portico has been removed and the door replaced by recent aluminum units with full-length fixed lights.

North Elevation

The concrete north elevation faces onto an alleyway. It displays an unadorned concrete wall except where the west elevation's blond brick veneer and cornice wrap around to the north elevation by about 10 feet; within this brick veneer are two horizontal hopper windows with row-lock sills on the second and third floors. A doorway with a contemporary unit and infilled transom is below these windows on the ground floor.

There are five paired window openings on the second and third floor within the concrete portion of the wall. These window units are paired with smaller windows delineating interior bathrooms between them. All window openings have projecting concrete sills and the windows are 1/1 double-hung where not boarded over. A vertical steel fire escape ladder is on the west of the second and third floors. Boarded over doorways open onto the ladder on both levels. There are three doorways and a loading dock bay entry on the ground floor. The transoms of the three doorways have been boarded over and the doorways all have recent doors. The loading dock door is infilled and has a small window infilled with plywood.

East Elevation

The concrete east elevation has a central, recessed bay at its second and third levels. The east elevation's ground floor has two boarded and concreted-over window openings. All historic windows occupy punched openings, and are single, 1/1 wood units with concrete sills. Multiple units are boarded. A non-historic, paired window opening is at the east elevation's third floor, towards the south elevation. The assembly replicates the historic 1/1 units in original openings.

Interior

The interior of the hotel displays mixed integrity and has been significantly altered since the hotel shut its doors in the 1980s. Interior spaces radiate around a central light well that reaches the ground floor lobby. Historically, the ground floor included a plush lobby, a writing room, stenographer's office, telephone booth, front desk, and elevator. The bar was accessed through the lobby and there was space for a barbershop and cigar counter. A wide marble staircase led to the second floor, which contained the living apartments for the Andrus family along with the bigger guest suites and apartments leased to local residents. It is unclear if the five businesses could be accessed from the lobby; there is currently no evidence of it. The third floor was all guest rooms, some included bathrooms, while others shared bathrooms. The elevator and secondary stairs accessed third floor guest rooms. Guest rooms not facing the building's exterior had windows to the central light well.

Basement

The basement was used as commercial space and resembles a drywall box of the 1980s with a vinyl composition tile (VCT) floor. It once held the mechanical equipment, staff and employees

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quarters, laundry, storerooms, display rooms, basement space for the stores on the ground floor, and a pool/billiards hall. The basement still contains many features associated with the hotel. There are some small storerooms with original paneling associated with the businesses. A stairway leading to the basement display rooms and poolhall remains and retains good integrity. Tilework at the base of the stairs survives. However, considerable work has been done in the basement over the years and it is impossible to determine the locations of the employees quarters, laundry and pool room.

Ground Floor

The ground floor is accessed by doorways opening from East Glendale and South Idaho streets. The lobby retains its historic volume and layout along with classical decorative historic plaster finishes, including coved cornices and square column capitals, wood trim, and tile and wood flooring, marble stair treads and wood balustrade, and stained glass relites, in addition to the marble staircase. Much of the former lobby space has been incorporated into a furniture store. Stained glass window panels open onto the lightwell, but it is unclear if they are historically associated with the hotel lobby or later additions.¹

Second Floor

The second floor, reached by the historic stairway, once held the living quarters for the Andrus family from 1918 to the 1950s, along with guest rooms and apartments leased to permanent residents of the hotel. It also contained a small lobby. There were two rooms set aside for salesmen to display their wares. The floor featured wide spacious carpeted hallways. The thirty guest rooms and apartments were also carpeted. Half of the rooms included bathrooms and four had showers. However, the floor has been remodeled within the past fifty years with much of the second floor incorporated into the furniture store. The second floor's historic layout presently reflects open commercial space and related office space, obscuring much of the original floorplan. Finishes include wall-to-wall carpeting, drywall, and lay-in ceilings. Offices are contemporary creations, but have stained glass relites that may have been relites from second floor units, or laylites from the skylight.

Third Floor

The third floor was used purely for hotel guests with thirty rooms, half of which included bathrooms. Common bathrooms served the other fifteen rooms. Sometime since 1969, the rooms were remodeled and converted into small apartments. The floor orients around a rectangle-shaped, double-loaded corridor. Single-occupant rooms, some that shared Jack-and-Jill bathrooms, have been joined to form two-room apartments. In other cases, single rooms have been joined and have bathrooms introduced. Historic plaster and trim is evident and in good condition throughout the third floor. Some rooms have been improved with deference for historic features.

¹ The interior of the hotel was extensively described in the Dillon Examiner when it opened its doors in February 1918. There is no mention of stained glass in any of the building descriptions at that time.

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Integrity

The Andrus Hotel retains fair to good exterior integrity and looks much as it did when constructed in 1918. The hotel displays strong integrity of location, setting, feeling, and association, retaining its historic association with the commercial district that surrounds it, standing amid buildings contemporary to its construction.

Design, material, and workmanship integrity also remain fair to good, although some changes have occurred to the building, mostly to the lower facade, a not uncommon occurrence in buildings that house businesses. Although both the south and west lower facades have been veneered in brick within the past fifty years, the locations of the original businesses, remain easily discernable. In addition, the original plate glass windows and doors of the commercial enterprises have been replaced by recent units. The historic openings, however, are intact. A recent channeled metal awning wraps around the south and west sides of the hotel, which appears to have resulted in the removal of the distinctive porticoed and castellated main entry into the hotel. While the metal awning is composed of new materials, historic photos often display awnings along both facades, allowing the new awnings to retain a small portion of original character. The metal awning also covers the intact, though infilled, transom windows above the large lower story windows.

Second and third floor alterations are few, limited to the replacement of some of the original 1/1 double-hung windows with recent combination fixed/casement window units. While many of the original windows still exist on the building, a few openings exhibit in-fill.

Few changes have occurred to the north and east elevations as they continue to display their original fenestration and materials. The unadorned concrete walls point to the building's significance as one of the first (if not the first) concrete framed building constructed in Dillon.

The Andrus Hotel still displays its prominent castellation, decorative cornice with deep corbeled dentils, ornate spandrel panels between the rooms on the second and third floor, its fenestration, and its unadorned concrete walls. The building provides strong integrity of feeling as a commercial block and its association with the development of this portion of the Dillon commercial district in the late nineteenth and early twentieth centuries.

Despite the sound exterior integrity, the interior exhibits poor to good integrity depending on the floor, as significantly remodeling has occurred within the past fifty years. Although some features associated with the operation of the hotel remain on all three floors of the building, the interior displays significant adaptation for modern use. However, several interior hallmarks remain including the red marble staircase leading to the second floor, wood trim work, the recessed ceiling, and the lightwell that continues to provide natural lighting to the interior space. The spacious hallways still exist on the third floor and the locations of the doorways leading to the apartments (former guestrooms) are still apparent. The basement's integrity is poor with the exception of the staircase and floor tiles that served the public spaces in the hostelry's basement.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1918-1969

Significant Dates

1918, 1969

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Jesse M. Warren/Architect

Sound Construction & Engineering Company/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Andrus Hotel is eligible for listing in the National Register of Historic Places under criteria A and C at a local level of significance. Under Criterion A, Harry Andrus wished to construct a hotel specifically to provide first-class accommodations in the commercial center of downtown Dillon, Montana. The chosen location proved beneficial for its proximity to the Union Pacific Railroad depot, yet it also lay far enough away from the railroad tracks that noise from railroad operations wouldn't disturb the hotel's guests. It is associated with a time of significant population growth in Beaverhead County and Dillon because of the 1910-1918 Montana Homestead Boom. In addition to hosting travelers, the building also housed businesses and

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functioned as a community meeting place. Like the Northern Hotel in Billings, Montana, the Andrus Hotel's significance was not just as a quality hotel, but as a commercial center, and the site of meetings, banquets, and celebrations important to the City of Dillon for over a century.

Under Criterion C, the Andrus Hotel, built in 1918, stands as a good example of a two-part commercial block. While not strictly adhering to a single style, the blond brick veneer building does present several Renaissance Revival characteristics including differences in floor articulation, symmetrical facades, the appearance of a belt course, paneled pilasters, smaller square windows in the upper story compared to the lower story, prominent (in this case, denticulated) cornice, multilight sashes, and segmental window heads. In addition, the Andrus Hotel may have been the first constructed of poured concrete in Dillon.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Andrus Hotel is eligible for listing in the National Register of Historic Places under Criterion A for its association with the commercial history of Dillon, Montana since 1918. In December 1916, Harry Andrus sold his successful sheep ranch near Dell and invested the money in a venture that many felt Dillon needed to attract visitors and investment: a high-class hotel.² The only other hotel in the city, the Hotel Metlen, was old and located adjacent to the railroad tracks. Andrus's proposed hotel would be located away from the tracks, yet within walking distance of them. He spared no expense to build a quality hostelry for Dillon, a beautiful three-story hotel. The hotel included sixty guest rooms, restaurant, bar, billiard parlor, and a lobby large enough to host dances and other community celebrations. Five businesses, including a bank, were originally located on the ground floor of the edifice. Over the years, the hotel functioned not just as a hostelry, but also as a community gathering center where local civic organizations held meetings, banquets, charity sales, and other social functions. The hotel continues to be a centerpiece in the community with businesses located on the ground floor. In February 1918 on the occasion of the hotel's opening, the *Dillon Tribune* wrote that Harry Andrus gave "to Dillon, her people and her visitors one of the finest, most modern and best equipped hotels in the entire northwest."³ The architectural form and detailing of the hotel generated great pride in the community at the time it was constructed, and it continues to inspire the appreciation of Dillon and Beaverhead County's citizens today.

The hotel building is also eligible for listing in the National Register of Historic Places under Criterion C as good example of an ornate early twentieth century three-story two-part commercial building sporting elements of Renaissance Revival. The hotel maintains its original footprint and prominence at the intersection of South Idaho Street and East Glendale Street in the heart of Dillon, Montana's commercial district. There have been few significant changes to the building's upper stories and its prominent castellation, pronounced heavy dentils, and raised brick ornamentation between the second and third floors are intact and distinguish this

² "Harry Andrus Sells Sheep Creek Ranch," *The Dillon Examiner*, December 13, 1916.

³ "Andrus Hotel to be Formally Opened on Evening of Feb. 14," *The Dillon Examiner*, February 6, 1918.

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impressive commercial building. The ground floor was designed to hold businesses that augmented the hotel's importance to the city's commercial district. The ground level still displays the plate-glass storefronts associated with the building since 1918. There have been some changes (i.e. brick veneer lower zone, new entry hardware, and a non-historic awning), but those can be counted as part of the evolutionary process of commercial evolution and are, ultimately, reversible. The building still occupies a prominent place in the commercial district and is surrounded by commercial buildings of the same approximate age and high degree of architectural integrity. Some interior changes have occurred to allow the building to serve different purposes throughout its history. However, the lightwell, although featuring a recent skylight, remains intact. The much-vaunted spacious lobby and marble stairs leading to the second floor are also intact. The Andrus Hotel stands as an eminent presence in downtown Dillon and a centerpiece of the city's history and significance to Dillon, Beaverhead County, and southwestern Montana.

History

The Lewis and Clark Expedition provided the first written description of the Beaverhead River valley and Blacktail Deer Creek in August 1805. On August 10th, the Corps of Discovery passed by the mouth of Blacktail Deer Creek on their way upriver to the Beaverhead's source and the Continental Divide. Meriwether Lewis originally named the stream McNeal's Creek in honor of Hugh McNeal, a member of the expedition.⁴ Lewis wrote that the creek "heads in the Mountains to the East and forms a handsome valley for some miles between the mountains." Lewis also noted the presence of Rattlesnake Cliff to the south and "limestone rocks." The "rocks" are now known as Clark's Lookout. The expedition passed through the valley again in July 1806 on its return to St. Louis.⁵

The Beaverhead Valley was familiar to trappers from American and British fur companies in the 1820s and 1830s. The relatively mild winters of the valley made it a popular wintering place for Native Americans and non-Indians. By the 1850s, Richard Grant and his son, Johnny, had established a cattle ranch in the valley. The men had a profitable business trading healthy cattle from their herd to immigrants on the Overland Trail. The brothers would trade one healthy cow for two road-weary cows. They would then trail the worn-out cows back to the Beaverhead valley, fatten them up, and drive them back to the trail for trade. Brothers Granville and James Stuart and their friend Reece Anderson wintered Blacktail Deer Creek at the future site of Dillon in 1857/58. They were part of a lively community that included fur trappers and Bannock, Shoshone, Salish, and Nez Perce Indians. The Beaverhead valley was traversed by aboriginal trails that later became freight roads and, ultimately, Interstate 15 in the late twentieth century.⁶

⁴ The stream was generally known as Blacktail Deer Creek by 1862.

⁵ Gary E. Moulton, ed. *The Definitive Journals of Lewis & Clark: Through the Rockies to the Cascades*, Vol. 5 (Lincoln: University of Nebraska Press, 2002), 63, 83; Gary E. Moulton, ed. *The Definitive Journals of the Lewis & Clark Expedition: Over the Rockies to St. Louis*, Vol 8 (Lincoln: University of Nebraska Press, 2002), 175.

⁶ On August 10, 1805, Meriwether Lewis reported that the expedition "[fell] in with a plains Indian road which led to the point that the [Beaverhead] river entered the mountains. We therefore pursued the road." Moulton, ed., *Definitive Journals of Lewis & Clark*, vol. 5, 63; Merrill G. Burlingame, *The Montana Frontier*, (Helena: State Publishing Co., 1942), 263-264; James McClellan Hamilton, *History of Montana from Wilderness to Statehood*,

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The discovery of gold on nearby Grasshopper Creek in July 1862 precipitated the first major gold rush into southwest Montana. The stampede impacted the valley profoundly as many failed miners established small ranches and farms in the valley. They sold their products to merchants in the mining camp of Bannack and in other camps in the vicinity. Importantly, the Indian road described by Lewis in 1805 became the primary freighting road into Montana. Established by early 1863, the road's southern terminus was Salt Lake City until the completion of the first transcontinental railroad in 1869. The road's terminus then shifted north to Corinne. It was over the Corinne or Montana road that the bulk of the supplies destined for the Montana mining camps traveled.⁷

Just south of Monida Pass on the Idaho border, the Corinne Road split into two distinct routes. The east route crossed Monida Pass and largely followed Interstate 15 to the Dillon area, where it angled to the northeast and eventually terminated at Virginia City. By 1866, the route had been incorporated into at least two toll facilities with the toll gate for the Nevada City and Red Rock Wagon Road located on Blacktail Deer Creek.⁸

The valley near the confluence of the Beaverhead River and Blacktail Deer Creek was the cradle of the Montana sheep industry. In 1869, John Bishop and Richard Reynolds trailed 1,500 head of sheep from The Dalles, Oregon to John Selway's ranch a couple miles north of present Dillon. In 1870, "the clip of their flock on the Selway Ranch ..., which was purchased by [Charles A.] Broadwater and freighted to Corinne, was probably the first Montana wool to be marketed." William Orr drove another herd of sheep into the valley from California in 1871. The following year, Orr and Phillip Poindexter trailed nearly 2,500 sheep onto pastures bordering Blacktail Deer Creek. The sheep industry in the valley prospered. By 1920, Dillon shipped more wool to market than any other locality in Montana.⁹

In 1871, the Salt Lake City-based Utah Northern Railroad Company began construction of a narrow-gauge railroad north from Ogden, Utah to Montana with the ultimate destination being Butte. The company had built about 77 miles of railroad when it ran into financial difficulties and ceased construction. In 1878, the Union Pacific Railroad purchased the company and renamed the railroad the Utah & Northern Railroad. It resumed construction in 1879 and crossed the mountains via Monida Pass into Montana Territory in March 1880. Construction proceeded smoothly through the Red Rock River valley and passed by Rattlesnake Cliff into the

(Portland: Binford & Mort, Publishers, 1957), 213; Clyde A. Milner and Carol A. O'Connor, *As Big as the West: The Pioneer Life of Granville Stuart*, (New York: Oxford University Press, 2009), 43, 46.

⁷ Jon Axline, *Taming Big Sky Country: The History of Montana Transportation from Trails to Interstates*, (Charleston, SC: The History Press, 2015), 17-18.

⁸ Burlingame, *The Montana Frontier*, 138; Patricia Ingram, "Historic Transportation Routes Through Southwestern Montana." Report prepared from the Bureau of Land Management, Dillon, Montana, 1976, 59-60.

⁹ Burlingame, *The Montana Frontier*, 286-287; Hamilton, *History of Montana*, 408; Michael P. Malone, Richard B. Roeder, and William L. Lang, *Montana: A History of Two Centuries*, Rev ed. (Seattle: University of Washington Press, 1991), 148.

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Beaverhead, when it hit a snag: a cattle rancher, Richard Deacon, refused to sell right-of-way to the railroad.¹⁰

An Irish bachelor sitting on 430 acres of prime river bottom land in the Beaverhead Valley, Deacon was no fan of the Utah & Northern Railroad and refused to sell right-of-way to it. Indeed, he even threatened to make it difficult for the railroad if it tried to condemn any of his land and, reportedly, had dug a rifle pit to defend it on his property. Deacon did provide a price of \$8,000 to buy him out. The railroad's directors would likely not approve the expense, so Utah & Northern construction superintendent Washington Dunn approached the merchants following the line as it made its way northward. Dunn told the merchants that if they purchased the land and provided the railroad with right-of-way, then they would halt construction at the site for the winter.¹¹

Dillon

The merchants realized that the railroad's offer meant financial opportunity for them. Consequently, nine representatives from the group met over dinner with Deacon to hammer out a deal. Deacon, perhaps realizing the desperation of the railroad to obtain the land, raised his asking price to \$10,500 for the 430 acres. The merchants accepted and the deal was done. The day following the dinner, the merchants laid out a town at the confluence of the Beaverhead River and Blacktail Deer Creek and began selling lots on September 9, 1881. Within a day, the landowners recouped their investment in the land and made a \$3,500 profit. They named the town after the Utah & Northern's president, Sidney Dillon, and successfully lobbied the territorial legislature to move the county seat from the waning mining camp of Bannack to Dillon just five months after the establishment of the community in February 1881. The city incorporated in 1885 and within a few years it became a regional trading center and shipping point for surrounding mines, ranches, and farms. By 1890, Dillon boasted a population of a little over a thousand residents.¹²

Like all Montana communities, Dillon held high hopes for the city's future. The commercial district continued to expand along the Union Pacific Railroad's tracks and the population steadily increased. In 1897, the city successfully lobbied the state legislature to locate the new State Normal College in Dillon. The college brought added revenue in the form of students and associated services. In 1910, Dillon's population reached 1,835 people. The 1927 Sanborn map showed a vibrant commercial district and a surfeit of warehouses, including a warehouse that could hold three million tons of wool, along the Union Pacific Railroad tracts. The substantial

¹⁰ Malone, et al, *Montana*, 175; Don Spritzer, *Roadside History of Montana*, (Missoula: Mountain Press Publishing Co., 1999), 226-227; Robert G. Athearn, "Railroad to a Far-Off Country: The Utah and Northern," *Montana The Magazine of Western History*, vol. XVIII, no. 4 (Autumn 1968), 4, 21; Stanley R. Davison and Rex C. Myers, "Terminus Town: The Founding of Dillon, 1880," *Montana The Magazine of Western History*, vol. XXX, no. 4 (Autumn 1980), 23. 1980), 23.

¹¹ Davison and Myers, "Terminus Town," 23; Spritzer, *Roadside History of Montana*, 226.

¹² Davison and Myers, "Terminus Town," 23-25; Spritzer, *Roadside History of Montana*, 226-227; *Montana Place Names from Alzada to Zortman: A Montana Historical Society Guide*, (Helena: Montana Historical Society Press, 2009), 68-69; US Census Records, viewed at ancestry.com.

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Andrus Hotel occupied a prime location in the district at the intersection of Glendale and Idaho streets. The city suffered through the post-World War I economic depression and drought and both calamities again during the Great Depression of the 1930s. Dillon's population has historically enjoyed a steady increase. The city's stable economy based its status as a trade and shipping center; nearby recreational opportunities, location on Interstate 15, and its relatively low crime rate have all contributed to the prosperity of the community.¹³

Andrus Hotel

A long-time Beaverhead County sheepman, Harry Andrus sold his ranch in October 1916 for over \$100,000 to an Idaho Falls banker and made plans to invest the money in a new enterprise. Andrus believed that his efforts would be best suited toward the construction of a new hotel in Dillon. The city at that time boasted only a single hotel, the Hotel Metlen, next to the Union Pacific Railroad tracks on South Railroad Avenue. Tom Stout wrote in 1921 that the lack of a quality hotel in Dillon was "imposing a severe handicap upon [the city's] normal commercial development and prosperity."¹⁴ Within days of selling his ranch, Andrus announced plans to build his new hotel in the city.

Evidence suggests, however, that he was well along in the project by the time he sold the ranch. Andrus planned to manage the new hotel himself.¹⁵ Andrus had recently purchased three lots from Ed Smith and John W. Morton for \$11,000 at the corner of Idaho and Glendale streets in downtown Dillon. Richard Nelson originally had a residence on the property that Smith and Morton converted into a paint warehouse.

Additionally, an October 25, 1916 article in the *Dillon Examiner* announced the property sale and Andrus's hotel plans. The article provided the basic layout for the hotel, suggesting that his plans for the business were well along by the time he bought the property. Andrus and his family spent quite a bit of time in Seattle, where his daughter, Wilma, attended school. While in Seattle, Andrus met with architect Jesse Warren about designing the hotel. Shortly after the hotel opened in 1918, Andrus claimed the initial conversation with Warren went something like this:

I made my money in Beaverhead County and I want to build a hotel in Dillon; the best is none too good for Beaverhead County people and I want you [Warren] to submit figures to me for a modern and up-to-date hotel.¹⁶

¹³ Spritzer, *Roadside History of Montana*, 266; US Census Records; Federal Writers' Project, *Montana: A State Guide Book*, New York: Hastings House Publishers, 1939), 290; Sanborn Fire Insurance Maps (1927), Montana Historical Society Research Center, Helena, Montana.

¹⁴ Tom Stout, *Montana: Its Story and Biography*, vol. 2, (Chicago: The American Historical Society, 1921), 375.

¹⁵ Stout, *Ibid*, 375; "New Hotel for Dillon," *The Dillon Examiner*, October 25, 1916; "Harry Andrus Sells Sheep Creek Ranch," *The Dillon Examiner*, December 13, 1916; "New Hotel is Certainty," *The Dillon Examiner*, January 10, 1917.

¹⁶ "Andrus Hotel Thrown Open," *The Dillon Examiner*, February 20, 1918.

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Warren complied with Andrus's request and later moved to Butte where he could better oversee the work.¹⁷

Andrus felt the hotel's chosen location in Dillon was ideal. It was in the heart of the commercial district and close to the depot. Unlike the Hotel Metlen, however, it was far enough away from the tracks where the noise of the railroad wouldn't disturb the hotel's guests. Warren completed plans for the hotel by late January 1917. Andrus hoped that "dirt would fly" at the construction site by March 1st. On February 26th, he opened bids to construct the hotel at Jesse Warren's new office in Butte. He selected and hired the Sound Construction & Engineering Company of Seattle to construct the building; C. Colin Hastie would serve as the foreman. By the first week of March 1917, the present building and eight large trees were removed from the lots and Dillon contractor H. J. Bostwick had begun to excavate for the foundation. In May 1917, Andrus traveled to Chicago to purchase the hotel's furnishings from Goodwin T. Paul, a furniture manufacturer. Through 1917, the *Dillon Examiner* reported on the progress of the hotel's construction.¹⁸

By January 1918, as the building neared completion, the *Dillon Examiner* announced plans for the grand opening of the Andrus Hotel set for February 14, 1918. In a front-page story on February 6th, the newspaper announced a dedication celebration. It would be "a grand housewarming and reception to mark the opening of [the \$150,000] hostelry." The grand opening would be open to the public and feature a jazz band and cabaret troupe from Butte. The café, managed by restaurateur Louis de Crignis, would begin serving dinners at 6 p.m. Two hours later, at eight, the formal opening of the hotel would occur after brief speeches by Harry Andrus, Judge Joseph C. Smith, and Dillon mayor John H. Gilbert. Architect Jesse Warren would formally cut the ribbon. The Examiner crowed that "Mr. Andrus has given to the town a hotel that will rank with the best of small hotels for years to come and a hostelry that will meet the requirements demanded by the visiting public to our little city."¹⁹

The Andrus Hotel was, indeed, a showcase in Dillon. Three stories in height, Warren made provisions for the addition of more levels if necessary. The concrete frame building was covered in tile and brick veneer over the concrete frame. The spacious lobby featured a tile floor, upholstered furniture, a telephone booth, and writing tables. The walls were tastefully decorated in browns and tans with paintings to "break up the monotony." An elevator took guests to and from the upper floors. A small stenographer's office and a cigar counter were also features of the lobby.²⁰

¹⁷ "New Hotel for Dillon," *The Dillon Examiner*, October 25, 1916.

¹⁸ "New Hotel is Certainty," *The Dillon Examiner*, January 10, 1917; "Contracts to be let for Dillon's new Hotel," *The Dillon Examiner*, March 7, 1917; "New \$100,000 Hotel for Dillon Now a Certainty. Work is Already Started," *The Dillon Examiner*, March 7, 1917; Paul Gets Big Contract," *The Dillon Examiner*, May 30, 1917; "Work on Hotel is Progressing Rapidly," *The Dillon Examiner*, August 1, 1917; "New Andrus Hotel is Going Up Rapidly," *The Dillon Examiner*, August 8, 1917; "Many Want Space in New Andrus Hotel," *The Dillon Examiner*, August 15, 1917.

¹⁹ "Andrus Hotel to be Formally Opened on Evening of Feb. 14," *The Dillon Examiner*, February 6, 1918.

²⁰ Ibid.

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The upper floors featured thirty guest rooms on the second floor and thirty-five rooms on the third. Forty-eight of the rooms featured private bathrooms, some with showers. Each room was furnished with a bed, dresser, closet, chairs, desk, and a telephone. Some rooms on the third floor were equipped specifically for salesmen to display their samples. A marble staircase led from the lobby to the second floor. The wide hallway and parlor (which featured a new Victrola) were carpeted. The nicer rooms and suites were on the second floor and included the suite occupied by Andrus and his family. Other rooms were leased to Dillon residents.²¹

The basement included storage space, a display room, quarters for the hotel employees, storage space for the five businesses that occupied the main floor, the engine room, and a pool and billiard hall leased by Russell Fryberg. Elmer Robson's barber shop was likely also located in the basement of the hotel.²²

Five businesses in addition to the bar and restaurant associated with the hotel, occupied the main floor. They included the Security State Bank, a bar operated by Andrus and Chris Snyder, the Bayerd & Graves stationery store, a drugstore, and Jessie Barck's millinery.²³

The Andrus Hotel grand opening proved a rousing success. Over one thousand people attended the gala, including some from as far away as Butte, Helena, and Anaconda. Harry and Margaret Andrus personally greeted attendees at the door. The Baxter-Tonrey Orchestra performed jazz numbers from a specially built platform in the lobby. Although scheduled to end at midnight, revelers at the event danced until five a.m. The café served at least 360 meals from six p.m. until midnight. Every lady attending the opening received flowers. The *Dillon Examiner* reported that "the crowd was so great at times that it was extremely difficult for one to move from one part of the building to another. All had the best kind of time and will long remember the opening of the Andrus Hotel." The warm accord conferred on the hotel during its opening certainly indicated the building and business was a welcome addition to Dillon and Beaverhead County.²⁴

The Andrus Hotel served a prominent role in Dillon as a meeting place and the site of public lectures, dances, and banquets, in addition to sponsoring sports events and charitable causes in Dillon. Traveling optometrists and psychoanalysts often stayed at the hotel and solicited customers, for a limited time, through the *Dillon Examiner*. Special events and prom dances were held in the lobby. The high school held its annual athletic banquet there for many years after 1920. The Elks Club held their state convention in the hotel in 1933 and the Dillon Rotary Club held its weekly meetings there. Beginning in the 1960s, the AAUW held their annual book sale in the hotel. Like the Northern Hotel in Billings the Andrus Hotel proved far more than just a hostelry to Dillon.²⁵

²¹ Ibid.

²² Ibid.

²³ Ibid. The bar didn't operate for long. The Montana State Legislature passed a prohibition law in December 1918, followed by the national Volstead Act in October 1919.

²⁴ "Grand Opening Andrus Hotel," *The Dillon Examiner*, February 15, 1918; "Andrus Hotel Thrown Open."

²⁵ *The Dillon Examiner*, 1919-1962; *Dillon Daily Tribune-Examiner*, 1962-1969.

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Shops in the hotel faced onto Glendale and Idaho streets. They offered a wide variety of goods and services to Dillon residents and hotel guests. In 1919, restaurateur Louis de Crignis turned over operation of the hotel café to a Mr. Sparka and William Reid. The café expanded its offerings to include cabaret nights, balloon night, and singers accompanied by an organ. Over the years, management of the establishment changed, as did its name. The millinery prospered and went by the names of the Barck Hat Shop and Elite Shop until closing in 1929. After Prohibition ended in 1933, the hotel's bar reopened. Over the years, other businesses came and went including a bookstore, steakhouse, bar, newsstand, and barbershop. In 2019, two Dillon businesses call the Andrus Hotel home, a furniture store and the *Dillon Tribune* newspaper.²⁶

Harry E. Andrus

Born in Indiana in August 1862, Harry Andrus moved to Boulder, Colorado with his family at a young age. In October 1897 or 1899, Andrus and his family moved to Beaverhead County and bought a sheep ranch on Meadow Creek, south of Dillon and near the community of Dell. When Andrus sold the ranch in early 1916, it consisted of 1,200 acres and held some seven thousand sheep. He moved to Dillon, where he made plans to build a new hotel in the city. According to Andrus, he met architect Jesse Warren in Seattle in early 1917 and told him "I made my money in Beaverhead County and I want to build a hotel in Dillon; the best is none too good for Beaverhead County people" ²⁷ Andrus used the proceeds of the sale of his ranch to finance the construction of the hotel. According to Tom Stout, Dillon was in dire need of a high quality hotel and many of its citizens realized that the "lack of such accommodations was imposing a severe handicap upon its normal commercial development and prosperity." Indeed, Stout's biography of Andrus mostly touted Andrus's association with the hotel, his foresight in building it, and the benefits it provided Dillon. Andrus served as the owner/manager of the Andrus Hotel from 1916 until his death in September 1941.²⁸

Architectural Significance

The Andrus Hotel stands as a good example of a two-part commercial block building in downtown Dillon, Montana. Two-part commercial blocks represent the most common form for small to moderate sized commercial buildings in the United States. They can be free standing or attached, and display a square or rectangular footprint. They tend to be two to four levels tall, and distinguished by their horizontal separation into two distinct sections reflecting differences in interior use. The main floor, or street level, is generally reserved for public space and commercial use, while the upper level(s) host private spaces, an arrangement well-illustrated by the Andrus Hotel with the lobby and businesses found on the ground floor and individual rooms for living and overnight accommodations on the upper floors.²⁹

²⁶ Ibid; "Locals," *The Dillon Examiner*, December 11, 1929; *Dillon, Montana City Directory*, (Loveland, CO: Rocky Mountain Directory, 1964; *Dillon, Montana City Directory*, (Eugene, OR: Johnson Publishing Co., 1969).

²⁷ "Andrus Hotel Thrown Open," *The Dillon Examiner*, February 20, 1918.

²⁸ Stout, *Montana: Its Story and Biography*, 375; "Harry E. Andrus Dies After Long Illness," *The Dillon Examiner*, September 10, 1941.

²⁹ Chuck LaChiusa, "Two-Part Commercial Block Style (1900-1930)," Buffalo as an Architectural Museum, 2011. Accessed June 25, 2019, at <https://buffaloah.com/a/archsty/2block/2block.html>.

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Construction of two-part commercial blocks often entails the use of limestone, brick, or concrete. Character-defining features include oversized or large display windows with wood or metal framing, and prominent entries on the ground level. Upper story features often include cornices; round, segmental, or flat-arched openings; one or more floors of windows that tend to be narrower than their lower-story counterparts creating a greater vertical effect; parapets with varying degrees of ornamentation; and decorative detailing, such as brick.³⁰ Divisions between the ground floor and upper stories occurs through a change in building materials, trim, ornamentation, signage, or use of awnings.³¹

While not completely reliant on Renaissance Revival, that style lends the greatest number of cues to the building. The Renaissance Revival style had its origins in the Italian Renaissance of the fifteenth and sixteenth centuries. It was originally a combination of classical, gothic, and baroque styles combined to provide a distinctive and multi-architectural style designed to impress observers and enhance the status of the building's occupants. The style saw a revival and modification in Europe in the 1840s, influenced by different regional architecture. The Renaissance Revival reached the United States in the post-Civil War years during the Industrial Revolution. The impressive size and ornamentation of Renaissance Revival-style buildings, mainly homes and office buildings, made it particularly appealing to Gilded Age capitalists, such as Cornelius Vanderbilt and J. P. Morgan. The style gained in popularity through the 1890s and well into the twentieth century until the Great Depression when austerity became more common. Although generally a style associated with public buildings, schools, houses, government offices, and churches, the Renaissance Revival style was also applied to high-class hotel buildings in metropolitan areas on the east and west coasts.

The Andrus Hotel displays several features common to the Renaissance Revival style, a few which intertwine with hallmarks associated with two-part block commercial buildings. These include a strong differentiation between the ground floor and upper stories, the use of red brick soldier string course that delineates the first and second floors and serves to define the sills of the second floor, smaller square windows in the upper story compared to the lower story, a flat roof concealed by a cornice and a short parapet, multilight sashes, and segmental window heads.³²

Business blocks in Dillon's commercial district are generally one or two stories and lack much of the ornamentation present on the hotel. Indeed, Harry Andrus envisioned his hotel building to

³⁰ "Identify Your Building's Form," Preserving the Exterior Character-Defining Features of Your Historic Building, Wisconsin Historical Society. Accessed June 25, 2019, at: <https://www.wisconsinhistory.org/Records/Article/CS4133>; David W. Moore, Jr., "Guidelines for Assessing the NRHP Eligibility of Commercial Historic Districts in Crossroads Communities in Northwest-Central Texas," Texas Department of Transportation, Historical Studies Report No. 2011-01, 2011, 3-9.

³¹ "The Architectural History of Clinton Street," Delaware City. Accessed June 25, 2019, at: <http://www.delawarecity.com/history/the-architectural-history-of-clinton-street/>.

³² John J. G. Blumenson, *Identifying American Architecture*, (Nashville: American Association for State and Local History), 38: "Italian Renaissance Revival, 1910-1930," Washington Department of Archaeology and Preservation. Accessed June 25, 2019, at: <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/italian-renaissance-revival>.

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stand out in the city's downtown and be a focal point not just for visitors, but also for the businesses located on the building's ground floor. Although the building appears to be of masonry construction, it is, in fact, a veneer over the hotel's concrete frame. Harry Andrus intended his hotel to be the centerpiece of Dillon's commercial district and the striking design of Jesse M. Warren assured the building of that stature. In many ways, the Andrus Hotel stands as smaller, more austere, local representation of the well-known big city hotels such as the Biltmore and Waldorf Astoria.

Jesse M. Warren, Architect

Born in San Francisco in December 1888, Jesse M. Warren worked as an architect in British Columbia and Seattle before moving to Butte in early 1916. That same year, Warren and William J. Rogers began designing and selling houses on speculation; Warren designed the three-to-five room houses and Rogers sold the dwellings "in easy payments."³³ Warren's office was on the fourth floor of the Metals Bank Building in Butte. While it remains unclear if Andrus met Warren in Seattle or Butte, what is known is that by December 1916, Andrus selected Warren to design the Andrus Hotel in Dillon.

From 1917 to 1918, Warren was a busy architect in the Mining City. In addition to his work on the Andrus Hotel, he also designed the Ben Bank Hotel at Arizona and Galena streets and the Mueller Apartments building at Jackson and Granite streets. His scope also reached beyond the local level as he also designed schools and jails in North Dakota. In April 1918, Warren enlisted in the US Army and was posted back in Seattle. From 1920 to 1940, he lived in Seattle and worked as a real estate agent. He died in Santa Barbara, California in September 1953.³⁴

³³ US Census Records, viewed at www.ancestry.com; "New Hotel will be Built in Dillon," *The Butte Miner*, December 10, 1916; "Jesse M. Warren," *The Butte Miner*, March 24, 1918; "Are to Build Score of Houses on New Plan of Investment," *The Butte Miner*, April 23, 1916.

³⁴ "Contract is Let for New Ben Bank Hotel," *The Butte Miner*, March 8, 1917; "Jesse Warren is a Busy Man," *The Butte Miner*, July 29, 1917; "Mueller Block a fine Edifice," *The Butte Miner*, August 12, 1917; "Architect to Assist Nation," *The Butte Miner*, April 26, 1918; US Census Records.

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“New Hotel is Certainty.” *The Dillon Examiner*, January 10, 1917.

“New \$100,000 Hotel for Dillon Now a Certainty. Work is Already Started.” *The Dillon Examiner*, March 7, 1917.

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Sanborn Fire Insurance map, 1927 updated to 1940; Montana Historical Society Research Center. Helena, Montana.

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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 # _____

recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.198

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 45.216590 | Longitude: -112.637440 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the Andrus Hotel measures 70 x 115 feet. The rectangle encompasses the hotel building. The hotel occupies Lots 18-20 of Block 3 of the Dillon Original Townsite. The building is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, T7S, R8W.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was determined by the city lots currently and historically occupied by the Andrus Hotel building.

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11. Form Prepared By

name/title: Jon Axline/Historian
organization: Private Contractor
street & number: 448 Parriman Street
city or town: Helena state: MT zip code: 59602
e-mail jaxline@mt.gov
telephone: (406) 422-2111
date: May 2019

with Section 7 contributions by:

name/title: Peter Brown
organization: Mt State Historic Preservation Office
street & number: 1301 E. Lockey
city or town: Helena state: MT zip code: 59620
e-mail pebrown@mt.gov
telephone: (406) 444-7718
date: May 2019

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Beaverhead Improvement Group, LLC
street & number 351 Hospital Road, Suite 507 telephone (949) 642-1367 ext. 270
city or town Newport Beach state CA zip code 92663-3500

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered and that number must correspond to the photograph number

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on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log, All Photographs

Name of Property: Andrus Hotel
City or Vicinity: Dillon
County: Beaverhead State: MT
Photographer: Jon Axline
Date Photographed: May 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

Please see Continuation Sheets

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

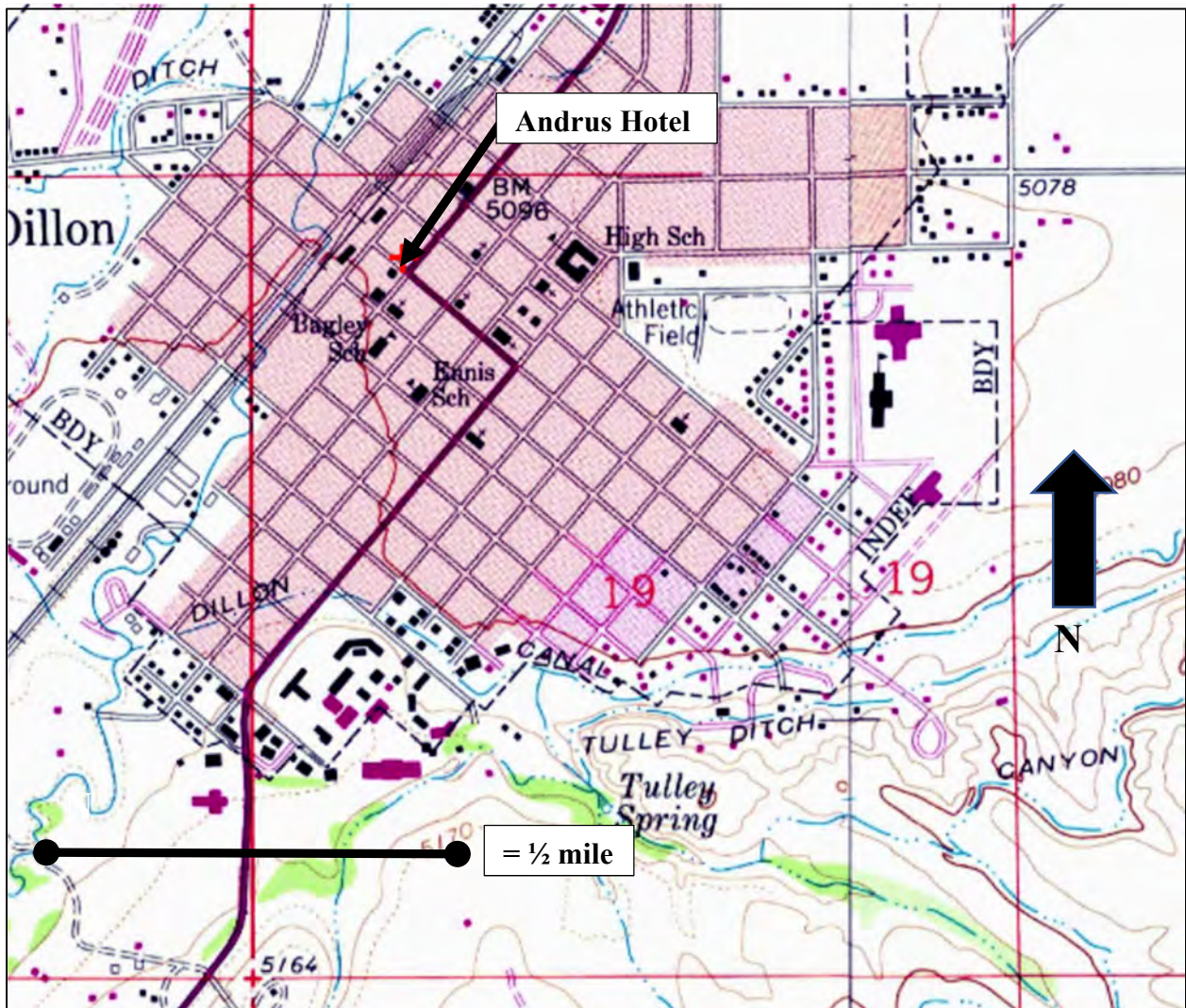
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

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Location of the Andrus Hotel. Found on the USGS 7.5' Quadrangle map: Dillon West.

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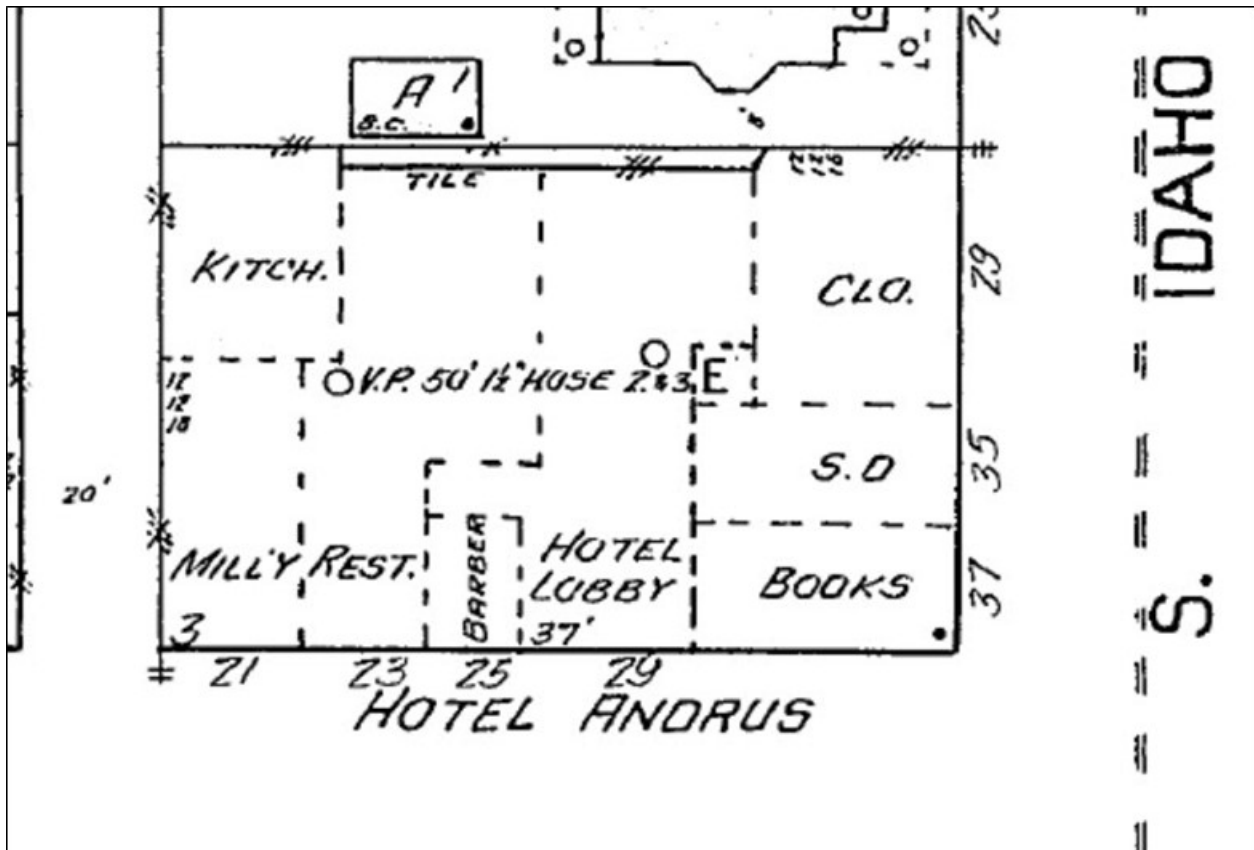
Aerial view of Andrus Hotel, Dillon, MT (Google Earth), outlined in red.

United States Department of the Interior
National Park Service

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Sanborn Fire Insurance Map, 1927.

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Andrus Hotel Historic Photograph, circa 1930.

United States Department of the Interior
National Park Service

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Andrus Hotel Historic Photograph, circa 1955.

United States Department of the Interior
National Park Service

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Description and view of camera: Andrus Hotel. Interior. Basement staircase and floor tiles.

United States Department of the Interior
National Park Service

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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation, Interior Photographs Page 33



Description and view of camera: Andrus Hotel. Interior. Ground floor marble staircase.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation, Interior Photographs Page 34



Description and view of camera: Andrus Hotel. Interior. Ground floor showing ceiling and trim.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation, Interior Photographs Page 35



Description and view of camera: Andrus Hotel. Interior. Looking out toward original entry.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation, Interior Photographs Page 36



Description and view of camera: Andrus Hotel. Interior. View of second floor lightwell.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation, Interior Photographs Page 37



Description and view of camera: Andrus Hotel. Interior. Third floor hallway.

United States Department of the Interior
National Park Service

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| Andrus Hotel |
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| Name of Property |
| Beaverhead County, Montana |
| ----- |
| County and State |
| |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number National Register Photographs

Page 38

National Register Photographs

All Photographs:

Name: Andrus Hotel
County and State: Beaverhead County, Montana
Photographer: Jon Axline
Date of Photograph: May 2019
Location of original negative: Jon Axline, Helena, MT.



Description and view of camera: Andrus Hotel. Southwest (west) southeast (south) facades. View to the north.

Photograph: MT_BeaverheadCounty_AndrusHotel_0001

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Andrus Hotel |
| ----- |
| Name of Property |
| Beaverhead County, Montana |
| ----- |
| County and State |
| |
| Name of multiple listing (if applicable) |

Section number National Register Photographs

Page 39



Description and view of camera: Andrus Hotel. Southeast elevation (south), view to northwest.
MT_BeaverheadCounty_AndrusHotel_0002

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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|--|
| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number National Register Photographs

Page 40



Description and view of camera: Andrus Hotel. Southwest (west) elevation, view to northeast.
MT_BeaverheadCounty_AndrusHotel_0003

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number National Register Photographs

Page 41



Description and view of camera: Andrus Hotel. Northwest (north) and Southwest (west) elevations, view to east.

MT_BeaverheadCounty_AndrusHotel_0004

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
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| Andrus Hotel |
| ----- |
| Name of Property |
| Beaverhead County, Montana |
| ----- |
| County and State |
| |
| Name of multiple listing (if applicable) |

Section number National Register Photographs

Page 42



Description and view of camera: Andrus Hotel. Northeast (east) and Northwest (north) elevations, view to south.

MT_BeaverheadCounty_AndrusHotel_0005

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number National Register Photographs

Page 43



Description and view of camera: Andrus Hotel. Northeast (east) and Northwest (north) elevations. View to south.
MT_BeaverheadCounty_AndrusHotel_0006

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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| Andrus Hotel |
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| Name of Property |
| Beaverhead County, Montana |
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| County and State |
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| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs Page 44



Description and view of camera: Andrus Hotel. Detail of name plate and cornice. View to the northeast.

MT_BeaverheadCounty_AndrusHotel_0007

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs

Page 45



Description and view of camera: Andrus Hotel. Detail of spandrel panels. View to the northwest.

MT_BeaverheadCounty_AndrusHotel_0008

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs Page 46



Description and view of camera: Andrus Hotel. Detail of southwest (west) façade. View to the northeast.

MT_BeaverheadCounty_AndrusHotel_0009

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs

Page 47



Description and view of camera: Andrus Hotel. Detail of ground floor on southwest (west) façade. View to southeast.

MT_BeaverheadCounty_AndrusHotel_0010

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs Page 48



Description and view of camera: Andrus Hotel. Remodeled primary entry on southwest (west) façade. View to northeast.
MT_BeaverheadCounty_AndrusHotel_0011

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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| Andrus Hotel |
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| Name of Property |
| Beaverhead County, Montana |
| ----- |
| County and State |
| ----- |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs

Page 49



Description and view of camera: Andrus Hotel. Sign detail. View to northeast.
MT_BeaverheadCounty_AndrusHotel_0012

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
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| Andrus Hotel |
| Name of Property |
| Beaverhead County, Montana |
| County and State |
| Name of multiple listing (if applicable) |

Section number Additional Documentation National Register Photographs

Page 50



Description and view of camera: Andrus Hotel. Southeast (south) elevation. View to northwest.

MT_BeaverheadCounty_AndrusHotel_0013



THE
ANDRUS

2



The upper two floors of the building are constructed of light-colored brick with decorative horizontal bands. Each floor has a series of windows: the second floor has four large windows with decorative panels below them, and the third floor has four large windows with decorative panels below them. A vertical sign on the right side of the building reads "THE ADAMS".

The ground floor features a storefront with a dark, corrugated metal awning. The awning has a glass section on the right side. Below the awning, there are large display windows. A blue pickup truck is parked in front of the building. To the left, a green sedan is parked. A stop sign is visible on the left side of the street.

SPORTSW

STOP

The Thomas Co.

DILLON TRIBUNE

BIRKENSHU BRANDS
OPEN



ANDERSON'S HOTEL

THE ADDRESS

PAVILION FURNITURE
406-798-0643

PAVILION FURNITURE CO.





CARDBOARD
ONLY



1314

CARDBOARD
ONLY

19 ANDRUS HOTEL 17





MORRIS HOTEL

DANSIE
GLASS



DANSIE
GLASS



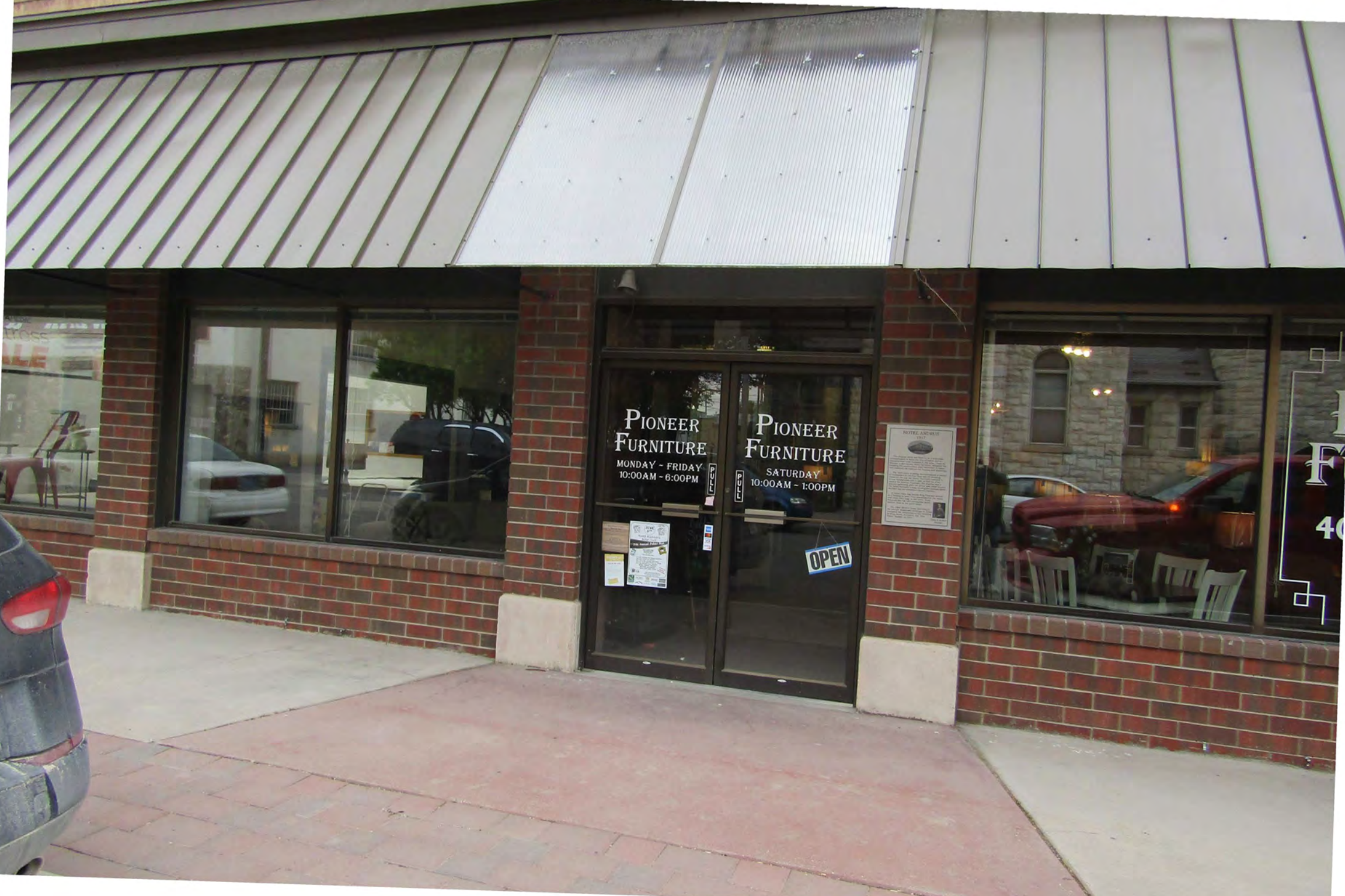
HANDBLOWN GLASS
GLASS BLOWING SUPPLIES
& STUDIO

OPEN

SALE

SALE
OPEN
20% OFF





PIONEER
FURNITURE
MONDAY - FRIDAY
10:00AM - 6:00PM

PIONEER
FURNITURE
SATURDAY
10:00AM - 1:00PM

OPEN

HOTEL AND SUITE
1000
[Illegible text]

F
40

THE

AZORES





SERVIZIA

DILLON TRIBUNE

BIRKENBUELL BRANDS

STOP

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: Andrus Hotel
Multiple Name:
State & County: MONTANA, Beaverhead

Date Received: 10/18/2019 Date of Pending List: 11/12/2019 Date of 16th Day: 11/27/2019 Date of 45th Day: 12/2/2019 Date of Weekly List:

Reference number: SG100004711
Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 12/2/2019 Date

Abstract/Summary Comments: The Andrus Hotel is locally significant and meets National Register Criteria A and C in the areas of Commerce and Architecture. Completed in 1918, the three-story, concrete frame building was designed by Butte architect Jesse M. Warren and is a significant local example of early twentieth century commercial design. Located on a prominent corner in downtown Dillon, the brick-veneered building was a major focus of commercial activity in the community. Established during a local economic boom period, the hotel served as a beacon of Dillon's growing prosperity as a major center of trade and commerce in Beaverhead County.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 12/2/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

October 15, 2019

Ms. Joy Beasley, Keeper, National Register and National Historic Landmark Programs
National Park Service
National Register of Historic Places
1849 C St., NW - Mail Stop 7228
Washington, DC 20240

Dear Ms. Beasley,

Enclosed please find the following nominations for your consideration for listing in the National Register of Historic Places:

| | |
|---|-------------------------------------|
| Andrus Hotel | Dillon, Beaverhead County, Montana. |
| Dean School | Stillwater County, Montana |
| James McCrossin Cabin | Ravalli County, Montana |
| Dillon City Hall Historic District | Dillon, Beaverhead County, Montana |

The enclosed disks contain the true and correct copies of the National Register nominations for the Andrus Hotel, the Dean School, the James McCrossin Cabin, and the Dillon City Hall Historic District for listing in the National Register of Historic Places.

I notified the owners and public officials in excess of 30 days prior to the Preservation Review Board meeting. The owners and public officials all concurred with listing the properties in the National Register. The Review Board unanimously recommended that these properties be nominated and I concur with its recommendation.

Thank you for your consideration.

Sincerely,



Peter Brown
Historic Architecture Specialist and Acting State Historic Preservation Officer

Enclosure

225 North Roberts Street
P.O. Box 201201
Helena, MT 59620-1201
(406) 444-2694
(406) 444-2696 FAX
montanahistoricalsociety.org