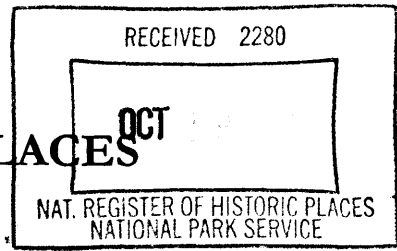


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Rundle Building

other name/site number: Glasgow Hotel

2. Location

street & number: 208 Fifth Street South

not for publication: na
vicinity: na

city/town: Glasgow

state: Montana code: MT county: Valley code: 105 zip code: 59230

3. State/Federal Agency Certification

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

Mark F. Gaumer / SAPO October 9, 2006
Signature of certifying official/Title Date

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:

<input checked="" type="checkbox"/> entered in the National Register <u> </u> see continuation sheet	<u>Edson H. Beall</u> Signature of the Keeper	<u>11.29.06</u> Date of Action
<input type="checkbox"/> determined eligible for the National Register <u> </u> see continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <u> </u> see continuation sheet	_____	_____
<input type="checkbox"/> removed from the National Register <u> </u> see continuation sheet	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

Rundle Building

Valley County, Montana

Name of Property

County and State

5. Classification

Ownership of Property:	Private	Number of Resources within Property	
		Contributing	Noncontributing
Category of Property:	Building	<u> 1 </u>	<u> 0 </u> building(s)
Number of contributing resources previously listed in the National Register:	na	<u> 0 </u>	<u> 0 </u> sites
		<u> 0 </u>	<u> 0 </u> structures
Name of related multiple property listing:	na	<u> 0 </u>	<u> 0 </u> objects
		<u> 1 </u>	<u> 0 </u> TOTAL

6. Function or Use**Historic Functions:**

DOMESTIC/hotel

COMMERCE/TRADE/specialty store

Current Functions:

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

7. Description**Architectural Classification:**

OTHER: Western Commercial

Materials:

foundation: CONCRETE

walls: BRICK

roof: ASPHALT/tar, gravel

other: TERRA COTTA

Narrative Description

The city of Glasgow is located in northeastern Montana, on the banks of the Milk River, and amid the rolling grasslands of the "Hi-Line", the state's northern tier. Water from Fort Peck Lake, approximately twelve miles to the south, irrigates the surrounding agricultural fields. The Rundle Building is situated on a busy commercial corridor in downtown Glasgow, at the southwest corner of Fifth Street South and Second Avenue South.

The Rundle Building is a rectangular, brick, three-story Western Commercial building, and features colorful detailed terra cotta tile work, raised brick arches, and coped, shaped parapet walls reminiscent of Spanish Mission Revival architecture. The building can further be described as an enframed, two-part commercial block, with retail storefronts at the street level and evenly fenestrated residential space above. The full basement is supported by reinforced concrete walls, and is divided into functional space that originally housed storage areas, a billiards room, and a bowling alley. The roof is flat with minimal slope from north to south to facilitate water run-off. Windows at the street level are mid-twentieth century aluminum, fixed frame style. The second story windows are single, wood-framed, one-over-one double hungs with terra-cotta sills. At the third story, the windows are identical to those below, except each contains eight lights in the upper sash.

As both Fifth Street South and Second Avenue South are important transportation corridors, the Rundle sports two facades (north and east elevations), and the architectural emphasis is oriented at the northeast corner of the building. The northeast corner features an angled entry, which originally led to the lobby of the Glasgow Hotel. The forty-five degree bay at the entry, like the end bays of the facades, extend slightly beyond the plane of the wall, and each terminate in a high, shaped parapet. Within each of the end bays there are single windows at the upper stories and a single, slender raised brick arch that surrounds windows. Terra cotta keystones cap each arch. Additional fanciful elements in the end bays include decorative brickwork and colorful terra cotta tiled panels below the second story windows and above the third story.

The original hotel entry was replaced after World War II with an aluminum-framed storefront, including a two-light door, and tall plateglass sidelights. Enameled metal panels cover the original brick at the street level, wrapping around the north and east thirds of the facades. A flat, aluminum-trimmed canopy shades the corner entrance, and extends around the eastern third of the north elevation.

The north elevation faces Second Avenue South, and features enameled metal panels and mid-century aluminum-framed storefront windows at the street level. What originally housed multiple retail establishments has been consolidated into "Valley Drug",

Rundle Building

Valley County, MT

Name of Property

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8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions): n/a

Significant Person(s): n/a

Cultural Affiliation: n/a

Areas of Significance: COMMERCE;
COMMUNITY DEVELOPMENT;
ARCHITECTURE

Period(s) of Significance: 1916-1955

Significant Dates: 1916

Architect/Builder: Link and Haire/architects; Leigland & Kleppe,
contractor; J.L. Lytle, excavation; Elmer Johnson, plumber

Narrative Statement of Significance

The Rundle building has served the City of Glasgow as a center of commerce for nearly ninety years. Constructed in 1916, at the height of the "homestead boom" along the Hi-Line of Montana, the building is a testament to the confidence of the early investors in the area. Through the years, it has stood on the busy retail corridor of downtown, serving the commercial needs of the community as a hotel, professional offices, and retail space. Its mixed use is clearly visible in its architecture, and it is a fine example of Western Commercial style highlighted with Spanish Mission Revival elements. The building gains additional significance for its association with the prominent architectural firm of Link and Haire. For these reasons, the Rundle Building is eligible for listing in the National Register of Historic Places under Criteria A and C.

History of Glasgow

In July of 1887, Jim Hill, the builder of the Manitoba Railroad, which became the Great Northern in 1889, passed by Siding 45 in Northeast Montana Territory. Siding 45 was named simply because it was the 45th siding West of Minot, ND. Later, like many names for towns picked by the railroads, a spin of the globe determined this town's permanent name. Glasgow was named after Glasgow, Scotland. Just two miles west of Siding 45, Glasgow was colorfully described in 1888 as "a mushroom western city". At that time it consisted mostly of a series of tent saloons and two or three sod covered log cabins alongside the Manitoba Railroad.¹

The arrival of the railroad in 1887 and the opening of 18 million acres of Indian reservation land to settlement under the Dawes Act of 1888 had much to do with the expansion and economic growth of northeastern Montana territory, especially Glasgow. In addition to the economics provided by the railroad, this area was to become home to agriculture, cattle and sheep ranches. Prior to the arrival of the railroad, there had been a few squatters on the present site of Glasgow, but the first permanent non-Indian settlement was made by Charles E. Hall, who erected a shack on the picturesque banks of the Milk River about where the reservoir is now located. The advent of the railroad was the signal for numerous saloons and an occasional store. For the first six months business was transacted entirely in tents, but the severe winter that followed forced most of the inhabitants into box cars provided by the railroad company. The following spring the building of the town commenced in earnest and business enterprises sprang up as if by magic.

Originally Valley County comprised all that portion of Dawson County lying north of the Missouri River and extending to the Canadian line. After a hard fought battle it was created as a county in March 1893 by special act of the Legislature. Functioning as county seat, and the center of commerce for the entire northeastern quadrant of Montana, Glasgow continued to grow. Early in 1902, the Great Northern joined with the Northern Pacific in making it easier for homesteaders to come; they offered a \$6 rate to emigrants for points in Montana from St. Paul. Sidewalks were built and electric light plant and telephone lines were under contemplation in 1903. Glasgow was incorporated into a town by unanimous vote and the result of this action was most beneficial to the population of about 800. In the summer of 1905, the *Valley County News* predicted that within the next three years, 100,000 would come to Montana, the bulk of them to the Milk River Valley.²

¹ *City of Glasgow Centennial 1887-1987*, p. 49

² *Ibid.*

Rundle Building

Name of Property

Valley County, MT

County and State

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**Acreage of Property:** Less than one

UTM References:	Zone	Easting	Northing	
	A 13	378354	5338919	NAD27 MPM

Legal Location (Township, Range & Section(s)): SE ¼ NW ¼ SW ¼ of Section 12, Township 28 North, Range 39 East.**Verbal Boundary Description**

Lots 1, 2 and 3 in Block 19 of the Original Glasgow Townsite.

Boundary Justification

The boundary is drawn, according to legal boundary lines, to include the land historically associated with the property.

11. Form Prepared By

name/title: Daniel R. Williamson
organization: _____ date: October 2005
street & number: 310 1 Aly N., Box 723 telephone: (406) 228-4880
city or town: Glasgow state: MT zip code: 59230

Property Owner

name/title: Otto Jensen, dba JKW Properties
street & number: 2562 Lillis Lane telephone: (406)656-1526
city or town: Billings state: MT zip code: 59102

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whose entrance is west of center. The north elevation entry is located off-center to the west, with ten aluminum-frame storefront plate glass windows. There are ten window openings on each floor of the second and third story levels of the north elevation. The west elevation is directly against a two-story building and has no fenestration on the portion extending above the adjacent building.

The east elevation of the building has enameled metal panels covering the brick. At the center of the elevation is a double door entry with light panels on each side that provide access to the main stairwell and elevator. The second entry, located about two-thirds of the distance south, is another aluminum frame glass door providing access to the basement stairwell. A similar entry just north of that provides access to main floor commercial space. The entry furthest south is of the same composition and opens to a main floor commercial space. There are 15 window openings on each of the second and third floor levels on the east elevation, identical in nature to the window openings on the north elevation. The exceptions to this are those above the centered entry, which also feature sidelights.

The south elevation of the building faces an alley and is unpainted concrete, (the exception being a painted *Glasgow Courier* sign on the top of the northeast corner), with a metal fire escape extending from the roof of the building to ground level. There are two entrances into the building on the south elevation. Both are service entries, with no distinguishing features. The steel door entry to the boiler room is also located on the south elevation; however, there is no access to the rest of the building from that room. Across its east side, the south elevation's first story also features four large window openings covered with plywood. There are nine wood-frame, one-over-one light double-hung windows across the south elevation on both the second and third story levels. A brick chimney extends completely from ground to above the roofline. The chimney is located in the corner directly behind the boiler room. The south elevation of the building extends for only about 60 feet along the alley before going north for about 25 feet and then extending to remaining 30 feet to the west. The result is a small cul-de-sac, with an entry into the rear ground level space.

Integrity

The Rundle Building retains a high degree of integrity. Its location, setting, feeling and associations with the commercial development of Glasgow are clear. Although the storefronts were changed out during the mid-twentieth century, these Modern aluminum highlights speak to the patterns of economic resurgence after World War II, as well as design trends. Its design, materials, and workmanship are largely intact, and effectively convey the building's significance.

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According to the *News* "It is now a common sight to see farm machinery, livestock and household good standing around the depot" in March of 1909. While they left all their worldly goods at the depot, the new arrivals were being whirled about by entrepreneurs like Sidney Rundle to view and choose the available acreage - more and more often in automobiles. Rundle had acquired such a machine, and in May 1909, the paper said that since the 320-acre homestead law went into effect; Rundle had been doing "quite a stroke of business".³ The homestead boom continued in earnest after 1910, and during the mid 1910s, Glasgow and eastern Montana witnessed spectacular growth. Fort Peck Indian Reservation was opened to settlement in 1913. The Great Northern railroad put extra passenger trains in service in order to induce easterners to immigrate to Montana. This westward immigration gave an additional boost to the economy in eastern Montana. The *Glasgow Courier* reported that during the period between February 15, 1913 and February 15, 1914, 2,965 homestead entries had been made at the Glasgow office. The office handled fees totaling \$91,443. This immigration was to continue through 1924, when drought and economic depression resulted in the Glasgow land office being closed in May 1925.

In contrast to the nationwide depression that devastated so many during the 1930s, Glasgow benefited from federal intervention during that period. In 1933, President Roosevelt announced that work would begin on the building of Fort Peck Dam on the Missouri river just about 20 miles from Glasgow. Dam construction continued for about the next 10 years, providing thousands of jobs. Employment at the dam reached in excess of 10,000 individuals by June 1936, and Glasgow's population was more than 30,000 people. Besides providing workers with jobs during the depression, the dam supplied flood control for downstream areas, recreation opportunities, and a water supply for the local area. By 1938 engineers realized the dam's capacity to produce electricity with the completion of Power Plant No. 1. In 1957 the electrical capacity of the dam was expanded and a contract was let for the construction of a second powerhouse.⁴

By 1940, the population of Glasgow had fallen to 15,181, declining steadily until the mid-1950's. Federal programs again boosted the local economy and population in 1955, when a fighter inceptor base was constructed just sixteen miles north of Glasgow. Strategic focus at the base changed from fighters to bombers in 1957. The airbase expanded to house Strategic Air Command (SAC) B-52 bombers and KC 135 air tankers. The SAC base became operational in 1961. Approximately 9,000 persons either lived or worked on the base, with an annual payroll exceeding 8 million dollars per year. Several other millions were spent annually for other local goods and services.

History of the Rundle Land & Abstract Company and the Rundle Building.

In the spring of 1907 Sidney J. Rundle came to Glasgow from Kenmare, North Dakota "with the intention of locating here."⁵ He rented a room in the Odd Fellows' building, dealing first in lands. Mr. Rundle built up a lucrative business and within a short time added the fire insurance line. From the Odd Fellows' building Rundle moved his offices to a frame building behind Frye Building, at 222 South Fifth Street adjacent to the Rundle Building construction site.

A firm believer in the use of printer's ink, Mr. Rundle advertised throughout the United States and he located hundreds of settlers on farms in northeastern Montana. The business grew at an amazing rate and in the spring of 1914 the Rundle Land & Abstract Company was formed, with capital of \$25,000. A branch office was started in Malta to handle the business in Phillips County, once part of Valley County.

The business continued to grow and in October 1915, the directors of the company decided to increase the capital stock to \$75,000. They also decided to erect a new building and bought three lots on the corner of Fifth Street and Second Avenue. "Glasgow the thriving little metropolis of Valley County has had phenomenal growth in the past two to three years. One of her principal firms, the Rundle Land & Abstract Company will start construction on a fine new office building".⁶

Detailed plans and specifications announced construction of a new three-story fireproof building on the corner of 5th Street and 2nd Avenue South, designed by Link and Haire of Helena. Bids for excavation and foundation opened on October 30, 1915, and Great

³ *From Buffalo Bones to Sonic Boom: Glasgow Diamond Jubilee 1887-1962*, p. 44.

⁴ For more information regarding the history of the Fort Peck Dam, see Bob Saindon and Bunky Sullivan, "Taming the Missouri and Treating the Depression: Fort Peck Dam," *Montana the Magazine of Western History* (November 1977) 27(3)34-57.

⁵ *From Buffalo Bones to Sonic Boom Glasgow Diamond Jubilee 1887-1962*, p. 39.

⁶ "Start Work on New Building, Excavation for Rundle Block Begins Monday," *Glasgow Courier* November 15, 1915.

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Falls contractors Leighland and Kleppe won. They subcontracted to a local man, J.L. Lytle to perform the work.⁷

The construction project was big news in Glasgow, and the *Courier* reported on the details of the building:

Before the work of excavating could begin, it was necessary to remove two houses off the corner lots. On November 01, 1915, the first load of dirt was hauled and with a large crew of men Contractor Lytle pushed the work to a speedy completion. The weather during the excavation was ideal and frost was one of Contactor Lytle's minor troubles. It was necessary to do some blasting in parts of the cellar to loosen up the dirt so that scrapers could be used, but both these obstacles were overcome without difficulty. Just a little more than a month after the work of excavating was started, the hole was ready to receive the cement for the foundation.

The building will be 90' x 130' extending 130 feet on Fifth Street. It will be three stories in height, with full basement and will be of reinforced concrete and brick construction, and particular attention will be given to make it as near fire-proof as possible. From the basement to the roof, the new building will embody all the new ideas and principles of construction. Under the court of the building, in the basement, will be the engine room, isolated from all other parts, so that all dirt and noise from this part will not reach other parts of the building. All machinery in the engine room will be of the most modern type. In one corner of the basement, the plans call for a barber shop that will surpass anything in this part of the state for convenience and sanitation.

The floor will be of tile and the walls of white enamel. Around the room will be built in settees, made for comfort. The space will be large enough for a five chair shop and will have two large bathrooms, two shower baths and a Turkish bath steam cabinet. Every fixture will be of the best and even the towel cabinets will be built in. There will also be rooms fixed up in the basement for a billiard and pool hall and bowling alleys. The billiard room will have the cue racks built into the wall and the lighting system for the tables will be along the latest lines. In the rear of the building will be the bowling alleys. Spaces have also been provided for card rooms and comfortable lounging.

Besides the barber shop and pool room and the bowling alley in the basement, there will be large storerooms for each of the stores on the main floor. There will be an entrance into these through each store and through a chute from the street.

On the first floor there will be five store spaces, three on the Second Avenue side and two on the Fifth Street side. They will all be thirty foot fronts, with large display spaces for every store. The Hub will occupy the corner store, with a new and complete line of men's clothing, furnishings and shoes. Next to the Hub on Second Avenue, A. W. Huxsol, who now owns the Valley Drug Company at Culbertson, will put in one of the finest and most up-to-date drug stores in the northwest. Mr. Huxsol expects to move to Glasgow when the building is completed and will devote his entire time and attention to his drug store here. The Emporium Dry Good Company will occupy the space adjoining Huxsol's Drug store, and while the plans of the company have not been divulged, it will be one of the finest women's and children's outfitting stores in the state.

Each of the stores on the main floor will have a separate entrance from the main corridor of the building, so that people can go into every store in the building without once stepping outside. Display cabinets will be provided for each of the stores in the corridor, after the fashion of the big office buildings in largest cities. The lighting systems for the stores will be a type that will make it as light as day in every nook and corner, so that no matter how dark it is, people purchasing goods can do so with the same advantage as in the brightest day. The main entrance will be on Fifth Street, opening onto a large corridor. From this there will be stairways to the basement and to the upper floors and in the rear will be a passenger elevator this will be the first elevator in the city and will be a decided novelty.

The second floor of the building will be divided into office suites and pub rooms. The plans call for fourteen offices, some 13' x 14' and others 14' x 19' in size. Each office will be provided with a reception room and a private exit, and for completeness and convenience they will be the very last word. A big fireproof vault will be constructed on this floor for the safekeeping of the records of the Rundle Land & Abstract Company and also for the use of the tenants in the building. Adjoining the vault will be the janitor's and the toilet and lavatories. As now planned, club rooms will be provided on the second floor for the use of the business men of the city and their friends. These will be fitted up in a manner that will be a credit to the city, and where

⁷ Glasgow Courier, January 28, 1916.

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business men can spend leisure hours and entertain out of town visitors. There will be a library, lounge rooms, coat rooms, card rooms and present plans call for a buffet for the use of the members of the club.

While no definite plans have been made as to the third floor, the company expects to convert this into a big auditorium and ballroom. The auditorium will be 60' x 130', with a large stage, banquet room, rest rooms, coat rooms, and dressing rooms.

The floors on 1, 2, 3, are hardwood, while the basement in concrete. The ceilings are plaster on lath, with wood studs on both sides of walls. Electrical flexible and rigid conduit was installed, along with typical plumbing and fixtures. The basement walls are reinforced concrete, 8 inches in thickness and the foundation utilizes concrete bearing walls. Timber trusses and beams were used throughout. The exterior walls are brick faced and the roof is a tar/gravel composition. Heating is by gas fired steam boiler, while cooling units are electrical. The building is 90' in length on 2nd Avenue South, and extends 130' on 5th Street South.⁸

By 1920, the Rundle Building was the center of information, commerce, and recreation in Glasgow. It was home to the prominent local newspaper, the *Glasgow Courier*, Mrs. J.L. Slattery's Emporium occupied retail space, and of course the Rundle Land and Abstract Company had their office on the first story as well. A retail store called "The Hub" held the corner storefront. When it opened in December of 1916, the *Courier* reported: "the store was rushed to completion and everything will be ready to move in. An expert window trimmer has been engaged to put in the opening display. The new store of the Hub will, when completed, be one of the finest and most up to date men's clothing stores in the state." Of particular interest was the novelty of having a bowling alley in town, housed in the basement area. Crescent Billiards Parlors and Bowling Alleys opened Christmas week 1916, and were operated by Harry Hess and G. A. "Fats" Wright.

The bowling alleys are now installed and will be a big feature of the new recreation palace. There are two fine alleys, with all the new improvements in lighting and conveniences for those who go in for this kind of sport. The alleys will be varnished and polished by experts and will be the best in this part of the state. In the billiard hall, there will be two billiard tables and six pool tables, where lovers of this indoor sport may spend many a pleasant hour, on tables that are the best that money can buy.⁹

In later years, tenants were the Glasgow office supply, Alsop-Eate Shop, Adrian's Dress Shop, Tork's Drug, the Snow White Café, the Oasis Bar, and the Highlander Café. Above the storefronts, the upper two stories of the Rundle Building functioned as the Glasgow Hotel, as well as offices for doctors, dentists and other professionals, a hair salon, and club rooms:

The plans of the third floor of the new fireproof building being constructed on the corner of Second Avenue South and Fifth Street have been changed and instead of the large hall and ballroom as originally intended, the third floor will be used as a hotel. There would be 40 outside rooms, each with hot and cold running water and furnished and equipped in the finest and most comfortable manner will be on this floor besides two large sample rooms, for the use of commercial travelers.

The company expects to lease the hotel, which will be run on the European plan, as no arrangements have been made for a dining room. About one third of the rooms will have baths connection. The necessity of more hotel accommodations has long been recognized by the members of the company, and the new hostelry will fill a long felt want.

Though the need for hotel space declined during the early 1920s, after drought and economic depression curbed the influx of homesteaders to the area, business picked up again after 1933, when plans for Fort Peck Dam were made. Paul Jones Campbell took over as operator of the Glasgow Hotel and Oasis Lounge in 1932. Campbell was a well-known and influential figure in Glasgow, and was active on the Highway Commission, the Chamber of Commerce – particularly as Chairman of the Airport Committee. His influence was integral to the establishment of the Glasgow Army Air Base.

During the second half of the twentieth century, the hotel was converted to apartments to accommodate the huge population increases associated with the new airbase. Like other establishments in Glasgow, such as the First National Bank down the street (NR listed 6/27/2002), the post-war economic boom and promise of the airbase inspired updated, more "modern" storefronts. Aluminum-framed windows and doors, together with enameled metal panels were installed along the facades at the street level to invite business.

⁸ *Glasgow Courier*, December 15, 1915.

⁹ *Glasgow Courier*, December 1916.

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Campbell and his wife Phyllis operated the hotel and lounge until 1960, when they sold to John and Dorothy Kolstad. The Campbells kept their apartment there however, and the Kolstads sold to Phyllis' brother and his wife, Melvin and Gloria Fuhrman, in 1967.

Over time, the building has served the citizens of Glasgow and Valley County, providing an established commercial, and in later years, residential, center of downtown. Improvements and renovations to the building reflect the boom years of Valley County history, first; during the homesteader influx in 1910 to 1920, second; the construction of Fort Peck's Dam in the late 1930's and third; the construction of the Glasgow Air Base in the late 1950's and 1960's. The building has also reflected the steady decline in the economy since the closure of the Air Base, with vacancies in the commercial space as businesses either closed or relocated. The decline is also reflected by the lack of any substantial improvements or investments in the structure since the 1960's.

Architectural Significance.

C.S. Haire was born in Hamilton County, Ohio in 1857. After graduation from the high school in Cincinnati in 1876, he worked as a teacher for three years while studying architecture. In 1886, he was employed as a draftsman in the construction department of the Union Pacific Railroad in Pocatello, Idaho. The next year, he moved to Butte, Montana in a similar position with the Great Northern Railroad. In 1888, he established an association with the realty firm of Wallace and Thornburg. Withdrawing from this firm some time later, Haire devoted himself exclusively to the practice of architecture, moved to Helena in 1893, and worked as the state superintendent of buildings. In that capacity, he oversaw the construction of numerous state institutions.

In January 1906, Haire formed a partnership with John G. Link of Billings. Link was born in 1879 in Hattnau, Bavaria, where he lived until he was 17. He was a student for six years at the royal academy at Landau where Professors William Meyers and Joseph Goetzer instructed him in architecture. He graduated in 1886. Link came to the United States in 1887, settling in Denver, Colorado. From 1887-1890, he worked for author Frank Kidder, who wrote *Architect's Handbook*. Link joined the Fisher architectural firm from 1890-1893. At the young age of 22, Link moved again, this time to Butte, Montana in 1896, the same year competition for the Montana State Capitol was ongoing. In Butte, he partnered with W. E. Donovan, under the name Link and Donovan, which lasted four years. During this period, state Architect John C. Paulsen commissioned him to supervise the construction of a number of state institutional buildings. Link joined in partnership with Joseph T. Carter in 1900, and continued that association until 1905, when he began working with Haire.

Link and Haire became the most prolific architectural firm in the State of Montana for a number of decades, with offices in Helena, Billings, Missoula, Butte, and Lewistown. In these offices, many of the younger architects of Montana received their training. Together, Link and Haire designed many courthouses, schools, hospitals, commercial buildings, and residences. The Rundle Building is a significant as an example of their work.

Western Commercial buildings are generally two to four stories in height, masonry in character, with relatively plain symmetrical facades. The simple, rectangular plans take full advantage of the lot width and are usually attached to neighboring buildings. Often, designers used the wall material, stepping or corbelling out brick or stone, to create decorative elements. The Rundle Building is an excellent example, and displays each of these identifying characteristics.

The Rundle's Western Commercial style can further be characterized as an enframed, two-part commercial block. A horizontal division into two distinct zones characterizes this type, and reflects the difference in use inside. Architectural Historian Richard Longstreth explains: "The single-story lower zone, at street level, indicates public spaces such as retail stores...or a hotel lobby. The upper zone suggests more private spaces, including office spaces, hotel rooms, or a meeting hall."¹⁰ Columns or pilasters punctuate most of the façade. Precedents for the type date from 18th century France. It became popular in the United States around 1900, and enjoyed extensive use through the 1920s. The main section is bracketed by narrower end bays to form a continuous wall plane. Manufactured or prefabricated building pieces such as stamped metal cornices, decorative terra-cotta, and other embellishments that

¹⁰ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, National Trust for Historic Preservation, 1987), p. 24, 144.

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could not be manufactured locally flooded into Glasgow with the arrival of the railroad. This influx of material allowed businessmen to adorn their otherwise simple buildings.

The Rundle Building's embellishments are borrowed from the Spanish Mission Revival style. The Mission style originated in southern California and was the first style to diffuse eastward *from* the West. The style was considered the "California counterpart" to the Georgian-inspired Colonial Revival popular in Northeast. Most famously, the style was adopted by both the Southern Pacific and Santa Fe Railways for train stations, resort hotels, and other rail corridor buildings, essentially as an effort to "theme" the Southwest for eastern travelers. The style includes Mission-shaped dormers and/or roof parapet; wide, overhanging eaves, exposed rafters, red-tiled roof, stucco walls, and arched windows/doors on ground level. While all these elements do not appear on the Rundle, its distinctive elements include the coped, shaped parapet walls, round arches, and terra cotta tiles.

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[www. Ultimatemontana.com](http://www.Ultimatemontana.com)

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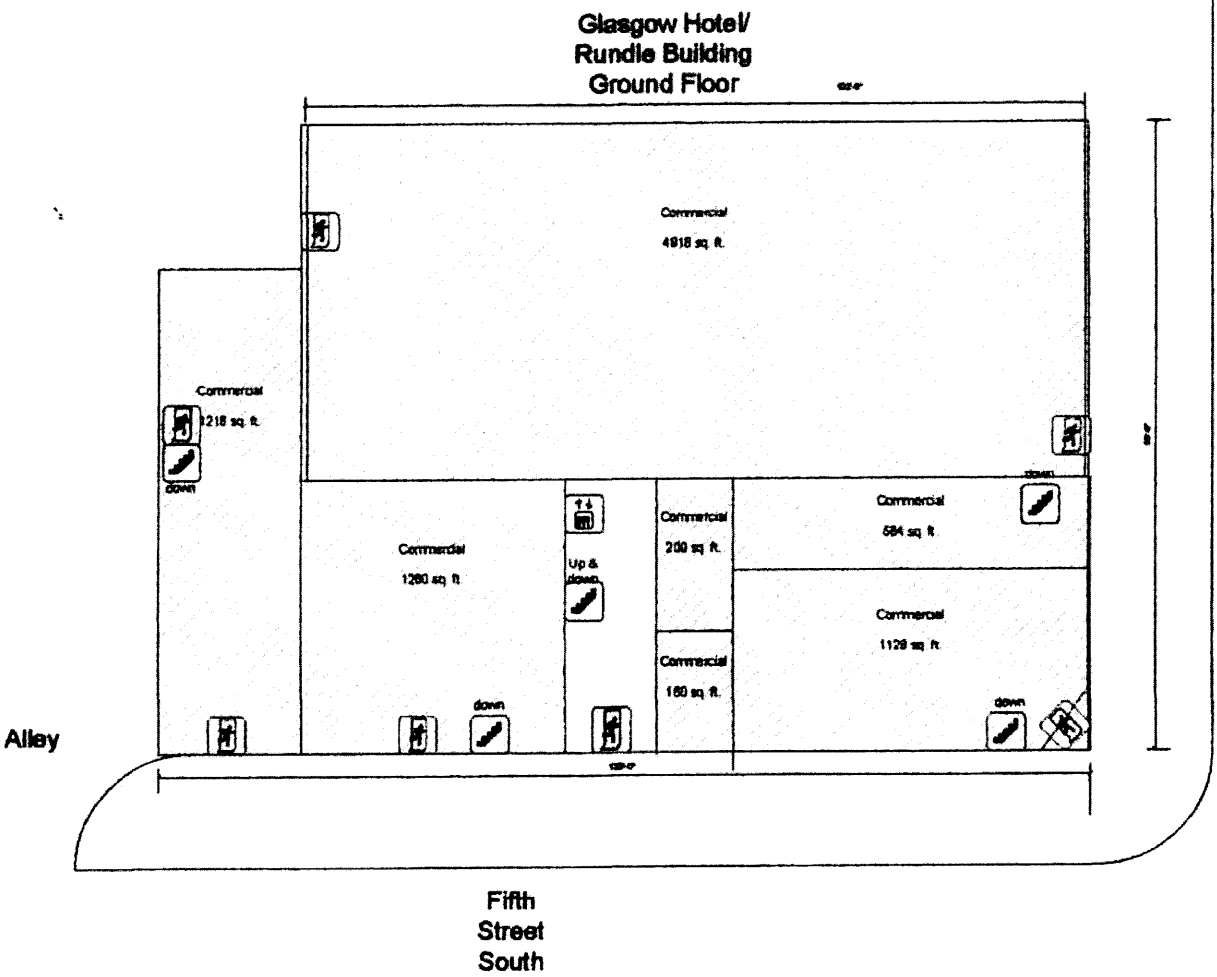
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Second Avenue South



2005 Floorplan: Ground Floor, Rundle Building

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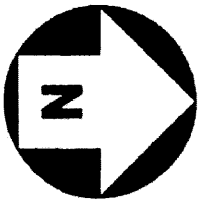
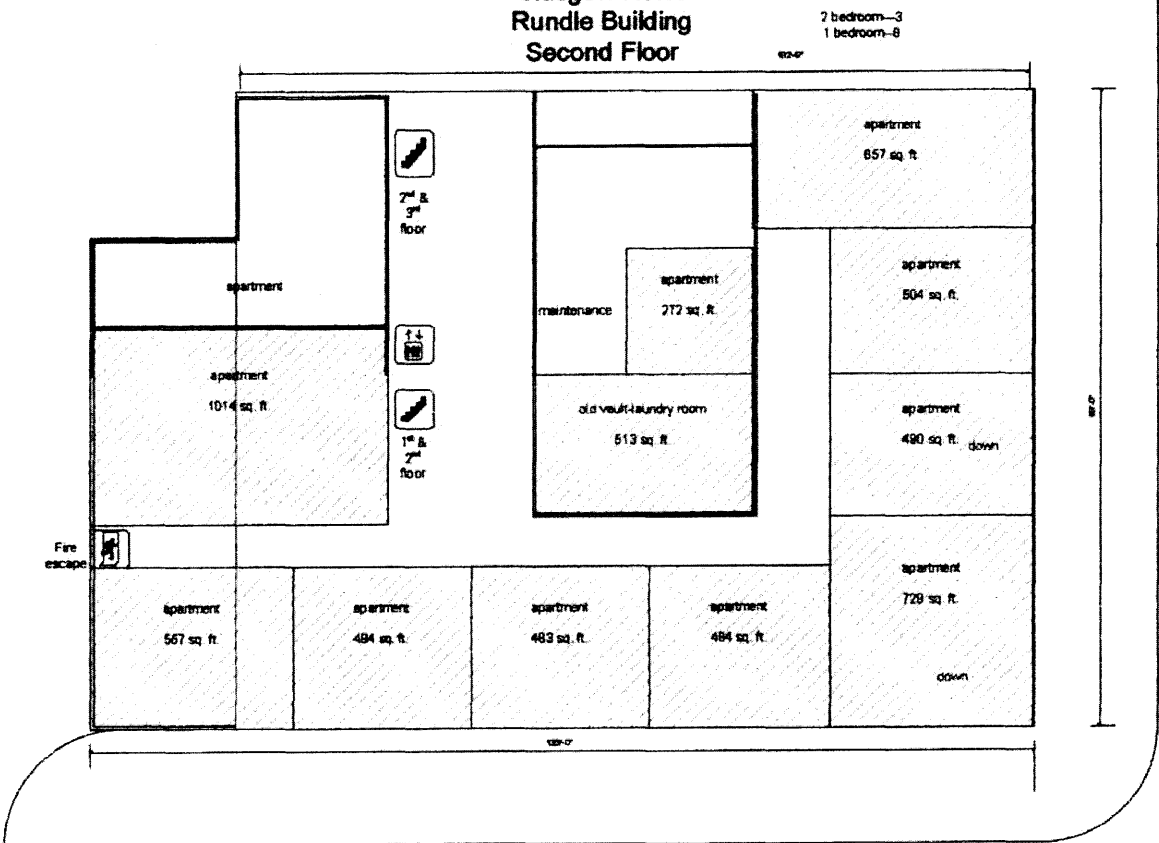
Valley County, Montana

Second Avenue South

Fifth Street South

Alley

Glasgow Hotel/
Rundle Building
Second Floor



2005 Floorplan: Second Floor, Rundle Building

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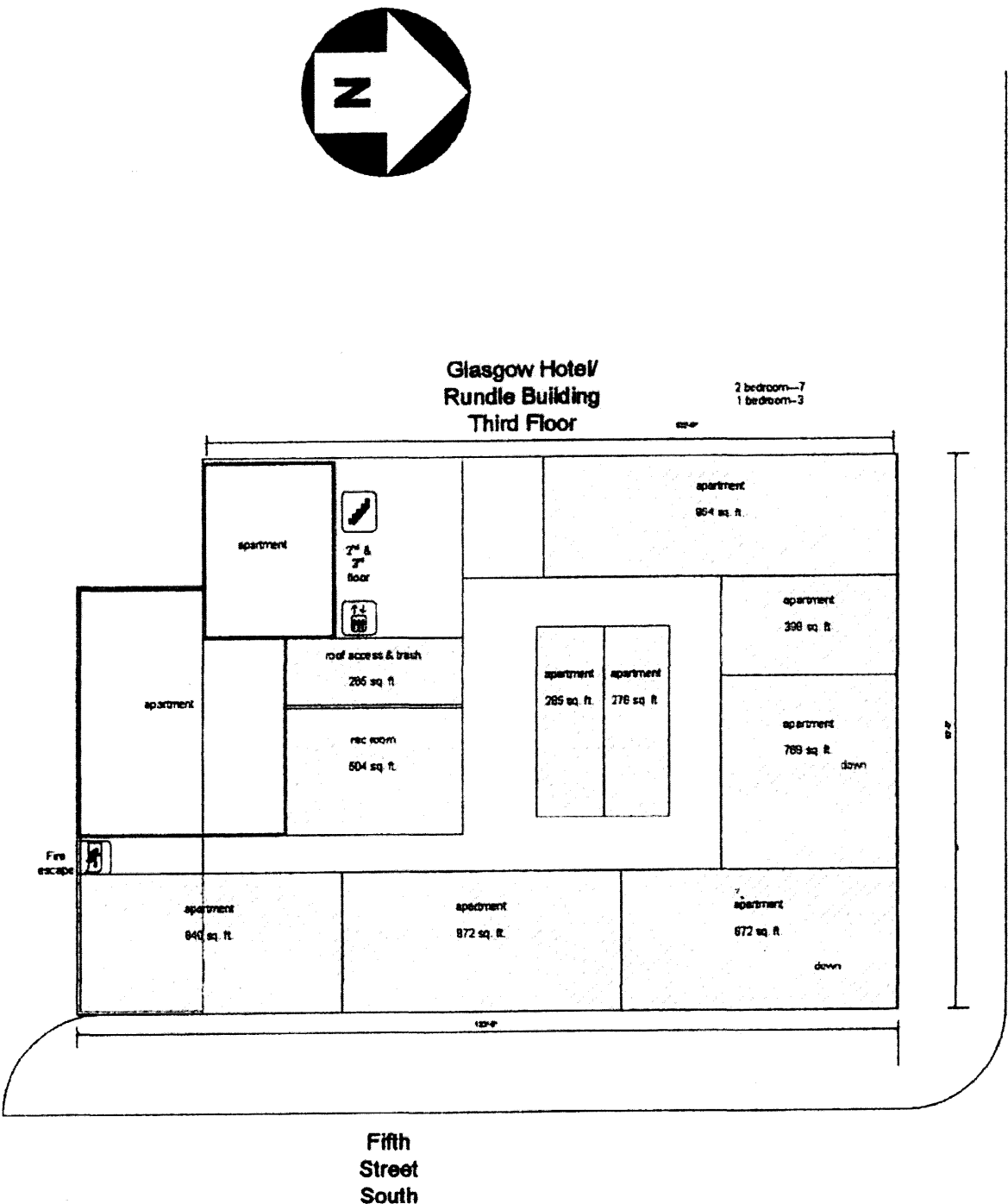
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2005 Floorplan: Third Floor, Rundle Building

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Orthophotoquad, Glasgow Quadrangle, August 11, 1996.

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Rundle Building on left in this 1918 panoramic postcard.



Rundle Building c. 1921

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Glasgow Street Scene, late 1930s. Rundle Building on left.

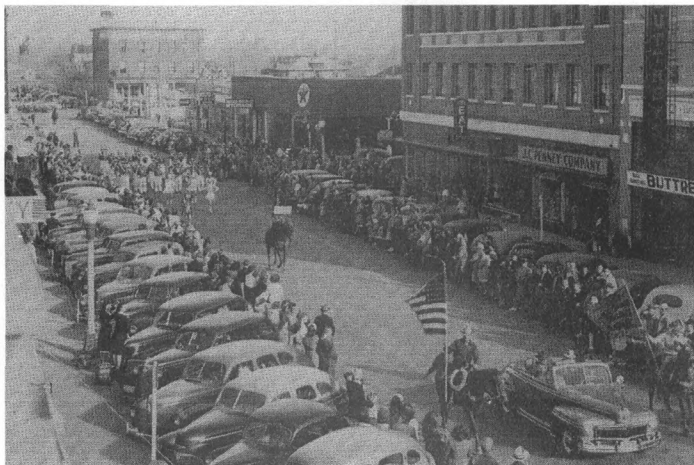
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Valley Ridgerunners Saddle Club march by the Rundle Building in 1947.



Glasgow Courier staff in their Rundle Building offices, 1930s.

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Beauty Shop in Rundle Building, 1920s.

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Paul Jones Campbell, owner of Glasgow Hotel and Oasis Lounge, 1932-1960.



THE OASIS

The Oasis Lounge Advertisement, no date.