

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95000143

Date Listed: 3/09/95

Gleim Building II  
Property Name

Missoula  
County

MT  
State

Historic Resources in Missoula, Montana 1864-1940 MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Carl R. Jensen*  
Signature of the Keeper

3/9/95  
Date of Action

=====  
**Amended Items in Nomination:**

**Period of Significance:**

The period of significance is revised to read: c.1893-1915.  
[This period reflects the building's significant use.]

The significant date is revised to read: c.1893 to reflect the building's estimated construction date.

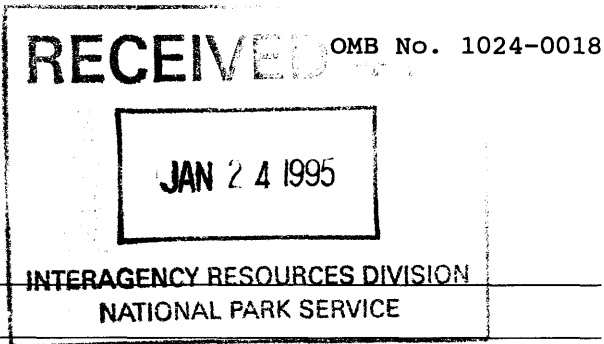
This information was confirmed with Chere Jiusto of the MT SHPO.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. Name of Property

historic name: Gleim Building II

other name/site number:

2. Location

street & number: 255-257 W. Front Street

not for publication: n/a  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

city/town: Missoula

state: Montana code: MT county: Missoula code: 063 zip code: 59802

3. State/Federal Agency Certification

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

Maureen Sheff 12-27-94  
Signature of certifying official/Title  
Date

Montana State Historic Preservation Office

State or Federal agency or bureau

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

Signature of commenting or other official  
Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

X entered in the National Register  
\_\_\_ see continuation sheet  
determined eligible for the  
National Register

Paul R. Ferguson 3/9/95

\_\_\_ see continuation sheet  
determined not eligible for the  
National Register

\_\_\_ see continuation sheet  
removed from the National Register  
\_\_\_ see continuation sheet

\_\_\_ other (explain):

Gleim Building II  
Name of Property

Missoula County, Montana  
County and State

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**5. Classification**

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**Ownership of Property:** Private  
Property

**Number of Resources within**

**Category of Property:** Building

Contributing

Noncontributing

\_\_\_\_\_ 1

\_\_\_\_\_ building(s)

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

\_\_\_\_\_

\_\_\_\_\_ sites

\_\_\_\_\_

\_\_\_\_\_ structures

\_\_\_\_\_

\_\_\_\_\_ objects

**Name of related multiple property listing:**

Historic Resources in Missoula, Montana  
1864-1940

\_\_\_\_\_ 1

\_\_\_\_\_ TOTAL

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**6. Function or Use**

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**Historic Functions:**

**Current Functions:**

Commerce/trade

Commerce/trade

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**7. Description**

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**Architectural Classification:**

**Materials:**

Other: commercial

foundation: concrete  
walls: brick  
roof: asphalt  
other: n/a

**Narrative Description**

The Gleim Building II is a two-story, rectangular, stretcher bond brick, vernacular commercial building with two bays, flat front roof, and side, stepped parapets, arched windows, double-front entryway, elaborate brick cornice, and concrete foundation. Located on the south side of West Front Street near the west edge of the Missoula historic commercial district, the building stands between two new or remodeled one-story commercial buildings, which, in turn are flanked by two-story commercial brick buildings.

The cornice of the Gleim Building II consists of three corbelled, two-deep stretcher bond brick bands. Each is slightly recessed under the other, top to bottom. These run above a second band of three-row sawtooth headers. The sawtooth band, in turn, runs above a third band, which consists of alternating stretchers in relief to the building facade. Three rows of corbelled stretchers run at the base of this ornamentation. The cornice is enclosed at the corners of the front facade by vertical five-foot brick pilasters with corbelled bases.

The second story has four wood-frame windows set in two bays of two windows each. The windows have two-tiered header arches. The windows in the west bay are 2/2 double hung with metal-frame storm windows. The brick facade between the east two windows has been removed, and a large wood frame has been installed to join the two window insets. The two windows are wood frame 1/1, sliding. The header arches remain above the two windows that have been removed. All windows have wood sills.

The first floor has three bays and has been remodeled with rough-cut vertical board and batten siding. The building retains what appears to have been a two-bay entryway on the street level before the building was converted into an automobile

garage. The vertical siding is 1x10, rough cut, with one-inch battens. The double entryways are framed with 4x4s and are divided into three bays each--a centered wood door with plate glass window flanked by 3 1/2 by 5-foot plate glass windows. The western-most entryway has one plywood panel in place of one plate glass window. It appears that the wood siding over the corners and center columns covers the original brick facade.

The building is located on a slope, which marks the banks of what was the old Clark Fork River channel. The sides of the building are stepped toward the rear of the building. Walls of the sides are stretcher bond brick with wood-frame, double-hung 1/1 windows with two-tiered header arches and wood sills. The rear section of the building, which is essentially a daylight basement was probably constructed between 1935 and 1938, when the building was converted into an automobile repair shop. The rear section has a poured concrete foundation. Walls are stretcher bond brick. There are two brick frame windows with metal mullions and nine (3x3) window panes and have header sills. The back door of street elevation has been removed. The rear lower level of the building is brick rather than concrete and has two windows identical to the ones on the street elevation flanking a centered metal garage door. The east side of the building has noticeable cracks in the street and lower levels.

The interior walls of the street level have been removed. Interior of exterior walls are exposed. 8x8 support posts are located at the center of the building's north-south rectangular configuration. The open first floor includes the building's rear addition. Centered brick walls run back about 10-15 feet from the front of the building. An open wood stairway is located on the west side of the first floor leading up to the second floor. The floor of the first level is concrete. The ceiling of the first floor is open and shows exposed joists.

The original part of the structure has lost some integrity of design and materials because of its conversion to an automobile garage between 1935 and 1938. The street level facade also has lost some integrity of design and materials with the fairly recent addition of the board and batten siding.

## **INTEGRITY**

Even though the building has lost some integrity of design and of materials, it retains sufficient integrity to convey its association with the historic Red Light district along West Front Street. It does so in association with three or four other buildings of similar design, scale, and materials located along the south side of West Front. These buildings are also two stories high, are constructed of brick, retain good second-story integrity, and clearly convey a sense of association with the turn-of-the-century Missoula commercial district. The cornice's ornamentation is key in maintaining this tie. Several of the buildings in the area resemble more modern buildings.

The conversion of the building into an automobile garage, which included the construction of the rear addition, did not destroy the basic two-bay design of the front of the building or disrupt the building's scale. The conversion also left intact the stretcher bond brick construction and, for the most part, the presence of wood frame, double-hung windows. Despite the addition, the rear of the building displays a stronger sense of the association with the historical period than do most of the buildings along West Front Street.

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**8. Statement of Significance**

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Applicable National Register Criteria: A      Areas of Significance: Commerce  
Criteria Considerations (Exceptions): n/a      Period(s) of Significance: 1890-1940  
Significant Person(s): n/a      Significant Dates: 1890  
Cultural Affiliation: n/a      Architect/Builder: unknown

**Narrative Statement of Significance**

This building is eligible for listing on the National Register of Historic Places under Criterion A. It is representative of the Missoula "Red Light" district, which extended along West Front Street in the late nineteenth and early twentieth centuries. It was a basic part of the town's commercial operation, a reflection of its social values and structure, and a key part of the historic fabric of this part of town. The building is a representative example of late nineteenth and early twentieth century commercial architecture with its two-story brick construction, ornamental brick cornice, two bay division on the street level and the second floor, and header arched windows.

The building was constructed between 1893 and 1902 when the property was owned by Mary Gleim. Subsequent owners included Elizabeth Gibson and Benjamin Bown (1915), Elizabeth Gibson (1919), John R. Gibson, et al (1928), H. A Sample (1935), Sample Petroleum Co. (1936), Benjamin Ramer and Ellsworth A. Broman (1940), and Ellsworth Broman (1941). The building was constructed as a woman's lodging house in what was Missoula's historic "Red Light" district. This building and those located to the east and the west of it are shown as female boarding houses on the early Sanborn maps (1902 and 1912. In 1912, 255 West Front Street is shown as a saloon.) The female boarding houses appeared on the west end of Front Street early in the city's history and proliferated with the coming of the Northern Pacific Railroad to Missoula in 1883. The construction of the railroad attracted gamblers and prostitutes to Missoula and led to the construction of "hurdy gurdy" or "honky tonk" houses and the female boarding houses. The buildings openly operated as houses of prostitution until 1916 when city officials, under a great deal of public pressure, closed them. Prostitution did not disappear from Missoula in 1916, but its operation became more discreet.

The early female boarding houses in Missoula were wood frame as were most of the other commercial structures in Missoula. The trend to brick structures in the historic commercial structures occurred in the late nineteenth century to conform to ordinances passed prohibiting the construction of wood frame buildings in the commercial district.

Mary Gleim owned a number of houses of prostitution in Missoula at the turn of the century. In 1890 she owned eight. She was a large woman, notorious for assaulting people and for her frequent outbursts at her court appearances. She died intestate in 1915, leaving considerable real property mostly in the form of city lots in Missoula, Ronan, St. Ignatius, and Hamilton which she acquired when the Flathead Indian Reservation was open to settlement, a ranch, capital stock in the Missoula Creamery Company, and an interest in the Standard Lime and Brick Company. Also listed in the 1915 Court Order and Decree was household furniture in "homes" situated along West Front Street--"Suburban", "White Front", "Column" and her own residence in Missoula. At her death, estate was estimated at more than \$100,000.

The February 23, 1914 edition of the Missoulian refers to her a woman of "mystery." She was allegedly of Irish descent, her father being an Irish squire. He possessed "remarkable" physical strength and was "wonderfully endowed" intellectually. She allegedly conversed in all of the Latin languages and was "liberally educated in English." She also was credited with a generous heart, with many acts of kindness attributed to her. However the paper noted that she also "was of the underworld." From the time of her arrival in Missoula (1888) until her death, she "associated herself with the element against whom the bars of society are set." She not only owned several brothels in Missoula, but was allegedly a smuggler of laces and diamonds and was believed to have been connected with an underground railroad which had its outlet in Thompson Falls. The underground railroad was used to bring Chinamen and a "great deal" of opium into the country. She also was sent to the Montana state prison for allegedly setting fire to the house of "Bobby" Burns, a "rival" property owner, presumably in the "restricted district."

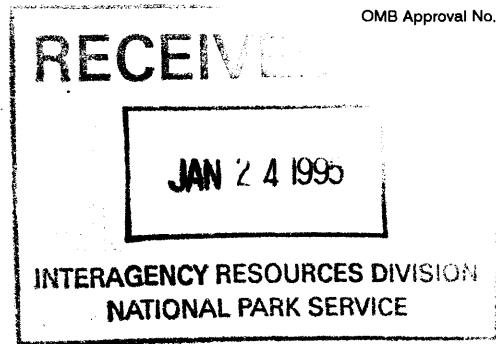
The 1921 Sanborn Map shows the west half of the building (257 West Front Street) as a dwelling; and labelling of the east half (255 West Front Street) is eligible. John Hammonds, a porter, is listed as living at 257 West Front Street in 1929. The building is listed in the Polk City Directories as vacant for part of the 1930s and as the address for the U.S.

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Commodity warehouse in 1936. It is listed as the address of the Modern Body and Fender Works, Benjamin Ramer and E.A. Broman, proprietors, in 1940 and 1948. The business provided automobile painting and trimming, welding, and glass installation services and was listed as an authorized Dupont Station. The building is listed as vacant in 1943 and as being occupied by the Clinton Brothers Trucking Company in 1945.

The rear addition of the building probably was constructed between 1935, when Sample Petroleum acquired the property, and 1938, when the addition is shown on a Sanborn Map. The building's first floor center wall was removed when the building was converted to an automobile repair shop.

An article in the Missoulian states that recent sewer line construction behind the building uncovered batteries and other debris probably deposited at the rear of the property, when the Clark Fork River ran directly behind the buildings on the south side of West Front Street. The batteries are probably associated with the period during which the building housed the Modern Body and Fender Works during the 1940s. Those using the buildings during the time that the river ran directly behind West Front Street threw garbage along the river bank and into the river. Other historical artifacts uncovered included several bottles, one of which dated to 1894. The Sanborn maps show the Clark Fork (Missoula) River running directly behind the buildings along West Front Street during the late nineteenth century and the early twentieth century.

Gleim Building II  
Name of Property

Missoula County, Montana  
County and State

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**9. Major Bibliographic References**

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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:

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**10. Geographical Data**

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**Acreeage of Property:** Less than 1 acre

**UTM References:**

Zone	Easting	Northing
12	271590	5195115

**Legal Location (Township, Range & Section(s)):** The Gleim Building II is located in the SE 1/4, SE1/4, NE1/4 of Section 21, T13N, R19W.

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**Verbal Boundary Description**

The Gleim Building II occupies Lot 12 of the Original Townsite, C.P. Higgins Addition, W.P. McCormick's Addition in the town of Missoula, Montana.

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**Boundary Justification**

The boundary includes the city lot which the historic building has occupied since its construction.

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**11. Form Prepared By**

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name/title: William A. Babcock  
organization: Past & Present date: June 1994  
street & number: 2920 Salish Court telephone: (406) 549-9987  
city or town: Missoula state: MT zip code: 59801

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**Property Owner**

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name/title: David Paoli  
street & number: 210 North Higgins Ave, Suite 336  
city or town: Missoula state: MT zip code: 59802

telephone:

United States Department of the Interior  
National Park Service

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Koebel, Lenora. Missoula: The Way It Was. Missoula: Pictorial Histories Publishing Company, 1972.

McDonald, James and Gary Williams. Missoula Historical Resource Survey. Missoula: Porky Press, 1980.

Missoula County Appraiser and Assessors's Office. Plat Book to McCormick Addition and corrected plat, Missoula Original Townsite: C. P. Higgins Addition and McCormick Addition, Missoula County Court House.

Missoula County Clerk and Recorder's Office, Deed Book Records, 1887-1948.

Polk, R.L. Missoula City Directories, 1903-1948.

Sanborn Fire Insurance Maps, 1893-1951.

Missoula Gazette.

Missoulian