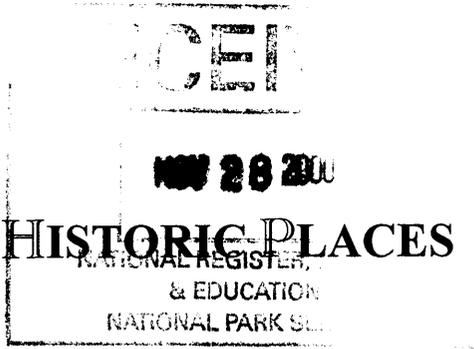


United States Department of the Interior
National Park Service



1011

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Charles Lundwall Building

other name/site number:

2. Location

street & number: 123-125 West Main Street

not for publication: n/a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

city/town: Bozeman

state: Montana code: MT county: Gallatin code: 031 zip code: 59715

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. Brumber 11/15/2000
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:

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

Edson H. Beal Signature of the Keeper Date of Action 1-4-01

5. Classification

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

6. Function or Use

Historic Functions:

COMMERCE/TRADE/Specialty Store, Restaurant
 FUNERARY/Mortuary, DOMESTIC/Multiple Dwelling

Current Functions:

COMMERCE/TRADE/Restaurant

7. Description

Architectural Classification:

Other: Early 20th Century Commercial Style

Materials:

foundation: stone
 walls: brick, sandstone, terra cotta, concrete
 roof: asphalt

Narrative Description

The Charles Lundwall Building is an attached two-part masonry commercial block in the Early Twentieth Century Commercial Style.¹ Located at 123-25 West Main Street, it stands near the western end of a virtually uninterrupted streetscape of masonry buildings comprising Bozeman's downtown commercial area. The vast majority of this historic commercial corridor lies within the Main Street Historic District, which terminates with the six-story Baxter Hotel at 105 West Main Street, two doors to the east.² Although typical of early 20th century two-story brick commercial blocks that characterize much of the Main Street Historic District, the Lundwall Building is abutted to the east and the west by non-contributing buildings; and for this reason, this block and this interesting building were not listed on the National Register in the mid-1980s.

The two-story building has a rectangular plan and a flat roof. The street level of the symmetrical facade has been recently remodeled and features decorative wooden trim with raised wooden panels and two centrally-located storefront windows that are framed on either side by matching wood and glass paneled doors. The upper level, which was historically utilized for residential purposes, features a central transomed fixed window, with 1/2 double-hung windows on either side, all with a continuous sandstone window sill. The bearing wall construction is finished in creamy gold brick with three white diamond patterns and terra cotta detailing inset into the corbelled cornice.

Overall, the Charles Lundwall Building is in excellent condition; the storefront and interior have recently been refurbished through a tax act project, and the building generally retains historic integrity in terms of its location, design, setting, materials, workmanship, feeling and association.

¹ For a discussion of two-part commercial block architecture see Richard Longstreth, The Buildings of Main Street: A Guide to American Commercial Architecture, (Washington, D.C.: National Trust For Historic Preservation, 1987), 24-51. The Early Twentieth Century Commercial Style is defined in Paul Jakubovich and Les Vollmert, Good For Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings, (Milwaukee: The Department of City Development, June 1995), 18, 23, and 53.

² Matthew Cohn, "Historic Resources of Bozeman, Montana," National Register of Historic Places Nomination (Helena: State Historic Preservation Office, 1987).

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7

Charles Lundwall Building
Gallatin County, Montana

Page 1

Structural Evolution:

In March of 1905, the original 24' x 50' two story brick building was constructed on this site.³ Typical of most historic commercial buildings in downtown Bozeman, the Lundwall Building has undergone a series of expansions and remodels, during the historic period and more recently. By September of 1912, a roughly 45' rear addition to the building was added,⁴ and by September of 1927, the footprint of the building was again enlarged, when another 16' rear addition was erected. At the same time or shortly afterward, a concrete garage addition was constructed, expanding the building to the alley and its approximate size today.⁵

The exterior of the second story of the Lundwall Building storefront is essentially identical to its original appearance; however, the street level has undergone modifications over the years. The storefront has been remodeled at least three times since the building's original construction in 1905. Between 1936 and 1945, Bozeman Architect Fred Willson created a series of drawings redesigning various aspects of the building for then-owner Bill Schamanoff. In 1936 and 1937, Willson redrew the storefront to include a metal marquee awning and large aluminum framed storefront windows.⁶ He also designed a storefront with central full glass panel, angling back at either side on a 45-degree diagonal into recessed doorways (there is no record that these changes to the front were ever executed). As was the tendency in Depression-era storefront remodels, these changes obscured the original details of the building.⁷ On the interior, Willson drew plans for conversion of the first floor to a restaurant, while creating apartments upstairs. The interior design was modified in 1940 and 1945, rearranging the dining room and embellishing the finishes in the upstairs rear apartment.

In 1995, Black converted the main floor from Wong's New Grill to the China Diner, striving for an Art Deco look. He replaced an existing wall sign with new open pan channel letters with neon tubes reading China Diner, applied decorative stainless steel panels to Willson's marquee, and added black carrarra-like glass to non-historic masonry.⁸

In 1998 the building was sold to Tyler and Carla Hill, owners of the Bistro Restaurant, and in late 1998 and 1999, the street level facade and the main floor interior were rehabilitated to recapture the building's early-twentieth-century commercial character. The Depression-era street level alterations, including the metal awning and large aluminum framed windows, were reversed and replaced by a wooden storefront design which was more in keeping with the size, scale, material, and color of the historic building. Although the photographic evidence was limited and the building's original street level appearance is unknown, the recent redesign reflects the character of other local Main Street commercial buildings of this vintage. Unlike the 1936-37 remodel, the new storefront design is flush with the façade. The treatment of secondary design elements, including new wooden trim, raised wood paneling, roll up awning and doors, were kept as

3 City Council Doings," Avant Courier, March 12, 1905, 1.

4 The expanded dimensions of Lundwall's building are illustrated on the Sanborn Fire Insurance maps for Bozeman, Montana, September 1912, 12.

5 See Sanborn Fire Insurance Map for Bozeman, Montana, September 1927, 14.

6 See Willson, 1366-45.

7 James R. McDonald Architects, 123 West Main, Montana Historical and Architectural Inventory, August 1984.

8 See Wong's COA--Sign, 123 West Main Street, Mark and Scott Black, June 13, 1995, File # Z-9577, Bozeman City-County Planning Department Files, Professional Office Building, 20 East Olive Street, Bozeman, Montana.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7

Charles Lundwall Building
Gallatin County, Montana

Page 2

simple as possible in order to meet the Secretary of the Interior's Standards for Rehabilitation and qualify for rehabilitation tax credits.⁹

Front Elevation:

The recently refurbished storefront of the Charles Lundwall Building features four bays. Masonry piers are carried down from the upper floors and, together with a wooden storefront cornice and a masonry bulkhead, they enframe the simple, stained wooden framed storefront.

Matching wood and glass paneled, recessed entry doors on the west accessing the main floor, and on the east accessing the upper floor via a stairway, can be found on either side of two, centrally located plate glass windows. Typical of the more streamlined, less compartmentalized appearance of early-twentieth century commercial architecture, these large storefront windows feature a minimum of visual interruption from the surrounding structural framework.¹⁰ The original clerestory window design was restored above the storefront. The wooden storefront cornice, while present, is simplified into a shelf-like projection, with the primary purpose of sheltering the roll-up stripped canvas awning, imprinted with the name of the business. A simple antique droplight is present on either masonry pier, immediately adjacent to the recessed doors. A small projecting sign advertising John Bozeman's Bistro is centrally located and projects about halfway above the wooden storefront.

Retaining its original appearance and integrity, the three-bay second story of the Charles Lundwall Building is visually distinguished from the lower street level by a sandstone sill course that stretches the entire width of the building facade. Immediately above the sill course, a large fixed transomed window is centered, flanked by two smaller double-hung windows. Each of the upper story windows features a masonry flat arch lintel.

Above the second story windows a fairly elaborate, corbelled cornice ornaments the building's parapet. Moving upward, this decorative element features a horizontal terra cotta chain, followed by three spiral terra cotta bands, two egg-and-dart terra cotta bands, another spiral terra cotta band, and another egg-and-dart band all stretching the entire width of the facade. Two white brick diamonds are centered within these decorative bands. Continuing upward, the cornice then features twelve courses of orange brick with a larger, centrally located white diamond pattern. Above this character-defining feature are two more rows of spiral terra cotta, two courses of orange bricks, and another two rows of egg and dart terra cotta. The entire cornice is capped off with brick coping and a new parapet cap. The Lundwall building's patterned masonry with terra cotta accents is both visually distinctive, and typical of Early Twentieth Century Commercial Style.¹¹

⁹ See Bistro Remodel COA/ADR, File #Z-98219, Bozeman City-County Planning Department Files, Professional Office Building, 20 East Olive Street, Bozeman, Montana.

¹⁰ For a good overview of the character-defining features of early twentieth century commercial architecture see (Jakubovich and Vollmert, 1995, 18, 23, and 53).

¹¹ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7

Charles Lundwall Building
Gallatin County, Montana

Page 3

Rear (North) Elevation:

The rear elevation of the Lundwall Building has been modified considerably since the time of its original construction. The original 24' x 50' structure was expanded with a rear addition following April of 1908, when the original owner entered a Bond for Deed arrangement with prominent local blacksmith Emil Ketterer and his wife Louisa in the sum of \$3500. With this loan, Lundwall made a rear addition to his building, expanding the dimensions of his building to nearly its present size.¹² Between 1922 and 1927 owner Hiram West modified and expanded Lundwall's original addition, converting the new space into an attached rear garage for his thriving ambulance service business.¹³

On the second floor, the rear wall was modified in 1940 when owner Bill Shamanoff had Fred Willson design an expansion of the north apartment. The living room was moved out over a portion of the garage roof, and outfitted with divided light French doors with adjacent casement windows. This glass wall looks out onto an area conceived by Willson as a rooftop garden. It once included stairs down to the alley although they have since been removed.

In 1998, the rear elevation included two centrally located garage door openings, enframed on the top and sides by brick masonry. The garage doorways included deteriorated a paneled garage door that was likely historic on one side, and a second doorway that was infilled with a non-historic material. Surrounding the top and sides of the entire garage addition was poured concrete framing. A metal railing accented the flat roof addition.

In 1998-99, the elevation was modified to accommodate the new use, and where necessary, existing brick was patched. The garage door openings were modified to include a new metal overhead door, a new metal access door and concrete stoop, and a new garbage enclosure. The poured concrete framing surrounding the entire garage addition has been retained, as has the metal railing on the flat roof addition.

Interior Features:

During the course of the Lundwall Building's life and use, the interior features of the Charles Lundwall Building have been modified. The building's transition from a plumbing store to a paint and wallpaper business in 1910 likely triggered some changes, as did the building's conversion to a mortuary in 1913. Between 1939 and 1945, architect Fred Willson designed extensive interior modifications for William Schamanoff's conversion of the building to Bill's Grill Restaurant with second story apartments.¹⁴ On the first story, Willson's design featured a long open restaurant with the kitchen and restrooms at the back. He included specifications on wooden booths that fully lined the west wall and the northeast corner. A two-part dining counter was added in 1940 near the front, featuring upholstered metal stools. Sculptural glass lights on hanging chains illuminated the dining area. Upstairs, two apartments were created in a pattern of second story occupancy that was historically popular in downtown Bozeman and other Montana towns. Taking advantage of the large windows on the front and rear of the building the rooms had good natural lighting.

¹² The expanded dimensions of Lundwall's building are illustrated on the Sanborn Fire Insurance for Bozeman, Montana, September, 1912. See also Record of Deeds, Vol. 38, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, Montana.

¹³ See Bozeman Polk Directory 1922, 126, and Sanborn Fire Insurance Map for Bozeman, Montana, September 1927.

¹⁴ See Fred F. Willson, Bill Shamanoff [sic] Building: 125 West Main, Fred F. Willson Architectural Drawings, Set 2143 #208, 11 sheets, 1936, 1937, 1939, 1940, and 1945, Burlingame Special Collections, Montana State University, Bozeman, MT.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7

Charles Lundwall Building
Gallatin County, Montana

Page 4

The north (rear) apartment initially included living and dining rooms, two bedrooms and a kitchen. The living space was expanded in 1940, and the interior enriched with Deco style detailing. The living room was built out to the north over the garage, and the dining room was enlarged. Custom interior finishing included French doors, sliding doors, built-in bookcases and a gas fireplace with polished mirror in the living room along with cabinet radiators, oak flooring, and new wood trim. Deco-style metal trim was added around the fireplace and mirror along with period lighting fixtures.

The building remained a café consistently from 1939 through the early 1990s, and its interior look changed very little. In 1995, however, then-owner Mark Black gutted the main floor interior to update the café interior. Fortunately, the original pressed tin ceiling and cove molding, as well as the hanging Art Deco light fixtures were kept. Willson's 1930s-era wooden booths and barstools were moved into basement storage. During the 1999 tax act project, the current owners sensitively replaced these character-defining interior fixtures and furnishings, restoring much integrity to the interior space.

While some modification has been made to make the best contemporary use of the space on the first floor, the west wall booths, lighting and layout are as originally conceived. A dining counter has been rebuilt using the original stools (although it is now located further from the front) and a modern kitchen was constructed, as were new restrooms at the rear. The dining area features a new slate floor. Today the café would be recognizable to architect Willson, Mr. Shamanoff and their contemporaries – with its 87-foot long, open dining area, intact period furnishings and consistency of use, the café reflects many aspects of the original period design.

Integrity:

The Charles Lundwall Building is in excellent condition and retains strong integrity. On the exterior façade, masonry and original openings are unchanged, and the second story is nearly identical to its original appearance. Thanks to recent rehabilitation, the defining elements of the original design, including the patterned masonry surfaces of the front facade, the roofline, and spatial relationships remain intact, as do many notable interior features. The property, while adapted for modern use, retains integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

Like most commercial buildings in downtown Bozeman, the street level has sustained modifications over the years. Through the 1998-99 rehabilitation, the original 1905 character and general appearance of this commercial building was restored. This work reversed minor alterations and the 1936-37 Depression-era make-over of the exterior design.¹⁵ The building today is reflective of its early historic appearance and is an integral element that fits with the early-twentieth-century architectural character of downtown Bozeman and the neighboring Main Street Historic District.

The interior is of special interest, reflecting interior design aesthetics and functional ideas of the mid-20th century. On the first floor, the historic open interior and decorative pressed tin ceiling, as well as the restored original Art Deco light fixtures, 1930s-era wooden booths, dining counter and bar stools, are a good representation of the 1930s-era Willson renovation of the cafe.

15 (Ibid)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7

Charles Lundwall Building
Gallatin County, Montana

Page 5

On the upper level, the second floor also retains strong integrity. Although the front spaces were converted to gallery space, the apartment at rear has retained its historic appearance and features, including Deco-period highlights – the fireplace, mantle, lights, French doors, wood and metal trim and original spatial divisions. These spaces continue to be rented for domestic use. The interior of this historic building conveys a very strong sense of the history and functionality consistent with the period of significance and its location in downtown Bozeman.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Commerce, Health,
Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1905-1949

Significant Person(s): n/a

Significant Dates: 1905, 1913, 1918, 1936

Cultural Affiliation: n/a

Architect/Builder: Eugene Morin, Fred Willson

Narrative Statement of Significance

For nearly a century, the Charles Lundwall Building has housed small local businesses in Bozeman, Montana, and has been an integral part of the city's downtown commercial district. Built in 1905 by a prosperous plumber, the building was one of several brick commercial blocks erected on Main Street in the booming years of the early twentieth century. On the exterior and the interior, it is highly reflective of the prevailing architectural character of the period.

Historically associated with Bozeman's steady economic and demographic evolution during its late Civic, Progressive, and Nationalization Phases of development, the Charles Lundwall Building reflects broad patterns of commerce and community development in the 1905-1950 era.¹⁶ The building is of particular interest for its unique associations with the expansion of public health and county services in the Gallatin Valley. It functioned as a mortuary/ambulance service during the mid-19-teens, and later as the site of the County Coroner's Office. It also gains significance for its architectural values, as a strong example of the commercial architecture that proliferated in Bozeman during the first part of the 20th century. Having functioned as a restaurant continuously since the 1930s, its interior is of particular interest, reflecting the interior design ideas of historically prominent local architect, Fred Willson. For these reasons, it qualifies for National Register listing under Criteria A and C.

Charles Lundwall and Bozeman's Late Civic Phase of Development:

The property at 123-25 West Main Street was originally surveyed and subdivided as part of Tracy's Addition to Bozeman, one three additions Tracy platted in the City of Bozeman. By May of 1875, Tracy sold tracts of land to Lars Anderson, including the property in question.¹⁷ Sometime prior to 1884, Anderson and his wife Johanna constructed a modest, gable-roofed frame dwelling at 127 West Main. The site immediately to the east was still vacant, and probably was retained as yard space.¹⁸ Following the death of Lars Anderson, the family apparently needed additional income to help make ends meet. In February of 1903, Anderson's widow subdivided her lot, selling the eastern portion to Charles A. Lundwall, an up-and-coming plumber, for \$1600.¹⁹

¹⁶James R. McDonald, Bozeman Historic Resource Survey (Missoula, Montana: Privately Printed, 1984), 12-13 and 53-118.

¹⁷Grantor/Grantee Index, Gallatin County Clerk and Recorder's Office, Bozeman, Montana, May 29 1875, n.p. For biographical information on Anderson, see Michael A. Leeson, History of Montana: 1739-1885 (Chicago: Warner, Beers and Company, 1885): 1098. Born in 1836, Anderson was a Swedish immigrant, who was employed for a time as a brickyard worker before going on to become an influential contractor and builder.

¹⁸See 1884 Sunburn Fire Insurance Map for Bozeman, Montana, as well as J. J. Stoner, "Bird's-eye View of Bozeman, Mon. 1884: County Seat of Gallatin County," Presented as a Supplement to the Avant Courier, January 3, 1884. For an etching of the Anderson home see 'Residence of Lars Anderson, Main Street, Bozeman, Gallatin Co.' in Michael A. Leeson, History of Montana: 1739-1885 (Chicago: Warner, Beers and Company, 1885): 1112.

¹⁹Johanna L. Anderson to Charles A. Lundwall, February 26, 1903, Grantor/Grantee Index, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, Montana. See also "Real Estate Transfers", Bozeman Daily Chronicle, March 4, 1903, 8.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 1

Bozeman's economy was booming during the latter years of its character-defining Civic Phase. In the years immediately preceding the turn of the 20th century, the town had become the undisputed commercial center of southwestern Montana. The new Agricultural College, improved transportation networks, expanded city services and public utilities, were all definite indications that Bozeman had reached civic maturity.²⁰

By the early twentieth century, Bozeman was providing a much greater diversity of goods, services and entertainment to surrounding towns and farms than it did in the nineteenth century. Bozeman grew from an estimated 3,450 residents in 1900 to a "bright progressive city of 6,000" in 1905, where there was "nothing lacking an up-to-date city of this size should have."²¹

As early as April of 1904, the Bozeman Daily Chronicle predicted that "from present outlook, Bozeman will experience a building boom this summer."²² The newspaper's prediction proved to be accurate. That year alone, Bozeman invested \$300,000 in new buildings, a new sewage system was constructed and, according to the Republican Courier, "improvement and enterprise were the order of the day."²³ The paper went on to proudly note that "your commercial and professional men keep pace with the growth and development of the city . . ."²⁴

Clearly, Charles Lundwall was one such individual. The fact that Bozeman was growing rapidly and had just completed a new sewer and water system, made modern plumbing the order of the day. Lundwall, who would become the Vice President of the Montana Master Plumbers Association the following year, was poised for success.²⁵ Following local development trends and hoping to capitalize on Bozeman's new infrastructure, Charles Lundwall received permission to construct a 24' x 50' two story brick building at 125 West Main Street in March of 1905.²⁶ By mid-July 1905, he was advertising his new Plumbing, Steam, and Hot Water Heating business. The paper noted that the entrepreneur was "an expert in his line" carrying "a fine stock of plumbing and sanitary appliances of all kinds."²⁷

Lundwall's business undoubtedly flourished due to Bozeman's progressive expansion and the growing popularity of modern plumbing conveniences in the early twentieth century. In April of 1908, Lundwall entered a Bond for Deed arrangement with prominent local blacksmith Emil Ketterer and his wife Louisa in the sum of \$3500. With this loan,

²⁰(McDonald 1984, 12)

²¹Patronize Home Industries: Bozeman Goods for Bozeman People,' Republican-Courier July 11, 1905, 2-6.

²²Additional Local News,' Bozeman Daily Chronicle, April 6, 1904, 6.

²³(Patronize . . .1905. 2-6)

²⁴Ibid.

²⁵Local News,' Avant Courier, March 24, 1905, 2, col. 3.

²⁶City Council Doings, Avant Courier, March 12, 1905, 1.

²⁷Republican-Courier, July 11, 1905, 3.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 2

Lundwall added a sizable rear addition and expanded the dimensions of his building to nearly its present size.²⁸ In December 1909, among the local improvements noted was initiation of construction on "the Martin and Lundwall large store buildings".²⁹ In the spring of the following year, Lundwall moved his flourishing plumbing business to what is now 129 West Main Street and was living next door at 127 West Main Street.³⁰ In July 1910, he deeded his property to A. H. Black, a rancher living at Salesville, now Gallatin Gateway.³¹ Black apparently rented his property to William B. Bessey, one of eight house and sign painters working in Bozeman at the time³² and the brick commercial building at 123-25 West Main Street was utilized as a paper, paint, and oils business with a small frame varnish shop just off the alley to the rear.³³

Early 20th Century Architecture of Downtown Bozeman

During this era, Bozeman's Main Street took on a more urbanized appearance, as reflected in the diverse commercial architecture of the period. Evidence of Bozeman's steady evolution during the era can be found downtown, where a full fifty percent of the buildings comprising the Main Street Historic District were constructed during the 1900-1930 period. Displaying a much greater variety of style, material, and color than their nineteenth-century counterparts, Bozeman's Main Street buildings of the era feature diverse facades employing stucco, polychromatic glazed brick, molded concrete, terra cotta, marble, and even mosaic designs with tremendously varied effects.³⁴ Main Street saw numerous improvements during the first few years of the 20th century, including: the Mendenhall Block (18 East Main), the Gallatin Block (40-42 East Main), the Electric Block (316 East Main), the Gallatin County High School (404 West Main), the Story Block (23 West Main), and the sizeable the Willson Block (101 East Main).³⁵

In 1905, commercial development on West Main Street in Bozeman increased dramatically. Numerous significant structures, including the Michigan Building at 20 West Main Street; the George Safley Block at 30 West Main; and the impressive National Bank of Gallatin Valley at 1 West Main Street were erected.³⁶

²⁸The expanded dimensions of Lundwall's building are illustrated on the Sanborn Fire Insurance for Bozeman, Montana, September, 1912, 12. See also Record of Deeds, Vol. 38, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, Montana.

²⁹Ibid.

³⁰Compare Bozeman Polk Directory 1908-09, 120 with Bozeman Polk Directory 1910-11, 119. It should be noted that the directories identify the properties in question as 325, 327, and 329 West Main Street. The addresses were changed to 125, 127, and 129 West Main around 1921, when Central Avenue was renamed Willson Avenue and the street address system was altered.

³¹Charles A. Lundwall to A. H. Black, July 13, 1910, Deed Record 41, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, MT.

³²Bozeman Polk Directory, 1910-11, 54.

³³Sanborn Fire Insurance Map, Bozeman, Montana, September 1912, 12.

³⁴See Matthew Cohen, "Historic Resources of Bozeman, Montana," National Register of Historic Places Inventory-Nomination Form (Helena: State Historic Preservation Office, 1987), 8-1 to 8-18.

³⁵Historical and Architectural Inventories for these properties, as well as a thorough physical description and statement of significance of the Main Street Historic District can be found in "Historic Resources of Bozeman, Montana," a Multiple Resource Area Nomination to the National Register of Historic Places, 1982-1986.

³⁶As noted above, Montana Historical and Architectural Inventories for these properties, as well as a thorough physical description and statement of significance of the Main Street Historic District can be found in Cohen 1987.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 3

The Lundwall Building, while not as large or elaborate as some of these examples, is representative of the numerous smaller store buildings that densely lined Bozeman's main street and formed a contiguous urban setting for the commercial area. The high-fired, dressed golden brick, polychrome masonry with light terra cotta and geometric highlights, the full storefront on the first level balanced above with double-hung windows, all were characteristic of the aesthetics of the first decades of the 20th century. In addition, the two-story format with storefront space on the ground level and offices or lodgings above reflect the common spatial functions of downtown buildings of that day.

Throughout 1909 and 1910, The Republican Courier frequently commented on Bozeman's thriving economy and "the vast amount of improvements" that continued to reshape the form and character of the community. The local press celebrated the paving of Main Street and the building of cement sidewalks and curbs, the construction of the Gallatin Valley Electric Railway ("the first inter-urban electric line to be constructed in Montana"), impressive new churches, mills and banks, as well as the on-going expansion of Montana State College and the erection of "fully one hundred new residences."³⁷

The Lundwall Building and Bozeman's 1913-1929 Progressive Phase

As Montana State College and the Gallatin Valley's agricultural economy continued to expand and flourish, Bozeman grew and prospered during the early twentieth century. In accordance with the national progressive movement, Bozeman residents sought efficiency and modernization in both the public and private sectors. Continued advancements in public health, education and public welfare were the order of the day.³⁸

The 1913 conversion of Lundwall's building to a mortuary ushered in a change of use and more public role for the business there. Undertaker and embalmer William Davis entered a partnership with Hiram F. West and operated his business at this location throughout the 1910s.³⁹ In 1916 the building again changed hands when A.H. Black deeded the property to W. B. Bessey,⁴⁰ and one month later, Bessey transferred the property to Olive L. Clark.⁴¹ Despite these changes in ownership, Davis and West continued to operate their funeral home at 123-25 West Main.⁴²

During the Spanish influenza epidemic of 1918-1920, the mortuary business was tragically booming. Erma Reid, who was twenty-five years old when the outbreak hit the Gallatin Valley, remembered that: "coffins were just stacked up at the depot to be taken other places for burial. Businesses were closed. It was a terrible thing."⁴³ Schools, churches,

³⁷Bozeman's Progressiveness,' The Republican Courier, December 28, 1909, 4, col. 1. See also "Building Activity," The Republican Courier, May 3, 1910, 1, col. 2.

³⁸For a thorough discussion of the era see McDonald 90-107.

³⁹Bozeman Polk Directory 1912-13, 72.

⁴⁰A. H. Black to W. B. Bessey, Quitclaim Deed 1068, September 22, 1916, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, MT.

⁴¹W. B. Bessey to Olive L. Clark, Warranty Deed 1069, October 20, 1916, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, MT.

⁴²See Bozeman Polk Directory 1916-17, 71 and Bozeman Polk Directory 1918-19, 63.

⁴³Erma Reid, quoted in "Flu Epidemic Hit Bozeman in 1918," Bozeman Daily Chronicle, Centennial Edition, March 28, 1983, 13.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 4

poolrooms and other spots of public assembly were quarantined, in an attempt to minimize the awesome effects of the virus. Despite these and other efforts, dozens of local residents perished at the hands of the disease and local funeral directors, such as Hiram West, were forced to work overtime.⁴⁴

Due to the pronounced impact of the epidemic and the prevailing Progressive impulse of the time, public health and related services became a pronounced priority in the years immediately following 1919. Mortician Hiram West achieved a level of success that enabled him to buy out his partner and purchase the property from Olive L. Clark in October of 1921.⁴⁵ The following year he added an ambulance service for the newly constructed Deaconess Hospital to his business. The attached rear garage was probably added at this time.⁴⁶ By 1925, West was also serving as County Coroner/Undertaker. West served in this capacity until at least 1929, when Cassidy Funeral Home was established at 123-25 West Main.⁴⁷

The Charles Lundwall Building served as a mortuary until 1931, and next, reflecting the growing dominance of the automobile culture, the building housed the Montana Motor Supply.⁴⁸ After their brief period of business, the building was vacated during the mid-1930s.⁴⁹

The Lundwall Building and Bozeman's 1930-1950 Nationalization Phase

The 1930-1950 Nationalization Phase of Development was another critical era of growth and development for Bozeman, Montana. The Great Depression, Franklin Delano Roosevelt's New Deal, World War II, and the Post-War era all had substantial and lasting impacts on the community.⁵⁰ Like other places across the nation, Bozeman faced many challenges following the Stock Market Crash of 1929 but, for the most part, the growing town of nearly 7,000 fared comparatively well. As in years past, an abundance of water in the Gallatin Valley caused agriculture to flourish at a time when most farmers and ranchers were ravaged by natural disasters and financial ruin. Growing agribusiness, coupled with the presence of MSC's Agricultural Extension Service, made Bozeman the principle actor in Montana's New Deal farm programs and underscored Bozeman's role as the "de facto capitol of rural Montana."⁵¹ Montana State College expanded

⁴⁴For a fairly detailed description of the influenza epidemic and its local impact see Phyllis Smith, Bozeman and the Gallatin Valley: A History (Twodot Press: Helena, MT, 1996), 240-41.

⁴⁵Olive L. Clark to Hiram Fred West, Warranty Deed 10567, October 17, 1921, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, MT.

⁴⁶See Bozeman Polk Directory 1922, 126, and Sanborn Fire Insurance Map for Bozeman, Montana, September 1927, 14.

⁴⁷See Bozeman Polk Directory 1929, 190.

⁴⁸ See Bozeman Polk Directory, 1931, 77 and Bozeman Polk Directory, 1933, 98. For a discussion of the impacts of the automobile culture on Bozeman's built environment see (McDonald, 94-97)

⁴⁹See Bozeman Polk Directory, 1935-36, 177.

⁵⁰For a general discussion of Bozeman during the period see Phyllis Smith, Bozeman and the Gallatin Valley: A History (Helena: Falcon Press, 1996), 255-286.

⁵¹(McDonald 1984, 112)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 5

dramatically during the period, with obvious ripple effects on the town and its built environment.⁵² The growth in college-age population helped bolster Bozeman during the worst years of the Great Depression and increased demand for local housing and business development.

In September of 1936, the Bozeman Mortuary Association sold the property to William K. Shamanoff who established Bill's Grill, the first in a long succession of diners to occupy the site.⁵³ Following his purchase, Shamanoff hired Bozeman's premiere architect, Fred F. Willson, to redesign his building's storefront and interior in the Art Deco Style.⁵⁴

Fred Willson, and the Architectural Landscape of Bozeman

In choosing Fred F. Willson to design the interior of his café, William Shamanoff selected a Bozeman native and one of the leading 20th century architects in the state. Likely the most prolific architect who has ever worked in Montana, Willson's long career spanned a period of half a century, beginning in 1902 when he graduated from Columbia University with a Bachelor of Science degree in Architecture. Returning to Montana, he worked with the firm of Link and Haire, then went into practice of his own in Bozeman in 1910. His work spans a wide range of 20th century styles, from Art Moderne and Art Deco to revivals of French Renaissance, Spanish Colonial and Tudor. And a full range of building types: civic buildings, hotels, residences, apartment buildings, theaters, schools, industrial structures.

Willson's design for Bill's Grill applied then-popular Art Deco sensibilities to the early 20th century storefront and interior. Classic Art Deco detailing is the hallmark of his design work for Shamanoff's café. On the interior, the café and upstairs apartment are illustrative of modernist interior design of the Depression period. In the café, the long interior is stylistically representative in its use of simple wooden booths, hanging frosted glass lamps, and metal based stools -- all with geometric, hard-edged Deco trim. Upstairs, the Art Deco finishes are characteristically spare and streamlined, relying on geometric banding, burnished metal and stylized frosted glass to convey the popular Deco motifs then in vogue. The windows and French doors opening onto the rooftop lend the apartment a more urban feeling than one often encounters in Bozeman, Montana, and aptly suggests the urban roots of architectural modernism. While most such interiors have been long ago replaced, the interior appointments and furnishings on the first and second floors of this building are illustrative of the kind of clean, simple elegance that a venerable designer like Willson could achieve with a few key interior elements. This understated, machine-age aesthetic is an interesting contrast with other early 20th century interiors by Willson and others, and a significant example of the interior architecture of the day.

⁵²Office of the Registrar, Registrar's Report to the President: Summary of Student Statistics 1893-4 through 1958-9, (Bozeman: Montana State College, March 1960), 7-8 and 52-53.

⁵³Bozeman Mortuary Association to William K. Shamanoff, Record of Deed, Vol. 10-354, Gallatin County Clerk and Recorder's Office, Gallatin County Courthouse, Bozeman, MT. See also Bozeman Polk Directory, 1940, 30.

⁵⁴Between 1936 and 1945, the building underwent a series of alterations under Willson's architectural expertise. See "Bill Shamanoff Building: 125 West Main," Fred F. Willson Architectural Drawings, Set 2143 #208, 11 sheets, 1936, 1937, 1939, 1940, and 1945, Burlingame Special Collections, Montana State University, Bozeman, MT.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8

Charles Lundwall Building
Gallatin County, Montana

Page 6

The Lundwall Building through the Latter 20th Century

With the arrival of the new decade, the Bozeman Chronicle predicted that 1940 would be "the best year for commercial enterprise since 1929 . . . if the war continues."⁵⁵ The paper gave several reasons for making this optimistic claim, including the assertion that "during the summer season we should see greatly increased western travel, since 'going abroad' will be most definitely not the thing one does in the coming year, if the war continues."⁵⁶ Domestic travelers did come, and most visiting Bozeman stayed nearby at the Baxter Hotel, completed a few years earlier at 105 West Main Street. Shamanoff's remodeled cafe (just two doors to the east) benefited significantly from its proximity to the Baxter, and was popular with local college students. Advertising the "Most Modern and Sanitary Restaurant in Bozeman," Bill's Grill stayed in business for twenty years.⁵⁷

The end of WWII and the return of veterans brought ever-increasing activity to Bozeman. The effects of the 1944 G.I. Bill of Rights stimulated further growth of the college, and in turn, spurred the local housing industry and development of local wood products industries. In 1947, Shamanoff leased his property to Thomas E. Dugdale, who opened Doug's Grill, "Bozeman's leading café" featuring "fine foods expertly prepared and served." Doug's Grill remained at 125 West Main Street throughout the early 1950s.

Following a remodeling it was renamed the New Grill⁵⁸ and in 1958, Ester Hanson became the proprietor. The following year she joined in partnership with June Hanson and the restaurant remained under the Hanson's proprietorship until 1966. That year, Kenneth Mah and Gene G. Wong opened Wong's New Grill⁵⁹ which lasted for almost three decades, until the early 1990s when Mark Black purchased the property. Black's China Diner operated during the mid-1990s, then the building sat vacant. It was purchased and renovated by current owners Tyler and Carla Hill in 1998-99 as The Bistro Restaurant.

⁵⁵Welcome to 1940," Bozeman Chronicle, January 2, 1940, 2.

⁵⁶Ibid.

⁵⁷See Bozeman Polk Directories 1942 and 1944.

⁵⁸See Bozeman Polk Directories 1954, 1956, 164. For a further description of Doug's Grill, see "Doug's Grill: Bozeman's Popular Restaurant," *Intermountain Press Pictorial Magazine*, Belgrade, Montana, October 30, 1947, 3.

⁵⁹See Bozeman Polk Directories 1958-1966.

Charles Lundwall Building

Name of Property

Gallatin County, Montana

County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) been
 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:

requested State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: **Zone** **Easting** **Northing**
 12 496927 5058443

Legal Location (Township, Range & Section(s)): SW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 7, Township 2 South, Range 6 East, Gallatin County, Montana.

Verbal Boundary Description

This property is located at 123-125 West Main Street, on the east 22.5 feet of Block B, Tracy's First Addition, Bozeman, Montana.

Boundary Justification

These boundaries correspond to those lots historically associated with the Charles Lundwall Building.

11. Form Prepared By

name/title: Derek Strahn

organization: Bozeman Historic Preservation Office date: October 1999

street & number: PO Box 640 telephone: 406-582-2372

city or town: Bozeman state: MT zip code: 59715

Property Owner

name/title: Tyler & Carla Hill

street & number: 1417 South Fifth Avenue telephone: 406-523-2700

city or town: Bozeman state: MT zip code: 59715

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9

Charles Lundwall Building
Gallatin County, Montana

Page 1

Bibliography

Primary Sources:

Anderson, Johanna L. to Charles A. Lundwall. February 26, 1903. Grantor/Grantee Index. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse, Bozeman, Montana.

Bessey, W. B. to Olive L. Clark. Warranty Deed 1069. October 20, 1916. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, MT.

Black, A. H. to W. B. Bessey. Quitclaim Deed 1068. September 22, 1916. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, MT.

Bozeman Mortuary Association to William K. Shamanoff. Record of Deed. Vol. 10-354. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, MT.

Clark, Olive L. to Hiram Fred West. Warranty Deed 10567. October 17, 1921. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, MT.

Grantor/ Grantee Index. Gallatin County Clerk and Recorder's Office, Bozeman, Montana, May 29 1875, n.p.

Lundwall, Charles A. to A. H. Black. July 13, 1910. Deed Record 41. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, MT.

Record of Deeds. Vol. 38. Gallatin County Clerk and Recorder's Office. Gallatin County Courthouse. Bozeman, Montana.

Sanborn Fire Insurance Maps. Bozeman, Montana. New York: Sanborn Fire Insurance Company, 1884, 1912, 1927, and 1927 updated.

Willson, Fred. "Bill Shamanoff Building: 125 West Main." Fred F. Willson Architectural Drawings. Set 2143 #208. 11 sheets. 1936, 1937, 1939, 1940, and 1945. Burlingame Special Collections. Montana State University. Bozeman, MT.

-----"Job List 1913-1952." [Photocopy]. Bozeman Historic Preservation Office. City- County Planning Department. Bozeman, Montana.

Government Documents:

"Bistro Remodel COA/ADR." File #Z-98219. Bozeman City-County Planning Department Files, Professional Office Building, 20 East Olive Street, Bozeman, Montana.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9

Charles Lundwall Building
Gallatin County, Montana

Page 2

Cohen, Matthew. "Historic Resources of Bozeman, Montana." National Register of Historic Places Inventory: Nomination Form. Helena: State Historic Preservation Office, 1987.

McDonald, James R. "123 West Main." Montana Historical and Architectural Inventory. August 1984, 1-3.

-----Bozeman Historic Resource Survey. Missoula, Montana: Privately Printed, 1984.

Office of the Registrar. "Registrar's Report to the President: Summary of Student Statistics 1893-4 through 1958-9." Bozeman: Montana State College, March 1960.

"Wong's COA--Sign, 123 West Main Street, Mark and Scott Black, June 13, 1995." File # Z-9577. Bozeman City-County Planning Department Files, Professional Office Building, 20 East Olive Street, Bozeman, Montana.

Newspapers:

"Additional Local News." *Bozeman Daily Chronicle*, 6 April 1904, 6.

Bozeman Daily Chronicle, 1 January 1930, 1.

"Bozeman's Progressiveness." *The Republican Courier*, 28 December 1909, 4.

"Building Activity." *The Republican Courier*, 3 May 1910, 1.

"City Council Doings." *Avant Courier*, 12 March 1905, 1.

"Local News." *Avant Courier*, 24 March 1905, 2.

"Locals Survived Depression Better than Most." *Bozeman Daily Chronicle Centennial Edition*, 29 March 1983, 16.

"Patronize Home Industries: Bozeman Goods for Bozeman People." *Republican-Courier*, 11 July 1905, 2-6.

"Real Estate Transfers." *Bozeman Daily Chronicle*, 4 March 1903, 8.

Reid, Erma. quoted in "Flu Epidemic Hit Bozeman in 1918." *Bozeman Daily Chronicle Centennial Edition*, 28 March 1983, 13. .

Republican-Courier, 11 July 1905, 3.

Stoner, J. J. "Bird's-eye View of Bozeman, Mont 1884: County Seat of Gallatin County." Presented as a Supplement to the *Avant Courier*, 3 January 1884.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9

Charles Lundwall Building
Gallatin County, Montana

Page 3

“Welcome to 1940.” Bozeman Chronicle, 2 January 1940, 2.

“William H. Tracy Passes Over Divide.” Bozeman Daily Chronicle, 16 April 1908, 1.

Secondary Sources:

Burlingame, Merrill G. A History of Montana, Volume III. New York: Lewis Historical Publishing Co., Inc., 1937.

Doug's Grill: Bozeman's Popular ." Intermountain Press Pictorial Magazine 6 (October 30, 1947) 3.

Dunbar, Robert G. "The Economic Development of the Gallatin Valley." Pacific Northwest Quarterly. 47 (October 1956): 117-123.

Jakubovich, Paul and Les Vollmert. Good For Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings. Milwaukee: The Department of City Development, June 1995.

Leeson, Michael A. History of Montana: 1739-1885. Chicago: Warner, Beers and Company, 1885.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: National Trust For Historic Preservation, 1987.

Polk's Bozeman (Gallatin County, Montana) City Directory. Salt Lake City: R. L. Polk and Co. of Montana, 1908-13, 1916-19, 1922, 1929, 1931, 1933, 1935-6, 1940, 1942, 1944, 1954, 1956, 1958-1966.

Progressive Men of Montana. Chicago: A.W. Bowen and Co., 1900.

Raymer, Robert George. Montana: The Land and the People. Chicago and New York: The Lewis Publishing Company, 1930.

Rydell, Robert, Jeffery Safford, and Pierce Mullen. In the People's Interest. Bozeman: Montana State University Foundation, 1992.

Smith, Phyllis. Bozeman and the Gallatin Valley: A History. Falcon Press: Helena, MT, 1996.

Stout, Tom. Montana: Its Story and Biography, Vol. II. Chicago and New York: The American Historical Society, 1921.