

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Gleason Building

other name/site number: Lonesome Dove Saloon/Donna's Place

2. Location

street & number: 200-202 Main

not for publication: n/a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

city/town: Stevensville

state: Montana code: MT county: Ravalli code: 081 zip code: 59870

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
<u>1</u>	_____ building(s)
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

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

Name of related multiple property listing: Historic Resources of Stevensville, Montana: 1866-1941.

4. 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.

Maudie Dery MT SHPO 4-9-91
Signature of certifying official Date

MONTANA STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and 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

___ See Continuation Sheet

5. National Park Service Certification

I, hereby certify that this property is:

Entered in the
National Register

entered in the National Register Helene Byrne 6/19/91
___ See Continuation Sheet

___ determined eligible for the National Register _____

___ determined not eligible for the National Register _____

___ See Continuation Sheet

___ removed from the National Register _____

___ See Continuation Sheet

___ other (explain): _____

fu
Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic/hotel
Commerce/specialty store
Education/library

Current: Domestic/multiple dwelling
Commerce/restaurant

7. Description

Architectural Classification: Other: Vernacular/Two-bay Commercial Block

Materials: foundation: concrete
walls: concrete
roof: asphalt

Describe present and historic physical appearance.

The Gleason Building is a two-story, rectangular (50'x 100'), decorative cast concrete block building with a sloping roof hidden behind a built-up parapet. Located on a corner at the end of a row of small commercial buildings, the Gleason Building is the largest building on the block. Unlike other cast concrete block buildings in the community, the Gleason Building has not been painted and the raw concrete surface of the blocks remains exposed. The ashlar-faced blocks were fashioned in a design that is unique among the concrete block buildings in Stevensville. Each block is scored to look as though it is composed of five blocks of varied sizes.

The two principal elevations face Main Street to the west and Second Street to the north. The building is divided into two commercial storefronts on the west elevation. Both storefronts feature recessed central entrances and full historic commercial glazing with wooden kick panels below. Near the center of the building on the ground floor of the west elevation is a two-panel, single-light doorway that accesses the stairs to the upper level of the building. Heavy steel I-beams support the upper portion of the building above the infilled transoms of the storefronts. The upper level windows are symmetrically arranged 6-over-1, wood, double-hung units. The windows have concrete lintels and sills. The building is finished with a decorative cast concrete cornice with a built-up cast concrete block parapet above.

Although the building has a sloping roof, the north elevation cornice line remains level, lending the building a feeling of great massiveness. Eight almost evenly-spaced, 6-over-1, double-hung windows extend across the second story. Toward the alley on the north elevation is a double-door freight entrance with a transom window above. There are four small, high, evenly spaced windows with concrete lintels and sills on the first floor level, which are now covered.

The east elevation contains five windows on the second story above the roof of the adjacent building. A coal chute, two small delivery doors and a large service door are located at the northern end of this elevation. The south elevation reveals a small brick chimney located near the southeast corner of the building. A doorway that possibly led to an exterior fire escape is located in the western half of the upper story.

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Although the current signage and exterior flashing lights within the covered transom areas used to advertise the "LONESOME DOVE" saloon and "DONNA'S PLACE" restaurant are inappropriate and detract from the historic feeling of the property, the architectural integrity of the Gleason Building is quite high. The only major exterior alterations to the design and materials appear to be the enclosure of the commercial display window area at the northwest corner on the north elevation, which now has one small window used for advertising, and the use of rustic barn boards to cover the door, door surrounds and part of the commercial display window of the "LONESOME DOVE" section. Portions of the original pressed tin ceiling remain in place on the interior of the saloon.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Locally

Applicable National Register Criteria: A, C

Areas of Significance: Architecture, Commerce

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1910-1941

Significant Person(s): n/a

Significant Dates: 1910, c. 1920

Cultural Affiliation: n/a

Architect/Builder: Rodgers, W. R.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built during a short period of terrific prosperity and explosive growth in Stevensville, the Gleason Building is significant as a representation of the commercial optimism of the first decade of the 20th century, which was followed by difficult economic times. A furniture store was an opportune investment in 1910 when the population was growing and there was a building boom in Stevensville. With the end of the intense period of land speculation, irrigation development and increasing population association with the "apple boom" in the Bitterroot Valley, a general agricultural depression followed, and was exacerbated by the crashing commodity prices in the aftermath of the First World War. By the early 1920s, the community could no longer support a furniture store. Gleason, like other business people in the town faced with similar circumstance, found new uses for his commercial space. He opened a grocery in the north half of the building and leased the other for a public library.

This building is also significant for its architectural distinctiveness as an excellent example of a utilitarian commercial building built with locally manufactured, decorative concrete blocks. The building retains a high degree of integrity, remains unpainted, and the pattern of the cast concrete block is unique among the concrete block buildings of Stevensville. The blocks were manufactured on site by local architect and builder W. R. Rodgers in 1910.

Background History

In 1909, Hubert E. Gleason purchased lot 20 and part of lot 19 on the northeast corner of Second and Main, where he planned to build a new building for the Gleason Furniture Company,¹ a business which he had operated in Stevensville for years at different locations. In January, 1910, Gleason began preparations for his new building. Philip Morr, who had operated a pool hall in the old building located on the lots purchased by Gleason, moved his pool tables in late January. W. R. Rodgers, the architect and contractor for the new building, used the vacated building to house equipment for manufacturing the cast concrete blocks needed for the construction of the new Gleason Building.² Work on the new building began in June, when E. H. Blakeslee located the corners.³ The exterior of the building was completed in October, and sidewalks were poured in front of the new building.⁴ The building was finished in December.

X See Continuation Sheet

¹Stevensville Register, November 11, 1909; November 25, 1909.

²Stevensville Register, January 20, 1910.

³Ibid., June 16, 1910.

⁴Ibid., January 20, 1910.

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The Gleason Furniture Company occupied the entire first floor of the building at its opening in early 1911. In February, 1911, the Stevensville Register announced the first monthly meeting of the Stevensville Athletic Club, which would hold its meetings in new quarters in the Gleason Building.⁵

Hard times hit by the early 1920s and Gleason sold the furniture business. He divided the main floor into two commercial spaces and operated the Gleason Cash and Carry Store in the north half. The public library was located in the south half. The second story was made into a hotel.⁶ In 1929, Gleason sold his grocery stock to V. B. Skinner, who continued to operate the store, while Gleason retained ownership of the building.⁷ Two years later Skinner sold his interest in the store to E. E. Sharpe.⁸ The Gleasons continued to own the building until 1945. Since that time it has had several owners, and has served a variety of purposes. The second story is now used for residential apartments. The main floor is divided with the Lonesome Dove Saloon on the north side and Donna's Place restaurant on the south.

⁵Ibid., February 9, 1911.

⁶Sanborn Map, 1927.

⁷North West Tribune, July 4, 1929.

⁸Ibid., August 27, 1931.

9. References

Cotton, J. Randall, "Ornamental Concrete Block Houses." The Old House Journal (October 1984).
Missoula Herald, Missoula, Montana, Special Edition, January 1, 1909.
Missoulian, Missoula, Montana, December 15, 1912; June 12, 1949; August 14, 1949.
Stevensville Historical Society, Montana Genesis (Missoula: Mountain Press, 1971).
Stevensville Register, Stevensville, Montana, Special Edition, December 23, 1909.
Western News, Hamilton, Montana, December 19, 1911.
Zeisler, Dorothy J., The History of Irrigation and the Orchard Industry in the Bitter Root Valley (M.A. Thesis, University of Montana, 1982).
Photo Negative: W. Elevation, Sleeve 5, Row 2, Neg 6.

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

Acreege of Property: Less than one acre

UTM References:	Zone	Easting	Northing
	11	723190	5154720

Verbal Boundary Description:

Stevensville Townsite, Block 15, Lot 20 and the north 8 feet of Lot 19.

Boundary Justification:

The nominated property includes the lots upon which the historic buildings are situated.

11. Form Prepared By

Name/Title: Frank Grant	Date: revised October 1990
Street & Number: 544 Hastings	Telephone: 406/549-2468
City or Town: Missoula State: Montana	Zip: 59801