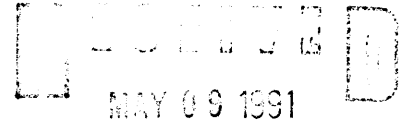


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United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Lancaster House

other name/site number: Serba/Conlan House

2. Location

street & number: 407 Third

not for publication: n/a

city/town: Stevensville

vicinity: n/a

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>	<u> </u> building(s)
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> 1 </u>	<u> </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.

Maude Shafiq Montana SHPO 4-5-91
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 DeLauris Byers 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): _____

fr
Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic/single dwelling

Current: Domestic/single dwelling

7. Description

Architectural Classification: Other: Vernacular/Pyramidal Cottage

Materials: foundation: concrete
 walls: concrete
 roof: asphalt shingles

Describe present and historic physical appearance.

The Lancaster House is a single story residence constructed of ashlar-faced cast concrete blocks. In style, the house represents a pyramidal cottage form of vernacular design. It is L-shaped in plan, with the main mass organized under a truncated pyramid, and an intersecting, hip-roofed extension to the south side. The house is located on a small lot facing north onto Third Street.

Fenestration makes use of two window forms: wide, cottage units with leaded headers, and 1-over-1, double-hung windows. The doorway and window openings are spanned by cement lintels above unadorned wooden frames. The roof, probably shingled with wood originally, is now covered with asphalt shingles. It rests visually on a wooden box cornice which caps the masonry. The house sets on a poured concrete foundation.

The main or north facade features two large cottage windows with leaded headers, set to each side. The main entrance is offset slightly to the west, and has a slab door with a diamond-shaped upper window.

Across the west elevation fenestration, four 1-over-1, double-hung windows are equally spaced. On the south elevation, window openings are shortened, 1-over-1, double-hung windows.

On the east elevation a 1-over-1, a double-hung window is centered in the east wall of pyramidal main mass. Toward the rear, a non-original, enclosed porch fills the southeast corner. The porch is clad with vertical wooden siding, and has a shed roof. The main door is a single-light panelled door. A small wooden shed is attached on the south side of the porch.

8. Statement of Significance

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

Applicable National Register Criteria: C

Areas of Significance: Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1909

Significant Person(s): n/a

Significant Dates: 1909

Cultural Affiliation: n/a

Architect/Builder: Cannon, D. L.

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

The Lancaster House is of primary significance to the Stevensville community. It is eligible for the National Register of Historic Places under criterion C as a fine example of early 20th century cast concrete block construction in Stevensville. Constructed by David L. Cannon, it illustrates the techniques and craftsmanship employed by one of the most productive local contractors of the 1900s-1910s, as the local economy boomed, and the town grew rapidly.

D. L. Cannon, along with W. R. Rodgers and Lon Young, ushered in a new era of masonry building construction in Stevensville between 1906-1916. In response to Stevensville's disastrous 1905 fire, which consumed much of the town, local officials passed Ordinance #35, requiring architects and contractors to build with non-flammable materials. At the time, concrete block manufacturing was a new technology, which made locally produced, fire resistant, masonry materials inexpensive and readily available. The era of concrete block construction coincided with rapid community expansion, as agricultural development of the surrounding Bitterroot Valley caused local population to swell.

As a result, a number of prominent early 20th century buildings were constructed using this technology. D. L. Cannon not only operated the first concrete blockworks in Stevensville, he also contracted to build, erecting the first concrete block building in Stevensville (the Foust Jewelry Store) as well as other commercial blocks and residences.

The Lancaster House retains a high degree of historic integrity, and is an excellent representative of the body of vernacular design which emerged as Cannon popularized the concrete block technique. The squat form, sturdy craftsmanship, use of concrete blocks, pyramidal roof, and fenestration accented by plain lintels or simple leading, are all associated with this form. The house remains in its original location and very nearly in its original condition. Changes to the building--asphalt roof shingling and the addition of the enclosed porch at the southwest corner--compromise the architectural integrity of the residence to a minor degree, but not enough to detract from the overall historic character of this fine concrete block home.

The adjacent house at 409 E. Third originally was a twin to the Lancaster house, and most probably was constructed by D. L. Cannon in 1909. Unfortunately, the architectural integrity of this building has been compromised by the enclosure of a nearly full-width front porch and minor window changes.

X See Continuation Sheet

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Lancaster House

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Background Information

David L. Cannon purchased Lots 1, 2 and 3 of Block 25 for J. F. Sharp in 1909. During the fall and early winter of that same year, Cannon constructed this cottage.

D. L. Cannon and his wife, Melinda, both came to the Bitterroot Valley from Georgia. Settling in Stevensville, Cannon purchased a lot on the east side of Main street from J. R. Faulds.¹ Here, opposite the Tribune Office, he erected the Cannon Building.² One year later, Cannon opened a general merchandise store in the Wells building. (This is now the location of the I.O.O.F. Hall.) The "Stevensville Cash Store" became the "Cannon and Bruce General Store" when Cannon acquired a new partner. The store was destroyed in the 1905 fire.³

Within two years, D. L. Cannon joined D. T. Bliss and Company, a local concrete construction business. In June of 1907, Bliss withdrew from the company, leaving Cannon to continue the business.⁴ At this point, Cannon began taking advantage of the growing Stevensville population as well as the new building ordinance (Ordinance # 35) which restricted the use of flammable materials in construction. In 1907, he began making concrete blocks for his own residence to be located at the west end of Third Street as well as for a number of other buildings including the Foust Jewelry Store on Main Street.⁵ The population and economic boom taking place in Stevensville created a construction boom for Cannon. Concrete block construction was inexpensive, could be manufactured on site and allowed for rapid construction. From 1908 to 1912, he participated in a new era of building using hollow concrete blocks to construct residences and commercial blocks alike. Among these are the Foust Jewelry Store and the Bitterroot Valley Bank (now the First State Bank), and homes at 110 Pine, 309 Third, 501 Third and this residence at 307 Third.⁶ As was the case with many of his homes, Cannon resold them almost as soon as he completed construction.

In December, 1909, John W. Lancaster purchased this property.⁷ Lancaster and his wife came to Stevensville from Kentucky and Missouri respectively. The Lancasters farmed

X See Continuation Sheet

¹Northwest Tribune, January 10, 1902.

²Ibid., April 4, 1902.

³Montana Genesis, pp. 132-33.

⁴Stevensville Register, June 6, 1907.

⁵Ibid.

⁶Ibid., December 23, 1909.

⁷Stevensville Register, December 9, 1909.

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outside of Stevensville. John Lancaster was one of the first officers of the Fort Owen Grange No. 18.⁸ John also served as postmaster prior to the turn of the century.⁹ In 1899, they purchased the J. K. Squires property and moved into town for the winter.¹⁰ The next year, the Lancasters built an addition to their residence and moved into town for good.¹¹ Nine years later they relocated again to this modern, concrete block residence. J. W. Lancaster owned this property for three years before he died, bequeathing it to James Lancaster. James Lancaster, an Oregon native, took charge of the Stevensville Livery barn in 1899.¹² Ten years later, he had become a butcher.¹³ The home remained in the Lancaster family until 1928. Throughout its history, it has served as a single residence.

⁸Montana Genesis, p. 195.

⁹Montana Genesis, p. 176.

¹⁰Northwest Tribune, May 26, 1899

¹¹Ibid., November 2, 1900.

¹²Ibid., April 28, 1899.

¹³1910 Census.

9. References

Abstract of Title, Stevensville Townsite, Block 25, Lots 1&2
Missoula Herald, Missoula, Montana, Special Edition, January 1, 1909.
Missoulian, Missoula, Montana, December 15, 1912; June 12, 1949; August 14, 1949.
Northwest Tribune, April 28, 1899; May 26, 1899; Jan 10, 1902; April 4, 1902; November 2, 1900.
Sanborn Fire Insurance Co. Ltd., Sanborn Maps of Stevensville for 1909 and 1927, (New York).
Stevensville Historical Society, Montana Genesis (Missoula: Mountain Press, 1971).
Stevensville Register, Stevensville, Montana, June 6, 1907; December 9, 1909; Special Edition, December 23, 1909.
U.S. Department of Commerce, Twelfth U. S. Census, 1910 (U.S. Government Printing Office, Washington, D.C.).
Western News, Hamilton, Montana, December 19, 1911.

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 acre

UTM References:	Zone	Easting	Northing
	11	723420	5154520

Verbal Boundary Description:

Stevensville Townsite, Block 25, West ½ of Lots 1 and 2.

Boundary Justification:

The nominated property includes the lots upon which the historic building is situated.

11. Form Prepared By

Name/Title: Kathleen M. Olson

Date: revised October 1990

Street & Number: 237 South 2nd West

Telephone: 406/728-7523

City or Town: Missoula State: Montana

Zip: 59801