

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic R.T. Barnett and Company Building

and/or common J.C. Penney's

**2. Location**

street & number 13 East Main Street \_\_\_ not for publication

city, town Bozeman \_\_\_ vicinity of congressional district Western 01

state Montana code 030 county Gallatin code 031

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name A.M.C. Sullivan Photographs

street & number Main Street

city, town Bozeman \_\_\_ vicinity of state Montana

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Gallatin County Courthouse

street & number Main Street

city, town Bozeman state Montana

**6. Representation in Existing Surveys**

title None has this property been determined eligible?  yes  no

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Barnett Building is a two story (and full basement) brick and decorative stone commercial structure. It measures 32 feet in height, 30 feet wide, and 125 feet deep. It is an attached structure located at 13 East Main Street in the center of the block on the north side of Main Street. The structure is rectangular in form and composed predominately of running bond brick.

The 1889 Sanborn map shows the building "being built." Construction was complete by 1890--accommodating a tin shop in the basement, hardware and stoves on the main floor, and a Western Union office at the rear of the second floor. Access was gained into the basement tin shop by a sidewalk entrance protected by an iron railing which protruded into the pedestrian boardwalk. This entrance has been cinder blocked in. Two cast iron columns (bolted into a lintel I'beam) allowed for generous plate glass lighting an display space. To the left of the display windows was an inset entry space leading into the main floor. During the nineties, a retractable awning was added to shade this ground floor space.

The second floor spaces were given special attention by visually stressing the west bay of the buidling which held the circulation core. Vertical movement through the building was functionally expressed by pulling the western bay out of the central wall plane by corbelling out the brick at each floor level. There was a generally unbroken vertical statement, then, from the Victorian-gothic entrance at street level to the paired onion domes above the cornice line.

At the entrance to the second floor, the architect played-off color, texture, and materials as dressed, white limestone provided a base for pink brick pilasters which were surmounted by carved limestone capitols. The projecting capitols "supported" rock-faced stone bases from which sprang a cut stone arch with trapazoidal voussoirs. The arch was given a gothic accent by having it "protected" by a pointed hood moulding. A grayish rock-faced keystone added an additional polychromatic effect. On the inside, the stairway was sheathed with V-beveled tongue and groove with plaster above (based on structural evidence obtained during present restoration).

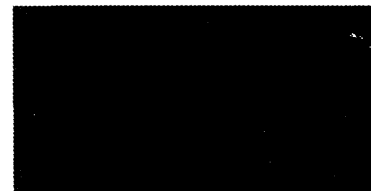
The second floor stairs entered toward the front of the second floor, which was largely open space in 1890 lighted by four double hung windows. The Western Union office was framed in the center rear of the store which provided an access corridor for circulation from front and rear entrance. There were five windows on the eastern party wall and three windows to the rear. A second floor "water closet" was placed in the northeastern corner. Today, the outline of the Western Union office is still evident in the floor framing, and the rear and side windows are bricked-in for fire code compliance.

The second floor exterior features four evident window bays--each treated slightly different in Victorian "picturesque" fashion. Each second floor bay, was originally answered below by a parallel vertical element; the western bay prepared the viewer visually for the prominent entry with its paired pilasters while the three upstairs "central" windows appeared to be supported by cast-iron columns below. While the effect of narrow verticality has been disrupted by changes on the first floor (to be discussed), the present restoration designs will once again accent the vertical elevational divisions.

Each second floor window is enframed by projecting pilasters of brick which rest on limestone footings. The stairway bay originally utilized a stained glass lunette separated by

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a cut limestone lintel over a one-over-one sash window. The central body of the structure has a three window grouping with a central arched window lunette originally featuring a stained glass hunting scene and a one-over-one sash below. On either side of the central arched window were standard sash windows with pointed relieving arches above that mirrored the pointed arch of the original entry below. Each of the second story windows had retractable striped awnings in the 1890's. All windows were removed in 1962 when a metal false front was added; sash windows and stained glass replacements are planned in the present restoration.

Above each central window bay the brick is corbelled out for five courses forming an intermediate frieze that is further marked by square inset brick panels above. The cornice line of the central block originally utilized flat cut limestone coping resting upon open brick panels. The central block of the structure is bounded by two key decorative features: to the east, an oriel tower made of one-half round moulded brick topped by a cut limestone onion dome supporting an ornamental iron weathervane, and, to the west, paired onion domes resting upon square brick plinths. Both features rose above the cornice line and broke the horizon in a picturesque manner. Regretably, this area was impacted in 1929 when a substantial earthquake hit Bozeman. Either as a direct result of the earthquake or the ordinance that followed requiring the removal of such "hazards" as towers and overhanging cornices, the unique features of the onion dome tower and oriel were removed to present a flat cornice line. A postcard from the early 1930's shows the domes absent.

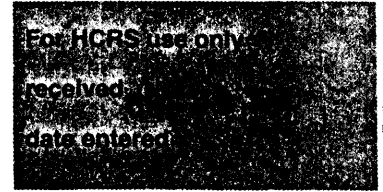
At the roof level, one major change took place in 1891 when a low gable roof was grafted onto the rear of the flat roof. This structural feature is still visible. In the same year the second floor was framed in and converted into offices. The Western Union office space was removed at that time; the outline of the office is still readable on the floor boards. Present moulding (scotia moulding and "nesfield pies" over the doors) and V-beveled wainscoting is believed to date from the 1891 office conversion of the second floor space.

By 1910 (the Avant Courier), the Barnett hardware business had sold out to Thomas H. Rea and Company Grocery. The 1904 Sanborn indicates that the tin shop in the basement gave way to grocery storage. The main floor focused on grocery sales, and the upper floor served both as office space and a dwelling; the extant wall paper and green painted trim on the second floor (toward Main Street) likely reflects the use of this space in 1904 as a dwelling. Wood or coal stoves likely hooked up to the four brick flues along the east party wall.

The second floor office space and dwelling appears to be phased out by 1912--the last date marked on the office window. The 1912 Sanborn reflects only grocery space. The 1914 Polk directory indicated that Thomas Rae merged with Robert M. Esgar and added crockery to their line. The second floor space, then, was likely given over to crockery storage. A photo taken in the 1920's shows the building's second floor with drawn curtains and a broken window pane reflecting the limited use of the upper story.

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The growth and prosperity implied by Rae's merger of his business in 1914, a partnership which would last until 1933 when the business finally changes hands--prompted modernization. By the teens Rae, along with many businesses on Main Street, adopted metal grid and glass prism back-lighting. This change, unfortunately, required a new store front and did away with the stately upstairs entrance, which was no longer necessary since the abandonment of the upstairs office space. The stair opening was likely boarded in at this time and access to the upstairs was relegated to a rear stairway and an elevator which was added to the east wall by 1927.

Successive ownership after 1933 of Modern Grocery, and Ben Franklin brought only minor changes. In 1962 J.C. Penney purchased the building and the adjoining structure. The west party wall was removed to allow for a unified interior space; a rear concrete and iron one story entrance was added; and the 1889 facade was totally disguised by a metal facade. The elevator was removed and the second floor received no use.

In 1980 A.M.C. Sullivan Photo purchased the building from Penney's who had moved to the new mall. The new owners are following the Secretary of Interior's guidelines for a certified rehabilitation. The metal facade was removed in June 1980--creating wide local interest in downtown rehabilitation.

While many changes have confronted this building since 1889, the distinguishable characteristics of this building in its mastery of brickwork are still evident. The more than adequate documentation contained herein makes possible a complete restoration of the structure that will maintain the integrity of the 1889 build.

A reduction of the present architectural firms' plans for the elevation in the on-going restoration is included. Camera and equipment sales will occupy the first floor, while law office condominium space is planned for the upper floor, which will utilize the extant 1891 paneling. The oriel is being restored with one-half round estruded brick, and the tower is being reconstructed. The onion domes, which were destroyed by the mitigating circumstance of the 1929 earthquake, will be replaced (likely in abstracted form because of the difficulty of mimicing 19th century materials and craft technique) in either cut limestone or moulded concrete. The lines, rhythm, and materials of the original entrance will be maintained in the restoration. In short, every effort is being made to insure a sensitive restoration of this important downtown structure.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention				

**Specific dates** 1889 **Builder/Architect** attributed to Vreeland and Kemna

### Statement of Significance (in one paragraph)

The R.T. Barnett Company building meets criteria A, B, and C of the National Register and, therefore, should be eligible for listing on the National Register of Historic Places.

The Barnett building was constructed in 1889-1890, a time when the city of Bozeman possessed high cultural, political, and economic ambitions. During that time Bozeman made its bid for becoming the seat of the State Capitol or, at least, by that effort to gain a major state institution by eventually lending support to Helena, the major contender. Montana State University would be established in Bozeman in 1892 as a result. In order to make a strong case for the capitol, visible changes in the townscape were forthcoming for this rapidly growing community founded upon ranching, agriculture and coal mining. A substantial building campaign was launched which effectively tapped an abundance of local building materials: brick, clay, sandstone, limestone and timber (which was augmented by local planning, sash, and door factories). It was acknowledged by the Bozeman Courier that  $\frac{1}{2}$  million dollars was expended by the city alone between 1889-1890 for the "erection of buildings and permanent improvements." No doubt the banks were cooperating by providing loans for private development. The substantial public buildings listed were two brick school houses, the Gallatin County courthouse and jail, the Bozeman Opera House and the City Hall (the largest and most imposing structure of its kind in Montana). All of these structures were built by the firm of Vreeland and Kemna which attests to the firm's local significance in an era when the town's maturation was reflected in the change from log and frame structures to masonry.

The Barnett Building is attributed to the pioneer Bozeman architects Byron Vreeland and Herman Kemna. Their firm, along with the Hancock brothers, provided the only professional design work in Bozeman up to the turn of the century. It is largely on the basis of the typological evidence present in a comparison between Vreeland and Kemna's work on important civic and commercial structures, especially the Bozeman Opera House, and the R.T. Barnett block that the attribution is made.\* The Barnett building may be described as Victorian eclectic with two stylistic references, the Byzantine revival and the Victorian gothic. The most obvious point of reference in comparing the Barnett building to Vreeland's Opera House is the onion dome oriel placed at the SE corner of the Opera House, complete with and identical iron weathervane as is found on the oriel feature of the Barnett building. The rather exotic stylistic gesture of placing an onion dome atop an oriel marks an impulse toward the "Byzantine Revival" which is very rare in Montana. The architect's use of Victorian gothic elements, the juxtaposition of a variety of materials, colors and textures and the exaggeration of the scale of decorative features, is evident in both buildings. Both the Opera house and Barnett block display the polychromatic merger of pink brick and gray limestone and the Barnett building also incorporates light sandstone, both rock faced and dressed ashlar. Pointed brick relieving arches over the windows are employed on both buildings. The use of a stained glass lunette as in the west side window of the Opera House is a window treatment also favored in the Barnett Building. Finally the entrance handling of the Opera House with the flared cut limestone base, brick pilaster and carved abstracted capitols recall the upper story entrance

\* The Bozeman Opera House has been attributed to Vreeland solely, although he and Kemna collaborated as partners on most of the firm's projects during the late 1880's.

# 9. Major Bibliographical References

1874, 1884, 1898 Bird's Eye View of Bozeman  
1884, 1889, 90, 91: 1904, 1927 Sanborn Maps  
Period Photos (Museum of the Rockies, M.S.U. and Montana Historical Society)  
1892-1930's Polk Directories  
1889-1892 Avant Courier Newspaper, Bozeman, Montana/Bozeman Daily Chronicle, Sunday June 8, 1900

# 10. Geographical Data

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

Acreeage of nominated property 1 (less than)

Quadrangle name Bozeman

Quadrangle scale 1:62,500

### UMT References

A 

1	2	4	9	7	1	4	0	5	0	5	8	1	1	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

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D 

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H 

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### Verbal boundary description and justification

Block F original township Part of lots 4, 5. North side of Main Street, Center of the block bounded by Black and Tracy. T1S, R5E Section 7

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title Kingston Heath, Assistant Professor, Architectural History

organization School of Architecture, Montana State Univ. date June 28, 1980

street & number Bozeman telephone (406) 994-3832 or 586-4290

city or town Bozeman state Montana

# 12. State Historic Preservation Officer Certification

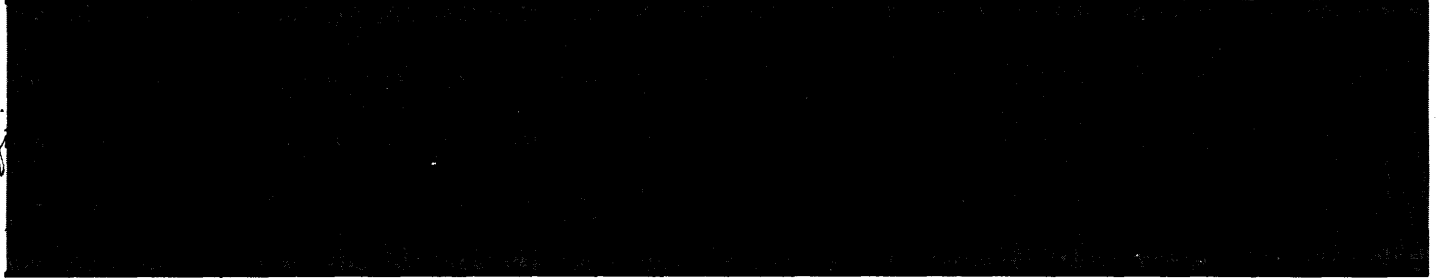
The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

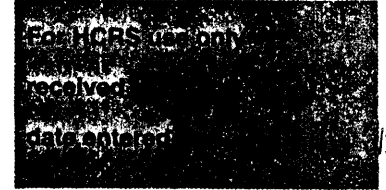
State Historic Preservation Officer signature Marella Sheffy

title Deputy SHPO date 10-9-80



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to the Barnett building. It is reasonable to expect such redundancy of stylistic features and materials to take place within the oeuvre of a firm's work in two projects done during the same year. Added architectural significance is lent to this work by the fact that, the Barnett building, if indeed by Vreeland and Kemna's hand, would be the last known extant example of their work in the state.

Robert Barnett, the original owner of the building, arrived in Bozeman in 1866 just two years after the town was platted. His former residence was in Pennsylvania. Attempting to capitalize on the various nearby mining interests in the Gallatin County area (viz. Red Bluff and Pony), as well as the rapidly expanding building industry, Mr. Barnett had his building constructed in 1889 to provide (as his 1892 advertisement read), "Hardware, stoves, and tinware. Mining Supplies." The sturdily engineered 12x12 chamfered posts in the basement demonstrate the anticipated loads Barnett felt his ironware would require. The same circumstance of mining and building expansion in the Bozeman area would require temporary lodging; therefore, R.T. Barnett became the proprietor of the newly refurbished Northern Pacific Hotel by August 7, 1980--just five buildings down from his hardware business on the north side of Main Street. Hence, R.T. Barnett represents the enterprising entrepreneur found in the early days of Bozeman's settlement and is locally significant.

It is in the important year of 1889, when Montana was admitted to the Union, that the Barnett Building was constructed. It was a substantial commercial structure built with permanent and costly materials for a town of this size; its construction was clearly predicated on the promise of the future of Bozeman. The associations desired and attained in its fine workmanship, flamboyant design and costly materials reflect a self-assured business venture on the part of Robert Barnett, and a belief in the continued growth and prosperity of Bozeman. The Barnett building clearly demonstrates the "Boomer" optimism present in the year Bozeman wanted to be a Capitol--and built the structures and streets to prove it. The Barnett building, therefore, is locally significant as a reflection of those patterns of state and local history. None of the principal civic structures built in 1889-90 (previously named) exist today.

The Barnett Building was in 1890, and promises to be in the finished restoration, a very significant example of Victorian eclecticism in the State. Though the oriels were destroyed by the 1929 earthquake and the entrance was altered in the teens because of changing needs and the demand for back lighting, sufficient documentation is available for a careful restoration of these two major features. The integrity of the building at present with regard to brick craft technique, rhythm, scale and the use of polychromatic effects is still intact and promises to be enhanced by the current restorative efforts.

NEW LIGHT WEIGHT PARAPET CAPITALS TO BE DESIGNED BY ARCHITECT (ORIGINAL CAPITALS SHOWN)

DESTROYED BRICK SHOWN WITH DARK SHADING

AFTER REMOVAL OF DESTROYED MATERIAL VERIFY NEW CONSTRUCTION TECHNIQUES W/ ARCHITECT & STRUCTURAL ENGR. MATCH NEW BRICK CONSTRUCTION IN DETAIL & SCALE AS CLOSELY AS POSSIBLE TO ORIGINAL CONSTRUCTION

REPLACE 2/4 ARCHED WINDOWS WITH STAINED GLASS (BY OWNER)

STUCCO ORIGINAL DESTROYED STONES TO ORIGINAL SHAPE. MATCH COLOR AT NEW BRICK CONSTRUCTION BELOW MATCH VERTICAL JOINTS

NEW BRICK CONSTRUCTION FROM THIS POINT DOWN

NEW LIMESTONE KEystone

NEW DECORATIVE ORNAMENTS

NEW ENTRY DOORS BEHIND ARCH

NEW LIMESTONE BLOCKS

REPLACE CORNICE W/ STONE OR CONCRETE AFTER REMOVAL OF DESTROYED MATERIAL. VERIFY NEW CONSTRUCTION W/ ARCHITECT & STRUCTURAL ENGINEER

AFTER REMOVAL OF DESTROYED BRICK ABOVE VERIFY CONSTRUCTION OF DECORATIVE ORNAMENT

CLEAN EXISTING MASONRY WITH SOAP WATER & SOFT NATURAL BRISTLE BRUSH. GENTLY REMOVE EXCESS MORTAR THAT WAS SPILLED WHEN WINDOWS WERE BLOWN UP

REPLACE CONCRETE BLK. W/ NEW WINDOWS DESCRIBED IN WINDOW SCHEDULE #8

EXISTING CAST IRON DECORATIVE BEAM

REMOVE METAL PANELS REPAIR & WASH BRICK

DARK BRONZE ALUMINUM PANELS. KAWNEER TRIPLEX DARK BRONZE ALUMINUM FRAME.

FUTURE AWNING

EXISTING STEEL COLUMN

REPAIR OR REPLACE LIMESTONE CORNICE

DARK BRONZE ALUMINUM PANELS

SOUTH



BARNETT BUILDING #10a  
 Bozeman, MT Gallatin County  
 Architectural elevations of  
 facade restoration - South  
 Mattson, Prugh & Lenon  
 109 E. Main Street  
 Bozeman, MT  
 1980

OCT 28 1980

TT BUILDING RESTORATION AND REMODEL  
 AIN ST.  
 AN MT.

Mattson, Prugh & Lenon  
 Architects, Engineers & Planners  
 109 E. Main Street  
 Bozeman, MT 59701

JAMC 1



BARNETT BUILDING #10b  
 Bozeman, MT Gallatin County  
 Architectural elevations of  
 facade restoration - North  
 Mattson, Prugh & Lenon  
 109 E. Main Street  
 Bozeman, MT  
 1980

DEC 1 1980



NORTH

OCT 8 1980