

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**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 Fergus County Improvement Corporation Dormitory

AND/OR COMMON

Calvert Hotel

2 LOCATION

STREET & NUMBER

216 7th Ave. So.

___ NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Lewistown

___ VICINITY OF

2nd

STATE

CODE

COUNTY

CODE

Montana

30

Fergus

027

3 CLASSIFICATION**CATEGORY**

___ DISTRICT
 BUILDING(S)
___ STRUCTURE
___ SITE
___ OBJECT

OWNERSHIP

___ PUBLIC
 PRIVATE
___ BOTH
PUBLIC ACQUISITION
___ IN PROCESS
___ BEING CONSIDERED

STATUS

OCCUPIED
___ UNOCCUPIED
___ WORK IN PROGRESS
ACCESSIBLE
___ YES: RESTRICTED
 YES: UNRESTRICTED
___ NO

PRESENT USE

___ AGRICULTURE
 COMMERCIAL
___ EDUCATIONAL
___ ENTERTAINMENT
___ GOVERNMENT
___ INDUSTRIAL
___ MILITARY
___ MUSEUM
___ PARK
___ PRIVATE RESIDENCE
___ RELIGIOUS
___ SCIENTIFIC
___ TRANSPORTATION
___ OTHER:

4 OWNER OF PROPERTY

NAME John & Eleanor Humphrey

STREET & NUMBER

216 7th Ave. So.

CITY, TOWN

Lewistown

___ VICINITY OF

STATE

Montana

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Fergus County Courthouse

STREET & NUMBER

East Main Street

CITY, TOWN

Lewistown

STATE

Montana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Deeds of Record

DATE

March 24, 1917

___ FEDERAL ___ STATE COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Fergus County Courthouse

CITY, TOWN

Lewistown

STATE

Montana

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

STRUCTURE

The structure being submitted for consideration to the National Register for Historic Places was constructed in 1917 as a dormitory for the Fergus County Improvement Corporation and operated until about 1924 as a high school dormitory until economic conditions forced its closing. Since 1925 it has operated as a hotel for both transient and permanent residents.

Architecturally the building has some very unique and pleasing features. It is basically a three story building with the first floor being half in the ground. Originally the first floor contained the kitchen, dining room, ironing and laundry room, and boiler room for the dormitory. The structure was built in two halves. Each being nearly a mirror reflection of the other. The southern half was erected in 1917 and the Northern half probably in 1918 - 1919. The original architectural drawings of the Southern half are in the possession of present owners and are dated September, 1916. Wasmandorff and Eastman of Lewistown were the Architects and Engineers for the planning and construction.

The basic structure measures approximately 90' x 90' outside with a 20' x 30' light court in the center. The roof is pitched to the exterior of the building and to the light court. The court made it possible for each dormitory room to have a window for light and ventilation. The second and third floors contained the lobby, a parlor, dormitory rooms and community bathrooms. The Provost's office and lobby were on the second floor with the parlor being on the third floor. Each of the dormitory rooms, measuring about 10' x 16', was equipped with a sink and closet. Many of the rooms and bathrooms still contain the original fixtures.

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STRUCTURE (cont)

The exterior walls and one dividing wall are of solid brick. The brick is very deep red and was manufactured locally from native clay. It is probably some of the finest masonry material in the Northwest and is still made in Lewistown. A double course of brick laid on edge with the butt exposed, band the structure between the first and second, and between the second and third floors. Between windows on the third floor are panels of rough painted plaster framed in brick. Above each first and second floor window and exterior doors the brick has been again laid on edge, butt face out, to form gentle arches.

The front entry extending from the building is also of brick appropriately laid with artistic features. The twin set of steps to the front entrances are brick, rising one-half story to the second floor main lobby entrances. Above the entryway on the third floor is a small balcony. The ledge of which is trimmed with native sandstone. Two wooden flower boxes rest on the sandstone ledge and, as judged from the architects drawings, are original. Access to the balcony is through two double doors. One enters from the parlor, the other from a dormitory room.

The eaves of the building are very wide being finished underneath with tongue and groved lumber. The eve is blended into the building through wide cove and moldings. The original roof was cedar shingles which still exists on the light court side. The exterior roof was covered with asphalt shingles twenty to twenty-five years ago.

All windows and doors in the building are the originals. The first and second story windows are arched

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at the top. All main windows open both top and bottom and are counter weighted by window weights.

Interior:

The interior of the building is of lath and plaster construction. The hallways, as again judged from the architects drawings, are nearly in their original condition with the exception that floors have been carpeted. All hallway woodwork is fir, stained dark and varnished. Doors to the rooms are paneled fir with original house keyed locks common to the period. Above each door is a transom. The entire entry is framed in 4" stained fir. A chair rail runs the full length of both sides of the hallways. The hallways run around three sides of the structures exterior, starting and returning to the lobby on the second floor and to the parlor on the third floor.

The first floor has been somewhat modified from the original plan. It now contains the owners apartment, hotel laundry, various shop areas for maintenance, and the old dining room and kitchen. However it has not been so drastically changed that architectural features common to the other two floors and on the building plan are not recognizable.

Some of the dormitory rooms have had private bathrooms added in the past - probably around 1930 and in a few cases two rooms have been combined to make one. However, many of the original dormitory rooms still exist (about 27). The sinks in these rooms are very unique some being corner mounted and some being enclosed (mounted) on three sides.

Five of the original public bathrooms still exist and as best can be judged some contain original stools and tubs. Two bathrooms were converted to showers long ago.

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Much of the woodwork in the rooms has been painted over but can be stripped back to its original finish as has been done in one room by the present owner. Most rooms have carpeting over the original hardwood floor. Again the floors can be refinished to give a rich natural look as they are in good condition.

The second and third floors are joined by two stairways both leading from the lobby to the third floor parlor. These stairs are now carpeted. Hand rails are still in place. Doors to stairways leading from the second floor to the first have been replaced by fire doors. These are the only two doors not originally part of the building.

Leading from the third floor to the second floor is a very unique fire escape. The bottom of this escape is curved and lined with sheet metal forming a slide. At the bottom of the slide is a crash door with the bar mounted so that feet will hit it first. Through the door one exits to a cement slab outside the rear of the building. This escape is shown on the building plans and is entirely original.

The heating plant for the building was originally a coal fired boiler of which part is still in the boiler room. About fifteen years ago this boiler was replaced by a modern gas fired one. Steam from the boiler is piped to steam radiators throughout the building. The radiators are original. There are three brick chimneys in the rear of the building. Yet there is only one boiler room. One chimney served the kitchen when only half the building was completed and occupied. The second was where the boiler room also was located. The third is for the boiler when the second half was completed and serves the present boiler.

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Structure

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Overall the building is much as it was constructed back in 1917. Some modification has been made to accomodate modern plumbing and some redecoration has been done to make the interior more attractive. However, the exterior is in its original shape. Condition wise the overall structure is extremely sound and in fair to excellent condition on the interior. With a little effort and expense it could be a first class structure. However, without needed attention it could rapidly deteriorate as so many older hotels have in the past twenty or so years.

The building has been and still is a landmark in the State and many people still remember it as a dormitory. However these people constitute a passing generation and it would be a shame to forget the role this structure has played in the local and state history. Therefore it is believed that the building warrents inclusion in the National Register of Historic Places.

6 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 checked="" 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Built 1917 BUILDER/ARCHITECT Architect - Wasmandorff & Eastman of Lewistown

STATEMENT OF SIGNIFICANCE **Criterion A**

The Fergus County Improvement Corporation Dormitory was built during a period of great prosperity and growth in Central Montana. In 1899 the Montana State Legislature recognized the great distances that separated its people and passed legislation establishing free county schooling for all of high school age students. The cost of this was to be supported through county taxation and administered through county government. The Homestead Acts of 1901 and 1912 provided for 320 acres of land with a three year waiting period rather than the previous 160 acres and five years. By 1908 the Chicago, Milwaukee, St. Paul and Pacific Railroad had pushed its way into the center of the State and construction of a mainline of the Great Northern Railway was started east of Lewistown.

Everything was right for strong economic growth. New land was available and fortunes could be made in agriculture. Transportation for goods was available between Western and Eastern markets and people began to arrive by the thousands. It is estimated that between 70,000 and 80,000 new homesteaders came to Central and Eastern Montana between 1903 and 1919. Under the 1899 Montana County Schools Act progress had already begun on the establishing and improving the centralized high school system within Central Montana. However, the influx of new people into the area caused even greater acceleration from 1908 to 1919.

Schools were not the only need. Fergus County encompassed a very large area and it was the responsibility of Fergus County Government, of which Lewistown is the seat, to provide a High School education to its residents. Because of the vast distances, moving young people from ranches and surrounding smaller towns on a

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fergus County News Angus - 1916 - 1925
Fergus County Courthouse Deeds of Record

ACREAGE NOT VERIFIED UTM NOT VERIFIED

10 GEOGRAPHICAL DATA NE 1/4 NE 1/4 SW 1/4 SECTION 15 T.15N. R.18E.

ACREAGE OF NOMINATED PROPERTY 0.25 acres

QUADRANGLE NAME Lewistown

QUADRANGLE SCALE 1:62500

UTM REFERENCES

A 12 61.9 37.0 5.2 12 8.50
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Fractional block 7, Morris Addition and Lots 11,12 Block 1, Stafford's Addition #3 to the City of Lewistown, Fergus County, Montana

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE none CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

John Humphrey, owner

ORGANIZATION

DATE

July 30, 1979

STREET & NUMBER

216 7th Ave. So.

TELEPHONE

406-538-5411

CITY OR TOWN

Lewistown

STATE

Montana 59457

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



11-29-79

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Sally J. Walker
KEEPER OF THE NATIONAL REGISTER

DATE 2/1/80

ATTEST: W. Ray Case
CHIEF OF REGISTRATION

DATE 1-31-80

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daily basis was impossible. In 1916 Frank L. Cummings, the new principal of Fergus County High School proposed to the local Chamber of Commerce that funds be appropriated for building a high school dormitory. He and Mr. Blodgett of the Chamber were authorized to go ahead with the proposal, because all recognized the need for such a facility. The Fergus County Improvement Corporation was formed and architectural plans for the new facility were started in late 1916. Construction of the Dormitory began shortly thereafter. (1917)

The land on which the Dormitory stands was deeded to William R. Woods from George M. Stafford on February 6, 1900, (Book 13, pages 392 and 591, Deeds of Record) and is recorded as lots 11 and 12 of Stafford Addition Number 3, Lewistown, Fergus County, Montana. Woods in turn sold the lots to the Fergus County Improvement Corporation on March 24, 1917. (Book 67, page 51, Deeds of Record Fergus County). Because earlier attempts by County Management had failed in raising money for construction of a dormitory through bonding it was decided to proceed using a private corporation - the Fergus County Improvement Corporation.

The Fergus County Improvement Corporation was established on September 8, 1916 its prime function to raise capital and build the much needed dormitory. Officers were B. E. Stack, Samuel Philips, J. E. Woodard, Fred Warren, and N. M. Walker (Article of Incorporation No. 66, Records of Incorporation, Fergus County, Lewistown). The corporation was empowered to issue 300 shares of stock at \$100 per share. At the time of incorporation 118 shares had already been subscribed for.

As mentioned under the structure section the facility was built in two parts. The South half first and then sometime later the North half. This building served many students.

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The students paid a fee (around \$18) for board and room. Those who could not afford this elaborate amount worked off their keep in the dining room, tending the boiler and doing other jobs around the facility. Rumor has it that the first half of the building was used first as a boys dormitory. For certain after the second half was built it was used as a girls only dormitory with the boys being housed elsewhere in town.

By 1922 the 70,000 to 80,000 homesteaders and land seekers had dwindled to about 20,000. The United States had gone through the "War to End All Wars" and many who had tried to make their living in this hard land did not return to Central and Eastern Montana. Even 320 acres wasn't enough. By 1925 Central Montana agriculture had failed because of drought and grasshopper infestation. Many banks in the area failed and hard earned funds and tax monies were lost as a result. The Fergus County High School also lost their funds in these bank failures. On August 21, 1925, it was reported by the school administration that Fergus High was broke and the dormitory would have to be closed.

The dormitory was finally sold to Mrs. Emma Marsh on March 28, 1928. Mr. Fred R. Warren and Mr. Brooke Hartman, President and Secretary, represented the Fergus County Development Corporation at the final transaction. For all practical purposes this ended the formal operation of the Fergus High School Dormitory.

Mrs. Marsh, with the help of her husband George, converted the dormitory to a Hotel and named it the Calvert. Over the forty-one years (1928-1969) that Mrs. Marsh owned and operated the Hotel many improvements were made. Private bathrooms were added to about half (26) of the dormitory rooms. In a few cases two rooms were combined to make one large room.

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Rooms were refurnished, painted and redecorated. In spite of the fact the building was now a hotel and not a dormitory, it still maintained much of the dormitory atmosphere. Many people lived in the Calvert for years on a monthly basis and dined in the excellent eating facility, which was the dormitory dining area, that the Marsh's had converted into an superb well known restaurant.

The Marshs recognized that the area needed a dormitory for high school age students, and many young men and women worked for their keep at the Calvert during the long Montana winter months when it was impossible to travel from farm to High School daily. Much as was done in the Dormitory days, they served as maids, janitors, night clerks and maintenance people for the chance to continue their needed education. The Marshs seemed willing to employ and watch over them even though they usually had a regular staff for most of these functions. Many Lewistown young men and women were first introduced to employment under the excellent guiding hand of these people.

The Calvert Hotel has served Central Montanan's well over its sixty-two year history. Many local people still remember it when it served as the girls dormitory for Fergus County High. It's not uncommon today to have a guest who remembers when she as a young lady, or he as a young gentleman courted a young lady, who lived in The Dormitory. Many a guest or local resident has commented, I worked there as waitress, a maid, janitor, night clerk or attended the boiler at night under Mrs. Marsh. Salesmen from all areas of the country have said, I've been staying there for ten, twenty or thirty years. Many new permanent residents had their first introduction to

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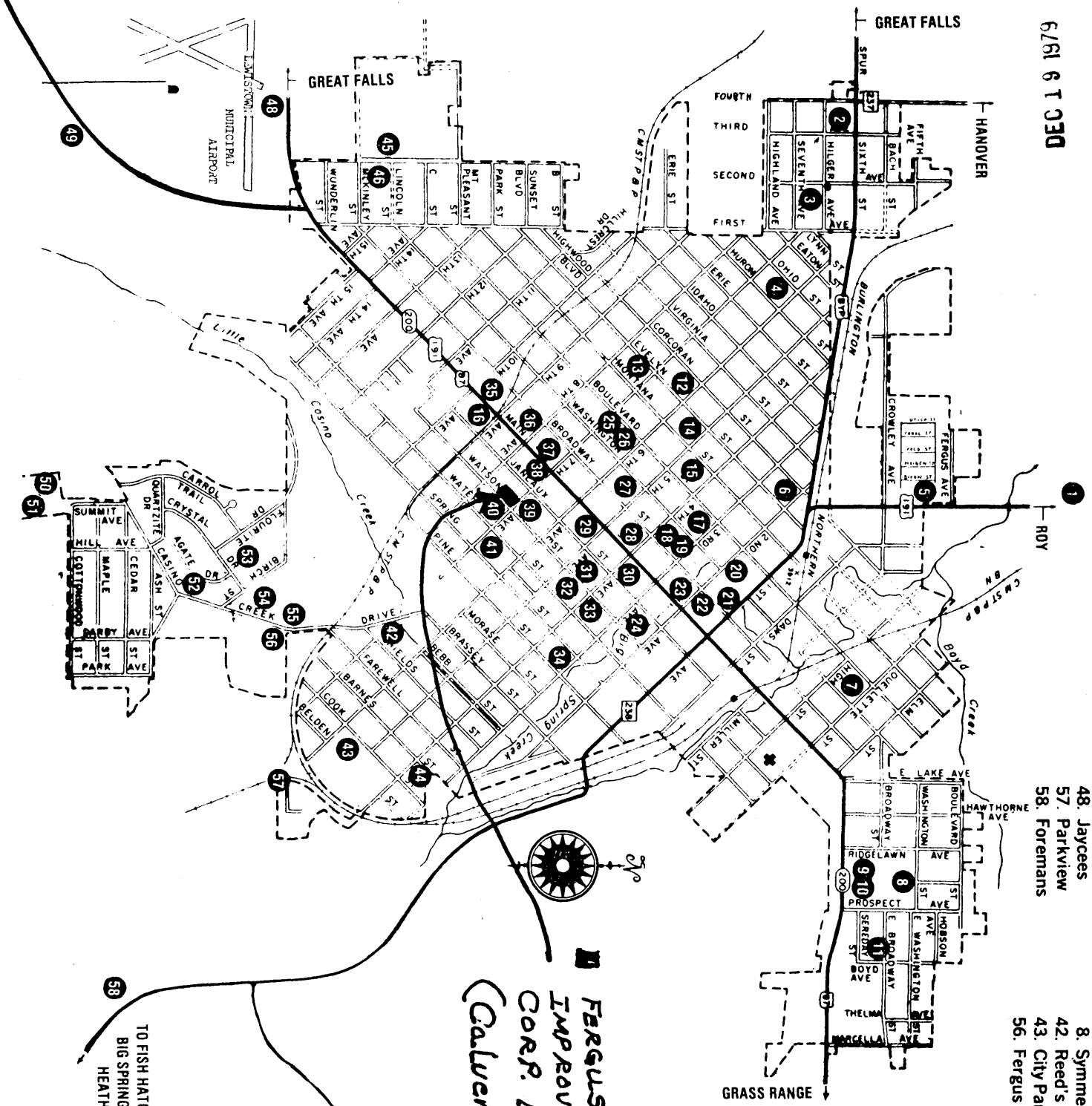
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Lewistown while staying at the Calvert waiting to find a permanent home. Area club members such as Kiwanis, Optimists, etc. remember meetings at the Calvert as it served as the hub of social activity, and many remember fine meals served in the dining room.

Overall the Calvert has been a very historic and memorable landmark in the State and County. It has played a very important role through prosperity, war and depression and is worthy of consideration for inclusion in the National Register of Historic Places.



- 1. Jehovah's Witness
- 2. Zion Lutheran
- 3. Assembly of God
- 4. St. James Episcopal
- 5. Seventh Day Adventist
- 6. First Christian Church of God
- 7. Church of God
- 8. St. Leo's Roman Catholic
- 9. St. Paul Lutheran
- 10. First Baptist
- 11. First Methodist
- 12. Christian Science
- 13. Emmanuel Baptist
- 14. Central Baptist
- 15. Christian Missions
- 16. Church of Nazareth
- 17. Mormon (CJCL)
- 18. County Fairground
- 19. Chamber of Commerce
- 20. Tourist Information
- 21. Masonic Building
- 22. U.S. Post Office
- 23. Eagles Club
- 24. Eagles Manor
- 25. American Legion
- 26. Moose Lodge
- 27. V.F.W.
- 28. Civic Center
- 29. City Hall
- 30. Lewistown Art Center
- 31. Fergus County Carnegie Library
- 32. Central Montana Race
- 33. U.S. Fish & Wildlife
- 34. Valle Vista Nursery
- 35. State Home for the Deaf
- 36. Elk's Club
- 37. Green Acres
- 38. Jake's
- 39. Jaycees
- 40. Parkview
- 41. Foremans
- 42. Niwamis Park
- 43. Hawthorne Park
- 44. Symmes Park
- 45. Reed's Fort Post Office
- 46. City Park & Pool
- 47. Fergus Athletic Field

FERGUS COUNTY IMPROVEMENT CORP. Dormitory (Calvert Hotel)

58 TO FISH HATCHERY, BIG SPRING AND HEATH

Schools

- 1. Highland Park School
- 2. Garfield School
- 3. St. Leo's High School
- 4. St. Leo's Grade School
- 5. Lewistown Junior High School
- 6. Lincoln School
- 7. Fergus High School
- 8. Lewis & Clark School

Buildings

- 1. County Fairground
- 2. Chamber of Commerce
- 3. Tourist Information
- 4. Masonic Building
- 5. U.S. Post Office
- 6. Eagles Club
- 7. Eagles Manor
- 8. American Legion
- 9. Moose Lodge
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