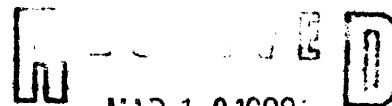


United States Department of the Interior  
National Park Service



MAR 19 1990

# National Register of Historic Places Registration Form

**NATIONAL  
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Dixon-Duncan Block

other names/site number \_\_\_\_\_

### 2. Location 232

street & number 246 North Higgins Avenue

n/a not for publication

city, town Missoula

n/a vicinity

state Montana

code 030

county Missoula

code 063

zip code 59802

### 3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____
_____	_____
_____	_____
<u>1</u>	_____
_____	Total

Name of related multiple property listing:  
Historical Resources in Missoula, 1864-1940

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official Manda Shero

Date 3-14-90

State or Federal agency and bureau MT SHPO

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. 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.

Edson H. Beall

10/17/97

Patrick W. Andrews

4/30/90

removed from the National Register.

other, (explain:) \_\_\_\_\_

*for*

Signature of the Keeper

**Entered in the  
National Register**

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
Commercial, professional offices

Current Functions (enter categories from instructions)  
Commercial

**7. Description**

Architectural Classification  
(enter categories from instructions)

Vernacular Romanesque

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other \_\_\_\_\_

Describe present and historic physical appearance.

The Dixon-Duncan Block is a two-story, vernacular Romanesque -style commercial building with a brick facade, round arched, upper level windows and three street level entryways. The top of the building consists of a brick parapet with three capped battlements over a projecting molded metal cornice. This building is located on the east side of Higgins Avenue, the main north-south arterial in the central business district, and is in the middle of the block adjacent to other historic commercial two-story buildings, some of which have been remodeled, especially on the first floor. Brick relief ornamentation runs along facade just below the cornice and consists of narrow, tapered dentilation joined at the bottom by a brick belt course. The front of the building consists of three unequal bays separated by brick and granite pilasters. Upstairs windows are arched with raised header crowns with header dentilation. A belt course runs horizontally at the base of the arches between the windows, which are wood frame, double-hung, one-over-one units. A bay to the north side of the facade has only one arched upstairs window and a single entry door at the street level that accesses the stairway to the upper floor.

A stone belt course with brick dentilation separates the street level from the second floor. The street level has three entryways: the narrow, flush, single entryway to the upper level stairs at the north end of the building that is framed by black carrera glass; the other two entryways are recessed with hardwood doors with 3/4 length glass panels and are flanked by commercial windows with narrow metal frames. The north recessed entryway has small, multi-pane glass transom banding above the storefront. The south recessed entryway has wood frame, fixed ribbon windows set in the transom area. Retractable canvas awnings are located just below the banding and above the storefront windows.

The rear of the building is painted, low-fire brick. The second floor has a centered wood frame door and flanking wood frame side lights and fixed transom light over the door, which is metal with vertically sliding metal panels. The windows flanking the door--two on each side--are two-pane, metal frame with concrete sills. Two wood-frame, sheet-metal-covered wood doors are located on the first floor. Wood frame, four-light transom windows are located above the doors. Two large,

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Dixon-Duncan Block

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wood-frame, double-hung, four-over-four windows with iron grate covering are located between the two first floor entry doors. A two-story steel fire escape with iron pipe railings is attached to the rear of the building.

The building has excellent integrity on the second floor and generally good integrity on the first floor, despite some remodeling of the three entryways. The northside storefront appears to retain the original multi-pane, leaded transom banding and the original metal frames of the street level windows. The carrera glass used to surround the street level entry to the stairway to the second floor was likely added during the historic period and, thus, adds to the architectural significance of the building. Its first floor integrity, despite some alterations, is among the best in Missoula. Overall, the building retains its basic integrity of design, materials, workmanship and historical associations.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
Architecture  
Commercer  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1897-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1897  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person  
n/a  
\_\_\_\_\_

Architect/Builder  
Not known  
\_\_\_\_\_  
\_\_\_\_\_

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

The Dixon-Duncan Block is eligible for listing in the National Register of Historic Places under criteria A and C. It was constructed at the outset of Missoula's second post-1883 building boom and is clearly associated with the economic development and commercial expansion that made Missoula the leading commercial center in western Montana. It was commissioned by two of Missoula's leading professionals and businessmen, Joseph Dixon and Asa L. Duncan, attorneys. Dixon also was U. S. Senator during the time his office was located at this address. He moved to the Western Montana Bank building, at the southeast corner of Higgins and Broadway Avenues, when that building was constructed in 1911. (That building has lost its integrity of design and materials through extensive exterior remodeling.) Dixon is most closely associated with his residence at 312 East Pine Street.

The Dixon-Duncan Block building is an excellent example of a vernacular adaptation of commercial Queen Anne architecture and possesses excellent integrity of design, materials and workmanship, despite some first-floor remodeling. Distinguishing architectural design features include the Romanesque arched windows, the unique ornamental brick banding below the cornice, capped battlements, and stone belt courses. It is one of the best remaining examples of vernacular Queen Anne architecture in Missoula.

This building was constructed in 1897 when the property was owned by Joseph M. Dixon and Asa L. Duncan, attorneys and leading businessmen of late nineteenth century and early twentieth century Missoula. Dixon also was U. S. Senator (1906-1913) and Governor of Montana (1921-1925). Subsequent owners included G. F. Peterson, Peterson Realty Company (1925), and Thomas Duncan and Ralph Arnold, trustees (1944). The Sanborn maps indicate that this building originally was known as the Dixon-Duncan Block, with addresses running from 216 and 220 North Higgins at least between 1902 and 1912. A rear addition was

See continuation sheet

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Continuation SheetSection number 8 Page 1 Dixon-Duncan Block

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constructed between 1912 and 1921. By 1921, the addresses had changed to 232-240 North Higgins. The Polk City Directories indicate that Asa Duncan and Joseph Dixon's offices were located in the Dixon-Duncan Block, and show their address as 220 North Higgins. The Polk City Directories show a drug store located at 216 North Higgins on the building's first floor, which was presumably Peterson Drug Store, still located there in 1979. Others with office space on the second floor included Herbert T. Wilkinson, realtor, and early twentieth century mayor of Missoula. Other businesses located in this building included the Buster Brown Shoe Store (1925), Milton Kelley's Department Store (1932), and the Ogg Shoe Store (1936).

9. Major Bibliographical References

McDonald, James, and Gary Williams, Missoula Historical Resource Survey. Missoula: Porky Press, 1980.

Missoulian, August 4, 1897.

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 # \_\_\_\_\_

See continuation sheet

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

A 12 271900 5195040  
Zone Easting Northing

C         

B           
Zone Easting Northing

D         

See continuation sheet

Verbal Boundary Description

C.P. Higgins Addition, Block B, S 42' of Lots 7-10.

See continuation sheet

Boundary Justification

The boundary includes the city lots upon which the historic building was erected.

See continuation sheet

11. Form Prepared By

name/title William A. Babcock, Jr., Missoula Historic Preservation Officer  
organization City of Missoula date August 1989  
street & number 201 West Spruce St. telephone 406/721-4700 ext 250  
city or town Missoula state Montana zip code 59802

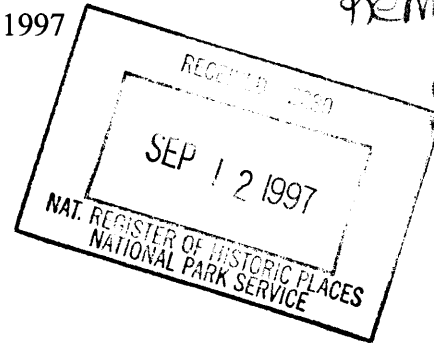


# State Historic Preservation Office

## Montana Historical Society

1410 8th Avenue • PO Box 201202 • Helena, MT 59620-1202 • (406) 444-7715 • FAX (406) 444-6575

September 8, 1997



*Removed  
owner  
objection*

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service  
Washington, DC

Dear Carol,

Enclosed please find a notarized approval for listing on the National Register signed by the owner of the Dixon-Duncan Block, Missoula, MT. The previous owner had objected to listing (see attached correspondence of 5-18-1990). Because the new owner wishes that the property be listed, the State Historic Preservation Officer requests that listing take place as a contributing property in the **Historic Resources in Missoula, Montana, 1864-1940 MRD**.

Thank you.

Sincerely,

Paul M. Putz  
State Historic Preservation Officer