

8/27/16

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site # 5

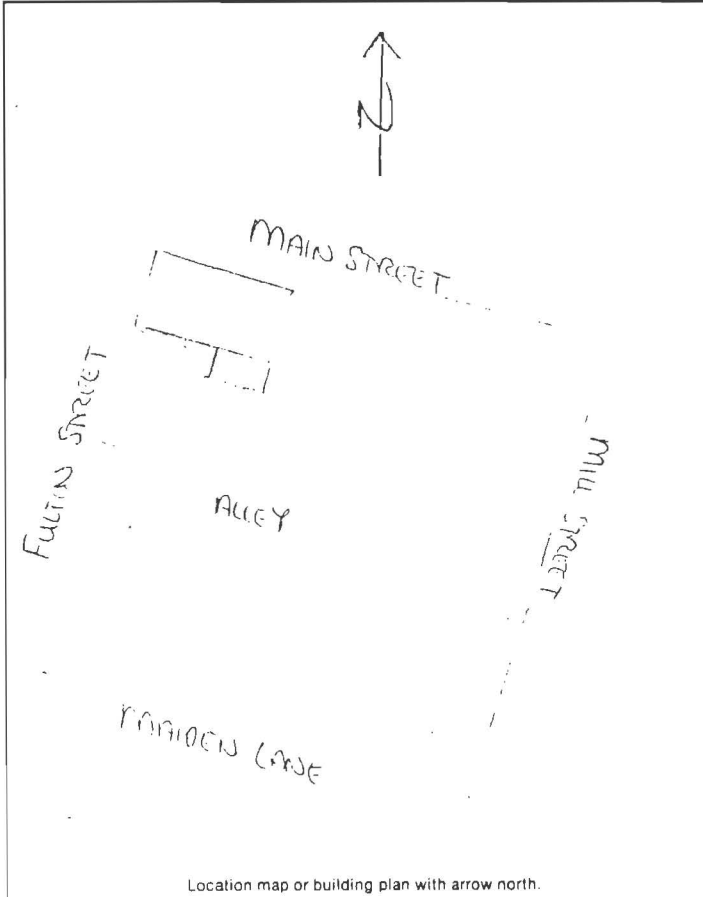


Legal Description: Block 2, lots 8 (W 20.5 ft.) 9 10

Address: 919 Main Street

Ownership Name: Lincoln Todd c/o J. G. And B. W. Scott

private address: Box 876 Thompson Falls, MT 59873
 public



Location map or building plan with arrow north.

Historic Name: Ward Hotel

Common Name: Townhouse Hotel

Date of Construction: 1907-08 estimated documented

Architect: N/A

Builder: James Lyons

Original Owner: Edward Donlan

Original Use: hotel/restaurant

Present Use: hotel/restaurant/rentals

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Abstract of Title: Deedbook 6, p. 91

Plat Records: Thompson Falls Original Townsite

Tax Records: 1908 Assessment Book

Building Permits: _____

Sewer/Water Permits: _____

City Directories: Polk, Missoula County: 1909, p. 71

Sanborn Maps: 1910, 1914, 1922, 1927

Newspapers: Sanders County Ledger: 9/27/09; 4/24/

Other: photographs of early Thompson Falls

PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with it's original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

The two story Ward Hotel is a frame structure with a brick veneer laid in common bond resting on a stone and mortar and wood pier foundation. The main (north) facade has eight 1/1 double hung sash windows with wood sills and stone relieving arches. A pair of modern hinged glass doors centered along the facade are covered by a gabled, bracketed hood. Along the left side of the facade two large picture windows flank a recessed entry which is covered by a metal awning. Eight 1/1 double hung windows with wood sills and stone relieving arches are located on the second floor of the primary facade. An air cooler is placed within a former door frame which led to a second story balcony. This opening has a brick and stone semicircular arch enhanced by stone quoins and decorative stone voussoirs. An attractive and elaborate corbeled brick cornice surrounds the building on the north and west facades. The west elevation, facing Fulton Street, has an entrance and four 1/1 double hung windows with sills and lintels similar to the main facade on the first floor. Three full-sized 1/1 double hung and two smaller 1/1 double hung windows illuminate the second floor. The south facade has a covered entryway and three 1/1 double hung windows on the first floor, with seven 1/1 double hung windows piercing the second story. Two wooden porches, one abo-

at

HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

Edward Donlan may probably be the most signifigant individual in Thompson Falls history. Born to Irish parents in Quebec, Canada, Donlan left home at the age of twelve to work as a teamster in the lumber camps. In 1889 he came to Montana and worked laying railroad track in Neihart, south of Great Falls. He quickly left that for the timber camps of western Montana. By 1895 he owned his own saw mill. Donlan joined the Republican party and in 1902 was elected state senator from Missoula. He ran three more times for the post, in 1906, 1910, and 1918, and won each time. Linking himself to Anaconda Copper Company interests, he ran for governor in 1908 and lost by less than two thousand votes. In the early 1900s, Donlan extended his operations to then western Missoula County. He operated a saw mill near Eddy and held extensive land holdings in and around Thompson Falls. He started the Thompson Falls Mercantile Company in town and held vast amounts of land to the west and east of town. He unsuccessfully tried to entice European immigrants to settle on the flats to the east of town in what his granddaughter called his bid to make Thompson Falls "timber capitol of Montana." Failing this, Donlan worked doggedly to make Thompson Falls the county seat for the newly designated Sanders County. In a bitterly contested political fight between Thompson Falls and Plains, the other candidate, Donlan scored a personal victory over J. C. McGowan and heavily Democratic Plains. A compromise plan gave the seat to Thompson Falls, but the first political appointments to Plains people. Still, the naming of Thompson Falls as the county seat ushered in a boom period that continued up to and through the building of the dam at the falls. Donlan played an important role in this as well. Donlan owned several small dams on the Clark's Fork, and there can be little doubt he helped to persuade John Ryan an other members of the future Thompson Falls Power Company to invest here. Just as Donlan sold Sanders County the lots where (cont)

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

This building has lost some of its integrity. The porches are gone and some of the bottomefloor windows appear to be modCern. The swamp cooler and signage are not compatible. The west side has been changed as noted, as has the east and south. The interior, particularly the basement and first floor have undergone extensive remodeling. Selected rooms on the second floor do keep some of their integrity.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events, or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type, or style.

The Ward Hotel is significant as one of the most important commercial buildings along the Main Street in Thompson Falls, Montana, and for its association with Edward Donlan, a successful politician and businessman in the town's early history.

Construction for the Ward Hotel began in September, 1907 and was completed in May, 1908. Edward Donlan, the owner, named the hotel after his eldest son, Edward. The original design called for 30 sleeping rooms, an office, a bar, a restaurant, and full basement for a power plant and a laundry room. Jessie R. Pruden did the excavation and foundation work, James Lyons of Missoula was the contractor and J.B. Franklin of Missoula did the electrical work. Pruden employed seven men to lay the stone foundation. Ten carpenters under J.W. Kennedy nailed up the timber frame from lumber supplied by the Graves saw mill. Furniture was purchased from Chicago, and on May 24, 1908 the hotel opened for business. In 1911, a back kitchen was added and the restaurant

FORM PREPARED BY:	GEOGRAPHICAL INFORMATION:
Name: John Lazuk	Acreage: Less than one acre.
Address: 350 Strand Ave., Missoula, MT	USGS Quad: Thompson Falls, MT
Date: October 5, 1984	UTM's: 11/624300/5272350

8/2/16

INVENTORY #18: The Townhouse Hotel

Physical Description: (cont.)

structure, were removed at an undetermined date. The east wall adjoins a one story brick addition that originally served as the hotel annex. The annex has been extensively remodeled.

The interior of the Ward Hotel has been altered since its construction. In 1911, the kitchen, which occupied the southeast corner of the hotel, was moved into the new brick annex to the east, and the dining room was expanded into this vacant space. Adjacent to the restaurant is a vestibule which leads into the lobby where the staircase to the second floor rooms is located. This lobby area has been remodeled with modern light fixtures and a suspended ceiling. A barber shop occupies space in the northwest corner where the hotel office was, and a realty company is at the rear of the building where the bar was formerly located. The 20 hotel rooms on the second floor have either been remodeled, expanded or converted for storage. Several rooms still contain small corner sinks that may be original. The basement, which at one time provided dormitory space, has been partially finished with showers and a kitchen in one room.

Historical Information: (cont.)

they ultimately built the county courthouse and jail, he sold property to the Thompson Falls Power Company to help construct their dam. Donlan continued to buy land around the town. He became the leading property owner of city lots. But in 1913-1914, after deciding not to run again for the legislature, Donlan began to sell his Sanders County holdings and moved his operations to Milltown outside of Missoula. Much of the Thompson Falls property went to the Thompson Falls Improvement Company and some to the Thompson Falls Water Company. (It is probable that Donlan was a stockholder in each.) The land he sold west of town soon became incorporated into the town as Donlan's Additions #s 1 & 2. Donlan spent most of his remaining years in Missoula, running again and winning the state senate seat in 1918. In Donlan's later years much of his prosperity dissipated. Forever linked to the Anaconda Company, who may have actually engineered his defeat for governor in 1908, he was awarded a pension for his services. He died in 1952.

Historical Information: (cont.)

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Sources:

Deedbooks: 6, p. 91; 7, p. 123; 26, 422, 33, p. 207; 37, p. 503; 48, p. 95.

Sandborn maps 1910, 1914, 1922, 1927.

Tom Haynes Collection, University of Montana Archives.

Interview of Donlan relatives by Ramona Roedl

Interview with Beth Scott by John Lazuk

Sanders County Ledger: 9/6/07; 9/20/07; 9/27/07; 10/4/07; 1/10/08; 1/31/08; 2/21/08; 3/13/08; 5/22/08; 5/5/11; 5/12/11; 5/26/11; 1/26/12; 7/14/11; 11/28/13; 12/26/13; 1/12/38; 7/11/57.

Sanders County Signal: 11/24/07; 2/6/08.

Early photographs of Thompson Falls.



4/22/66

Significance (cont.)

expanded. Earlier that year, Donlan had started building a two story brick annex which increased the hotel capacity to 50 rooms. A 1928 fire destroyed a majority of the addition resulting in the removal of the entire second floor.

When it was constructed in 1907 the Ward Hotel was the largest and best-equipped hotel in Thompson Falls, and argueably one of the finest facilities for providing room and board to travelers and local residents in northwestern Montana. Early photographs show the hotel as a prominent and decorated gathering place for social and recreational events including horse races and Fourth of July celebrations.

Edward Donlan may have been the single most significant person in the history and development of Thompson Falls. In ca. 1890 he came to western Montana to work in the lumber camps, and by 1895 he owned his own saw mill. In 1902 Donlan was elected as a Republican state senator from Missoula, a position he held again in 1906, 1910 and 1918. After linking himself to the powerful Anaconda Copper Company, he ran unsuccessfully for governor in 1908, losing by less than 2,000 votes in an election which was rumored to be fixed by the Company itself. In the early 1900s, Donlan extended his lumber operations to what was then western Missoula County with a saw mill near Eddy (about 10 miles to the southeast). He had extensive land holdings in Thompson Falls as well as to the east and west of town which he eventually sold to Sanders County and the Thompson Falls Power Company. Donlan founded the Thompson Falls Mercantile Company and was a central figure in the bid to name Thompson Falls as the Sanders County Seat. He proved instrumental in persuading John Ryan and other members of the soon-to-be-formed Thompson Falls Power Company to construct a dam adjacent to the town, which proved to be a major factor in the growth of Thompson Falls.

Many of the original commercial brick buildings located on Main Street in Thompson Falls are no longer extant due to fire or new construction. The few buildings that remain today, including the Ward Hotel, represent well the growth and sense of permanence that Thompson Falls was experiencing in the early 1900s. The Ward Hotel, despite minor alterations to the facade, is clearly the most substantial commercial building remaining in the downtown business district in Thompson Falls.

86002769

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Ward Hotel (Thompson Falls MRA)
Sanders County
MONTANA

Working No. AUG 27 1986

Fed. Reg. Date: _____

Date Due: 9/25/86 - 10/1/86

Action: ACCEPT

RETURN 10-7-86

REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

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

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

*Last time on page 1 unclear
Please provide*

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed *W. Byers* Date 10/7/86 Phone: _____

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

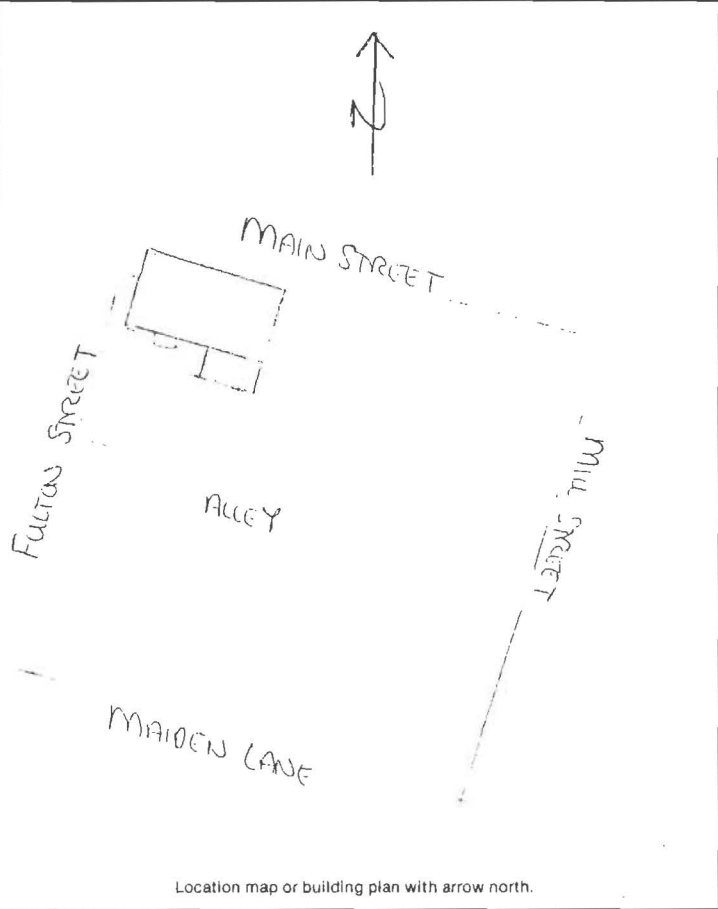
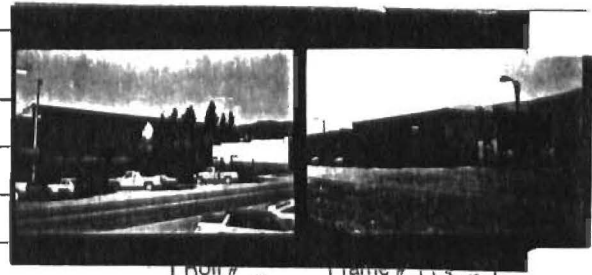
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private address: Box 876 Thompson Falls, MT 59873
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FORM PREPARED BY:

Name: John Lazuk

Address: 350 Strand Ave., Missoula, MT

Date: October 5, 1984

GEOGRAPHICAL INFORMATION:

Acreage: Less than one acre.

USGS Quad: Thompson Falls, MT

UTM's: 11/624300/5272350

8/27/86

INVENTORY #18: The Townhouse Hotel

Physical Description: (cont.)

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The interior of the Ward Hotel has been altered since its construction. In 1911, the kitchen, which occupied the southeast corner of the hotel, was moved into the new brick annex to the east, and the dining room was expanded into this vacant space. Adjacent to the restaurant is a vestibule which leads into the lobby where the staircase to the second floor rooms is located. This lobby area has been remodeled with modern light fixtures and a suspended ceiling. A barber shop occupies space in the northwest corner where the hotel office was, and a realty company is at the rear of the building where the bar was formerly located. The 20 hotel rooms on the second floor have either been remodeled, expanded or converted for storage. Several rooms still contain small corner sinks that may be original. The basement, which at one time provided dormitory space, has been partially finished with showers and a kitchen in one room.

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Sanders County Ledger: 9/6/07; 9/20/07; 9/27/07; 10/4/07; 1/10/08; 1/31/08; 2/21/08;
 3/13/08; 5/22/08; 5/5/11; 5/12/11; 5/26/11; 1/26/12; 7/14/11;
 11/28/13; 12/26/13; 1/12/38; 7/11/57.

Sanders County Signal: 11/24/07; 2/6/08.

Early photographs of Thompson Falls.



2/21/6

Significance (cont.)

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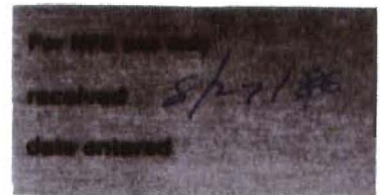
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Thompson Falls MRA
State Sanders County, MONTANA

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|--|---|------------|--------------------------------------|
| 11. | Northern Pacific Warehouse | Substantive Review | for Keeper | <u>William B. Bushong</u>
10/7/86 |
| | | | Attest | _____ |
| 12. | Preston House | Entered in the National Register | for Keeper | <u>Melous Byers</u> 10/7/86 |
| | | | Attest | _____ |
| 13. | Rinard House | Entered in the National Register | for Keeper | <u>Melous Byers</u> 10/7/86 |
| | | | Attest | _____ |
| 14. | Sanders County Jail | Entered in the National Register | for Keeper | <u>Melous Byers</u> 10/7/86 |
| | | | Attest | _____ |
| 15. | Thayer House | Entered in the National Register | for Keeper | <u>Melous Byers</u> 12/22/86 |
| | | | Attest | _____ |
| 16. | Thompson Falls Hydroelectric Dam Historic District | Substantive Review | for Keeper | <u>William B. Bushong</u>
10/7/86 |
| | | | Attest | _____ |
| 17. | Tourist Hotel | Entered in the National Register | for Keeper | <u>Melous Byers</u> 10/7/86 |
| | | | Attest | _____ |
| 18. | Ward Hotel | Entered in the National Register | for Keeper | <u>Melous Byers</u> 12/22/86 |
| | | | Attest | _____ |
| 19. | Weber's Store | Entered in the National Register | for Keeper | <u>Melous Byers</u> 10/7/86 |
| | | | Attest | _____ |
| 20. | | | Keeper | _____ |
| | | | Attest | _____ |

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Ward Hotel (Thompson Falls MRA)
Sanders County
MONTANA

Working No. 8-27-86

Fed. Reg. Date: 2/2/88

Date Due: 1/2/87

Action: ACCEPT 12-22-86

RETURN

REJECT

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

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

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Ward Hotel

MRA
Thompson Falls, MT

photographed by Mike Koop

September, 1985

Negative at Montana SHPO

looking west

photo 6

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000441