

Legal Description Site:

Address

Current Owner

Private Current Owner Address

NAD 83 NAD 17

Zone: Easting: Northing:

Moved? Estimated Documented

Date of Move:

Quad Name:

Historic Name

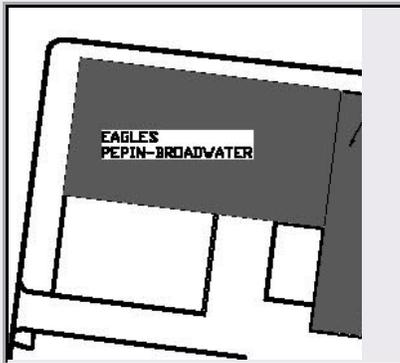
Common Name

Date of Construction Estimated

Documented

Building Changes

Footprint:



Architect

Builder

Original Owner

Original Use

Present Use

Foundation:

Exterior Walls:

Roof:

Other Materials:

Bibliography

Physical Description

As the building wraps the corner to Second Avenue the first story has smaller arched windows that have been bricked over. These windows have voussoir brick design above with stone sills. All of the brick has been painted on both stories. The second story has five distinct bays defined by brick pilasters on its façade fronting First Street. The central bay has one large arched window, its flanking bays each contain of four arched windows. The east and west bays each contain two paired arched windows. The windows are further defined by decorative applied hood molds. The window sills made of stone run continuous only separated by the pilasters. The central bay as well as a portion of the adjacent section has a raised parapet with the words 'BROADWATER – PEPIN BLOCK' with the date '1906' below it. There is a brick denticulation or corbelling along with another simple banding below the parapet wall and across the entire south elevation. As the building turns the corner onto Second Avenue it has three more bays. These sections are separated by pilasters and each has two arched windows. The last bay to the south has a single-story, gabled, wood-sided addition.

Historical Significance

In the early years this entire city block had several businesses including the Bank Saloon, post office, the company's general retail and wholesale mercantile and Pioneer P Cross Meat Market at the rear. There was also the A.J. Broadwater Drugstore, Gross and Elbert Hardware Store, Richardson-Richardson Grocery, and Cowan and Boles Saloon. However, fire in 1904 destroyed all of the frame structures on this block.

The Broadwater-Pepin Block (Building) was built in 1906 of more substantial and fireproof brick, as were other buildings on the block. Other buildings housed the Pioneer Meat Market, Mint Saloon, Gourley's Bakery, Citizen's National Bank, and Boone's Drugstore on the corner.

Several businesses were located in the Broadwater-Pepin Block including the Holland Mercantile Company and Meili Apartments (Oakland Hotel) which occupied the second floor for several years. The Runkel, Bronson, and Lange firm operated a Ford Motor Company business in the 1920s where the Eagles storefront is now. Their chief operation was to unload, assemble, service, and sell the new cars which were mostly Model Ts. The 1930's Polk Directories indicate the Havre Buick Company, and later Elbert Stauman Auto Repair were located here.

The Eagles Aerie No. 166 assumed ownership of the building and conducted extensive remodeling in 1952. They added a brick and glass front, moved the club room and lounge from the basement to first floor, painted, laid linoleum, lowered ceilings with recessed lights, put knotty pine on the walls, added air conditioning, and a new kitchen in the basement, all at a cost of \$20,000.

Havre Beneath the Streets is an interpretive exhibit located beneath this building and includes some of the buildings storage and steam tunnels.

Integrity Although the first story original design was remodeled in 1952, the building retains a sufficient degree of integrity to convey its significant historical and architectural associations.

Statement of Significance This building is historically significant because of its association with early day entrepreneurs, Pepin and Broadwater, and the development of the retail businesses. The building figured prominently in the business world of the city and solidified the success of the city's growth. Architecturally the building figures prominently as one of the city's first and largest blocks on a major east west route, Highway 2 at the corner of First Street and Second Avenue. It retains a high degree of brick detail in interesting design. It has additional significance because of its association with architect, George H. Shanley.

Form Prepared By

Preparer Address

Date Entered

Picture:



