Legal Description SCT: 08 T:32 N R:16 E L	OT: 005 BLK: 008 Original Townsite	Site:	24HL1294
Address 218 (216) First Street			
Current Owner Larry Derosa			
Private Current Owner Address	PO Box 1609, Havre, MT 59501-1609		
☐ NAD 83 ☑ NAD 27	Historic Name Pioneer Block (building)		
Zone: ## Easting: 597542 Northing: 5378436	Common Name Northern Homes Essentials		
Moved? ☐ Estimated ✓ Documented	Date of Construction 1912 Estimated		
Date of Move:	Documente	d 🗸	
Quad Name:	Building Changes remodel 1974 ca.		
Footprint:	Architect		
NORTHERN HOME PROMEER BLDG	Builder F.C. Richmond		
PARIER ALM	Original Owner Lawrence K. Devlin		
	Original Use meat market, rooms		
	Present Use housewares		
	Foundation: Stone		
	Exterior Walls: Brick		
H	Roof: Composite		
	Other Materials: Glass curtain wall		
Diblio search Little Court Court	Course and Water Daywite Dublic Works Live		
Havre Hill County Library:	se; Sewer and Water Permits, Public Works, Havre of Hill County; A Northern Reflection, 1929-2000, nsurance Maps,		

Physical Description

The Pioneer Building is a brick, two-story, Western Commercial style building constructed in 1906. The building faces north onto First Street. The first story has been modified with in-filled brick work and aluminum-framed storefront windows. Entrance to the second story, addressed as 216 First Street, is gained through an original, one-light, wood door at the west side of the south elevation. Above, a transom provides light to the stairwell. Immediately east of the original entrance are a pair of one-light, aluminum-framed display windows. These windows are flush with west entry, and at their east side, the storefront steps inward, providing space for another entry that faces east within the ell. This door is a glass commercial door with a transom. Three, one-light, aluminum-framed display windows ribbon across the east side of the storefront. A metal awning extends across the façade of the building immediately above the storefront, as does infill where glass transoms once were.

Havre Daily News, various years.; The Plaindealer, various years.; The Promoter, various years.; The Havre Daily Promoter, various years.

This two-story blonde brick building features dark red brick highlights. There is a red brick corbelled denticulation above a single, centered 1/1 double-hung window flanked by two pairs 1/1 double-hung windows. There is also an inlaid brick square design in red that accents the locations of the windows. There is a wood-frame signboard that reads "PIONEER" centered above the windows. Concrete sills above raised brickwork further highlight the windows. The parapet is stepped at the center and ends. A lighted sign advertising the business extends perpendicular to the building at the west side of the second story.

The basement is part of "Havre Beneath the Streets", historic and created exhibits of businesses that went underground during the Fire of 1904. Equipment and display cases from the Pioneer Market are displayed here.

Historical Significance

This lot was purchased by L.K. Devlin in 1892, and sold to the Broadwater-McCulloh Company of Fort Assiniboine, then to the P Cross Cattle Company owned by Simon Pepin, and the lot was then repurchased by Devlin in 1898. Devlin came to Montana in 1879 as an employee to the quartermaster department of the Army to assist in the construction of the fort. He was the superintendent in laying the foundation walls of the fort buildings and later entered the employment of the Broadwater Company, the forerunner to the Broadwater-McCulloh Company. He managed the company from 1891 until it was closed out in 1894. Shortly thereafter, he acquired an interest in the Pioneer Meat Company, a part of the P Cross Cattle Company.

In 1906, excavation began at this location, however it wasn't until 1916 that this brick building was built on Block 8, Lot 5 with the word "PIONEER" emblazoned on the front façade. It replaced the earlier building destroyed in the Fire of 1904. Excavation of the building took place at the same time as the construction of the neighboring Broadwater-Pepin Block. The meat market was planned for the first floor and basement with offices on the second floor. The offices were subleased to H.J. Meili, real estate developer.

Devlin served the community and state as a County Commissioner, as a member and chair of the school board, as alderman, and later as the deputy of the State Bureau of Child and Animal Protection and director of Federal Prohibition for Montana. He was manager and president of the Pioneer Meat Company until 1916. After Devlin left, the business changed hands several times. The company, which consisted of partners Devlin, G.W. Brown, H.P. Brown, and Frank Brown, was sold to H.P. Brown Realty of Great Falls on February 6, 1930. Frank Brown

sold about 44 acres of land, once the location of his slaughterhouse and farm, for the future college.

In 1936, the Pioneer Meat Market was managed by William Brady and the grocery by C.K. Hanson. The business remained in the Brown family when it was sold to Mathew H., William W., and Charles L. of Great Falls and Isabel Brown Hall of Spokane, Washington in 1944. In 1948, Webb and Maude Garrahan purchased the business.

Integrity

Though the storefront was altered during the mid-twentieth century, the building's main fabric has not been drastically altered and much of the ornamenting brick design is visible. The second story is largely intact and the first story veneer/infill could easily be restored to its original state.

Statement of Significance

This building is architecturally significant due to its Western Commercial style that is typical of downtown business construction in the western United States. It has historic significance because of its association with L.K. Devlin, a prominent businessman instrumental in the development of Fort Assiniboine and in Havre. It is also significant that the building served as a meat market for over 40 years.

Form Prepared By	Becki Miller, Keith Doll, Candi Zion
Preparer Address	
Date Entered	

Picture:



