Legal Description	SCT: 08 T: 32 N R: 16 E LOT: 006 BLK: 008; LTS 6, 7, 8 & 9 Original Townsite					Site:	24HL1293
Address	202 First Street						
Current Owner	Fraternal Order of Eagles						
Private	✓ Current Owner Addres	s PO Box 147	70, Havre, MT 59501-14	470			
□ NAD 83 ✓ NA	AD 27	Historic Name	Broadwater Pepin	Block (build	ding)		
Zone: ## Easting:	597516 Northing: 5378443	Common Name	Eagles- Havre Aer	ie No 166			
	imated Documented	Date of Constru	ıction	1906	Estimated		
Date of Move:					Documented	✓	
Quad Name:		Building Chang	es 1952- remodel				
Footprint:		Architect	George H. Shanley, Gr	reat Falls			
		Builder	Lease and Richards, G	Freat Falls			
		Original Owner	Simon Pepin				
		Original Use	retail, offices, rooms				
EAGLES PEPIN-BRD	IADVATER /	Present Use	retail, vacant apartmen	its			
		Foundation:	Stone				
11.1		Exterior Walls:	Brick				
	J 4	Roof:	Composite				
		Other Materials	: Wood				
Bibliography Tax Records, Hill County Courthouse; Sewer and Water Permits, Public Works, Havre Havre Hill County Library:							

Grits, Guts, and Gusto. A History of Hill County.

Polk Directories and Sanborn Fire Insurance Maps,

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

Physical Description

The Broadwater Pepin block was constructed on the southeast corner of First Street and Second Avenue in 1906. The two-story, rectangular, brick building faces north, and features four storefronts at the street level and residential space above. There have been changes to this corner building on the first story façade including the infill of wood siding, aluminum storefront, glass block windows and brick veneer. The three easternmost storefronts have been completely remodeled, and each angle inward from west to east, terminating in a single, aluminum-framed glass door and transom. Display windows one each storefront have been infilled with composite panels. These storefronts are accented by composite stone veneer. The same veneer is located beneath the windows, flanks the doors, and is at the face of the first story. A centered, recessed entry accesses the upper floor which once had apartments. The stacked brick storefront to the west accesses the Eagles fraternal organization. Its entrance is centered and flanked by glass block windows with hoppers. There is infill metal where the glass transoms were located. A sign advertises the "Eagles".

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 These lots were first purchased by Simon Pepin in 1892. Pepin was a local businessman and Havre's first millionaire who had various holdings including the P Cross Ranch south of Havre. He and E.T. Broadwater arrived in the area before Havre became a town and established the first mercantile store in a tent calling their partnership, the Broadwater-Pepin-Broadwater Company. They abandoned their first location to the railway and constructed a store on these lots in 1892. This was the first business building constructed in what became Havre.

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	Becki Miller, Keith Doll, Gary Wilson, Candi Zion
Preparer Address	
Date Entered	

Picture:



