

January Special Meeting Agenda

A special meeting of the Board of Trustees of School District #35 has been scheduled for **Friday, January 15, 2021 at 10am** via Zoom. (All policies can be found at www.gallatingatewayschool.com.)

Call to Order

Presiding Trustee's explanation of procedures

Public Comment- Non Agenda Items- Sign in sheet

New Business

Review and Respond to Montana Historic Property Record prepared by Lesley Gilmore

Next Meetings:

Wednesday, January 20, 2021 at 6pm- regular meeting

Adjournment

ZOOM MEETING INFORMATION:

1. Login details are on the district website-- *See District Calendar*
2. Please ensure your mic is muted until called upon by the Chair
3. Public Comment is accepted two times during the meeting:
 - a. During non-agenda public comment for items not on the agenda
 - b. When the Chair opens it for public comment as determined appropriate
4. To participate from a mobile device or computer:
 - a. Please use the "Raise Hand" button under "Participants" button at the bottom of your screen
 - b. Once called on please unmute yourself to provide comments
5. To participate from a phone when dialed in:
 - a. *9 to raise and lower hand for public comment
 - b. Once called on please press *6 to unmute yourself to provide comment

"The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens."

Excerpt from GGS Policy #1441- Audience Participation

Audience Participation

The Board recognizes the value of public comment on educational issues and the importance of involving members of the public in its meetings. The Board also recognizes the statutory and constitutional rights of the public to participate in governmental operations. To allow fair and orderly expression of public comments, the Board will permit public participation through oral or written comments during the “public comment” section of the Board agenda and prior to a final decision on a matter of significant interest to the public. The Chairperson may control such comment to ensure an orderly progression of the meeting.

Individuals wishing to be heard by the Chairperson shall first be recognized by the Chairperson. Individuals, after identifying themselves, will proceed to make comments as briefly as the subject permits. The Chairperson may interrupt or terminate an individual’s statement when appropriate, including when statements are out of order, too lengthy, personally directed, abusive, obscene, or irrelevant. The Board as a whole shall have the final decision in determining the appropriateness of all such rulings. It is important for all participants to remember that Board meetings are held in public but are not public meetings. Members of the public shall be recognized and allowed input during the meeting, at the discretion of the Chairperson.

Cross Reference: 1420 School Board Meeting Procedure

Legal Reference: Article II, Section 8, Montana Constitution – Right of participation
Article II, Section 10, Montana Constitution – Right of privacy
§§ 2-3-101, et seq., MCA Notice and Opportunity to Be Heard

“The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens.”

**MINUTES
SPECIAL MEETING
BOARD OF TRUSTEES, GALLATIN GATEWAY SCHOOL DISTRICT #35**

Call to Order

The Board of Trustees of the Gallatin Gateway School District #35 met at 10am Friday, January 15, 2021 virtually via Zoom. Board Chair Aaron Schweierman presided and called the meeting to order at 10:04am.

TRUSTEES PRESENT

Aaron Schwieterman, Board Chair; Julie Fleury, Vice Chair; Mary Martin, Carissa Paulson, Patti Ringo

TRUSTEES ABSENT

None

STAFF PRESENT

Theresa Keel, Superintendent, Carrie Fisher, District Clerk; Erica Clark, Administrative Secretary

OTHERS PRESENT

No sign-in sheet due to COVID-19 and meeting being held virtually

Mark Hufstefler, Liz Weber, Lesley Gilmore, Erica Clark, Elaine Skinner Hale, Dick Shockley and Ann Prescott

Presiding Trustee's Explanation of Procedures

Board Chair Aaron Schwieterman explained the public comment process to be followed for addressing the Board in accordance with Gallatin Gateway School policy. He noted: 1) that prior to a vote the public may comment on agenda items; 2) there will be time for public comment on non-agenda items; and 3) public comment periods are not intended to be a question and answer session.

Public Comment on Non- Agenda Items

None

NEW BUSINESS

Review and Respond to Montana Historic Property Record prepared by Lesley Gilmore

Building Committee Chair Mary Martin led the discussion and noted that there have been many concerns regarding the process nominating the 1915 building as a historic building. The Board reviewed a letter that Trustee Martin drafted to respond to email correspondence received from Lesley Gilmore, Gallatin Gateway resident on Friday, January 8, 2021 indicating she had drafted a "Montana Historic Property Record for the Montana National Register of Historic Places Program and State Antiquities Database" for submission to the Montana State Historic Preservation Office. The Board reviewed the draft form and discussed concerns regarding any future constraints that may occur from the submission of the form. Ms. Gilmore was present to answer questions from the Board and noted that she could pause the process in an effort to educate the Board and community on the process, conflicting information, assumptions, and how it would/could impact the District in the future.

Public Comment: Mark Hufstefler, Elaine Skinner Hale, Lesley Gilmore

Board consensus was to still respond to Ms. Gilmore in writing regarding her submission.

Motion: Trustee Carissa Paulson to approve approve the following response via letter format to Ms. Gilmore and CC: all individuals referenced in the form and included in her original email:

Dear Ms. Gilmore,

The Gallatin Gateway School Board of Trustees ("Trustees") objects to the submission of the Montana Historic Property Record on Gallatin Gateway School with the Montana State Historic Preservation Office ("MSHPO") for the following reasons:

- 1. This application pertains to School District 35 ("District") property and, thus, as a courtesy to the District, should be reviewed and voted on by the Trustees before it is submitted to MSHPO.*
- 2. Approval of this application by the MSHPO could have far-reaching financial implications for District taxpayers due to unknown annual maintenance requirements associated with its placement on the National Registry of Historic Places.*
- 3. This approval of this application would contradict the core ideology, purpose and values of Gallatin Gateway School because its approval, and the onerous restrictions associated with its approval (see the Secretary of the Interior's Standards for Rehabilitation for more specific information), has the potential to reduce safety, space and resources for students, thus affecting the future success of our learning community.*

*"The **Core Purpose** of Gallatin Gateway School is to embrace an engaging learning culture in a safe and nurturing environment where each student thrives now and into the future."*

*"The **Core Values** of Gallatin Gateway School are Individualized Success; Student-Centered; Sense of Community; Accountability; and Culture of Collaboration and Support.*

- 4. This application does not align with the guiding principles of our Building Committee. These principles, at the core of 2020-2021 facilities project/ 2021 Bond Election, envision for the District a learning community that provides, among other things, a student centered quality education in a safe, secure, warm and inviting environment. They also call for flexible and adaptable facilities that are efficient, operational, and maintainable as well as designed and prepared for future growth.*
- 5. Gallatin Gateway School being on the National Registry could create a roadblock that might prevent the District from being able to sell its current property, should the need arise to purchase property for a larger school district in the future. Again, this goes against at least one of the guiding principles of our Building Committee: "Long Term Plan and Solution."*

The Trustees and Building Committee have received a lot of feedback from the Gallatin Gateway Community regarding the District facilities. We feel strongly that a submission of this nature should receive extensive Community input, and that, prior to submission, the Community should be provided with all relevant information, including that about potential future impacts to the District as well as taxes.

We urge you to delay your submission to the Montana Historic Property Record on Gallatin Gateway School until the Trustees have ample time to consider and discuss the full ramifications of this submission on the District and its taxpayers as well as to hold a vote to approve of or object to such a submission.

Respectfully Submitted,

Gallatin Gateway Board of Trustees

Seconded: Vice Chair Julie Fleury

Public Comment: None
For: Fleury, Martin, Paulson, Ringo, Schwieterman
Opposed: None
Motion passed unanimously.


District Clerk Carrie Fisher will send the letter on behalf of the Board.

Next Meetings:

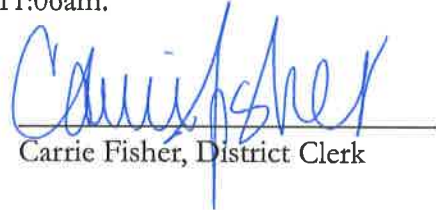
Wednesday, January 20, 2021 at 6pm- regular meeting

Adjournment

Board Chair Aaron Schwieterman adjourned the meeting at 11:06am.



Aaron Schwieterman, Board Chair



Carrie Fisher, District Clerk



Carrie Fisher <fisher@gallatingatewayschool.com>

Gallatin Gateway School Historic Property Record Form - DRAFT

lgilmore180@gmail.com <lgilmore180@gmail.com>

Fri, Jan 8, 2021 at 12:56 PM

To: Carrie Fisher <fisher@gallatingatewayschool.com>

Cc: Gallatin History Museum Research <Research@gallatinhistorymuseum.org>, Donna Shockley <riverislecottage@gmail.com>

Hi Carrie,

We have completed the draft form that records the history of Gallatin Gateway School. Mary Martin had expressed interest in seeing the draft.

Will you please share this with the school board, superintendent Keel, etc. as you see fit for their – and your – review? While we have been careful in our research, we welcome any data corrections. We plan to submit the form to the State Historic Preservation Office by Monday, January 18, 2021 and hope that gives you all enough time to review it.

I'm also attaching some basic historic preservation information about standards used industry-wide for designing with and around historic properties. This should help the design team as they move forward with their design.

Thanks for facilitating, etc. – and for having Fraulein provide us with scans of historic documents. That information was immensely helpful.

Let me know if you have any questions.

Lesley M. Gilmore, AIA

180 N. Low Bench Road

Gallatin Gateway, MT

2 attachments

 2021 01-08 Sec Standards GGS.pdf
916K

 Gallatin Gateway School Property Record Form DRAFT 2021 01-08 red.pdf
7482K

MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
Montana Historical Society
PO Box 201202, 1410 8th Ave
Helena, MT 59620-1202

Property Address: **100 Mill Street**

Historic Address (if applicable): **100 Mill Street**

City/Town: **Gallatin Gateway**

Site Number:
(An historic district number may also apply.)

County: **Gallatin**

Historic Name: **Salesville School**

Original Owner(s): **School District No. 35**

Current Ownership Private Public

Current Property Name: **Gallatin Gateway School**

Owner(s): **School District No. 35**

Owner Address: **P. O. Box 265, Gallatin Gateway,
MT 59730**

Phone: **406-763-4415**

Legal Location

PM: **Montana** Township: **03S** Range: **04E**

NE ¼ SW ¼ ¼ of Section: **11**

Lot(s): **Block 13: Lots 1,2,10,11&12. Block 14: Lots 1-10. &TR 1 COS 2046 Plus vacated street**

Block(s): **13 & 14**

Addition: **Salesville Original Plat** Year of Addition:

USGS Quad Name: **Gallatin Gateway** Year: **2017**

Historic Use: School

Current Use: **School**

Construction Date: **1915-1916** Estimated Actual

Original Location Moved Date Moved:

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: Yes No

MT SHPO USE ONLY

Eligible for NRHP: yes no

Criteria: A B C D

Date:

Evaluator:

UTM Reference www.nris.mt.gov

NAD 27 or NAD 83(preferred)

Zone: **12** Easting: **474333** Northing: **5048618**

Date of this document: **January 8, 2021**

Form Prepared by: **Lesley M. Gilmore & Rachel Phillips**

Address: **180 N. Low Bench Road, Gallatin Gateway**

Daytime Phone: **406-600-0464**

Comments: Research assistance was provided by Donna Shockley and Chere Justo.

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: Gallatin Gateway School

Site Number:

ARCHITECTURAL DESCRIPTION

Architectural Style: **Classical Revival** If Other, specify: **Craftsman Style Influence**
Property Type: **Education** Specific Property Type: **School**

Architect: **Unknown** Architectural Firm/City/State: **N/A**
Builder/Contractor: **Ora E. Long** Company/City/State: **Bozeman, MT**
Source of Information: **SD No. 35 Board of Trustees Minutes, 25 Feb. 1915**

Setting

Gallatin Gateway School presents a series of four connected facades that face north towards Mill Street in Gallatin Gateway. A fifth wing that extends south of the original building is not visible from the street. The school is the town's most prominent building, highly visible upon the Mill Street entry into town. The rambling school is located on the south side of the street, across from the Gallatin Gateway Community Center. The building portions, drives, and landscaped areas navigate a site the slopes down from the north and east. Drives from Mill Street provide vehicular access to parking at the west and southeast sides of the building. An L-shaped paved parking lot wraps the north and west sides of the furthest west wing. A service drive slopes down from Mill Street past the east side of the gym wing, leading to a triangular paved area at the rear of the building. This paved lot contains some parking spaces, provides access to the kitchen wing, and receives exiting from the classrooms and shower rooms at the south side of the gym wing. The east entry drive and parking area are enclosed with chain link fencing which is cordoned off with a gate at the entry. A 410-foot-long by 140-foot-wide portion of land extends west of this southeast parking area, with the east half dedicated to green space and playing fields and the west portion filled with playground equipment and a basketball court. This 1.32-acre area south of the school is reserved for public recreation under the auspices of the federal LWCF (Land Water Conservation Fund) program. Chain link fencing defines the north and west lot lines of the play area; gates complete the enclosure. A wood post and wire mesh fence along the south lot line separates the play area from the private agricultural property to the south. Heritage cottonwood trees, just south of the wood fence, provide the site with some shade. An asphalt sidewalk borders the perimeter of this recreational area of the property; it melds into the southeast parking area. A wood rail fence and metal shed separate the play area from this southeast parking lot.

The building's two north entries and west exit are accessed by a concrete sidewalk that is contoured to contain the angled parking spots immediately north of the 2002 wing. The unpaved areas of the site are planted with grasses, supplemented with intermittent trees and plantings. A row of bushes softens the hill north of the gymnasium wing, while also acting as a natural barrier at the steep slope up to the road. Each – 1915 and 2002 – entry is marked with a spruce tree. Additional plantings soften the concrete patio that fronts the 2002 entry. Fixed metal benches provide a waiting area by the drop-off zone. The west exit porch of the 2002 wing is flanked with fruiting deciduous trees, balanced with evergreen bushes and groundcover. This treatment continues at the south wall of this classroom wing. This wing's library extends south where it is landscaped with deciduous bushes and evergreen groundcover.

A monument sign, identifying the school, is located between the two north entries, north of the single flagpole. A ground sign signifies the west spruce as a living memorial to Cara Keith and a granite slab northwest of the 2002 wing identifies land donors Mrs. H.W. Child and Mr. and Mrs. W. M. Nichols.

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: Gallatin Gateway School

Site Number:

Buildings - Exterior

Gallatin Gateway School is comprised of the original 1915 two-story brick school building and four one-story additions. The original building is a simple version of the Italian Renaissance style with strong overtones of the Craftsman style. The subsequent additions are considered utilitarian vernacular. The building uses and eras are articulated by varying forms, construction types, materials, and relationship to the fluctuating grade. The two earliest additions from 1961 and 1966 attach directly to the south and west sides of the original schoolhouse, respectively. A hallway links the 1978 T-shaped (east wing) gymnasium addition to the 1961 wing. The 2002 L-shaped classroom wing abuts the 1966 addition. The short leg of the L extends south, forming a library space. These buildings are described in their order of construction.

The original two-story building has a rectangular (I-house) footprint with single classrooms flanking the central entry/stair hall. The northward projection of the entry is capped with a front gable roof that joins the main hipped roof. A wood-framed bell tower bears upon the ridge of the gabled entry. A galvanized metal exhaust vent straddles the main ridge, just south of the bell tower. The roofs' eaves extend approximately two feet from the wall. The soffits are open, exposing rafter tails and tongue-and-V-groove soffit boards. Hung gutters direct runoff to open-faced downspouts. The solid brick walls bear upon a poured concrete foundation that remains visible for approximately two feet above grade. Locations for original basement windows (one at west, and two each at the north and east elevations) are demarcated by formed openings in the foundation and three-course brick header arches above; the openings are currently filled with concrete masonry units.

The facades are symmetrical and simple. The orange-reddish brick bearing walls are interrupted at the window openings and accentuated with an in-plane beltcourse with three courses of a darker brick. Two windows are centered above the arched entry of the north projecting center bay. A flight of concrete steps leads to a pair of flush wood doors (with glazing in upper panels). A barrel-vaulted asphalt-clad roof supported by wood-framed walls acts as a windbreak over the stairs. The bay terminates at a wooden frieze board below the shingled pediment. Three arched window openings at both the first and second floors illuminate the classrooms that flank the entry bay. The east and west elevations each have four first floor windows, with the second floor windows stacked directly above. The lower sashes of the three southernmost first floor windows of the west elevation are concealed behind the 1966 addition. The upper wall of the south façade visible above the south 1961 addition is limited to three central openings: two smaller windows that flank a larger arched window. A non-original flat-linteled doorway has been inserted to access the metal fire escape. The two small windows have flat lintels and concrete washed sills.

The typical window openings are tall and narrow, fitted with wood double-hung one-over-one sashes. Each window's thick wood sill is set onto a brick header sill that is supported by a projecting stretcher course of brick. Each head is spanned with a segmental arch of two header courses. The wall brick, set in a running bond above a first course of headers, is 9-9¼" long, 2¼-2 3/8" high, and 3¾ -4" deep, and has the irregular edges typical of sandstruck brick. The colors vary from orange to red; some of the brick have burnt faces. This brick is an exact match to that of the 1911 bank (Stacey's Old Faithful Bar & Steakhouse) at 300 Mill Street.

The single-story 1961 addition that houses the cafeteria and kitchen is attached to the rear (south) of the original building with a corridor that intersects the original north-south hallway. This utilitarian building is

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: Gallatin Gateway School

Site Number:

constructed of concrete masonry unit (cmu) walls and columns that support the glu-lam beams of the slightly sloped gable roof. Drainage is directed to a gutter and downspouts at the south eaves. The east and west end bays – recessed like the other bays – are filled with stacked wood-framed window units comprised of four single-pane awning units over a solid panel. An exterior refrigeration unit stores school lunch food. The cmu, of stacked bond, is painted greenish-grey; the windows red.

The low one-story flat-roofed 1966 classroom wing is flanked by, and flashed into, the taller walls of the cafeteria building (to the east) and 2002 wing (to the west). The wing also extends east into the interstitial space between the cafeteria and the 1915 building; this space is dedicated to restrooms and offices. The south and north facades are identical, representing the mirroring of the classrooms, each with a pair of vinyl windows (fixed over awning) and a single above-grade exit door served by wooden steps to grade. The roof is sloped slightly south and north from the ridge, directing runoff to hung gutters and downspouts. The walls are finished, from soffit to grade, with 7¾"-wide cementitious clapboards, painted greenish-grey.¹

The 1978 gymnasium building is of several parts, from north to south: the tall gym block, the east-west hallway continuing from the cafeteria wing, and a shorter wing with four classrooms. The latter wing was modified in 2002, with the conversion of each of the two center classrooms into locker rooms and the addition of adjacent shower rooms. The 1978 portions of the building were constructed of cmu, set in a running bond, with parapet walls at the east and west ends. The 2002 shower room addition is also of cmu (laid in running bond), with flat roof blending like a cross gable into the gym building's flat roof. The cmu bears on concrete foundation walls which vary in height from nothing to approximately 18 inches. The site rises considerably at the east end of the building, requiring stepped foundation walls and an exit stair well that rises nearly five feet from the floor level up to grade level.

Openings in the gymnasium wing walls are minimal: hollow metal exit doors from all occupied spaces, large glass block-filled openings on the north wall of the gym, and a grouping of four vinyl windows at each of the two classrooms. Wooden valances extend from each set of windows to the shower wing, providing shade from intense sun. The 1978 cmu is painted grey; the 2002 shower room cmu is unpainted. The concrete windowsills of the classrooms are painted red.

From 2001 to 2002, the long west classroom-and-library wing was constructed, on grade, providing a new primary, north, entrance and west exit, each with a vestibule. The entry is demarcated with a front-gabled portico supported by log columns and a heavy timber beam faced with metal letters spelling "Gallatin Gateway School." A smaller gable roof, supported by two timber columns, covers the west exit landing, where pipe rails form the guards and handrails at the concrete landing and steps. The main rectangular wing of the building is protected with a side gable roof, with an approximately two-foot-deep enclosed soffit. Each roof slope directs runoff down to hung gutters and downspouts feeding trenches under the sidewalks. The walls are articulated with a brick veneer wainscot capped with a rowlock course, above which the walls are finished with 7¾"-wide cementitious clapboards that extends to the aluminum soffit. A cmu firewall rises above the adjacent classroom wing. Each of the classrooms is fitted with a pair of aluminum windows (fixed over a pair of awnings) set above the rowlock course. The main entry vestibule

¹ This material was not available in 1961 and is likely a 2002 replacement material, given its match to the 2002 siding.

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: Gallatin Gateway School

Site Number:

has parallel aluminum storefronts, each with wide sidelites flanking a pair of doors; all glazing is reflective. The west exit doors are hollow metal with large glazed panels.

The library wing that extends southward is treated similarly, with hipped roof meeting the south gable slope, same finishes, and drainage system. Aluminum windows (paired; fixed over a pair of awnings) are relegated to the north end of the east and west walls.

Buildings - Interior

The interiors of the four building additions are internally connected with a long double-loaded corridor that runs parallel to the south wall of the 1915 building. The 1915 hallway connects perpendicularly to this spine.

The interior of the 1915 building is wood-framed construction bearing on the solid brick perimeter walls which are set on the concrete foundation. The board-form concrete walls are visible in the basement, accessed by the central stairs. A wooden beam spans east-west, supporting the wood floor joists above. The basement floor is of poured concrete. The basement is used for storage and the mechanical system.

The interior walls and ceilings of the first and second floors are finished with plaster and the floors with tongue-and-groove fir. Tall ceilings accommodate suspended acoustical tile ceilings above the window heads. The floors have been covered, with resilient goods on the first floor and carpeting on the second. The windows and door are trimmed with wood casings, the heads of which splay toward the ceiling. Stools and aprons extend beyond the window casings. Tall plain wood baseboards are finished with quarter-round shoes. The original stile-and-rail wood doors, each with a large glass panel set above three horizontal flat panels, remain on the second floor. The first floor doors have been replaced with hollow core flush wood doors. All the original trim and doors are painted.

The cafeteria's long span is supported by glu-lam beams that bear on the cmu columns at the north and south walls. The ceiling is finished with wood decking (pine or fir). The warmth of the clear-finished wood is offset with brightly painted murals on the cmu walls and the natural light transmitted through the south windows. The flooring is of tongue-and-groove maple.

The 1966 building has a double-loaded corridor to access the four classrooms. Painted beams span the length of each room and bear on the cmu walls. The walls are painted – often with murals - and many are covered with white and cork boards.

The east end of the 1961-1966 corridor connects, with a ramp, up to the gymnasium wing. The south wall of the corridor reveals the original exterior wall and windows of the cafeteria. The corridor is finished with grey and red vinyl tile set in a checkered pattern, matching the red paint of the wainscot capped with black chair rail. The north wall of the corridor is comprised of access panels to the bleacher seating of the gym. The gym is typical, with a tall flat ceiling and maple flooring. The bleachers are set into a recess in the south wall. The classrooms south of the corridor are finished with carpeting, and painted cmu and plaster walls and ceilings. The hollow metal exit doors are fitted with panic bars.

MONTANA HISTORIC PROPERTY RECORD

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Architectural Description

Property Name: Gallatin Gateway School

Site Number:

The locker rooms have resilient tile floors, painted cmu walls and plaster ceilings; they access the shower rooms directly. Glazed cmu, metal toilet partitions, and concrete floors reduce maintenance in the shower rooms.

The west end of the 1966 corridor expands into the reception area of the 2002 wing. This wing's entry and wider corridor are finished with a colorful pattern of vinyl tile flooring and painted wainscot, with some walls dedicated to a series of lockers. All rooms have painted gypsum board walls, suspended acoustical tile ceilings, hollow metal door frames, and flush wood doors. The library and some classroom floors are carpeted. The science room is finished with vinyl tile flooring, and the walls are lined with cabinets and counters over base cabinets. The west end of the corridor swells to form an octagonal footprint between the four classrooms. The hallway terminates at the west exit vestibule.

Character-Defining Features

Historic buildings are comprised of features that tell of the building's import, history, and place therein. Known as character-defining features, retention of these components is essential to retaining the integrity of the building. These characteristics – and subsequent building integrity - are linked to application of historic preservation grants.

The important hallmarks contribute to the understanding of the building that's necessary for sensitive future treatments. Gallatin Gateway School's significant features are as follows:

1. Massing (2-story I-house)
2. Hipped roof and exposed rafter tails
3. Strict symmetry
4. Brick walls and dark beltcourse
5. Romanesque-arched entry opening
6. Regular punched window openings with arched brick lintels and brick sills
7. One-over-one double-hung wood windows
8. Exposed board-form concrete foundation
9. Bell tower
10. Pedimented projecting entry bay

MONTANA HISTORIC PROPERTY RECORD

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History of Property

Property Name: Gallatin Gateway School

Site Number:

HISTORY OF PROPERTY

A Brief History of Gallatin Gateway

The community of Gallatin Gateway (previously known as Slabtown and Salesville) is one of the older settlements in Gallatin County and had its beginnings in the 1860s. Zachariah Sales relocated his family from Wisconsin to the Gallatin Valley in 1865, and they began ranching. Because of the abundance of timber in Gallatin Canyon and convenient waterpower from the West Gallatin River, Sales soon established a sawmill. Logs were floated down the river to the mill and the processed lumber was used to construct buildings in Gallatin County and as far away as Virginia City, Montana. The little town that sprang up around the sawmill was initially called Slabtown – named for the unfinished wooden planks used in construction of many of the local buildings. Population steadily increased as mill workers moved to the area, joining local ranchers and their families.

The Sales family was prominent in and important to the history of both the Salesville/Gallatin Gateway area and Gallatin County as a whole. Zachariah's brother and sister-in-law Charles and Albertina Sales arrived in 1881 with their family and eventually settled north of the present Gallatin Gateway community. Several of Charles and Albertina Sales' descendants pursued political careers in Gallatin County government and the Montana State Legislature – Walter H. (son), Walter L. (grandson), and Walter R. Sales (great-grandson). Allen H. Sales served as Gallatin County Sheriff from 1909 to 1913. Reno Sales studied geology at Montana State College and Columbia University, worked for the Anaconda Copper Mining Company, and was nicknamed the "Father of Mining Geology."

On July 13, 1883, Slabtown's name was changed to Salesville, in honor of Zachariah Sales. Prominent local resident and businessman John J. Tomlinson drew a plat of the town, which included eight streets—Tracy, Bozeman, Mill, and Sales (running east-west), and Lynde, Adams, Webb, and Bench (running north-south). L. W. and Molly Orvis established a grocery store on the corner of Mill St. and Lynde St. The Orvis store later expanded to sell hardware and dry goods and eventually included a post office. In about 1906, Charlie Overstreet established a livery stable and Alex Shadoan started the Salesville Mercantile Company. Other early businesses in town included a drug store, hotel, blacksmith shop, barber shop, meat market, and three saloons. In 1913, the community also briefly had its own newspaper, called the *Salesville Weekly Times*.

The Salesville State Bank was built c.1911 on the south side of Mill Street. The bank had close ties with Harry Child, Charles Anceney, and the Flying D Ranch. Harry W. Child, formerly a Helena Banker with investment in park transportation, first came into the Yellowstone National Park concessions management on May 20, 1892. He subsequently became owner of the Yellowstone Park Company which operated all the boat concessions, hotel and camping accommodations in the Park.

When William M. Nichols (married to Harry Child's daughter Ellen) took over the business upon Harry Child's death in 1931, the company included five enterprises organized as hotel, transportation, boat, lodge, and fuel concessioners. The Child and Nichols families owned several properties in Salesville and were generous with a land donation to the Gallatin Gateway School.

MONTANA HISTORIC PROPERTY RECORD

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History of Property

Property Name: Gallatin Gateway School

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Thanks to the area's wealth of natural resources, associations with families like Sales, Tomlinson, Child and Anceney, and a close proximity to Yellowstone National Park, Salesville grew steadily in the 20th century. Electric rail service to the region began in 1909, when the Gallatin Valley Electric Railway completed a track that stretched south and west from Bozeman. By October, local residents and ranchers enjoyed freight and passenger service directly to Salesville. Within only a few years, additional track connected Three Forks, Belgrade and Manhattan with Bozeman, Hot Springs, and Salesville. This new interurban line allowed farmers and ranchers to easily and quickly transport grain, hay and livestock to the main Northern Pacific and Milwaukee Railroad lines in Bozeman and Three Forks. Passengers from across the Gallatin Valley could now travel with ease between area communities. The Milwaukee Railroad soon took over ownership of the interurban line and use continued until 1978, when the Milwaukee finally ceased operation in Gallatin County.

In 1927, the Milwaukee Railroad ushered in a new era with the construction of the Gallatin Gateway Inn (Inn), situated just northeast of Salesville. According to his great-grandson, Harry Child II, Harry W. Child of the Yellowstone Transportation Company was instrumental in bringing about the Inn's existence. According to the story, Child offered thirty acres to the Milwaukee Railroad for half the market value, which proved too good to ignore. Local residents and railroad officials must have anticipated an increase in tourism to Yellowstone Park through the Salesville route. An article in the January 9, 1927 issue of the *Anaconda Standard* noted the Milwaukee Railroad planned to spend \$200,000 on its new branch line to Salesville in 1927. The Milwaukee Railroad began construction of the Inn in February 1927, and the grand opening was held only four months later on June 17, 1927. Trains deposited travelers at the Inn, where they loaded on the famous yellow buses for their trips to Yellowstone National Park, just eighty miles south through Gallatin Canyon. Overnight accommodations and a gracious dining room were welcoming respites for road-weary tourists. Salesville latched onto this successful venture by taking on a new name – Gallatin Gateway. The name was officially changed on March 1, 1927.

Salesville/Gallatin Gateway School – Property Acquisition and Funding

Formal education began in Salesville in 1883, with the establishment of School District No. 35. According to local histories of the area, class was initially held in Zachariah Sales' sawmill. Initially, the teacher's salary was \$40.00 per month. Early teachers at the school included Pearl Lovely, Ida Mae Brown, Lizzy Stucky, Lillian Railesback, Edyth Williams, Kate Kope and Bess Holland (who married James Smith, later sheriff of Gallatin County, in 1922). For most of the first thirty years, Salesville school held classes in various one-room wood-framed structures.

The land on which the current Gallatin Gateway School is located (in Section 11, Township 3 South, Range 4 East), started as a small tract which was gradually added to throughout the 20th century. Prominent Salesville businessman and early resident John J. Tomlinson originally owned a large section of land south of – and including - what is today Mill Street in Gallatin Gateway, which includes the current School District No. 35 property. In 1871, Tomlinson filed a land patent for this tract, which stretched from today's Highway 191 on the east to the Gallatin River on the west. He established a flour mill, located approximately one mile north of Salesville. John J. Tomlinson was community-minded and in 1885, he donated several lots near the northwest corner of Bozeman St. and Adams St. for a church. He acquired the old Zachariah Sales sawmill in about 1900, and according to the book, *Salesville and the Todd Family*, Tomlinson maintained the old water wheel at the mill as a community feed grinder. Additionally, a wood saw mill remained in

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operation during this time so that local residents could cut their own firewood to appropriate lengths. Zachariah Sales' old sawmill was eventually demolished in about 1915.

School District No. 35 acquired its first property in 1902, when Thomas and Margaret Lemmons transferred Lots 1-4 of Block 14 in the Original Townsite of Salesville. This acquisition allowed District No. 35 to move into a more permanent structure. A larger wood-framed school building was built on this new site, which was used until the new brick school was constructed in 1915. Eventually, this one-room frame schoolhouse was moved across the street to the northwest corner of Mill Street and Webb Street. A cheese factory later operated out of this building, which still stands in this location today.

In January 1914, the *Weekly Courier* reported a total of ninety students in School District No. 35. School districts received \$14.65 per student per year, which netted the Salesville district a total of \$1,318.50 that year. A month later, school districts at Wilson Creek, Cottonwood and Salesville petitioned the Gallatin County Superintendent of Schools to consolidate at the proposed new school in Salesville. Plans called for two high school grades to be included at the new school. A notice for the sale of twelve coupon school bonds to total \$4,578 appeared in the July 1, 1914 issue of Bozeman's *Weekly Courier* newspaper. In 1915, a new brick school building was constructed on the site where the previous frame structure had stood, on the south side of Mill Street west of the intersection with Bench Street.

The Salesville community took pride in their new school, and local clubs contributed money towards upkeep. In November of 1920, the Literary Society of Salesville held a basket social and dance, which netted \$150. The newspaper article covering the event (*Anaconda Standard*, 7 November 1920) noted that part of the proceeds would be used to care for the school grounds. The new brick school building also served as a community gathering place for events. A county track meet fundraising event held at the school in April 1924 attracted two hundred attendees. No other venue in the vicinity could accommodate a crowd of this size so the large schoolhouse was a valuable community resource.

Gradually, School District No. 35 acquired additional land west of the original school site for future expansion and playground space. Lots 1 and 2 in Block 13 of the Salesville Original Plat were part of John J. Tomlinson's original 1871 land patent. They were sold to Elijah Dumphy in 1878, and were later sold to H. P. Pomeroy, Norman A. Webb, and Nathaniel Webb in 1884. Later owners of Lots 1 and 2 in Block 13 included Nancy E. Thomas and M. L. Thomas, W. S. Davidson, and Viola Eckley. Lot 1 in Block 13 passed to Wylie and Mary Lockhart, Gary Hay and Grain Company, Inc., Grace H. Turpen, Carl L. and Isla Mae Figgins, James and Lena Blanchard, F. Vernon and Gladys Portnell, and H. A. and Eleanor A. Whiteaker. On October 31, 1974, Lot 1 in Block 13 was purchased by School District No. 35 from H. A. and Eleanor A. Whiteaker.

Lot 2 in Block 13 was given in trust to School District No. 35 and the Gallatin Gateway Community on October 10, 1946, by Mrs. H. W. Child and Mr. and Mrs. W. M. Nichols. The trust property was to be used "exclusively as a non-profit community center, for the benefit of the people of Gallatin Gateway, and especially as a meeting place for the entertainment, education and improvement of the young people of that community." The deed document allowed the trustees of the property to have the authority to "sell or exchange said trust property for the purpose of remodeling or improving the same or to promote the uses and purposes of this trust."

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Thirty years later, on August 22, 1975, Beverly Hebel Lyon and Phyllis Crosby, and Elson E. Wortman, trustees for the estate of Harry W. Child, permanently transferred Lot 2 in Block 13 to School District No. 35, with the idea the property would be used as a playground. Today, part of the school parking lot is located on this tract of land.

A plaque located near the northeast corner of this tract (near the west side of the 2002 addition to the school) commemorates this donation by Mrs. H. W. Child and Mr. and Mrs. W. M. Nichols. Mrs. W.M. (Ellen Child) Nichols had been born August 12, 1884 to Harry W. and Adelaide Child. She married William Nichols, who later succeeded Harry W. Child as President of the Yellowstone Park Company. Ellen herself served a short time as president of the company after her husband's death in 1957. She passed away in 1966.

The plaque also memorializes several other Gallatin Gateway area residents—"Anona Martin," "Sid Peterson," "Max Sellards," "Eunice Axtel," "Ben Stucky," "Mrs. E. H. Babcock," "Jim W. Overstreet" and "Grover Wortman." Meredith Crews (Mac) Sellards was involved in operating the Old Faithful Inn in Gallatin Gateway, now known as Stacey's Old Faithful Bar & Steakhouse. James Overstreet was the son of Charles Overstreet, who established what was likely the first livery stable in Salesville. According to his obituary, published in the *Bozeman Daily Chronicle* on October 13, 1970, James continued operating his father's business and was "the first driver of the Stagecoach Y.P. to West Yellowstone. Grover Wortman was born in 1892 in Bozeman, attended Cottonwood School, and was a rancher in Gallatin County."

The School district acquired more land on the west side of the building in 1976. Paul E. Boegli transferred Lots 10, 11 and 12 in Block 13 that year. This transfer was reaffirmed in 1997 with a warranty deed for those same lots, from local couple Jay and Marian/Edith Hargrove to School District No. 35.

The School District property expanded not only to the west, but to the south as well. George Thomas Krattcer sold Lots 7, 8, 9 and 10 in Block 14 to the district in 1976. Because School District No. 35 now owned the entire Block 14, the existing alley bisecting the block was no longer needed. The alleyway that ran east/west through the middle of Block 14, from Webb Street eastward, was closed by the Gallatin County Commission on May 2, 1978. This allowed School District No. 35 additional space for expansion.

The 1970s also saw improvements made to the entire school district property, and interlocal cooperation with the Gallatin County Commission. During the summer of 1975, school bonds totaling \$20,000 were sold for "the purpose of improving playground, pay off contract due on Whiteaker property (Lot 1 of Block 13), improve school's sewer system and establish parking area on land leased from Mrs. Wesley Hargrove at the east end of school building." On September 22, 1975, the Board of Trustees of Gallatin Gateway School District No. 35 entered into an agreement with the County Commissioners of Gallatin County. This agreement provided for a recreational space on school district property which could be used by community residents as well as Gallatin Gateway School students. The Gallatin County Park Fund contributed the sum of \$4,000 and additional funds were received from a federal grant from the Land and Water Conservation Fund (Bureau of Outdoor Recreation). This park land was originally located west of the school, where the parking lot currently is. In 2001, School District No. No. 35 negotiated a conversion from the original property to a 1.3-acre tract that extends east from the west fence of the playground to just west of the shed near the rear parking lot, and south from the south wall of the Library to the south fence. This area previously contained the septic drain field, which was rendered unnecessary when the

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school was connected to the Gateway Water and Sewer District. This land remains dedicated to public recreational use, as a benefit from a federal grant program. It remains encumbered in perpetuity by the Land Water Conservation Fund, as administered by Montana Fish Wildlife & Parks, unless converted within the regulations of the program.

Property acquisition to the east also occurred in the mid-1970s. In 1975, the Hargrove family leased a rectangular tract of land to School District No. 35, located adjacent to the eastern side of Block 14 in the original plat of the Salesville townsite. A few years later, a third addition was built onto the original school, constructed partially on this new tract of land to the east. This 1979 addition included four more classrooms and a gymnasium. This eastern tract of land was permanently transferred to the School District No. 35, along with additional property to the south, in 1984. Richard Gene Hargrove signed a quitclaim deed to this tract on March 30, 1998.

Salesville School - The Design

The architect for designing the Salesville School has not been identified. The school board minutes between 1902 and 1918 make no mention of hiring an architect or of purchasing plans for the new building. The lack of a dedicated architect for the project was not unusual for rural communities; in fact, it was common for rural school districts to receive free plans. The federal Bureau of Education and the State of Montana, understanding the financial strain of hiring an architect, provided free plans and instructions.

Montana's State Board of Health was required, by the 1913 School Laws of Montana (.1604), "... to furnish to all districts of the third class suggestive plans for school buildings to be erected in conformity with the above rules." District No. 35's population of less than 1,000 classified it as third class, thus qualifying it for receipt of free plans and requiring it to follow state regulations regarding floor space, air, light, vestibules, water supply, and toilet accommodations.

The state and federal resources for rural districts were ample. An article in a 1913 issue of the *Great Falls Tribune* stated that cardboard models of schoolhouses were available by parcel post, with the intent of "arousing interest in attractive school buildings at low cost for rural communities... Models for one, two and four room schools are provided. The buildings are planned especially for rural communities where the low cost is the first essential. They represent the very latest ideas in school architecture; they are usually attractive to look at; they are up to the minute in hygienic arrangements; yet they are within the means of the smallest communities... It is believed that these models will be of great assistance to school authorities in small rural communities who cannot afford to engage a school architect, yet are ambitious to have their school house up-to-date in every particular. With one of these models to work from, Dr. Dresslar asserts, any carpenter will be able to build a schoolhouse for his district." (*Great Falls Tribune*, 20 June 1913). A 1916 Montana School Bulletin advertised that plans were available for free, from Clemenson [sic] College in South Carolina, the Department of Public Instruction in Springfield, IL, and the Department of Public instruction in Des Moines, Iowa (School Bulletin: Department of Public Instruction of the State of Montana, 1916). It is presumed that earlier Montana school bulletins contained similar offers.

The U.S. Bureau of Education, from 1910 through 1914 and later, published several documents by architect Fletcher Dresslar that easily could have provided the plans for the Salesville School. In Dresslar's 1910 publication, *American Schoolhouses*, he provided a two-story school plan that is remarkably similar to that

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of the Salesville School, with a center hall flanked by two classrooms. This building was intended for a future addition to the rear, doubling the size of the school. Salesville School's nearly blank south façade is a typical treatment for anticipating a rear expansion. The central entry protrudes from the main building mass and the stair (albeit more elaborate in the example) is centered between the two classrooms.

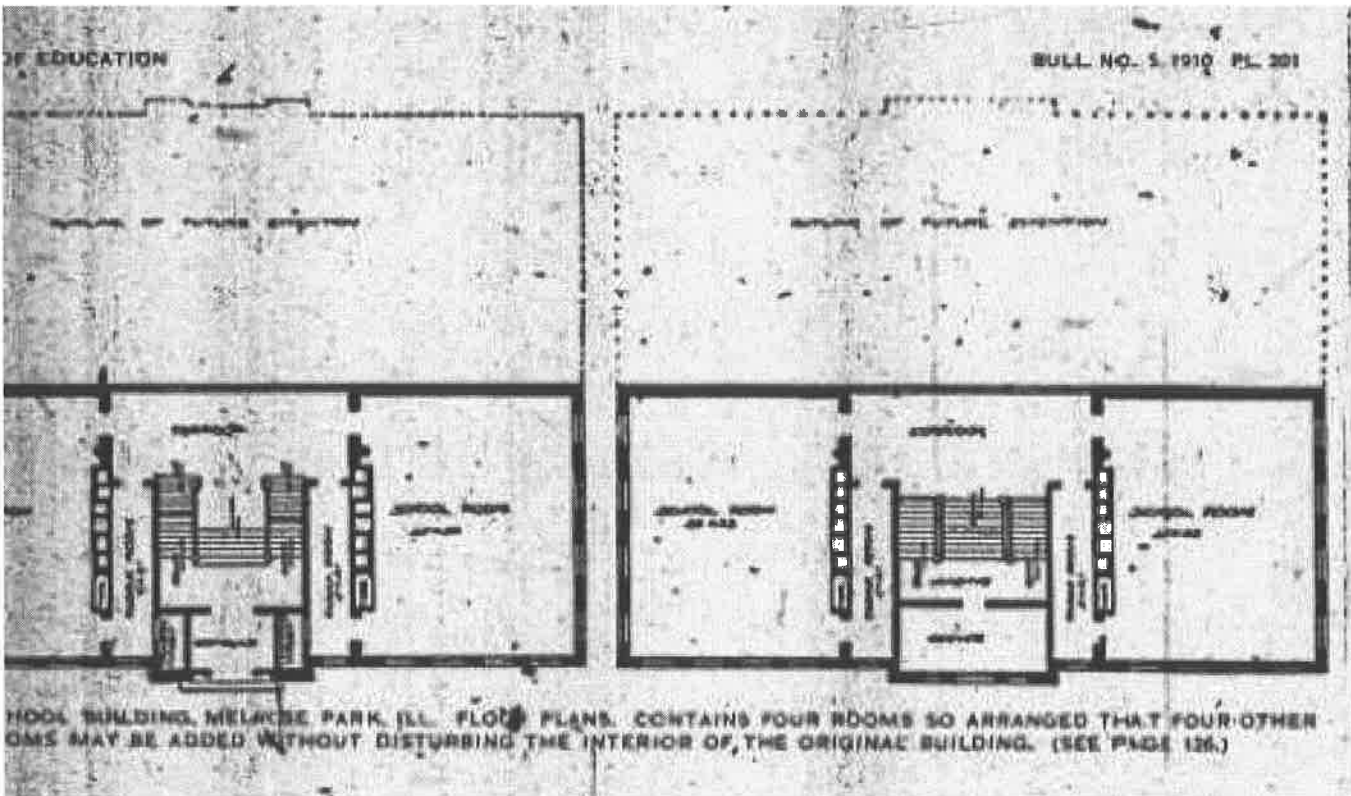


Figure 1: *American Schoolhouses* by Fletcher Dresslar. Published by the US Bureau of Education, Washington, GPO. 1911.

In Dresslar's 1914 *Rural Schoolhouses & Grounds*, he stated that fewer than 9% of rural schoolhouses were of brick. That the Salesville School was of brick indicates that the community was invested in providing high quality education for their growing student population. It was understood that: "For as small a sum as \$600 a properly constructed school building, providing accommodations for 40 to 50 children can be erected in a rural community." (*The Missoulian*, 1 September 1911) Yet Salesville expended \$5785.50 for their building to house 90 students. At the time, Salesville was "...in the center of one of the richest grain districts of the Gallatin valley, and since the purchase of the Gallatin Valley railway by the Milwaukee system and the connection of the Gallatin valley line with Three Forks on the main line, has become quite a grain-shipping center. Twenty-five of the 35 stockholders are Salesville people." (*The Missoulian*, 12 Sept 1911) The prosperity of the district resulted in a substantial brick school building likely based upon a plan provided by the state or the federal Bureau of Education.

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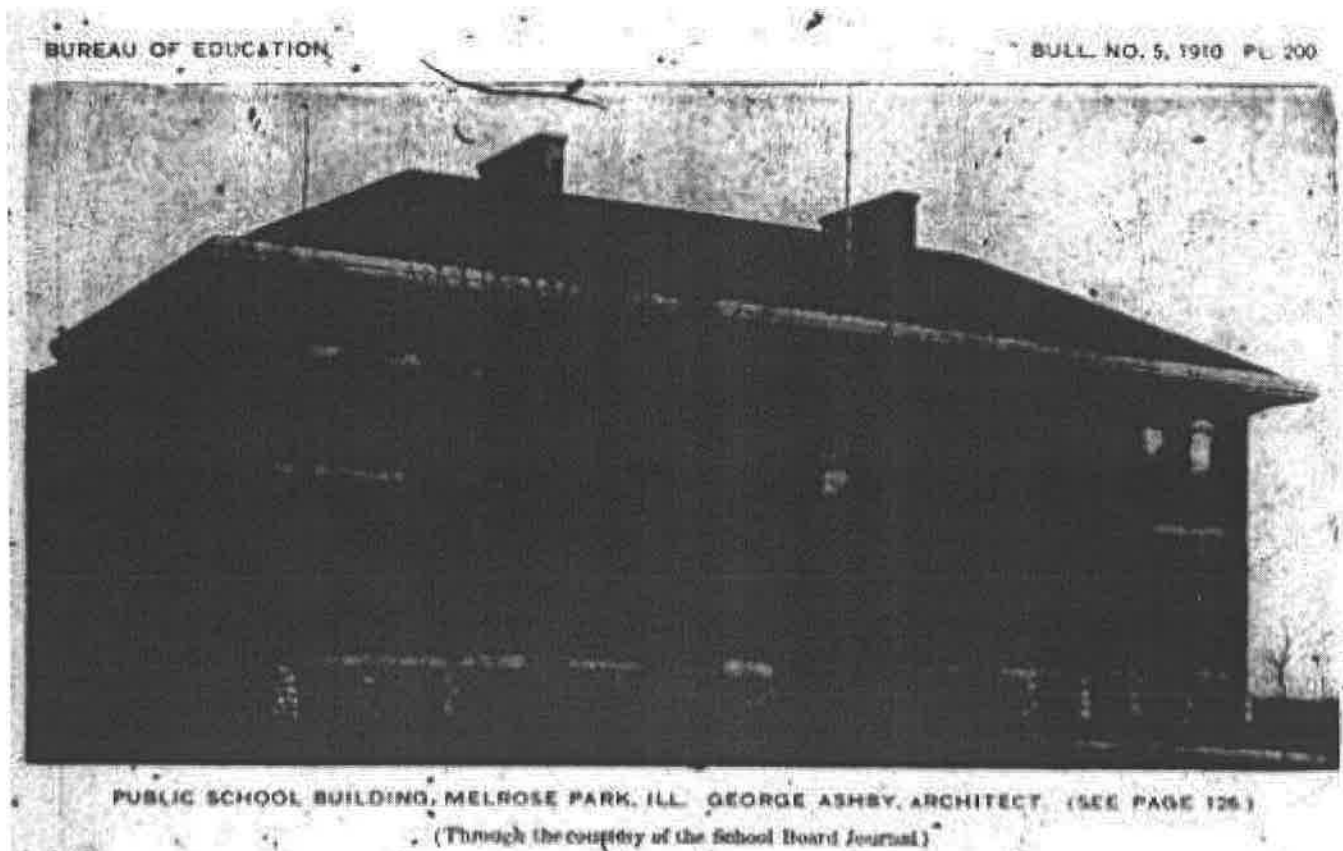


Figure 2: *American Schoolhouses* by Fletcher Dresslar. Published by the US Bureau of Education, Washington, GPO. 1911. Two-story brick building with hipped roof, showing front and end facades for the building represented in the plan view in Figure 1.

Salesville School - Construction History

The existing brick school house replaced the wood-framed building that had been completed as a one-room school house in 1902. Increase in the number of students had necessitated installation of a partition and hiring of a second teacher for the 1912 school year. School District No. 35 trustee discussions soon led to building a new school house. At a special meeting on May 11, 1914, the trustees decided to ask the community to authorize them "... to issue coupon bonds to the amount of \$4578 dollars, bearing not to exceed six per cent interest,... to be issued for the purpose of purchasing a school lot and building a school house there on..." The election, reviewed in June 1914, resulted in 19 yes votes and 16 no votes. Following this encouragement, the trustees began looking for land and a building contractor. On February 25, 1915, the board of trustees reviewed four bids to erect the new school building. Bids ranged from \$5,726 to \$6,161.² "After careful consideration, unanimous acceptance of bid by Ora E. Long the contract for the erection of the new school house for the sum of \$5,785." At the same time, the trustees were still deciding whether to purchase new land or to build on the same site as the old building. They put this issue before the voters on February 27, 1915, and again on March 18, 1915. At the latter date, the community was asked

² The other bids received as of February 25, 1915 were as follows: A.J. Sveknove for \$6,161; W.P. Taylor for \$5,963; and W.H. Lelino for \$5,726.

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specifically: "Shall an additional piece of ground be purchased to build the new school house on, for a sum of, not exceeding \$300.00." Seemingly, this option was rejected, as a May 26, 1915 election resulted in support of selling and moving the old school house. The building was to be sold for \$100 and moved before September 1, for use as a cheese factory.

Construction of the brick school building was scarcely documented in the trustees' records and expense ledgers. However, bills – to erect toilets, and for seats and fixtures – were approved in January and March 1916. It is assumed that the school was in use by January 1916, as the old school house was already operating as a cheese factory in March 1916. The new school was completed incrementally, with the heating plant installed in October 1917, at the same time the "two large rooms and also the hall" were calsomined (painted).

To keep up with area growth, two single-story additions were added to the original school building in the 1960s. The first addition, built as a multi-purpose room and gymnasium, was constructed to the south of the original building in 1961. It was later divided into a library and cafeteria. In 1966 a second addition of four classrooms was built on the west side of the original structure. In 1978, the \$1.5m gymnasium wing was built to the east. The additional 13,500 square feet included four classrooms, to help accommodate the student population increase to 155. In February 2002, the administration/library wing with six additional classrooms was completed per the design of the JGA Architects Engineers of Billings. This latter building project included conversion of the two center classrooms of the gymnasium wing into locker rooms, construction of the two shower rooms, and replacement of the siding of the 1966 wing.

The 1915 building has been altered as follows, in chronological order where dates known:³

1. Cafeteria addition adjoined to the lower south wall of the building. 1961.
2. Classroom addition adjoined to west first floor wall, covering the lower halves of three windows. 1966.
3. Construction of exterior entry windbreak with barrel-vaulted roof. Unknown date; pre-1978.
4. Construction of Gymnasium wing. 1978.
5. Replacement of original single entry door with pair of flush wood doors, and removal of original transom. Unknown date; pre-1988.
6. Installation of exit door and metal fire escape at south side of the building. Unknown date; pre-1988.
7. Installation of lower suspended acoustical tile ceilings. Unknown date; pre-1988 and afterwards.
8. Replacement of first floor wood stile-and-rail doors with flush wood doors. Unknown date.
9. Replacement of 1987 "wood shake" roofing with asphalt shingle roofing. Unknown date; post-1988. (Original roofing was of wood shingles with galvanized ridge caps.)
10. Construction of west wing with library. Completed Feb. 2002.

³ The date ranges are gathered from two reports in the school's files: 1996 Structural Condition Assessment and Code Audit for the Gallatin Gateway School; 1988 Gallatin Gateway Elementary School Building Evaluation.

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Salesville School - The Builder

Ora Elliot Long was awarded the \$5,785 contract for the original construction project during the school trustees' meeting on February 25, 1915. Ora had been born on June 28, 1871 in Missouri, where he lived through at least 1910. By 1914, he was listed in the Bozeman city directory and identified as a carpenter contractor. The 1920 census records indicate that Ora (age 48) was living at 701 S. 7th Avenue in Bozeman. He was listed as a self-employed carpenter who owned his house, was married, and had three daughters. When he registered for the WWII draft in 1942, he was 71 and living in Fort Collins, Colorado, where he worked for the city. He died in 1951 and was buried in Grandview Cemetery in Fort Collins.

The school trustee's 1913 ledgers report authorized payment from the Sinking (Special) Fund to Ora E. Long: \$55 for the school on February 27 and \$3,000 on April 20. The trustees also paid the Salesville Bank \$2,000 on May 30, 1913 and bought a bond for \$4,578 in September 1913. It is unclear why these payments pre-date selection of Long's 1915 bid, nor why there are no other recorded payments to Long after April 20, 1913.

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"Notice of Sale of School District Bonds." Signed by Garth Sime, Chairman of School District No. 35, June 6, 1975.

Order In the Matter of the Termination of the Trust of Harry W. Child, Deceased. In the District Court of the Eighteenth Judicial District of the State of Montana in and for the County of Gallatin. Signed by District Judge W. W. Lessley, August 11, 1975.

Petition, Notice and Resolution for Discontinuance of Alley in Block 14 of Salesville Townsite. April-May 1978.

Quit Claim Deed. Tract A: A tract of land located in the NE ¼ of the SW ¼ of Section 11, T3S, R4E. Jay and Edith Hargrove to School District No. 35, February 15, 1984.

Quit Claim Deed. Tract A: A tract of land located in the NE1/4, SW ¼ of Section 11, T3S, R4E, P.M.M. in Gallatin County, Montana, more particularly described as follows: Beginning at the Northeast corner of Block 14 of Gallatin Gateway Townsite, the true point of beginning. Thence East 91.29 feet, thence South-126.39 feet, thence South 40 degrees 29' 11" West-228.26 feet, thence West-43.10 feet to the Southeast corner of the Gallatin Gateway School property. Thence North-160 feet, thence East-100 feet, to the Southeast corner of Lot 1 Block 14, thence North-140 feet to the point of beginning containing (30,523 square feet), .7007 acres more or less. According to COS 653. Jay and Edith Hargrove to School District No. 35, February 11, 1984.

Quitclaim Deed. Tract 1 of Certificate of Survey 2046, a tract of land located in the Southwest ¼ of Section 11, T3S, R4E. Richard Gene Hargrove to Gallatin Gateway School District No. 35, March 30, 1998.

Quit-Claim Deed. Lot 2 in Block 13 of the Town of Gallatin Gateway. Beverly Hebel Lyon, Phyllis Crosby and Elson E. Wortman (trustees under the Will of Harry W. Child) to Gallatin Gateway School District No. 35, August 22, 1975.

Warranty Deed. Lot 1 of Block 13 of the Town of Gallatin Gateway. H. A. and Eleanor A. Whiteaker to School District No. 35, October 31, 1974.

Warranty Deed. Lots 10-12 in Block 13 of the Townsite of Salesville. Paul E. Boegli to Gallatin Gateway School District No. 35, April 2, 1976.

Warranty Deed. Lots 10-12 of Block 13 of the Townsite of Salesville. Jay and Marian Hargrove to School District No. 35, July 15, 1997.

Warranty Deed. Lots 1-4 of Block 14 of the Original Townsite of Salesville. Thomas and Margaret Lemmons to School District No. 35, July 15, 1902.

MONTANA HISTORIC PROPERTY RECORD

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Information Sources/Bibliography

Property Name: Gallatin Gateway School

Site Number:

Warranty Deed. Lots 7-10 of Block 14 at the Townsite of Salesville, now Gallatin Gateway, Montana. George Thomas Krattcer to Gallatin Gateway School District No. 35, April 2, 1976.

MONTANA HISTORIC PROPERTY RECORD

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Statement of Significance

Property Name: Gallatin Gateway School

Site Number:

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility: Yes No Individually Contributing to Historic District Noncontributing to Historic District

NRHP Criteria: A B C D

Area of Significance: **Education** Period of Significance: **1915-1916**

STATEMENT OF SIGNIFICANCE

The Salesville School is one of only two brick buildings in Salesville – ever constructed and remaining - with the exception of the 1927 Gallatin Gateway Inn north of town. The other brick building is the 1911 Salesville Bank (now Stacey's Old Faithful Bar & Steakhouse). The school is a testament to the loggers, ranchers, and other hardy settlers that moved to the Gallatin valley in the late 1800s and early 1900s. The school represents the community's resolute interest in public education, as well as the increased support for educational improvements by the state and the federal government. The 1915 two-story brick school building appears to have been based on plans provided for free by either the state or the federal Bureau of Education. As such, it represents a pattern of rural school improvements aided by the government. For the associations with the school's place in the history of Salesville and in the history of rural education, the school is eligible for the NRHP according to Criterion A. The Salesville School is a well-preserved example of early 20th century school design.

Salesville School is also an excellent example of the architectural grace associated with well-planned two-story school buildings. The building's shape, solid brick construction, symmetry, gently sloped hipped roof, bell tower, arched windows and entry, and raised first floor are indicative of the Italian Renaissance style. The hipped roof and exposed rafter tails contribute a Craftsman style simplicity and honesty. The building was designed for education and future expansion to accommodate the anticipated population growth. While the building's first extension was to the south, the construction was not two-story, not for classrooms, and not of brick. The wing was intended for cafeteria use, thus didn't fit the "outline for intended extension" proposed in the 1910 *American Schoolhouses* publication. Despite the insensitive additions flanking the 1915 building, the original mass, character, and architectural presence of the building remain intact. The school is eligible for the NRHP according to Criterion C.

The Period of Significance is integral with the 1915-1916 construction of the original Salesville School.

MONTANA HISTORIC PROPERTY RECORD

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Integrity

Property Name: Gallatin Gateway School

Site Number:

INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

Gallatin Gateway School and its four additions are in good condition and remain in active use as an elementary school. The original 1915 school retains historic integrity in terms of its location, design, setting, materials, workmanship, feeling, and association. The interior of the 1915 building is intact; its original configuration and volumes are recognizable. The modifications to the 1915 building (as listed above) are minor and do not detract from the original character of the building. The design is compromised by the additions that surround it; however, the mass and design features of the building remain apparent over these lower structures. The front and two side elevations are clearly visible, with minimal concealment of three original windows on the west elevation. In addition, the historical associations with the town and the adjacent agricultural community remain strong.

MONTANA HISTORIC PROPERTY RECORD

PAGE 24
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #1 Description: North, front, facade of Gallatin Gateway School. 1978 Gymnasium at left,
Facing: South original 1915 building in center, 1961 classroom addition at right.



Feature #2 Description: North, front, façade of Gallatin Gateway School's 2002 wing.
Facing: South

MONTANA HISTORIC PROPERTY RECORD

PAGE 25
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #3
Facing: South

Description: North, front, facade of Gallatin Gateway School's 1978 gymnasium.



Feature #4
Facing: South

Description: North, front, façade of Gallatin Gateway School. 1978 Gymnasium wing at left, original 1915 building at right.

MONTANA HISTORIC PROPERTY RECORD

PAGE 26
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #5
Facing: South

Description: North, front, facade of Gallatin Gateway School. Original 1915 building.



Feature #6
Facing: Southeast

Description: North, front, facade of Gallatin Gateway School. Original 1915 building at left, 1961 addition at right.

MONTANA HISTORIC PROPERTY RECORD

PAGE 27
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #7 Description: North facades of original 1915 building at right, with 1978 gym beyond.
Facing: East



Feature #8 Description: North, entry façade of Gallatin Gateway School. Original 1915 building.
Facing: South

MONTANA HISTORIC PROPERTY RECORD

PAGE 28
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #9 Description: North facade of Gallatin Gateway School. 1961 addition.
Facing: Southwest



Feature #10 Description: North, front, façade of Gallatin Gateway School's 2002 entry.
Facing: South

MONTANA HISTORIC PROPERTY RECORD

PAGE 29
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #11
Facing: South

Description: North, front, façade of Gallatin Gateway School's 2002 wing.



Feature #12
Facing: West

Description: North, front, façade of Gallatin Gateway School's 2002 addition at left, parking lot in center, with 1902 school at far right across Mill Street.

MONTANA HISTORIC PROPERTY RECORD

PAGE 30
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #13
Facing: Northwest

Description: South (left) and east façades of 1902 school building, moved from current school site.



Feature #14
Facing: Southeast

Description: North (left) and west façades of Gallatin Gateway School.

MONTANA HISTORIC PROPERTY RECORD

PAGE 31
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #15
Facing: Northeast

Description: West facade of Gallatin Gateway School's 2002 wing.



Feature #16
Facing: Northeast

Description: South facade of Gallatin Gateway School's 2002 wing.

MONTANA HISTORIC PROPERTY RECORD

PAGE 32
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #17
Facing: East

Description: West facade of Gallatin Gateway School's 2002 Library.



Feature #18
Facing: Northeast

Description: South façade of Gallatin Gateway School. Playground in foreground.

MONTANA HISTORIC PROPERTY RECORD

PAGE 33
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #19
Facing: North

Description: South facade of Gallatin Gateway School.



Feature #20
Facing: North

Description: South façade of Gallatin Gateway School's 1978 Gymnasium.

MONTANA HISTORIC PROPERTY RECORD

PAGE 34
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #21
Facing: Northeast

Description: South facade of Gallatin Gateway School's 1978 Gymnasium wing.



Feature #22
Facing: Northwest

Description: South (left) and east façades of Gallatin Gateway School's 1978 Gymnasium.

MONTANA HISTORIC PROPERTY RECORD

PAGE 35
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #23
Facing: West

Description: East facade of Gallatin Gateway School's 1978 Gymnasium.



Feature #24
Facing: Southwest

Description: East (left) and north façades of Gallatin Gateway School's 1978 Gymnasium.

MONTANA HISTORIC PROPERTY RECORD

PAGE 36
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #25
Facing: Southwest

Description: Northeast corner soffit of original 1915 Gallatin Gateway School.



Feature #26
Facing: Southwest

Description: Northeast corner of 1915 entry, showing bell tower.

MONTANA HISTORIC PROPERTY RECORD

PAGE 37
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #27
Facing: Southwest

Description: North, front, entry of 1915 Gallatin Gateway School.



Feature #28
Facing: Southwest

Description: Three-courses of rowlock brick forming the Romanesque arch at the main north entry of the 1915 building.

MONTANA HISTORIC PROPERTY RECORD

PAGE 38
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #29
Facing: West

Description: East facade of 1915 Gallatin Gateway School.

MONTANA HISTORIC PROPERTY RECORD

PAGE 39
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #30 Description: Entry hall of 1915 Gallatin Gateway School.
Facing: Southwest



Feature #31 Description: First floor classroom of 1915 Gallatin Gateway School.
Facing: Northwest

MONTANA HISTORIC PROPERTY RECORD

PAGE 40
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #32
Facing: Southeast

Description: Second floor classroom of 1915 Gallatin Gateway School.



Feature #33
Facing: South

Description: Center stairhall of 1915 Gallatin Gateway School, looking down from second floor.

MONTANA HISTORIC PROPERTY RECORD

PAGE 41
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #34 Description: Center stairhall of 1915 Gallatin Gateway School, looking up to first floor.
Facing: North



Feature #35 Description: East basement wall of 1915 Gallatin Gateway School.
Facing: East

MONTANA HISTORIC PROPERTY RECORD

PAGE 42
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #36
Facing: West

Description: 1961 multi-purpose room / cafeteria.



Feature #37
Facing: East

Description: Corridor towards Gymnasium wing.

MONTANA HISTORIC PROPERTY RECORD

PAGE 43
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #38 Description: Corridor between gym and classrooms of 1978 Gymnasium wing.
Facing: Northeast



Feature #39 Description: Gymnasium of 1978 addition.
Facing: East

MONTANA HISTORIC PROPERTY RECORD

PAGE 44
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #40
Facing: Southeast

Description: Exit stair well at east end of 1978 Gymnasium building.



Feature #41
Facing: Southeast

Description: East classroom of 1978 Gymnasium wing.

MONTANA HISTORIC PROPERTY RECORD

PAGE 45
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #42
Facing: West

Description: Corridor just west of intersection of 1915 and 1961 buildings.



Feature #43
Facing: East

Description: Typical classroom of 1961 wing.

MONTANA HISTORIC PROPERTY RECORD

PAGE 46
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #44 Description: Reception area of 2002 building.
Facing: Northwest



Feature #45 Description: Library of 2002 wing.
Facing: Southwest

MONTANA HISTORIC PROPERTY RECORD

PAGE 47
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #46 Description: Science classroom of 2002 building.
Facing: Southwest



Feature #47 Description: Corridor of 2002 wing.
Facing: West

MONTANA HISTORIC PROPERTY RECORD

PAGE 48
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #48
Facing: West

Description: Salesville, with Salesville School at left foreground. Mill Street extends into town. 1916 photograph courtesy of the Gallatin History Museum.



Feature #49
Facing: South

Description: Salesville School, undated early historic photograph courtesy of the Gallatin History Museum.

MONTANA HISTORIC PROPERTY RECORD

PAGE 49
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #50
Facing: Southwest

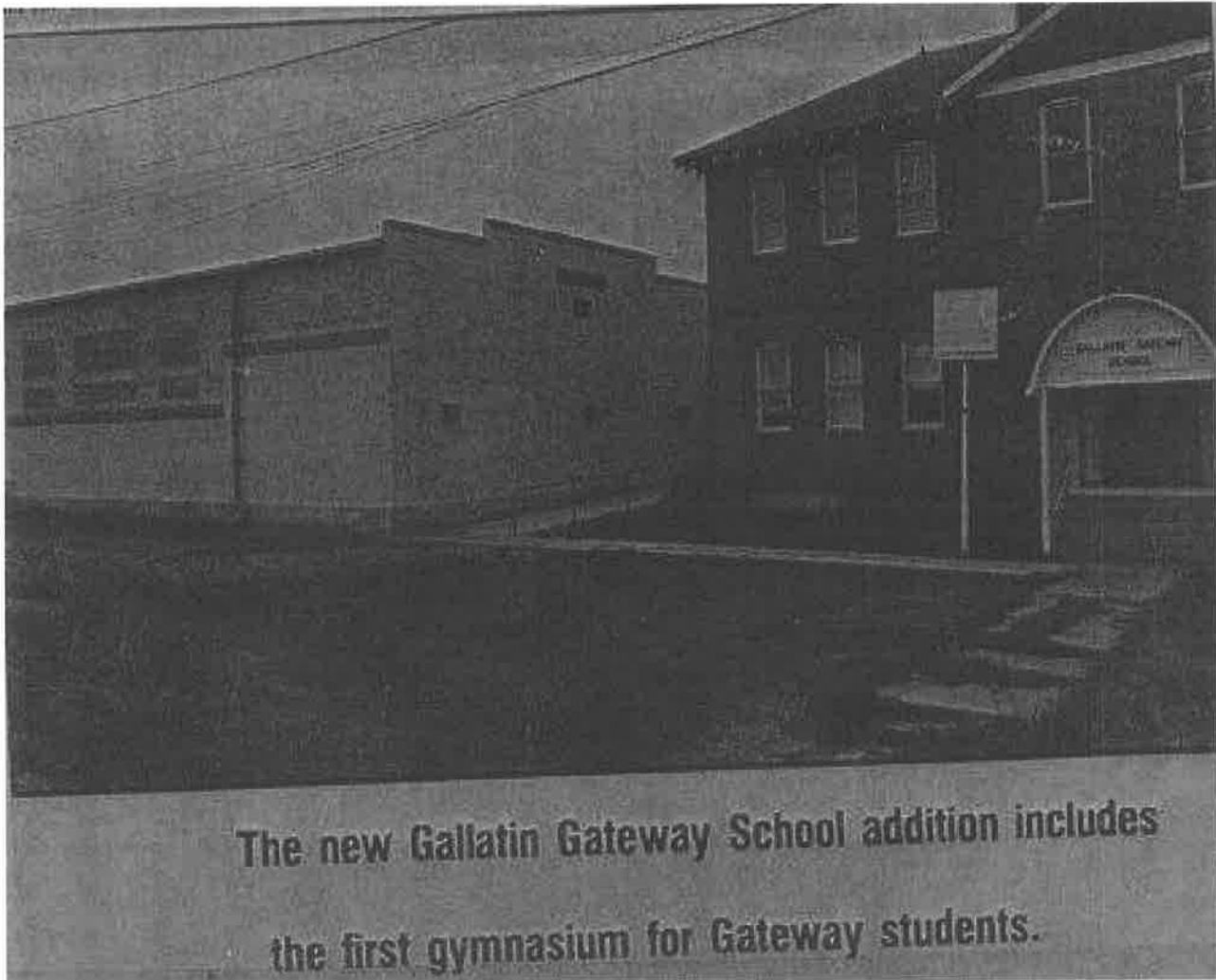
Description: Gallatin Gateway School, at the beginning of the 1978 Gymnasium construction.
Image courtesy of Gallatin Gateway School.

MONTANA HISTORIC PROPERTY RECORD

PAGE 50
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #51
Facing: Southeast

Description: Gallatin Gateway School, after completion of the 1978 Gymnasium.

MONTANA HISTORIC PROPERTY RECORD

PAGE 51
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #52
Facing: Southeast

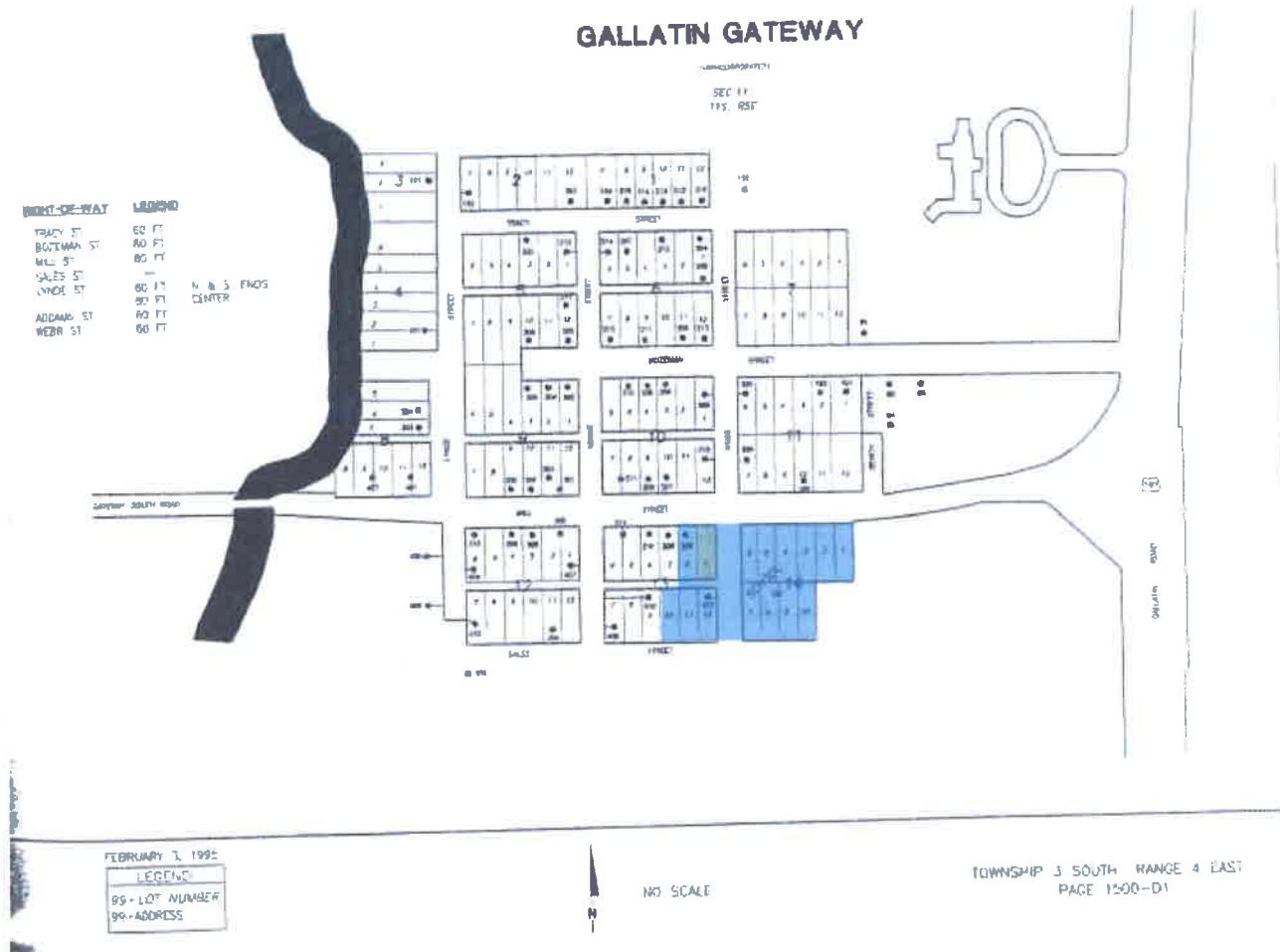
Description: Gallatin Gateway School, 1903, on original site of Lots 1-4 in Block 14. Image courtesy of the Gallatin History Museum.

MONTANA HISTORIC PROPERTY RECORD

PAGE 52
Photographs

Property Name: Gallatin Gateway School

Site Number:



Feature #53
Facing: North is at top

Description: Gallatin Gateway, with blocks and lots labeled. Gallatin Gateway School lots highlighted with blue. Map from Whiteaker land purchase title papers, 1995.

MONTANA HISTORIC PROPERTY RECORD

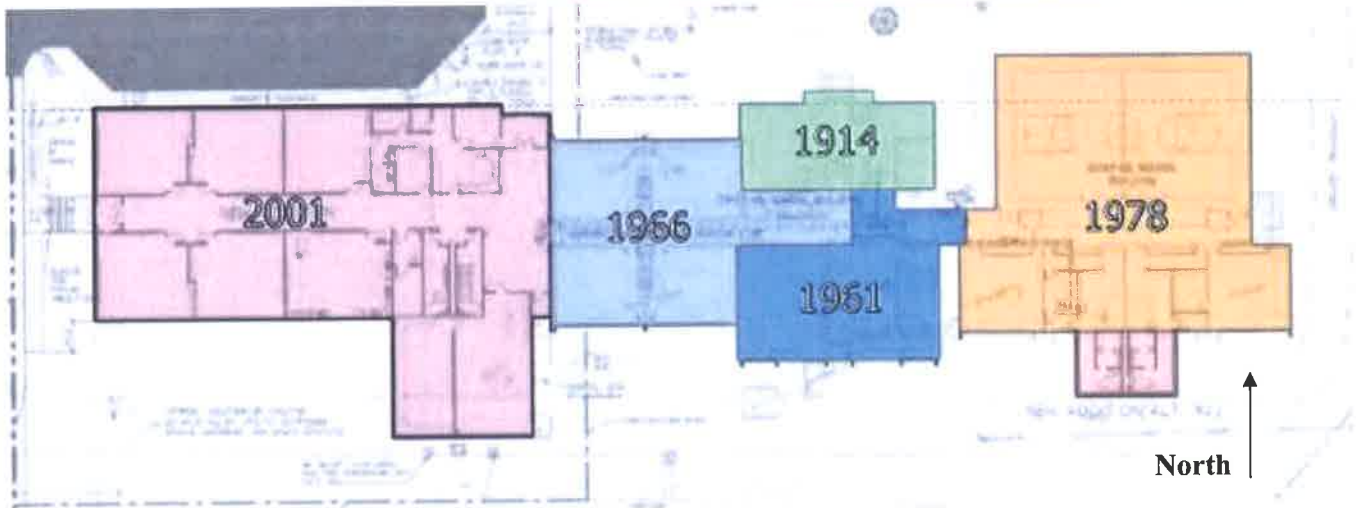
PAGE 53
Site Map

Property Name: Gallatin Gateway School

Site Number:



Feature 54: GoogleMap of 100 Mill Street, Gallatin Gateway, Montana.



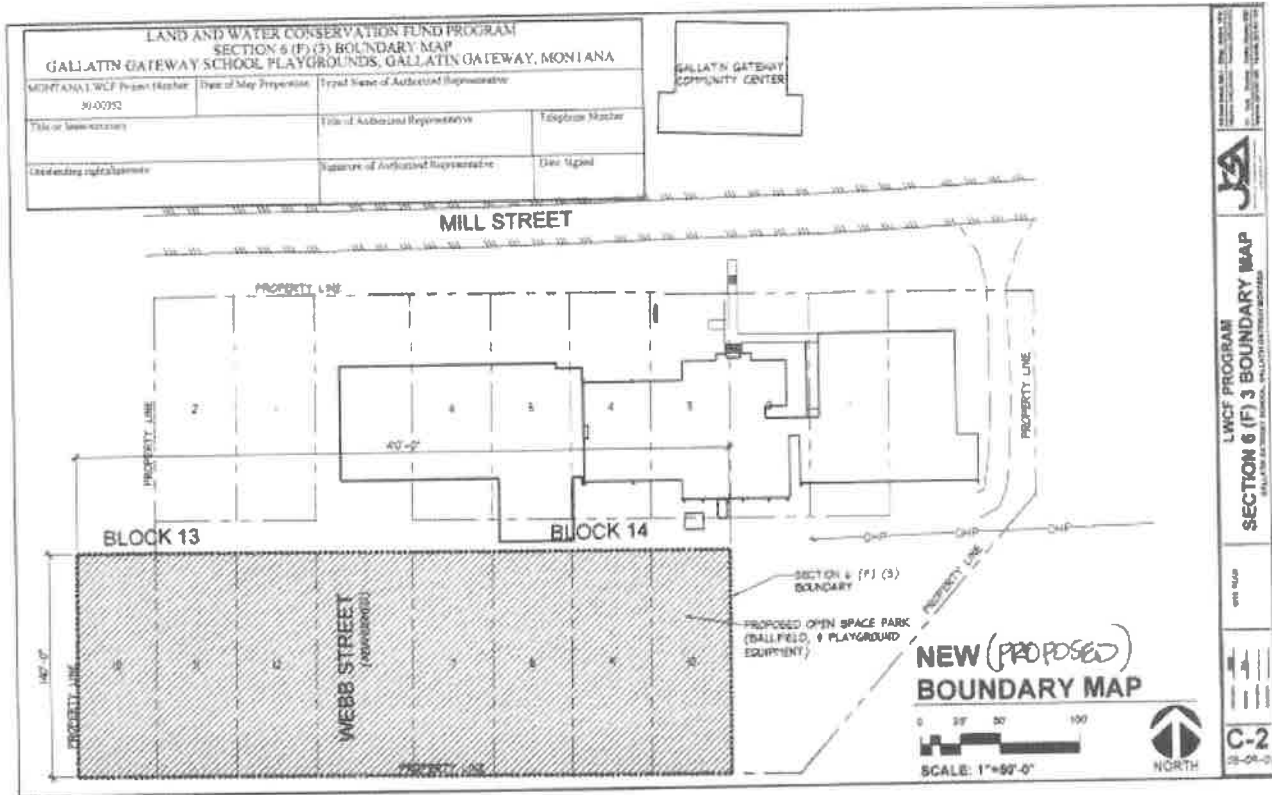
Feature 55: Gallatin Gateway First Floor Plan, as provided by Gallatin Gateway School.

MONTANA HISTORIC PROPERTY RECORD

PAGE 54
Site Map

Property Name: Gallatin Gateway School

Site Number:



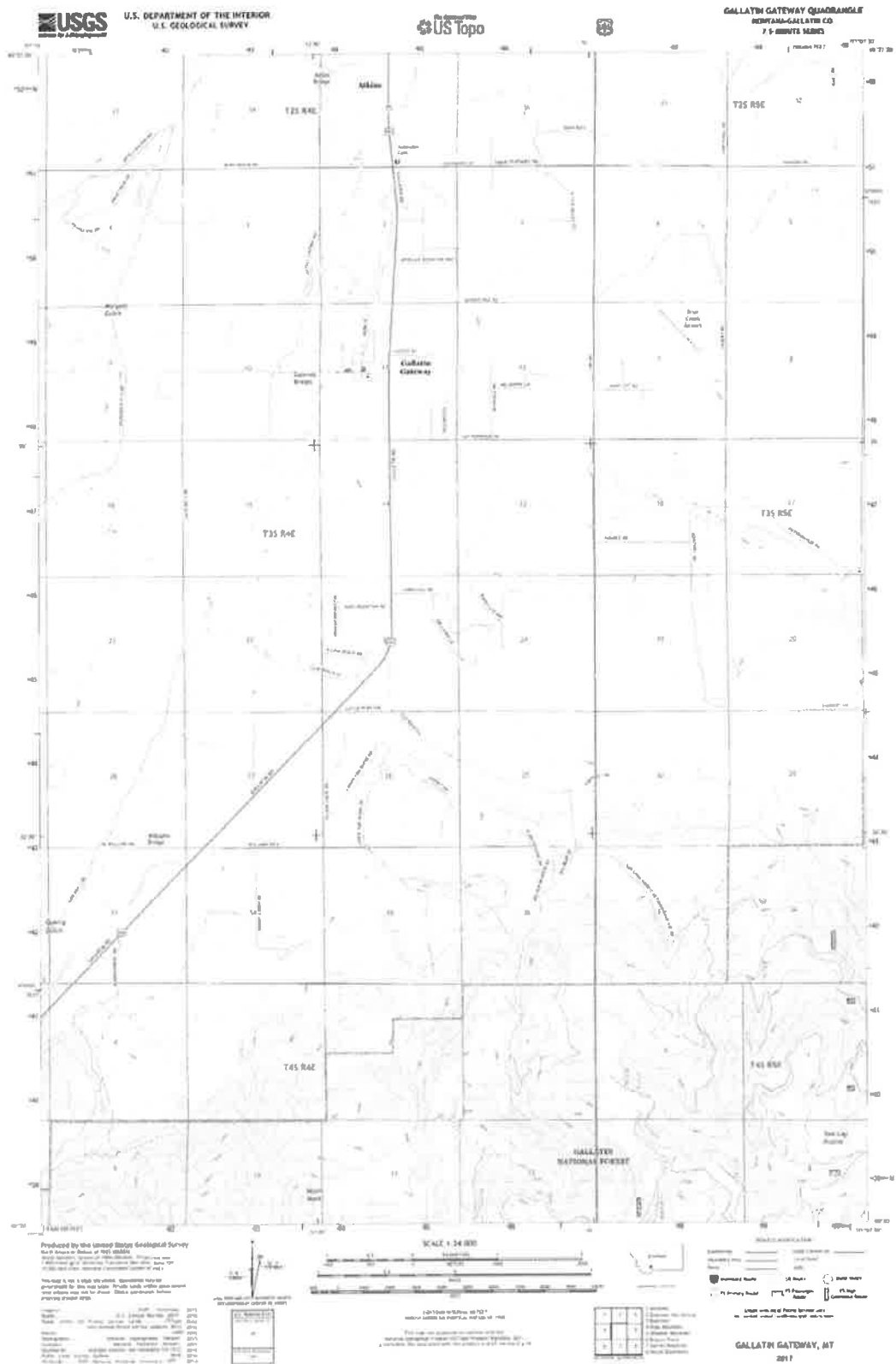
Feature 56: LWCF recreation land indicated in hatched area. Drawing (of proposed area that was selected for land transfer) prepared by JGA Architects Engineers on March 9, 2001.

MONTANA HISTORIC PROPERTY RECORD

PAGE 55
Topographic Map

Property Name: Gallatin Gateway School

Site Number:



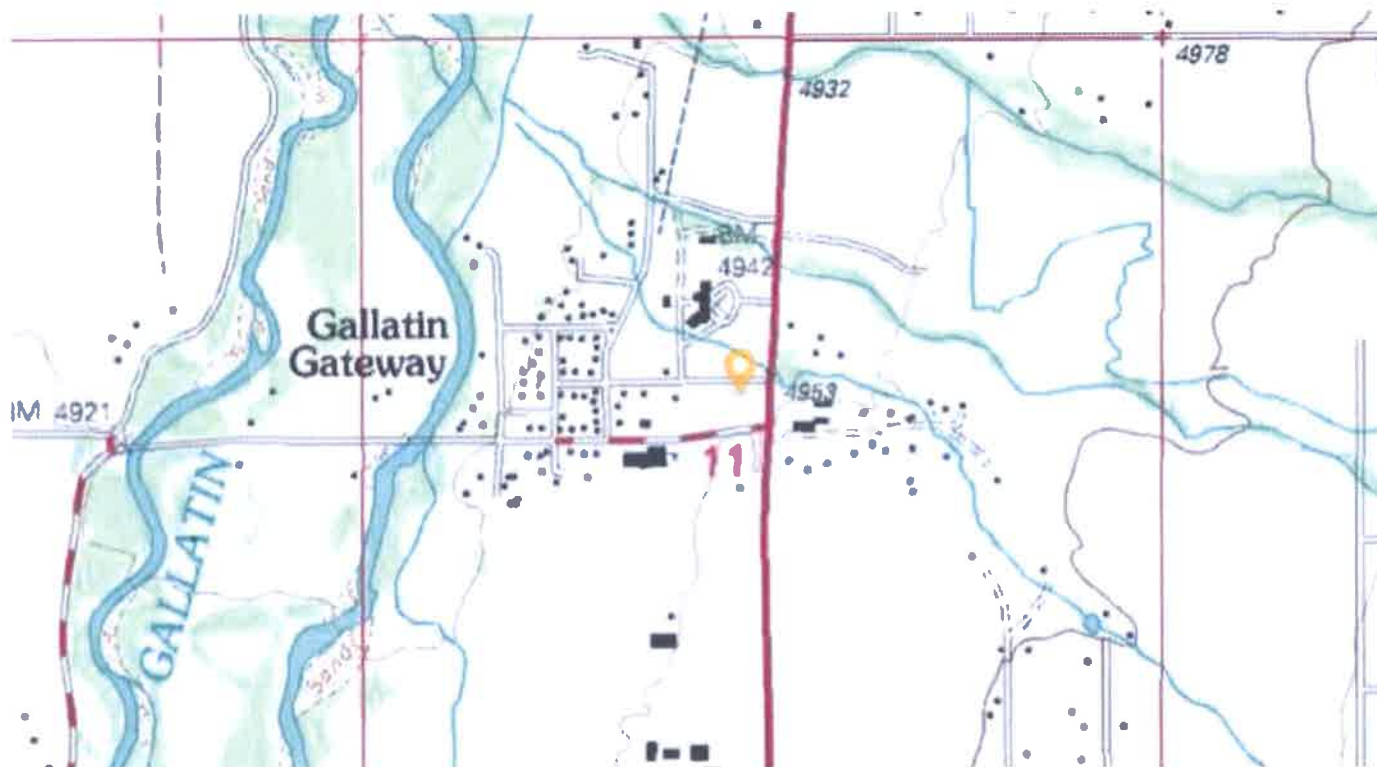
Feature 57: 2017 USGS Map for Gallatin Gateway, Montana

MONTANA HISTORIC PROPERTY RECORD

PAGE 56
Topographic Map

Property Name: Gallatin Gateway School

Site Number:



Feature 58: Enlarged portion of USGS topographical map, with Gallatin Gateway School site indicated by teardrop. 2017 map.

Historic Rehabilitation Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* introduces four distinct treatment approaches for historic properties: preservation, restoration, rehabilitation, and reconstruction. The first three approaches are defined as follows:

Preservation is defined “as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment.”¹

Restoration is defined “as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.”²

Rehabilitation is defined “as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”³

Gallatin Gateway School – Appropriate Standards

Application of preservation or restoration standards are appropriate for museum-quality projects and are thus not applicable to the project being planned for Gallatin Gateway School. As a historically significant structure, rehabilitation standards are warranted and expected, in respect for the historic character-defining features of the building. These features tell of the building’s import, history, and place therein; retention of these components is essential to retaining the integrity of the building. The character-defining features of Gallatin Gateway School are identified in the Montana Historic Property Record form for the building.

The following ***Standards for Rehabilitation***, which have been developed by the National Park Service and are considered industry-standard, should be applied to all design efforts associated with the renovation project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

¹ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: National Park Service, 1995), page 17.

² Ibid., page 117.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁴

The National Park Service provides guidelines for new additions to historic buildings. NPS recommends:

1. Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.
2. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
3. Designing a new addition in a manner that makes clear what is historic and what is new. The addition should be compatible in terms of mass, materials, relationship of solids to voids, and color.
4. Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

³ Ibid., page 61.

⁴ Ibid., page 62.