



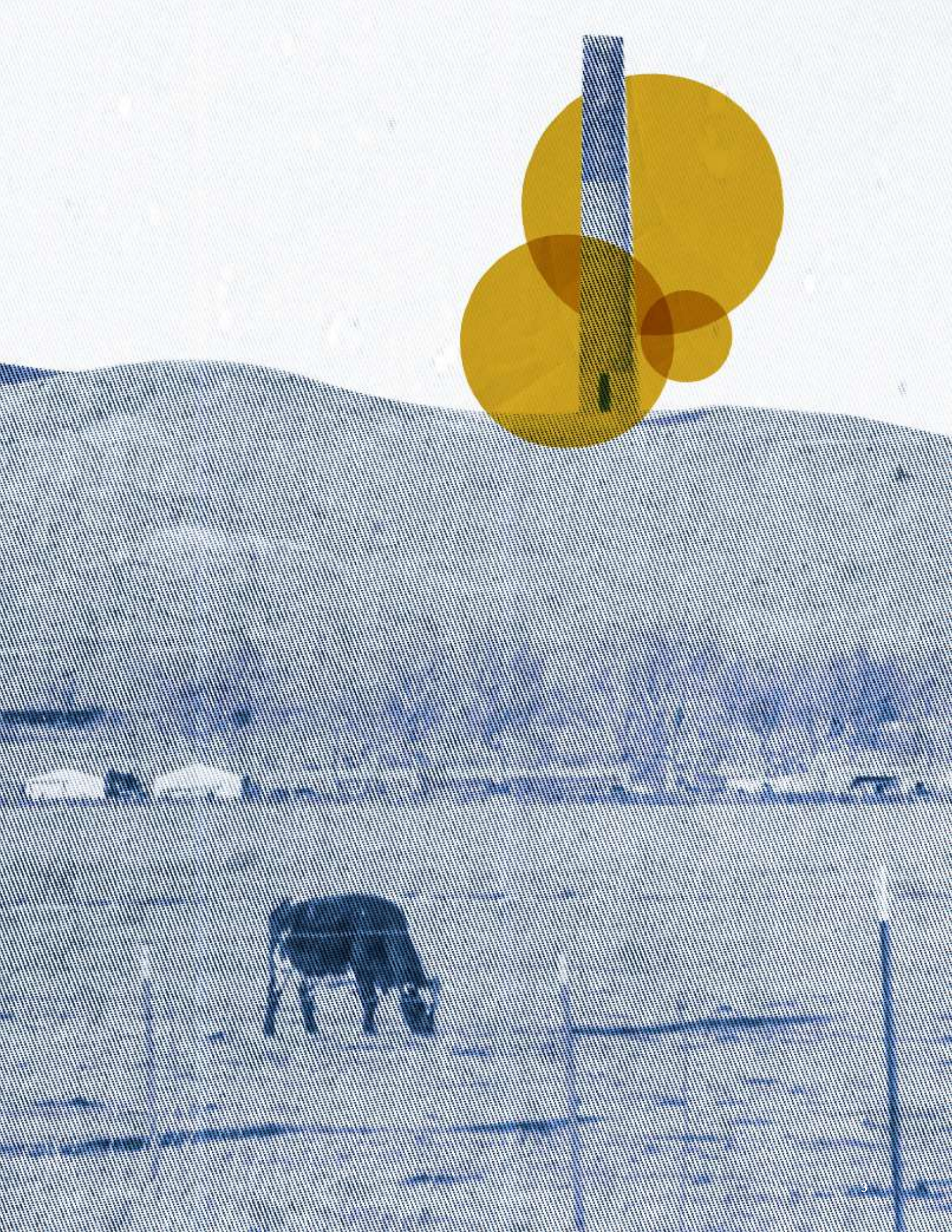
# Anaconda-Deer Lodge County

HISTORIC PRESERVATION PLAN











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## Funding

This Historic Preservation Plan was made possible by a grant from the Montana Department of Commerce's Montana Main Street Program in support the local planning, economic development, urban revitalization, and historic preservation projects. The Montana Main Street Program assists communities in revitalizing and strengthening downtown commercial districts, while also offering technical assistance, expertise and competitive grant funding to its member communities. Anaconda-Deer Lodge County is a participating community in the Montana Main Street program. The contents and opinions of this Historic Preservation Plan do not necessarily reflect the views or policies of the Montana Main Street Program or the Montana Department of Commerce. In addition, the Anaconda-Deer Lodge County Historic Resources Board and the Deer Lodge County Urban Renew Agency (URA) Tax Increment Financing Grant program provided matching funding.



**MONTANA  
MAIN  
STREET  
PROGRAM**



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# Introduction & Background







# Introduction and Background

Anaconda, Montana is a community distinguished by its rich history and heritage — a heritage inextricably linked to the region's mining industry, established by Marcus Daly, the illustrious mining pioneer who constructed the celebrated copper smelter along nearby Warm Springs Creek in 1884, spurring Anaconda's growth and prosperity over succeeding decades. Together with the copper mines in nearby Butte, the Anaconda Mining Company would produce nearly one-third of the world's copper supply by 1900. Today, Anaconda's historic resources and architecture — from the Queen Anne worker cottages of its residential neighborhoods to the majestic Deer Lodge County Courthouse and the two-story vernacular brickfronts lining Main Street — reflect the community's history in time and space, as well as the various ethnic and racial groups that settled Anaconda, including the Irish, Italians, Slavic, Germans, Scandinavians, English, Asians, and African Americans. Along with nearby Butte and Walkerville, Anaconda's compelling story completes the history narrative of one of the most dynamic and colorful mining regions in the United States, justifying its inclusion in the Butte-Anaconda National Historic Landmark District in 2006 — the largest such historic district in the country.

Acknowledging the importance of preserving its significant built and cultural heritage, over the years, the Anaconda community, in partnership with other preservation advocates, pursued the listing of significant properties and neighborhoods in the National Register of Historic Places, the nation's official inventory of buildings, sites, and structures worthy of preservation. Today, there are five historic districts along with 27 individual properties listed in the National Register in Anaconda. In 1999, Anaconda-Deer Lodge County adopted its first historic preservation ordinance and established the Historic Resources Board to help *"recognize the historic uniqueness and visual character of the area through historic preservation and activities,"* and to foster and encourage the *"preservation, restoration and rehabilitation of structures, areas and neighborhoods."* With these accomplishments in mind, the citizens of Anaconda desire to explore the next frontiers in local historic preservation and to answer several key questions: What aspects of Anaconda's heritage and built environment should the community keep and preserve for future generations while balancing other community development needs? How does historic preservation play critical roles in enhancing Anaconda's economic vitality and quality of life? How does the community best tell its captivating history to broader audiences, helping to attract new people to live, work and play in Anaconda?

This Anaconda-Deer Lodge County Historic Preservation Plan is an expression of the community's vision for its heritage and built environment, providing a foundation for local action regarding future surveys and documentation, landmarks and historic districts, preservation-based economic development, neighborhood revitalization and heritage tourism. It provides complex, compelling solutions by addressing key preservation issues and challenges facing Anaconda: the need to advance preservation-based revitalization efforts in its historic downtown district, to adapting underutilized historic buildings to new uses, to enhance neighborhood livability through housing rehabilitation and preservation, and to promote heritage tourism as a growing and vital part of the local economy. However, while most Anaconda residents value and appreciate their association with the region's mining heritage, Anaconda's historic buildings and resources lack formal protection and are vulnerable to property alterations and demolitions, potentially diminishing the integrity and authenticity of the Butte-Anaconda National Historic Landmark District.

Ultimately, with this Historic Preservation Plan, the Anaconda community will pursue a broader mission of telling a fuller, richer story of its heritage in order to understand what buildings and places matter for future generations. The stories of the smelter men, the immigrants and workers, the merchants and businessmen, civic leaders, and others that made Anaconda, as reflected in the community's architecture and places, provide meaning and connections to a storied and significant past.



# Planning Process and Community Engagement

Creating this Historic Preservation Plan involved the collaborative participation and involvement of several organizations and entities, including the Anaconda-Deer Lodge County Historic Resources Board and the Anaconda Local Development Corporation (ALDC), as well as local citizens and stakeholders. The planning process involved two phases. Phase 1, the State of the County, initiated in November 2020, assessed the County's historic preservation program, existing landmarks and historic districts, and other local preservation efforts with a particular focus on Anaconda town. Phase 1 concluded with the preparation and delivery of the State of the County Report in early February 2021.

Over the course of Phase 1, the County, along with Historic Resources Board and the ALDC, helped organize and conduct various meetings and outreach activities to engage local stakeholders and residents in the Historic Preservation Plan's creation. In addition, the Historic Resources Board engaged the Lakota Group, a Chicago-based preservation planning firm, to assist in the Historic Preservation Plan's development. Lakota visited Anaconda-Deer Lodge County during the second week of December 2020 to undertake field work activities and conduct discussion and listening sessions with key stakeholder groups. The various listening sessions and meeting included:

- Project start meeting with the Anaconda Local Development Corporation and County preservation planning staff (November 2020).
- Listening session with the Anaconda Chamber of Commerce and Visitor Center, downtown Anaconda merchants and property owners, the Hearst Free Library, and the Copper Village Art Museum (December 2020).
- Listening session with the local employers and corporations (December 2020).
- Listening session with the ALDC, local financial institutions, and the Anaconda Community Foundation (December 2020).
- Listening session with local real estate developers, realtors, and local contractors (December 2020).
- Listening session with Anaconda area religious institutions (December 2020).
- Listening session with local preservation advocates (December 2020).
- Listening session with the County Planning and Historic Resources Board and the Board of Adjustment (December 2020).

The concluding section of this introduction chapter includes a summary of key preservation planning issues and observations identified by key local stakeholders and preservation advocates.





# The Anaconda-Deer Lodge County Preservation Movement

The following timeline of key milestones in Anaconda-Deer Lodge County's historic preservation movement in relation to national and state-level efforts. The timeline only highlights several of more significant National Register listings in the County and is not meant to be a complete inventory. Refer to Section 2, County Heritage and Historic Resources, for more information on National Register properties and districts.

1865	Montana Historical Society established.
1906	The Antiquities Act, passed by the U.S. Congress authorizes the President of the United States to declare National Monuments and Landmarks.
1961	Butte National Historic Landmark District established by the Secretary of the U.S. Department of the Interior.
1966	National Historic Preservation Act passed by the U.S. Congress, establishing the National Register of Historic Places.
1973	Hearst Free Library listed in the National Register; Montana State Antiques Act passed by the Montana State Legislature.
1978	Deer Lodge County Courthouse listed in the National Register.
1979	Anaconda City Hall (former) and the Ancient Order of Hibernians Hall listed in the National Register.
1982	Washoe Theater listed in the National Register.
1983	1983 — Davidson House listed in the National Register.
1986	Club Moderne, 811 East Park Avenue, and the Anaconda Main — U.S. Post Office listed in the National Register.
1987	Anaconda Copper Mining Company Smoke Stack listed in the National Register.
1988	Butte, Anaconda and Pacific Railway Historic District listed in the National Register.
1995	Historic and Architectural Properties of Anaconda Multiple Property National Register nomination completed by the Montana State Historic Preservation Office.
1998	Anaconda Commercial, Goosetown, and West Side Historic Districts listed in the National Register.
1999	Anaconda-Deer Lodge County establishes the Historic Resources Board under County Ordinance.
2000	Glover Cabin listed in the National Register.
2006	Butte National Historic Landmark District expanded to include Anaconda and Walkerville.
2007	Anaconda Saddle Club listed in the National Register.
2020	Glenn's Dam Historic District listed in the National Register; Montana Museums Act passed by the Montana State Legislature.



# What is Historic Preservation?

In the most practical sense, historic preservation seeks to preserve and protect the buildings, sites, structures, and neighborhoods important to understanding various dimensions of a community's history — architectural, cultural, social, political and economic — for future generations, helping to connect a community to the milestones of its collective past. Local communities accomplish preservation through the designation of landmarks and historic districts and other measures that promote public and private sector participation in preservation efforts. In broader terms, historic places contribute to local sense of place and authenticity, in attracting investment in traditional downtowns and neighborhoods; in promoting the creative adaptive use of historic buildings and, in fostering cultural identity and civic pride. Ultimately, historic preservation is a conversation with the past about our future — what aspects of the past should contribute to community vitality and quality of life for the generations ahead? The past includes the stories of the events, people and ideas that shape our community history character and distinctiveness.



624 East Park Ave (1930)  
Brentwood Apartments, 520 Main Street (1918)  
511 West 4th Street (1895)  
Zion Swedish Evangelical Lutheran Church, 524 Cedar Street (1904)





# The Benefits of Historic Preservation

Historic preservation provides many benefits to local communities, including strengthening neighborhoods, revitalizing downtown districts, encouraging economic growth, and maintaining heritage and character-rich neighborhoods.

## Promoting Place-Based Economic Vitality

Historic preservation provides opportunities for pursuing “place-based” economic development strategies — strategies that leverage a community’s heritage assets to promote reinvestment in buildings and places, tourism, and job and business creation. Preservation, overall, enhances real estate values and serves as a critical element in local community development. In a time of constant economic change and uncertainty, investing in heritage assets helps a community diversify and expand its economic opportunities.



## Adapting Buildings for New Uses

Adaptive use breathes new life and opportunity in historic buildings — it is a sustainable alternative to demolition that provides many environmental and economic benefits, such as preserving historic building materials and retaining spaces useful and affordable for supporting small businesses. Most importantly, adaptive use represents private sector investment in communities, often made possible by impactful incentives such as the Federal Historic Preservation Tax Credit (Federal HPTC). In Anaconda, developers of the Marcus Daly & Company Bank Building accessed the Federal HPTC program to rehabilitate the building as a new bank facility, generating a \$2 million reinvestment in a key downtown commercial building. Keeping historic buildings in active use helps to make them relevant to the 21st century needs of local communities.



## Strengthening Neighborhoods

Historic neighborhoods contribute considerably to a community’s visual character and sense of time and place. They also provide an established housing stock that in most cases serve and meet a local community’s diverse housing needs. Housing rehabilitation and preservation can also support life cycle housing opportunities, helping seniors and people of all ages remain living in the neighborhoods of their choice. Local neighborhood historic districts also serve to stabilize and enhance property values and foster civic pride and cultural identity among long-term residents and those seeking an exceptional and distinctive place to live.



100 East 8th Street (1919)  
 Anaconda Meat & Grocery Market, 800 East Park Avenue (1920)  
 415 East Park Avenue, (1895 - c. 1937)  
 401 West 3rd Street (1900)



## Enhancing Community Design and Identity

Historic preservation, with its emphasis on retaining authenticity, original materials, and local craftsmanship, always encourages and facilitates better quality design in neighborhoods, commercial districts, and other places of historic and cultural value. In turn, better quality design promotes higher property values, compatible new construction and infill development, and a greater sense of visual unity and cohesion in historic districts and adjacent areas. Historic places and good community design also advance a shared civic identity.

## Fostering Creativity

In many towns and communities across the country, the first local preservation pioneers were often the artists, writers, architects, filmmakers and other creatives attracted to historic places due to their history, architecture, character-rich environments, and sense of authenticity. Even today, historic places continue to draw a variety of creatives and creative industries seeking historic buildings as inspirational spaces to pursue their artistic and entrepreneurial endeavors. Clearly historic places help to nurture the creative industries, fostering job creation, and burnishing a community's identity as a destination for other creatives to invent and innovate.

## Retaining Community Memory and Nurturing Well-Being

Historic buildings are visible links to a collective past — old buildings simply help us to remember, providing a sense of continuity and shared experiences from the past to the present. In less tangible aspects, historic places provide a sense of comfort and familiarity that contribute to personal happiness, creativity, health and well-being. Therefore, in preserving local heritage, historic preservation serves as an essential element to enhancing individual and community quality of life.

## Achieving Community Resiliency and Sustainability

Historic districts and neighborhoods represent past investments in buildings and infrastructure, reducing the need to consume additional land and expend public funds on extending streets and sewers. Historic places are also more walkable in close proximity to downtowns, employment centers, and parks and schools, lessening the reliance on the automobile to travel from place to place. In the long-term, historic preservation helps to lessen sprawl and promote greater community resiliency to economic shifts and change. In addition, historic building rehabilitation helps to recycle existing building materials, decreasing the amount of material waste in local landfills; they are also inherently energy efficient with features such as awnings and durable materials designed to take advantage of natural light and retain heat and cool air during the seasons.

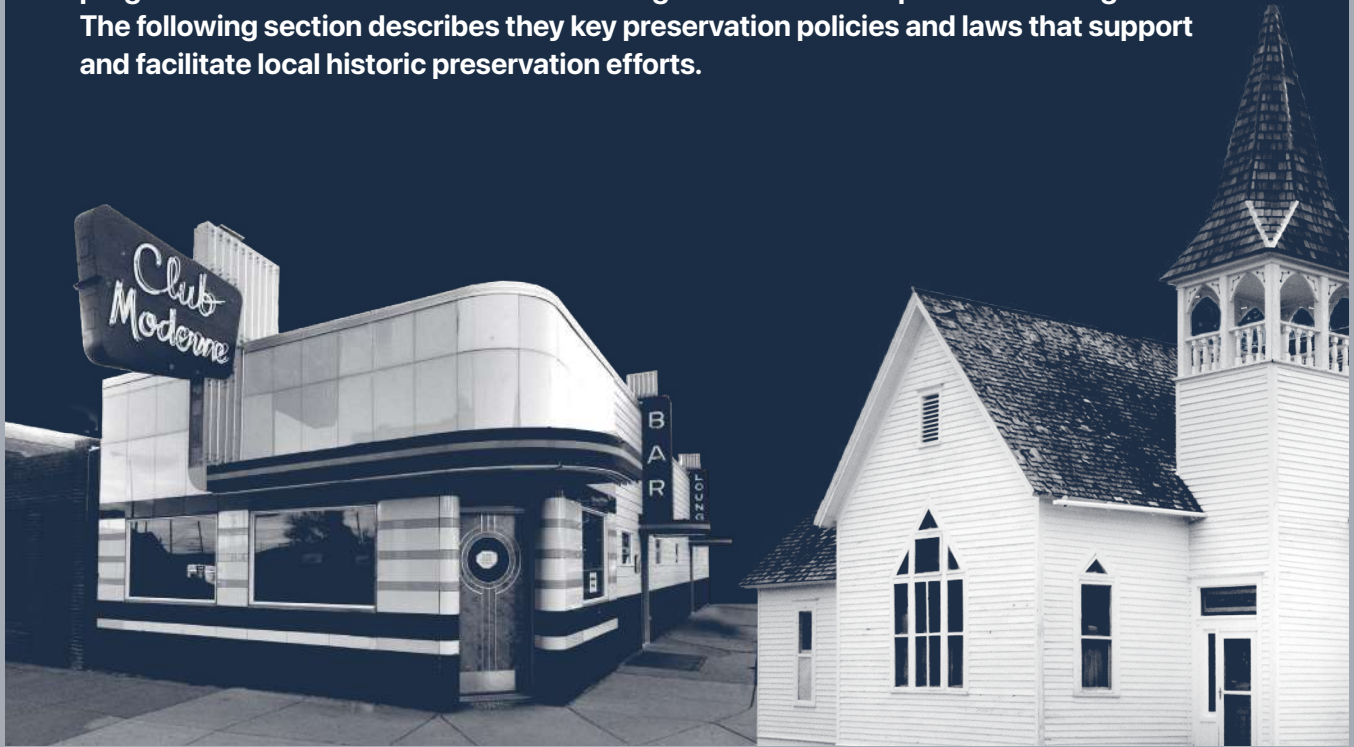


Facade Mural, Main 207 Street  
Deer Lodge County Courthouse, 800 Main Street (1900)  
Begonia House, Washoe Park  
Beaudet Block, 621 East Park Avenue (1908)



# How Does Historic Preservation Happen in Anaconda-Deer Lodge County?

Several preservation tools, policies and legislation help to advance historic preservation at the local level. Historic preservation happens principally through concerted public efforts in designating landmarks and districts; informing residents, property owners, developers and investors on preservation's varied benefits; and, in considering various programs and initiatives that ensure the long-term stewardship of local heritage. The following section describes the key preservation policies and laws that support and facilitate local historic preservation efforts.





## Federal Legislation, Policies, and Programs

### National Historic Landmarks and the National Historic Sites Act of 1935

National Historic Landmarks (NHLs) are buildings, sites, structures, and districts determined by the Secretary of the U.S. Department of the Interior to be highly significant nationally in American history, architecture and culture. There are nearly 2,600 NHL's across the country, including the Butte-Anaconda National Historic Landmark District, first designated in 1961 and expanded in 2006, encompassing more than 9,700 acres and approximately 6,000 contributing historic buildings and resources within Anaconda as well as nearby Butte and Walkerville. Passed by the U.S. Congress in 1935, the National Historic Sites Act established the NHL program, authorizing the Interior Secretary to designate historic buildings and places of national importance. The National Parks System Advisory Board recommends NHL nominations to the Secretary of the Interior on a biannual basis. National Historic Landmark designation is honorary in nature and places no restrictions on the use and disposition of private property.

### The National Register of Historic Places and the National Historic Preservation Act of 1966

The National Register of Historic Places, established by the U.S. Congress under the National Historic Preservation Act of 1966 (NHPA), is this nation's official list of buildings, sites, objects worthy of preservation. Unlike NHLs, which recognizes architectural and cultural resources of true national significance to the country, the National Register acknowledges and lists resources related to architecture, history, archaeology, engineering, and culture that have special importance to local communities, states or the nation. As required under the National Historic Preservation Act, the State Historic Preservation Offices (SHPOs) administer the National Register program in partnership with the National Park Service. The Montana Historical Society, based in Helena, serves as the State Historic Preservation Office. Private individuals and organizations, local governments and tribal entities may submit nominations to the National Register. Like NHLs, the National Register does not restrict the use of private property and provides no protections against alterations and demolitions of listed resources. However, Section 106 of the NHPA requires consultation with the Montana SHPO on the possible impacts of federally funded or permitted projects may have on National Register listed buildings, sites and districts. The National Register automatically lists individual NHLs or NHL Districts.

### Certified Local Government (CLG) Program

In 1980, the U.S. Congress amended the National Historic Preservation Act to implement the Certified Local Government (CLG) Program, permitting local participating communities access to grants and other technical assistance resources allocated by Congress and administered by National Park Service and the Montana State Historic Preservation Office. To become a CLG in Montana, a local community or county must adopt a local historic preservation ordinance and form a local historic preservation commission that can maintain a program for the ongoing survey and inventory of historic properties, as well as provide opportunities for public participation in the local historic preservation program. Local CLGs also review National Register nominations before submissions to the Montana State Historic Preservation Office. Title 90, Chapter 1, Section 90-1-168 of the Montana State Statutes formalizes State of Montana participation in the CLG program.



## State Legislation, Policies, and Programs

### **Montana State Statute, Title 90: Planning Research and Development; Chapter 1: Development Coordination; Part 1: Planning and Economic Development; Sections 90-1-162 to 90-1-164.: Historic Preservation and Cultural Tourism Organizations**

Sections 90-1-162 to 90-1-164 of the Montana Code Annotated permits local Montana counties and communities to establish historic preservation and cultural tourism entities and pursue a variety of preservation, tourism, and arts and culture initiatives that enhance local economic development and quality of life. Permitted initiatives include, among others, preparing preservation and heritage tourism plans; hiring preservation planners and other relevant staff to help administer local preservation activities; applying for grant funds; owning and leasing properties; and conducting surveys and other documentation efforts.

## Anaconda-Deer Lodge County Legislation, Policies, and Programs

### **Anaconda-Deer Lodge County Code of Ordinances; Chapter 2: Administration; Article 2: Administrative Code; Division 5: Boards, Commissions, Committees, Councils; Subdivision XIV: Historic Resources Board**

Chapter 2, Subdivision XIV of the Anaconda-Deer Lodge County Code of Ordinances establishes the County's five-member Historic Resources Board, responsible for *"...promoting the preservation of historic and prehistoric sites, structures, objects, buildings and districts through the identification, evaluation and protection of historic resources within the County."* Among the Board's various responsibilities include encouraging the rehabilitation and preservation of buildings and neighborhoods to prevent economic decline; maintaining an ongoing survey program; facilitating heritage tourism initiatives; participating in nominating properties to the National Register; making recommendations to the County Board of Adjustments to approve or disapprove applications for zoning variances; and providing preservation technical assistance and advice to local building owners. The Board may also consult with various governmental entities at the federal, state and local levels regarding environmental assessments and other issues. However, unlike other communities in Montana and around the country, Chapter 2, Subdivision XIV does not expressly empower the Board to designate local landmarks and districts.



# Local Planning Policies

In addition to legislation, there are various local government policy documents that help advance and support historic preservation activities. Comprehensive plans and growth policies, and subarea and downtown master plans, to name a few, are several such policy documents. The following section reviews planning document adopted by Anaconda-Deer Lodge County and other entities.

## 2019 Anaconda-Deer Lodge County Growth Policy

Adopted in 2019, the Anaconda-Deer Lodge County Growth Policy serves as the County's comprehensive plan, addressing planning issues related to local land use, natural resources, economic development, transportation, local services and public facilities. The Growth Policy recognizes historic preservation's importance in its Vision Statement that *"Anaconda-Deer Lodge County will, as a Community, preserve our rich heritage and common values while retaining and enhancing our turn-of-the century image... The preservation and development of our resources will be for the betterment of all citizens, now and in the future."* In addition, the Growth Policy's Land Use chapter contains an overview of the County's historic resources, including National Register listed landmarks and historic districts, as well as planning actions aimed at completing a county-wide historic preservation plan, creating a historic signage program, working with the Anaconda School District to nominate Mitchell Stadium to the National Register of Historic Places, as well as identifying and documenting other National Register eligible resources. Other planning actions include adopting by-laws for the Historic Resources Board and providing additional Board member training opportunities.

## 2016 Anaconda Downtown Master Plan

In 2015, Anaconda-Deer Lodge County and the ALDC initiated a planning process to create a Downtown Master Plan with the primary goal of improving Downtown Anaconda's visual appearance and economic vitality. The Master Plan considers historic building rehabilitation as providing the potential for enhancing local small business development, heritage tourism, and upper-story housing. The Master Plan includes an economic and market assessment, and plan strategies and actions organized around five themes: economic revitalization, historic preservation, identity and design, and infrastructure, and transportation enhancements. The Master Plan's historic preservation strategies include installing historic district signage along Interstate 90, creating a community-wide historic preservation plan, developing of design guidelines for Anaconda's three historic districts, adding new economic incentives, and developing various educational and outreach programs.



Montana Butchering Company Block, 101 Main Street (1896)  
403 West 3rd Street (1895)  
Park Motors, 300 East Commercial Avenue  
123 Main Street





## Other Related Planning Policies

### Preservation Montana: The Montana Historic Preservation Plan 2018-2022

Every five years, the Montana SHPO prepares a state-wide plan outlining important state and local preservation planning goals. The 2018-2022 Preservation Plan incorporates extensive feedback from Montana preservation stakeholders and provides goals, objectives and recommended activities for future state-wide preservation efforts, including:

1. Building public awareness and understanding.
2. Marketing historic preservation through outreach and education.
3. Identifying and document Montana's historic and cultural resources.
4. Evaluating and assessing the state's most important and significant heritage places.
5. Supporting preservation through new tools and incentives.
6. Working and collaborating together in a large state to preserve historic, pre-contact and traditional cultural properties
7. Incorporating historic preservation into other statewide programs and policies.



### 1985 Butte-Anaconda National Historical Park System Master Plan

In 1985, the Butte Historical Society, the Tri-County Historical Society, the Anaconda Minerals Company, the Montana SHPO, and the National Trust for Historic Preservation prepared a master plan to coordinate historic preservation, heritage interpretation and environmental reclamation activities in Butte and Anaconda. The Master Plan serves as a management plan for a proposed Butte-Anaconda National Historical Park, outlining five management zones for restoration and interpretation, preservation, reclamation, community culture and special use. Specific programmatic recommendations for Anaconda include development of a new visitors center and smelter stack viewing stand, an interpretive center and trail for the Upper Works, a B. A. and P. tourist train, an AFFCO Foundry interpretive center, and tour and interpretive signage for the Lower Works. The Master Plan also included a survey of industrial buildings and sites, which identified 25 properties considered to have historic significance for inclusion in the National Historical Park. Five of these sites are within Anaconda, including the Washoe Smelter Stack, the ruins of the Upper Works and Lower Works, the AFFCO Foundry and the Anaconda, Butte and Pacific Railway Roundhouse and Yards. This document, along with a second Historical Park management plan, commissioned in 1993 has yet to lead to a National Historical Park designation by the National Park Service.



Waddell House, 506 West 3rd Street (1896)  
Washoe Brewery, 1200 East Park Avenue (1905)  
Glover Cabin, Washoe Park (1865)  
Anaconda Kennedy Commons, Band Shelter, Junior High School, and Daly Gym



# Key County Preservation Planning Issues

Stakeholder engagement conducted during the preservation planning process identified the following key issues and opportunities:

## Future Districts and Landmarks

Anaconda has a significant inventory of landmarks and historic districts with five National Register Historic Districts and 27 individually listed National Register landmark buildings. The community is also part of the Butte-Anaconda National Historic Landmark District, recognizing the national significance of the region's mining and smelting industrial history. It is also the nation's largest NHL District in terms of the number of contributing historic resources. Given the significant inventory of documented and designated resources, there are opportunities for new landmarks and districts, in particular the West End, New Addition, and the North Addition portions of Anaconda. The West End contains a mix of early 20th century housing — Craftsman and Tudor Revivals, for instance — while the New Addition comprises Ranch property types from the 1950s and 60s. The North Addition comprises the remaining commercial, industrial and residential resources associated with Anaconda's once-thriving African American community. All three areas warrant further documentation and consultation with the Montana SHPO on possible National Register eligibility. Several individual buildings warrant consideration for National Register listing, including the former Tuttle Foundry Works, the Washoe Fish Hatchery, and the Anaconda and Pacific Railway Roundhouse.

## Survey and Documentation

Anaconda was fortunate to receive assistance from the Montana SHPO in 1993 to complete a comprehensive survey of historic resources, which led to the SHPO's preparation of the Anaconda Multiple Property Nomination (MPN) in 1996. In turn, the Anaconda MPN facilitated the listing of 17 individual properties in the National Register from 1998 to 2000. The 1993 survey remains the only survey initiative undertaken in the community. Given that the 1993 survey is nearing 30 years in age, the Historic Resources Board should update it as a clear priority going forward as the condition and appearance of properties change over time. Other surveying priorities should include the New Addition and the North Addition, where there may be possibilities for new National Register districts and individual landmarks



Eck House, 1217 West 4th Street (1917)

500 Alder Street (1900)

AFFCO1, 1015 East 6th Street (1890)

618 Hickory Street (1893)

Prescott School, 503 West Park Avenue (1893)



## Historic District Integrity and Preservation

The community of Anaconda is an integral part the Butte-Anaconda National Historic Landmark District, a highly significant NHL District that tells the compelling story of one of country's most important industrial mining complexes during the 19th and 20th centuries. However, the Anaconda portion of the NHL District, as well as the five individual National Register-listed Historic Districts incorporated within it, lack any formal preservation protective measures that would ensure and maintain each district's integrity and authenticity. Integrity is the ability of a historic building, or other historic resource, to properly convey its historical associations and its historical and architectural features — critical elements of understanding a community's heritage story. Improper alterations and demolitions to historic resources would jeopardize and erode the overall integrity of an NHL or National Register Historic District over time, potentially diminishing the positive impacts historic districts provide to property owners. According to County documentation, since 2017, the NHL District has lost 32 properties to demolition, mainly due to building abandonment, deterioration, and health and safety issues.

While there is currently a lack of support and interest among key stakeholders for strengthening the Anaconda historic preservation ordinance to conduct design management and demolition review within historic districts, the County, the Historic Resources Board, and local preservation partners will need to explore other means to encourage the proper treatment and preservation of the NHL District building resources. Clearly some level of design review administered by the Historic Resources Board can help to facilitate and guide appropriate preservation investments by building owners and evaluating demolitions according to preservation criteria in addition to health and safety needs and other considerations.

## Housing and Historic Preservation

According to Anaconda stakeholders, the community is facing a housing affordability crisis — one recently exacerbated by the lack of for-sale housing brought on by newcomers and investors to the community seeking alternative living environments in light of the COVID-19 pandemic. Another aspect of the housing affordability problem is the amount of money required to properly rehabilitate a housing unit while the overall housing purchase cost may be relatively low as compared to other Montana counties. In addition, in some segments of Anaconda's neighborhoods, the historic housing stock appears tired, deteriorated, and in need of exterior rehabilitation, although they may exhibit a high level of historical and architectural integrity. As the Anaconda-Deer Lodge County 2019 Growth Policy notes in its housing chapter, Anaconda's older housing stock also lacks " *...modern features, energy inefficiency.... disincentives for investment in these housing units*" (2019 Growth Policies, 6.1). Current housing efforts at the County level focus on addressing the disposition of tax-delinquent and vacant properties, as well as those units facing demolition due to health and safety issues or environmental contamination. Other efforts aim at the construction of new affordable housing. There is no also no non-profit housing organization within the region that can assist in housing rehabilitation efforts.

While there is an on-going need to address vacant and abandoned properties within Anaconda, there have been no parallel programs and initiatives focused on housing maintenance and rehabilitation, which can also serve to ameliorate the housing affordability crisis by maintaining the existing housing stock. Given that a percentage of Anaconda historic housing comprises small-scale working-class property types, housing rehabilitation can make such housing more appealing to empty-nesters and seniors, who already cannot find suitable affordable housing in the community. Encouraging lot mergers and connecting adjacent housing found on narrow lots into one combined housing unit, especially in Goosetown, many also serve as potential solutions to encouraging the preservation and reuse of Anaconda's historic neighborhood housing stock.

## Historic District Design Management

As mentioned previously, the Historic Resources Board lacks formal design review authority over building alterations and demolitions within Anaconda's various historic districts. However, the Anaconda-Deer Lodge County Urban Renewal Agency does conduct informal design review for property owners seeking to use façade grant improvement funds underwritten through the Downtown Tax Increment Finance District. Although there is no support for formal historic district design review among key community stakeholders presently, a set of design guidelines — a customary historic preservation tool used by many communities — can help assist owners of historic buildings in maintaining, preserving, and enhancing the architectural



character of the historic district. Design guidelines has a primary educational function and help guide property owners in making the right decisions regarding the design of additions, building alterations, and infill development. Design guidelines would be especially useful in Goosetown where housing conservation and appropriate infill is an important planning goal for the County.

## **Advocacy and Outreach**

Educating and informing the public on the importance and benefits of historic preservation is an ongoing task — it helps to build local commitment to preservation, enhancing the chances that preservation will become an integral part of the community's planning and development efforts. In some towns and cities, local non-profit preservation organizations often serve as the local advocates, frequently organizing educational programs, lectures, tours and lobbying efforts to promote preservation as a planning and economic development tool. However, in other communities, in the absence of a non-profit entity, the local historic preservation commission or board often takes on advocacy and education roles. Beyond working with owners of National Register Landmarks on securing signage plaques from the Montana National Register Signage Program, administered by the Montana Historical Society but partially underwritten through the Accelerate Anaconda program, the Historic Resources Board currently lacks a clear program of educational and outreach activities needed to build public and private participation in local preservation efforts. This does represent a significant opportunity to partner with other heritage entities to organize and sponsor an educational program, including the Copper Village Museum and Art Center, the repository of the Marcus Daly Historical Archives (Washoe Smelter of the Anaconda Copper Mining Company), the ALDC, the Montana SHPO, and perhaps, even the Historic Preservation Commission of Butte-Silver Bow County.

## **Heritage Tourism Efforts**

Anaconda's heritage assets — its historic districts and landmarks, summer history bus tours, the Washoe Theatre, and the Anaconda Smelter Stack, to name a few — have the potential to serve as compelling destinations to heritage travelers in Montana, yet there is much unfulfilled potential to grow the heritage tourism market. Access to the Smelter Stack remains limited and visitor center plans for the site remains underdetermined and unrealized for the present. There are also few bed and breakfasts and distinctive tourist lodgings in Anaconda that can offer alternatives to the more standard hotels within the region. There is also no coordinated wayfinding program within the community and, most significantly, Anaconda has yet to leverage the tourism and marketing value of the Butte-Anaconda National Historic Landmark District. New, coordinated efforts in heritage tourism among local heritage assets and entities, such as the Friends of the Stack, the Copper Village Museum, and the Anaconda Chamber of Commerce, can help make this form of tourism more impactful to the local economy alongside outdoor recreation amenities and the parks and trails within Anaconda and the immediate region.

## **Historic Preservation and Downtown Revitalization**

The recent Downtown Master Plan, adopted in 2016, provides a revitalization action framework for downtown Anaconda, largely based on a historic preservation-based economic development approach, including specific recommendations for facade improvements, small business development, streetscape and transportation enhancements, and marketing and promotions activities. In the years since adoption, a façade rehabilitation program, funded with Urban Renewal Agency tax increment financing revenues, has helped to underwrite needed downtown building façade and storefront improvements. Other key Master Plan initiatives include encouraging increasing use of the Federal Historic Preservation Tax Credit program as an incentive for adaptive use, creating design standards, and promoting new programs for small business development.

Apart from the Master Plan, Anaconda-Deer Lodge County participates in the Montana Main Street Program, administered by the Montana Department of Commerce, which requires local communities to implement the Main Street revitalization approach as developed by the National Trust for Historic Preservation. A key aspect of that approach is the hiring of a local Main Street manager that can help guide and coordinate revitalization and planning efforts. A dedicated Main Street Manager for Anaconda can serve a key role in working collaboratively with downtown stakeholders on various aspects of Master Plan implementation, small business development, marketing, and historic preservation efforts.





## Zoning and Building Code Requirements and Adaptive Use

Downtown commercial buildings represent important catalytic adaptive use opportunities, especially in the upper floors for residential, office, lodging and light industrial activities. Recently, parking requirements within the Anaconda Code of Ordinances prevented an attempt to adapt the upper floors of the Davidson Building in Downtown Anaconda to residential use. A review of local zoning and building code requirements may be beneficial to address any regulatory obstacles to adaptive use.

## Religious Buildings

Churches and other religious buildings are the centerpieces of neighborhoods and communities. However, in many rural areas around the country, including Anaconda-Deer Lodge County, many religious congregations are dwindling in size or consolidating with other parishes, leaving some religious buildings in disrepair or vacant. Other religious institutions are closing altogether. In most cases, the optimal solution is that a new congregation can purchase the building, or a new compatible use found. For Anaconda, many religious institutions are facing the same issues, including an aging population and the lack of parking and land to expand as many churches sit landlocked within Anaconda's built-out neighborhoods. There is also a lack of space sharing and demand — a method used by religious institutions in other communities to gain rental revenue to support building maintenance and preservation. Going forward, advocacy work with Anaconda religious congregations can help in devising a long-term planning and preservation strategy potentially focused on mothballing, maintenance and adaptive uses.



## Historic Resources Board Operations

County ordinance tasks the Historic Resources Board to be the lead governmental entity to “...promote the preservation of historic and prehistoric sites, structures, objects, buildings and districts through the identification, evaluation and protection of historic resources within the County.” As noted elsewhere, the Historic Resources Board lacks formal authority to designate local landmarks and historic districts and conduct design review, although it informally reviews properties slated for demolition due to health and safety and vacancy issues. Currently, the Board lacks an annual work plan of activities and has not undertaken active survey and documentation work on its own in recent years. It also struggles with consistently maintaining a full slate of five members. Enhancing the Board's roles and number of activities can help to advance local preservation education efforts in particular, where it can help develop and nurture a strong local historic preservation ethic and sense of stewardship to Anaconda's exceptional heritage.



Methodist Episcopal Church, 321 Oak Street  
503 West 3rd Street (1905)  
Bank Block, 123 Main Street (1895)



## Potential National Heritage Area — National Heritage Area Designation

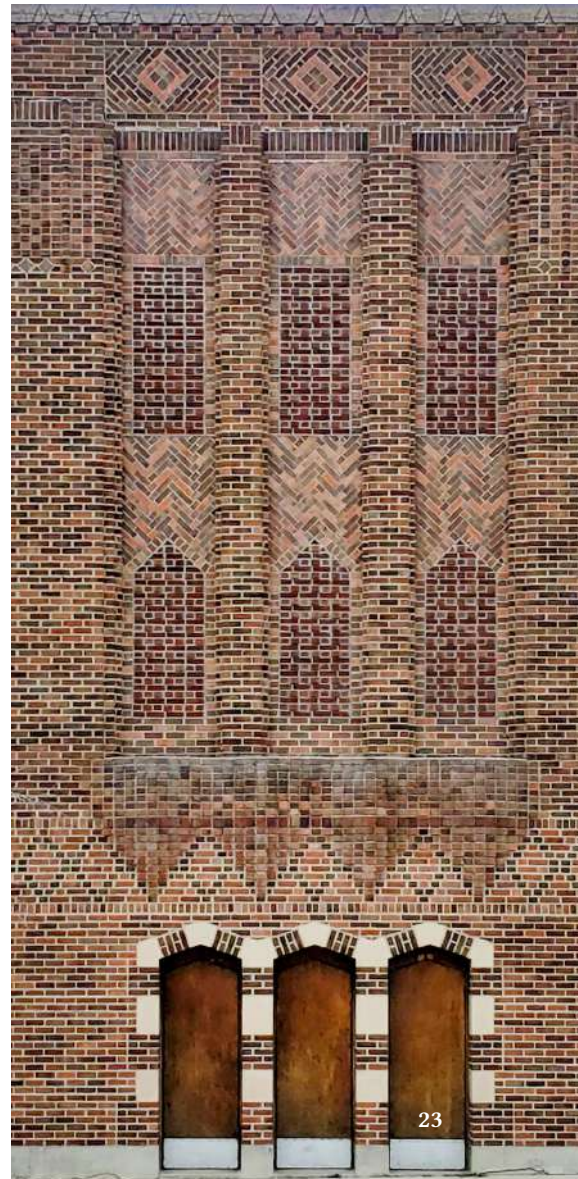
Since the mid-1980s, the Butte area preservationists initiated several efforts to designate the region as a National Historical Park authorized by the U.S. Congress and managed by the National Park Service — a type of national park that seeks to preserve and interpret places of national historical, architectural and cultural importance. In 1985 and 1993, the Butte Historical Society commissioned management plan studies to determine the feasibility for establishing a Butte-Anaconda National Historical Park. However, in the mid-1990s, the National Park Service declined to consider the designation due to issues concerning the Butte Superfund site. In later years, a new coalition of Butte area stakeholders investigated the possible establishment of a National Heritage Area for the region, also Congressionally designated but not created as an official unit of the National Park Service as are National Historical Parks. National Heritage Areas rely mainly on public-private partnerships to implement local preservation initiatives. Since 2017, new regional efforts spearheaded by the City-County of Butte—Silver Bow have renewed focus on National Historical Park feasibility.

Both National Heritage Area and Historical Park designations could provide significant economic benefits to Anaconda, including the creation of new jobs and small businesses, augmented tax revenues, boosted heritage tourism activity, and new public and private sector investments in historic building rehabilitations, public facilities, and streetscape and urban design projects. In addition, such designations can help achieve a higher level of planning and coordination between Butte and Anaconda on preservation and tourism initiatives, as well as leverage the technical and financial resources of the National Park Service and other partners. They also help to build on the economic and preservation advantages of the Butte-Anaconda NHL District. Anaconda would stand to significantly benefit by participating more actively in the advocacy efforts to establish a regional National Heritage Area of Historical Park.



Glover Cabin, Washoe Park (1865)

Branscombe Auto Machine Shop, 125 West Commercial Avenue (1916)  
Matheson Garage, 1300 West 3rd Street (1917)  
Washoe Theater, 305 Main Street (1936)





SECTION 2

# County Heritage & Historic Resources







D SA

*Where Main Street  
Meets the Mountains*





# County Heritage and Historic Resources

The built environment of Anaconda-Deer Lodge County is a physical representation of the significant social and industrial history that defines the community's heritage, as evidenced through its architecture, streetscapes, ethnic traditions and cultural landscapes. Historic contexts provide the means to identify the historic resources within Anaconda-Deer Lodge County that represent significant development patterns, helping to understand the significance of the County's heritage and providing direction for determining future historic districts and properties for listing in the National Register of Historic Places. The following chapter provides an overview of the County's heritage and historic resources.



## Types of Historic Resources

The following categories define the different types of historic and architectural resources:

**Buildings:** houses, downtown commercial buildings, theaters and industrial buildings.

**Structures:** bridges and street lights.

**Sites:** parks, gardens, and cemeteries.

**Objects:** statues, public art and monuments.

**Districts:** groups of buildings, structures, sites and/or objects within a defined geographic boundary.

Salisbury House, 604 Locust Street (1894)



- Alpine Apartments, 200 Hickory Street (1915)
- 200 West Park Ave (1935)
- Hearst Free Library, 401 Main Street (1898)
- First Baptist Church, 302 West 5th Street (1897)
- Gehrman House, 422 Hickory Street (1895)



# County Heritage Story

Anaconda's built environment and cultural landscapes define its heritage. Historic buildings and sites, parks, cemeteries and industrial ruins highlight development patterns which shaped the community. Historic contexts connect these patterns with significant historic resources – houses, apartment buildings, commercial buildings, schools and others – providing an understanding of the community's significant heritage story. This section summarizes Anaconda-Deer Lodge County's major historic context periods and associated historic resources.

## Native Americans and Early Settlement

Situated within Deer Lodge Valley in the eastern foothills of the Anaconda or "Pintler" Mountain Range, the site of Anaconda has long served as a route for Native Americans traveling between winter and summer hunting grounds. The ancestral home of the Kalispel (Pend d'Oreille) and Salish Tribes includes much of Southwest Montana, including the Bitterroot Valley to the west of Anaconda as well as east to Butte and Helena and north to Missoula and Flathead Lake. For thousands of years, Salish-speaking peoples have inhabited the Northwest, roaming freely to hunt, fish and forage roots and berries.

Following the Lewis and Clark Expedition in 1803-1806, French-Canadian and Euro-American fur trappers began extensively trapping in the region, the first written history of Deer Lodge Valley in 1825 by the Hudson's Bay Company (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 3). In 1855, the United States government negotiated a treaty in Hellgate (near present-day Missoula) with the Kalispel (Pend d'Oreille), Salish and Kootenai Tribes to cede their land and move to the Jocko Reservation (now Flathead Reservation) north of Missoula. Looking to open up further settlement of the region by Euro-Americans, the U. S. Government forcibly moved the remaining native peoples to the reservation.

The valley remained secluded until the arrival of a handful of white ranchers in the mid-19th century. Alexander Glover, Jacob Hartwell, Gordon Vineyard and Robert Finley settled in the vicinity of Warm Springs Creek to farm and ranch. Located directly west of the future Anaconda townsite, Glover constructed a log cabin on his ranch and resided there until 1883, when Marcus Daly began purchasing property throughout the valley for the construction of a new town and copper reduction works. Used by the surveyors laying out the town of Anaconda, the cabin remained there until the town annexed land to the west in 1917, moving it to Washoe Park (Glover Cabin National Register Nomination, 2000, p. 3).



**1865**

Alexander Glover builds his log cabin in Deer Lodge Valley; Deer Lodge County created as one of the original 9 Montana counties (boundaries have changed several times). The neighboring counties of Powell, Silver Bow and Granite created from the original county.

**1884**

Original townsite of Anaconda platted; Upper Works constructed.

POPULATION  
1880: 700

1850

1860

1870

1880



**1855**

Creation of the Flathead Reservation to house the Confederated Salish, Kalispel (Pend d'Oreille) and Kootenai Tribes.

**1864**

U.S. Congress approves Organic Act creating Montana Territory (May 26)



**1883**

Marcus Daly purchases land which would become the City of Anaconda.



## The Smelting Industry

In the 1850s, prospectors discovered gold in the northern section of Deer Lodge Valley, establishing several mining camps. Moderately successful, this activity drew the attention of other mining concerns and led to the establishment of the community of Deer Lodge. By the 1870s, new technology allowed for machinery to assist in extracting minerals from the earth. Discoveries of quartz, silver and copper in Butte drew thousands to the area for work. In 1876, Marcus Daly arrived in Butte to scout mining locations for the Walker Brothers Company in Salt Lake City (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 6). Daly, an experienced miner and Irish immigrant, served as superintendent of the successful Butte mine operations. Following his work with the Walker Brothers, he set up his own company and purchased the Anaconda Mine in Butte, which mined silver. Its success, along with a growing demand for copper nationwide, led to further investments in copper mining. Daly recognized the need for larger smelting operations to process the copper and looked for a site outside of Butte to build one.

Due to the abundant water source and easy access to timber in the Deer Lodge Valley, Daly selected the area near

Warm Springs Creek for the location of his copper smelting facility and adjoining town. Platting of the Anaconda townsite in a grid system commenced in 1883. The Upper Works opened for production in 1884. The complex connected to the mines in Butte by the Montana Union branch of the Union Pacific and Northern Pacific Railway companies. Workers began arriving immediately, living in tents, while wooden commercial buildings constructed along Front Street and Main Street would become downtown Anaconda. Early frame buildings included shops, saloons and boarding houses, including New Brunswick House (325 East Front) one of the earliest remaining frame buildings. Commercial and residential lots sold through the Anaconda Townsite Company. Within months, one- and two-story brick buildings appeared along Main Street. Contracts for lumber would provide materials for construction of the new industrial facilities and buildings in the town.

By 1889, completion of the Lower Works on the northeast side of town would assist in meeting the growing demand for copper. As its location was further from town, Daly created the suburb of Carroll to house workers at the Lower Works, which grew to include residences, a school, commercial buildings and several boarding houses. Despite the huge production output from the Upper and Lower



**1889**

Montana admitted to the Union as the 41st State; Lower Works constructed; Tuttle Manufacturing and Supply Company opens (AFFCO Foundry Fabrication Company); Central School constructed; Montana Union Depot completed.

**1891**

St. Mark's Episcopal Church completed.



**1895**

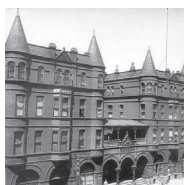
Anaconda City Hall constructed; **Eastern Addition annexed for residential development**; Anaconda Copper Mining Company established.

**1890**

**1885**

POPULATION  
1890: 3,975

**1895**



**1888**

City of Anaconda incorporated; Montana Hotel completed.

**1890**

City Park (Washoe Park) created; Electric streetcar service began; Methodist Episcopal Church constructed.

**1893**



Butte, Anaconda and Pacific Railway connects Butte and Anaconda (one of the first electric railways in the country); Roundhouse constructed.

**1896**

Davidson Building constructed; George Waddell House completed.



Works, the company could not keep up with demand. In 1902, the Washoe Works complex opened on the southeast edge of town. The Company dismantled both the Upper and Lower Works the following year.

While the new Washoe Works smokestack stood at 225 feet in height, environmental concerns from nearby ranchers – and corresponding lawsuits – resulted in construction of a new 585-foot-tall smokestack in 1918 to help alleviate pollution.

## History of the Anaconda Mining Company

<b>1881</b>	Anaconda Partnership
<b>1891</b>	Anaconda Mining Company
<b>1899</b>	Amalgamated Copper Company (Standard Oil)
<b>1915</b>	Anaconda Copper Mining Company (due to break-up of Standard Oil monopoly)
<b>1960</b>	Atlantic Richfield Company (ARCO)

## Anaconda – The Company Town

In just six years, Anaconda had grown to a population of nearly 4,000. Property values grew as demand for space continued. Construction included a school, fire department, churches, boarding houses and saloons, along with brick commercial buildings and residential structures. Opened in 1889, the Montana Hotel served as an example of Daly's dream for Anaconda to be the new state capital. Marcus Daly believed that a self-sufficient community required independence from outside interests. In 1890, Daly introduced an electric streetcar system along several major streets, and by 1893 the privately-owned Butte, Anaconda and Pacific Railway supplied all industrial and passenger trips between Anaconda and Butte. Beginning in 1893 with the construction of the Roundhouse, the Butte, Anaconda and Pacific Railway Yards complex would grow to include over thirty buildings and structures by 1930. In 1912, it switched to hydroelectric power, the first in the nation to do so (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 14). To serve the recreation needs of the city's residents, the Anaconda Company constructed a horse-racing track west of town and established City Park (now Washoe Park).

**1897**

Northern Addition annexed for residential development; Butte, Anaconda and Pacific Railway General Office building constructed.



**1901**

Land donated for City Commons (Kennedy Commons).



**1902**

Washoe Works constructed.



**1907**

Washoe Fish Hatchery constructed.

POPULATION  
1900: 9,453

**1900**

**1905**



**1898**

Hearst Free Library opens; St. Peter's Austrian Roman Catholic Church constructed; County seat moved from Deer Lodge to Anaconda; Birch Hill Allotment annexed for residential development.

**1900**

Deer Lodge County Courthouse completed; Standard Oil purchases Anaconda Copper Mining Company, renaming it Amalgamated.



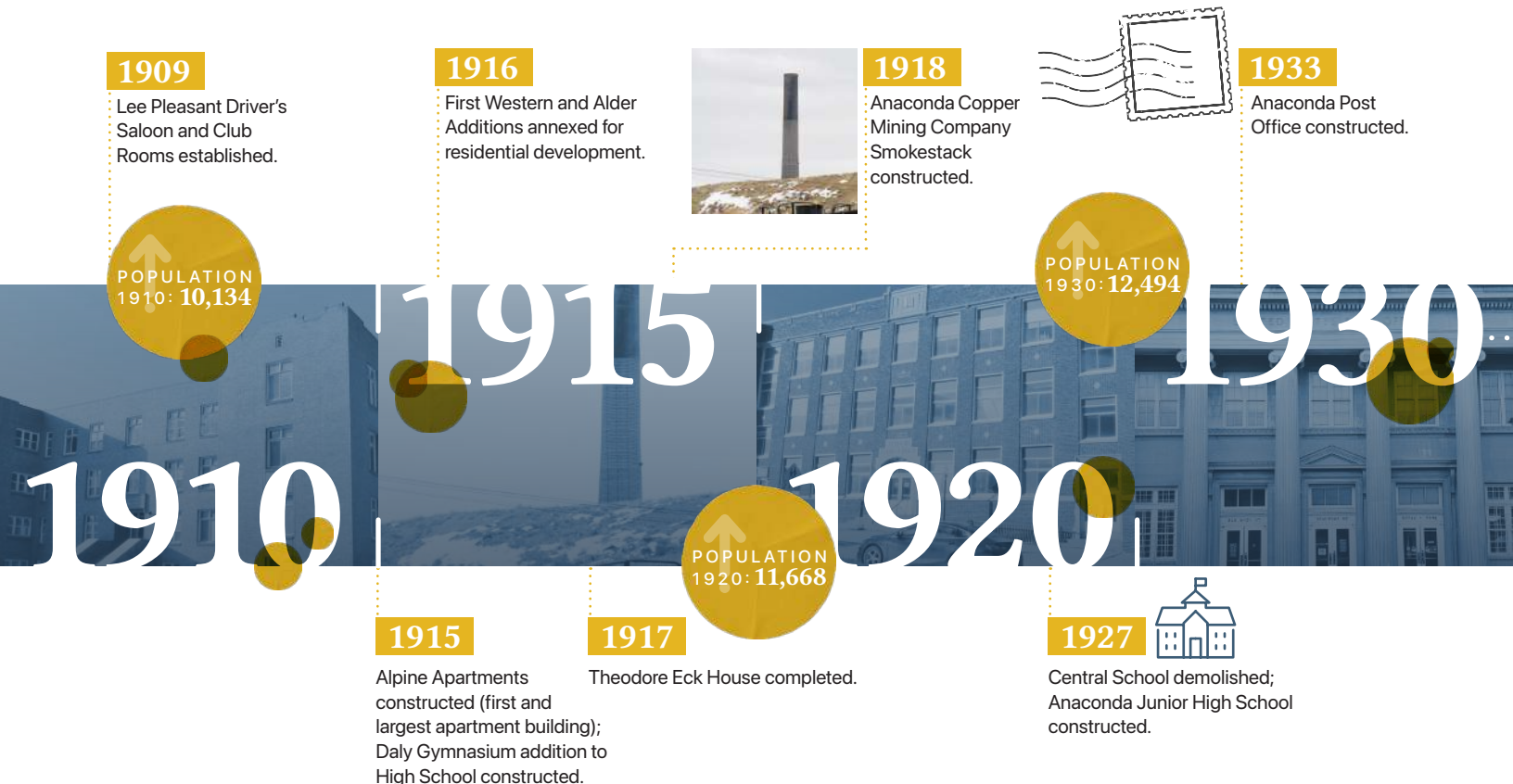
**1903**

Upper and Lower Works demolished.



During the 1890s, the population of Anaconda would grow from nearly 4,000 to almost 10,000 by 1900, the city's largest period of development. Housing construction boomed, drawing carpenters and masons to the city. Downtown Anaconda saw the construction of larger masonry buildings along Main Street and east on Commercial and Park Avenues. During this period, several annexations to the east and west provided additional sites to meet the growing demand for housing as the company expanded. In 1890, the Tuttle Manufacturing and Supply Company, a foundry complex, opened in Anaconda on the southeast edge of the city. The company provided steel parts for the machinery in the Works complexes, as well as architectural embellishments for commercial building facades, and created the ornamental streetlamps which exist today along the city's streets. In 1896, seeing the need for his own foundry, Daly purchased the company, creating the Anaconda Company Foundry Department. Other industrial concerns independent of the Company included a brick yard and several breweries, although only one remains. The Washoe Brewery (1905, 1200 East Park) is a substantial reminder of the once-burgeoning brewery industry in Anaconda.

The elaborate brick and stone facades of Anaconda's public, commercial and institutional facilities are a physical example of the community's wealth. Although a company town, Daly's desire for a successful and progressive city that would rival any in the state required significant private investment. Financial institutions such as the Hoge, Daly and Company Bank (1895, 123 Main Street) and the National Bank of Anaconda (1897, 212 East Park Avenue) provided the necessary capital, as well as prominent downtown buildings with Classical designs. The grandly designed Hearst Free Library (1898, 401 Main Street), donated by Phoebe Hearst, dominates the corner of Main Street and East 4th Avenue. Anaconda City Hall (1895, 401 East Commercial Avenue) and the Davidson Building (1896, 301-303 East Park Avenue) exhibit elaborate Queen Anne and Romanesque details often found in prominent cities of the Midwest. Following Anaconda's selection as the new county seat, construction of the imposing Deer Lodge County Courthouse (1900, 800 Main Street) at the south end of Main Street provides an impressive site overlooking the community. By the turn of the 20th century, downtown Anaconda was thriving and attractive district, evidenced by the addition of the Anaconda Post Office (1933, 218 Main Street) and the Washoe Theater (1937, 305 Main Street, designed in the Art Deco style).





Anaconda's educational system began early on, with classes held in local buildings until the construction of the Central School in 1889. During the 1890s, in response to incredible population growth, construction commenced on three additional schools. The Prescott School (1893, 503 West Park Avenue) is the only remaining school from that period and is currently used as apartments. As the community continued to grow in the early 20th century, the need for larger schools was evident. In 1902, a new high school opened on Main Street, followed in 1927 by construction of a Junior High School (408 Main Street), which replaced the original Central School. By 1955, the need for a new high school saw the demolition and replacement of the high school with a new, modern facility (420 Main Street). Constructed in 1950, Lincoln School (506 Chestnut) and Dwyer Elementary School (1601 Tammany Street), constructed in the 1960s, provided additional classroom space as the city grew westward. The Fred Moodry Intermediate School (1952, 219 East 3rd Street) is located in the former Catholic High School. Dwindling population and school enrollment led to the vacation of the former Junior High School and Dwyer Elementary School.

Prominent professionals and mining executives constructed grand houses on the city's west side, such as the home of

George V. Waddell (1896, 506 West Third Street). Others include the Boarman House (1898, 620 Maple Street) and Fred Clark House (1894, 602 Locust Street). A second building boom during the first two decades of the 20th century resulted in additional homes, many in the popular Colonial Revival and Craftsman styles, including the Laist House (1917, 218 West 7th Street) and the Dwyer House (1912, 505 Hickory Street). The west side proved an attractive location for wealthier residences due to larger lot sizes and its location further from the industrial sites of the Works complexes.

On the east side of town in the Goosetown neighborhood, frame cottages housed citizens of more modest means, including many of the company's industrial workers. In addition, the railroad, foundry, brick yard and numerous breweries, saloons and shops provided working class employment. Smaller, narrower lots allowed for the construction of cheaper homes and boarding houses constructed close together with little setback between. Proximity to the Works complexes allowed workers to walk to work or travel on the electric street cars. While most houses in Goosetown exhibit vernacular design, such as the "smelterman cottages" at 711-717 East 4th Street, many included elements of popular styles such as Queen Anne



**1938**

Mitchell stadium constructed by the Works Progress Administration.

**1946**

Anaconda Saddle Club constructed.



**1950**

Dwyer Elementary School constructed.

**1950s**

Southwestern, Second Southwestern and Daly Additions annexed for residential development.

POPULATION  
1940: 11,004

**1940**

POPULATION  
1950: 11,254

**1950**

**1936**

Washoe Theater opens.



**1937**

Club Moderne constructed.

**1949**

Second Western Addition annexed for residential development (known as the New Addition)

**1956**

Anaconda High School constructed.



and, later, the Craftsman style, including 501 Birch Street (1897), 800 East 4th Street (1900), 706 East Commercial Avenue (1910) and 1002 East 4th Street (1915). Secondary houses and barns often crowded the rear of most lots. In the 20th century, conversion of barns to house automobiles was common. In addition to single family homes, Goosetown was the location of many neighborhood grocery stores, taverns and saloons, churches, social meeting halls and boarding houses. The Gustafson Boarding House (1895, 924 East 5th Street) and the Sheehan Boarding House (c. 1904, 412 East 3rd Street) are examples of the few brick buildings in the neighborhood. The New Brunswick House (1884, 325 East Front Street) is the oldest remaining of the town's earliest frame buildings.

Religion has always been a significant part of Anaconda's heritage and development. Religious facilities played an important role in the social and religious life of Anaconda's citizens. In addition to their religious function, churches often provided spaces for community gatherings and festivals. Many ethnic groups affiliated with one particular church, which served as the heart of their community life. Constructed in 1888, First Presbyterian Church (1888, 319 Main Street) is the earliest remaining church in Anaconda. St. Mark's Episcopal Church (1890, 601 Main Street), listed in the National Register of Historic Places and designed

in the Romanesque Revival style, is one of the few stone buildings in Anaconda. The Norwegian Lutheran Church (1927, 424 Chestnut Street) served a large Norwegian population in the Goosetown neighborhood. One of the most prominent churches in Anaconda, St. Peter's Austrian Roman Catholic Church (1898, 405 Alder Street) provided a sanctuary for the large catholic population in the city. Constructed as an alternative to St. Paul's Church, now demolished, which served the Irish community, St. Peter's congregation was comprised of Serbian and Croatian immigrants, as well as other nationalities, from within the Austrian Empire.

The first decade of the 20th century saw the introduction of automobiles to Anaconda, and the 1910s saw the establishment of numerous automobile garages, dealerships and repair shops. In 1916, Charles Branscombe opened his Automobile Machine Shop at 125 West Commercial Avenue. Despite the world of automobiles being the domain of men, women like Mildred Pierce opened her own chauffeur and mechanic shop in Anaconda ("Woman Chauffeur Starts a Garage, The Anaconda Standard, July 15, 1914, p. 5). This decade also saw numerous infrastructure improvements, including the first paved streets along Main Street and Park Avenue, the installation of decorative cast iron streetlights and the installation of cement sidewalks.





## Mid-Twentieth Century

Following the Great Depression of the 1930s, the need to provide low-income housing was growing. Established in 1939, the Anaconda Housing Authority organized as a non-profit organization. Over the next thirty years, the development of four public housing projects would provide much-needed low-income housing. Following World War II, the need for additional housing for returning veterans spurred the annexation of the Second Western Addition. Annexed in 1949, the "New Addition" would provide hundreds of new home sites. Construction through the 1950s and 1960s would provide modern Ranch and Minimal Traditional homes for first-time homeowners, including representative examples at 401 Sycamore Street, 404 Poplar Street and 1802 Ogden Street. Additional annexations in the 1950s included the Southwestern Addition, Second Southwestern Addition and the Daly Addition.

As the Anaconda Copper Mining Company diversified its operations overseas, and the copper industry waned in the late 20th century, production in Anaconda slowed and unemployment grew. By 1977, the company sold to the Atlantic Richfield Corporation who would close the Reduction Works for good. Following the closure of the Works in 1980, the smelting facilities were gradually demolished. Seeing the significance of retaining a piece of the city's industrial heritage, the residents of Anaconda lobbied to save the Smokestack, listing it in the National Register of Historic Places. Now the tallest free-standing masonry structure in the world, the smokestack remains the only physical vestige of Anaconda's heavy industry.



# .....Present.....>





## Ethnic Communities

By the early 20th century, Anaconda was one of the most diverse communities in Montana. As the Company continued its expansion, immigrants from throughout Europe looking for work began arriving. The largest of these groups was the Irish, followed by the Austrian – comprised of people of Serbian, Croatian, Dalmatian, Slovenian, Herzegovinian, Macedonian, Bulgarian and Montenegrin descent – and Swedish communities (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 19). Other groups included French-Canadian, Welsh, German, Italian, Hungarian, Greek and Chinese. The influence of the thousands of ethnic immigrants who resided in Anaconda played a major role in the culture and development of the city.

All of these diverse ethnic groups settled in the Goosetown neighborhood, and many of the social and religious institutions in the neighborhood, as well as the numerous saloons and boarding houses, tended to operate along ethnic lines. Churches serving specific faiths, such as Catholic and Lutheran, served congregations from specific ethnic groups. The Austrians attended St. Peter's Austrian Roman Catholic Church, and the Swedes attended the Free Swedish Mission Church (1899, 501 Alder Street).

Along with churches, social organizations formed the heart of many immigrant communities. Some constructed their own meeting halls, such as French Hall, later known as Austrian Hall (c. 1888, 500 East 4th Street) and the Ancient Order of Hibernians (now demolished). Others met in existing public buildings or meeting spaces. Here is where local politics and labor discussions occurred. Boarding houses were essential for housing the many single men working in one of the local industries and tended to rent only to one ethnic group. Saloons also played an important part in local culture, providing a gathering place away from the Company. Listed in the National Register, the Club Moderne building (1937, 801 East Park Avenue) is one of the finest examples of Art Moderne in Montana. Also built in 1937, Carmel Dire's Cocktail Lounge (1937, 621-623 East 3rd Street) continues to operate as Carmel's Sports Bar and Grill.



- 304 Pine Street (1915)
- 721 Birch Street (1897)
- Croatian Hall, 816 East 3rd Street (1905)
- 706 East Commercial Avenue (1910)
- 207 East Front Street (1884)



## Chinese and African American Communities

Unlike the numerous ethnic groups which immigrated to Anaconda and resided in the Goosetown neighborhood, both the Chinese and African American communities remained segregated, living in small enclaves in the city. While the population of both groups remained small, and suffered from discrimination, they also played a role in Anaconda's cultural and development heritage.

Chinese immigrants, many of which originated in the city of Canton and the Guangdong Province, arrived beginning in the 1880s (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 21). While some worked industrial jobs, many operated local businesses catering to the wider community.

Concentrated in a small area along East Park Avenue and Birch Street known as Chinatown, the Chinese community operated laundries, groceries and restaurants. Despite national anti-Chinese sentiment in the late 19th century, which resulted in numerous anti-immigration laws, the Chinese population remained steady, if small in number. Local anti-Chinese sentiment was also prevalent, driving many to leave the city. However, by the 1920s, the population began to grow as shops and restaurants reappeared. With the advent of World War II, the Chinese population abandoned Chinatown, and little remains of their physical presence in Anaconda.

African Americans also began arriving in Anaconda as early as the 1880s, looking for work. The early community settled along West Commercial Avenue near the red-light district, until 1898, when a crack-down on vice in the area resulted in the attempt to move them to Mainville, the name given to the Northern Addition recently annexed to the city north of the railroad tracks (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 20). While Mainville would eventually become the neighborhood most closely associated with the African American community, along with a section of East Front Street, some remained on West Commercial Avenue, and others spread out within the community, including Frank and Sarah Q. Walker, who moved to Anaconda in the late 1890s, where Frank worked in the Reduction Works. Sarah was prominent in the social and religious community in Anaconda and throughout Montana. In 1905, Frank and Sarah built the home at 516 Spruce Street. Following her death in 1912, Frank married Anna Furman. Together they lived in the home until the 1920s. Several other African American families lived on the block, including two of Frank's sons (Montana Historic Property Record: 516 Spruce Street, State Historic Preservation Office, 2016).



1105 East 4th Street (1890)  
Former AME Church-Allen Chapel, 305 West Commercial Avenue (1903), Source: Google  
Frank and Sarah Q. Walker Residence, 516 Spruce Street (1905-1920s)  
713, 715, and 717 East 4th Street (1900)



# County National Register Historic Districts and Landmarks

The National Register of Historic Places is the nation's official list of buildings, structures, sites and objects worthy of the preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is a program of the National Park Service, U.S. Department of the Interior. The State Historic Preservation Office (SHPO), a division of the Montana Historical Society, headquartered in Helena, administers the National Register program in Montana.

Listing in the National Register recognizes historic resources that are significant at the local, state or national level. National Register designation is also honorary and imposes no restrictions on the use, alteration and disposition of property; however, National Register listing makes available significant financial benefits, including eligibility for the Federal commercial rehabilitation tax credits and the Revitalizing Montana's Rural Heritage grants.

Properties may be individual National Register Landmarks or included as contributing or non-contributing properties with a defined National Register Historic District within determined geographic boundaries. National Register districts may also include accessory buildings, such as garages and coach houses; structures such as streetlights and bridges; objects such as monuments and statues; and, sites, including parks, cemeteries and designed landscapes. In most cases, individual property owners or organizations may prepare and submit a formal nomination to the National Register and approved for listing by the Montana State Historic Preservation Review Board and the National Park Service.

In some cases, property owners or an organizational entity may prepare National Register nominations under a Multiple Property Documentation Form (MPD). The MPD is a cover document, which provides the basis for evaluating the eligibility of properties and districts to the National Register. The MPD includes an overview of specific historic contexts and related building types and architectural styles from which future National Register listings are associated. In 1998, the SHPO and the National Park Service approved the *Historic and Architectural Properties of Anaconda* Multiple Property Documentation Form. This document provides historic contexts covering the significant physical, social, cultural and historic development of Anaconda, streamlining the process for listing individual properties and historic districts in the National Register of Historic Places.

As of January 2021, there are twenty-seven (27) properties individually listed in the National Register of Historic Places within Anaconda-Deer Lodge County. The *Historic and Architectural Properties of Anaconda* Multiple Property Documentation Form (MPD) approved in 1998, lists fifteen (15) of these properties.

Below lists the following addresses and National Register reference numbers for Anaconda's National Register Landmarks:

1. *Hearst Free Library (1898, 401 Main Street, NRHP #73001051, listed 1973)*
2. *St. Mark's Episcopal Church (1891, 601 Main Street, NRHP #78001682, listed 1978)*
3. *Deer Lodge County Courthouse (1900, 800 Main Street, NRHP #78001681, listed 1978)*
4. *Anaconda City Hall (1895, 401 East Commercial Avenue, NRHP #79003722, listed 1979)*
5. *Washoe Theater (1936, 305 Main Street, NRHP #82003162, listed 1982)*
6. *Davidson Building (1896, 301-303 East Park Avenue, NRHP #83001059, listed 1983)*
7. *Barich Block (1893, 416-420 East Park Avenue, NRHP #83001058, listed 1983)*
8. *United States Post Office (1933, 218 Main Street, NRHP #86000677, listed 1986)*
9. *Club Moderne (1937, 811 East Park Avenue, NRHP #86001498, listed 1986)*
10. *Anaconda Copper Mining Company Smoke Stack (1918, Anaconda Copper Smelter, NRHP #87000607, listed 1987)*



11. *California Creek Quarry (Address Restricted, NRHP #88003140, listed 1989)*
12. *Methodist Episcopal Church of Anaconda (1890-1897, 321 Oak Street, NRHP #94000783, listed 1994)*
13. *George Waddell House (1896, 506 West 3rd Street, NRHP #98001300, listed 1998 MPD)*
14. *Duncan Matheson House (1917, 1300 West 3rd Street, NRHP #98001295, listed 1998 MPD)*
15. *John Furst House (1918, 1403 West 3rd Street, NRHP #98001296, listed 1998 MPD)*
16. *Theodore Eck House (1917, 1217 West 4th Street, NRHP #98001298, listed 1998 MPD)*
17. *Alpine Apartments (1915, 200 Hickory Street, NRHP #98001299, listed 1998 MPD)*
18. *Zion Swedish Evangelical Lutheran Church (1904, 524 Cedar Street, NRHP #98001297, listed 1998 MPD)*
19. *Granite Apartments (c. 1917, 214 East 3rd Street, NRHP #00001517, listed 2000 MPD)*
20. *Lorraine Apartments (1916, 218 East 3rd Street, NRHP #00001520, listed 2000 MPD)*
21. *Sheehan Boarding House (c. 1904, 412 East 3rd Street, NRHP #00001519, listed 2000 MPD)*
22. *James V. Collins House (1896, 422 West 3rd Street, NRHP #00001521, listed 2000 MPD)*
23. *Branscombe Automobile Machine Shop (1916, 125 West Commercial Avenue, NRHP #00001522, listed 2000 MPD)*
24. *Morel Bridge (1914, 25200 East Side Road, NRHP #00001491, listed 2000 MPD)*
25. *New Brunswick House (c. 1884, 325 East Front Street, NRHP #00001514, listed 2000 MPD)*
26. *Glover Cabin (1865, Washoe Park, NRHP #00001524, listed 2000 MPD)*
27. *Anaconda Saddle Club (1945-1960, 2704 Montana Highway 1 West, NRHP #06001296, listed 2007 MPD)*

As of January 2021, there are five (5) historic districts listed in the National Register of Historic Places within Anaconda-Deer Lodge County. The *Historic and Architectural Properties of Anaconda* Multiple Property Documentation Form (MPD) lists four (4) of these districts.

Provided as follows are National Register reference numbers and addresses:

1. *Butte, Anaconda and Pacific Railway Historic District (ROW along Silver Bow Creek between Butte and Anaconda; railway and associated buildings in Butte and Anaconda, NRHP #88001111, listed 1988)*
2. *Anaconda Commercial Historic District (Bounded by East Commercial Avenue, Main Street, Chestnut Street and Park Avenue, NRHP #98000155, listed 1998 MPD)*
3. *Goosetown Historic District (Bounded by Cedar Street, Monroe Street, Birch Hill Allotment and East Commercial Avenue, NRHP #98000156, listed 1998 MPD)*
4. *West Side Historic District (Main Street, West Eighth Street, West Park Avenue and Maple Street, NRHP #98000396, listed 1998 MPD)*
5. *Glenn's Dam Historic District (North Cable Road, NRHP #100005017, listed 2020).*

Described on the pages 28 through 35 are the architectural and historic resources found in each National Register Historic District. As of January 2021, there is one (1) historic district listed as a National Historic Landmark within Anaconda-Deer Lodge County. Addresses and National Register reference numbers are provided on page 36.



# Key Preservation Definitions

## **Historic or Cultural Resources:**

A historic or cultural resource is any building, site, structure, object, district, place or landscape considered to have historical, architectural or cultural importance.

## **Historic Landmark:**

A historic landmark is an individual historic resource considered significant for its architectural, historical or cultural merits, and worthy of recognition and preservation.

## **Historic District:**

A historic district is a portion of a community — a downtown or commercial district, residential neighborhood, park or industrial area, for instance — containing a coherent collection of significant historic resources which, as an ensemble, is worth preserving for their visual and architectural qualities and contributions toward understanding a community's history.

## **National Historic Landmarks:**

National Historic Landmarks (NHLs) are buildings and places that have national significance to the country. Only the U.S. Department of the Interior designates NHLs, although state historic preservation offices, private property owners and other interested parties may sponsor NHL nominations. Like the National Register, NHL designation is honorary only.

## **National Register of Historic Places:**

The National Register of Historic Places is this nation's official list of historic resources worthy of recognition, including resources of local, state and national significance. Managed by the National Park Service, in partnership with the Montana State Historic Preservation Office (SHPO), National Register listing is honorary and does not restrict the use or disposition of a historic property. Under most conditions, properties must be at least 50 years old and meet several criteria to be eligible for listing. Certain National Register properties also qualify for tax credits and other incentive programs to encourage their preservation, rehabilitation or adaptive use.

## **Cultural Landscape:**

Cultural landscapes reveal special aspects of a community's history and development, including both man-made and natural features such as gardens and parks, cemeteries, pathways, industrial ruins, water elements and fountains, monuments, roads and scenic highways.







# National Register Historic Districts and Properties



## National Register Properties (26)

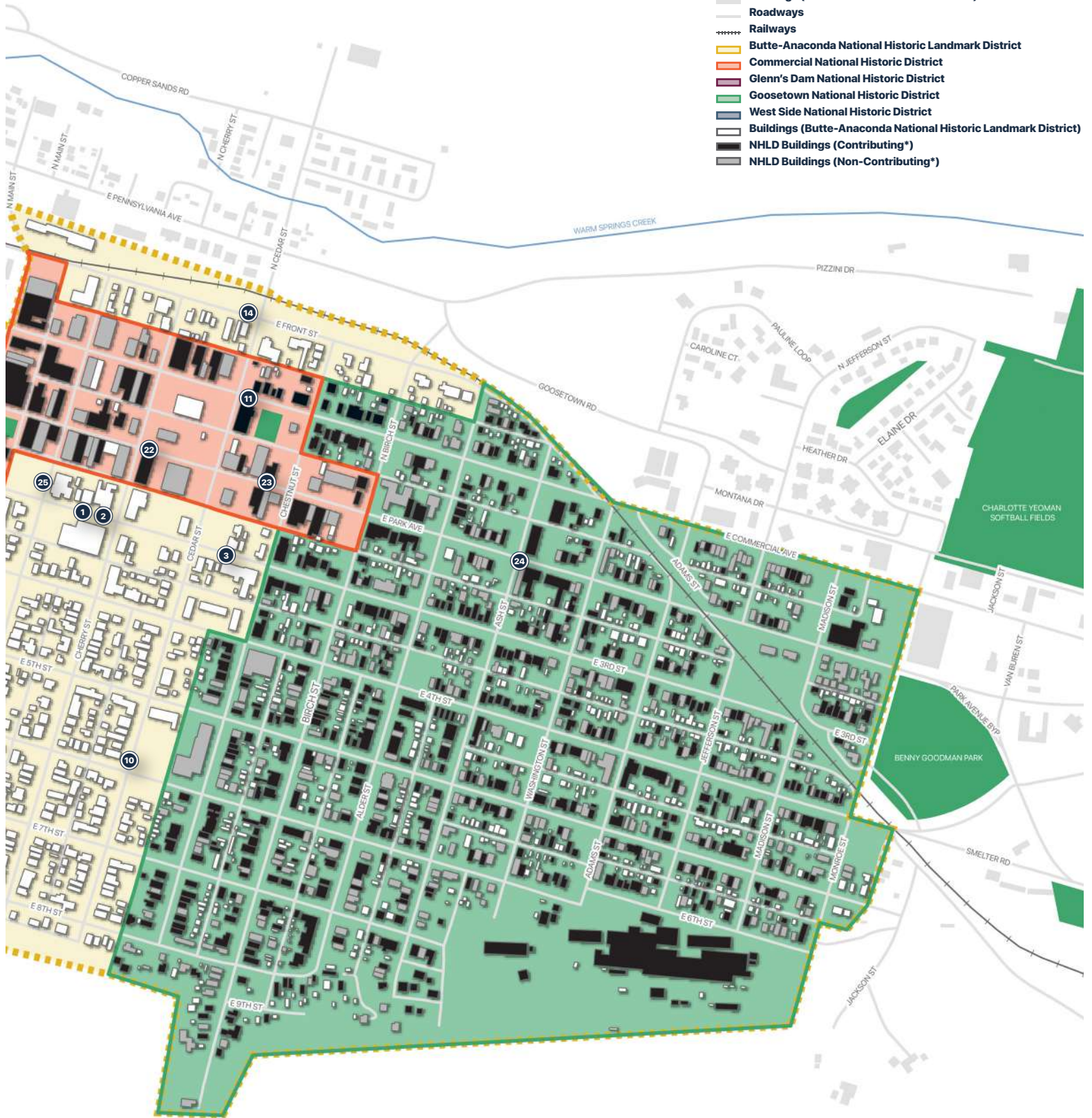
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|---|--|
| 1. 214 E. 3rd St., NR Granite Apartments (2000)                       | 14. 325 E. Front St., New Brunswick House (2000)               |
| 2. 218 E. 3rd St., Lorraine Apartments (2000)                         | 15. 200 Hickory St., Alpine Apartments (1998)                  |
| 3. 412 E. 3rd St., Sheehan Boarding House (2000)                      | 16. 218 Main St., Anaconda Post Office (1986)                  |
| 4. 422 W. 3rd St., James V. Collins House (2000)                      | 17. 305 Main St., Washoe Theater (1982)                        |
| 5. 506 W. 3rd St., George Waddell House (1998)                        | 18. 401 Main St., Hearst Free Library (1973)                   |
| 6. 1300 W. 3rd St., Duncan Matheson House (1998)                      | 19. 601 Main St., St. Mark's Episcopal Church (1978)           |
| 7. 1403 W. 3rd St., John Furst House (1998)                           | 20. 800 Main St., Deer Lodge County Courthouse (1978)          |
| 8. 1217 W. 4th St., Theodore Eck House (1998)                         | 21. 2704 Montana Highway 1 W., Anaconda Saddle Club (2007)     |
| 9. Anaconda Copper Mining Co. Smoke Stack (1987)                      | 22. 301-303 E. Park Ave., Davidson Building (1983)             |
| 10. 524 Cedar St., Zion Swedish Evangelical Lutheran Church (1998)    | 23. 416-420 E. Park Ave., Barich Block (1983)                  |
| 11. 401 E. Commercial Ave., Anaconda City Hall (1979)                 | 24. 801 E. Park Ave., Club Moderne (1986)                      |
| 12. 125 W. Commercial Ave., Branscombe Automobile Machine Shop (2000) | 25. 321 Oak St., Methodist Episcopal Church of Anaconda (1994) |
| 13. 25200 East Side Rd., Morel Bridge (2000)                          | 26. Washoe Park, Glover Cabin (2000)                           |





## Legend

- Water Bodies
- Parks/Open Space
- Buildings (Outside of NH Landmark District)
- Roadways
- Railways
- Butte-Anaconda National Historic Landmark District
- Commercial National Historic District
- Glenn's Dam National Historic District
- Goosetown National Historic District
- West Side National Historic District
- Buildings (Butte-Anaconda National Historic Landmark District)
- NHLD Buildings (Contributing\*)
- NHLD Buildings (Non-Contributing\*)



\*Source: Butte-Anaconda National Historic Landmark District Map (Map #05his007), May 5, 2005



As of January 2021, there is one (1) historic district listed as a National Historic Landmark within Anaconda-Deer Lodge County. The following lists historic district boundaries and addresses and National Register reference numbers:

## Butte-Anaconda Historic District

**(ROW along Silver Bow Creek between Butte and Anaconda; communities of Butte, Walkerville and Anaconda, NRHP #88001111, listed 1961, Revised 2006)**

The Butte-Anaconda National Historic Landmark District encompasses 9,774 acres, within which are 7,910 resources, of which 62 percent (6,015) contribute to the national significance of the district directly relating to industrial, social, transportation, commercial and architectural themes. The district's contributing resources include 5,975 buildings, two sites, 37 structures and one object. The district is the nation's largest NHL in terms of resource count, and includes three communities - Butte, Anaconda and Walkerville - as well as the Butte, Anaconda & Pacific Railroad (BA & P) right-of-way connecting them.

The NHL district boundary encompasses a contiguous portion of the city of Anaconda, including the Original Townsite and historic additions that tie into the period of national significance extending from 1883-1934. Within the Anaconda NHL district boundary are three National Register historic districts: The Commercial Historic District, the Goosetown Historic District, and the West Side Historic District. Surrounding these districts are blocks in which neighborhood character and housing stock reflect tremendous consistency of land-use patterning, construction periods, building styles, scale and materials, and historic street lighting.



# Butte, Anaconda and Pacific Railway Historic District

**(ROW along Silver Bow Creek between Butte and Anaconda; Railway and Associated Buildings in Butte and Anaconda, NRHP #88001111, listed 1988)**

The Butte, Anaconda and Pacific Railway Historic District includes the right-of-way of the railroad as it runs across the Butte hill, between Butte and Anaconda, and through the northern part of the City of Anaconda. The district includes various buildings and structures owned by or historically associated with the Butte, Anaconda and Pacific Railway. In Anaconda, these sites include the East Anaconda Yards, the Montana Union Railroad Depot (5 Main Street), the B. A. & P. General Office (300 West Commercial Avenue), and the Main Anaconda Yards and Shops Complex (900 West Commercial Avenue). Of the 49 buildings and structures in the historic district located in Anaconda, 82 percent contribute to the historic and architectural significance of the district. Construction dates of the buildings and structures in the district span the period from the late-19th century to the mid-20th century, with a period of significance from 1890-1938. A majority of the buildings in the district are of one-story wood frame construction, with nine additional brick buildings. With the exception of the B. A. & P. General Office, all buildings are industrial in design.



# Anaconda Commercial Historic District

**((Bounded by East Commercial Avenue, Main Street, Chestnut Street and Park Avenue, NRHP #98000155, listed 1998 MPD))**

The Anaconda Commercial Historic District is comprised five full commercial blocks, eight halfblocks, and one quarter-block in the Original Townsite. The district contains 107 buildings, of which 63 percent contribute to the historic and architectural significance of the district. The district includes Anaconda's largest concentration of brick business blocks, a small number of single dwellings, and two government buildings. Ornamental cast-iron streetlamps line the streets; the system is a contributing structure in the district. Many of the 39 buildings classified as non-contributing have reversible modern façade treatments and slipcovers, providing opportunities for future rehabilitation. Construction dates of the buildings in the district span the period from the late-19th century to the early 20th century, with a period of significance from 1883-1945. The buildings are largely of brick construction and represent a variety of architectural styles including Queen Anne, Romanesque, Italianate and Classical Revival. Other National Register listed properties include Anaconda City Hall (401 East Commercial Avenue), the Davidson Building (301-303 East Park Avenue), the Barich Block (416-420 East Park Avenue) and the Anaconda Post Office (218 Main Street).

## Legend

-  Water Bodies
-  Parks/Open Space
-  Buildings
-  Roadways
-  Railways
-  Butte-Anaconda National Historic Landmark District
-  Commercial National Historic District
-  Glenn's Dam National Historic District
-  Goosetown National Historic District
-  West Side National Historic District
-  Buildings (Butte-Anaconda National Historic Landmark District)
-  Contributing Buildings (NHL)
-  Non-Contributing Buildings (NHL)









# Goosetown Historic District

**(Bounded by Cedar Street, Monroe Street, Birch Hill Allotment and East Commercial Avenue, NRHP #98000156, listed 1998 MPD)**

The Goosetown Historic District is comprised of sixty (60) full or partial blocks, as well as the 51-lot Birch Hill Allotment. The majority of buildings in the district are residential, though also included are several commercial stores and restaurants, a school, four churches and several industrial buildings. The district includes 1,736 buildings, of which 61 percent contribute to the historic and architectural significance of the district. A majority of the buildings classified as non-contributing are due to the application of artificial siding, alterations or construction outside the period of significance. Construction dates of the buildings in the district span the period from the late-19th century to the mid-20th century, with a period of significance from 1883-1945. The buildings are predominately one- and two-story frame workers' cottages, bungalows and gable fronts, representing the neighborhood's strong working-class identity. Also within the district are several commercial and religious buildings of brick construction. The district also includes saloons, boarding houses, a brewery, rear cottages and ornamental cast-iron streetlamps. There are few high style building designs, with many buildings incorporating elements of the Queen Anne and Craftsman styles. Another individually listed National Register building includes Club Moderne (801 East Park Avenue), designed in the Art Moderne style.

## Legend

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-  Goosetown National Historic District
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-  Contributing Buildings (NHLD)
-  Non-Contributing Buildings (NHLD)









# West Side Historic District

**(Bounded by Main Street, West 8th Street, West Park Avenue and Maple Street, NRHP #98000396, listed 1998 MPD)**

The West Side Historic District is comprised of twenty-seven (27) full or partial blocks, as well as Kennedy Commons, a park comprising one full block. The majority of buildings in the district are residential, though also included are several governmental, commercial and educational buildings. The district includes 512 buildings and one structure, of which 67 percent contribute to the historic and architectural significance of the district. A majority of the buildings classified as non-contributing are due to the application of artificial siding, alterations or construction outside the period of significance. Construction dates of the buildings in the district span the period from the late-19th century to the early-20th century, with a period of significance from 1883-1936. The buildings are predominately one- and two-story frame and brick residences, including high-style Queen Anne, Classical Revival and Craftsman design elements, representing the neighborhood's wealthier residents. More modest homes include frame cottages, bungalows and gable fronts. Also within the district are four churches, a movie theater, library and courthouse, and three historic apartment buildings. The historic ornamental cast-iron streetlamps contribute to the character of the district as a structure. Other individually listed National Register buildings include: the James Collins House (422 West 3rd Street), Washoe Theater (305 Main Street), Hearst Free Library (401 Main Street), St. Mark's Episcopal Church (601 Main Street) and Deer Lodge County Courthouse (800 Main Street).

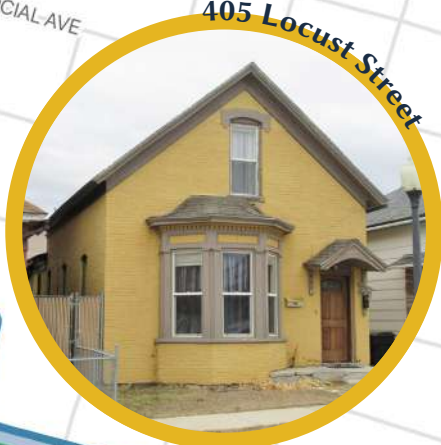
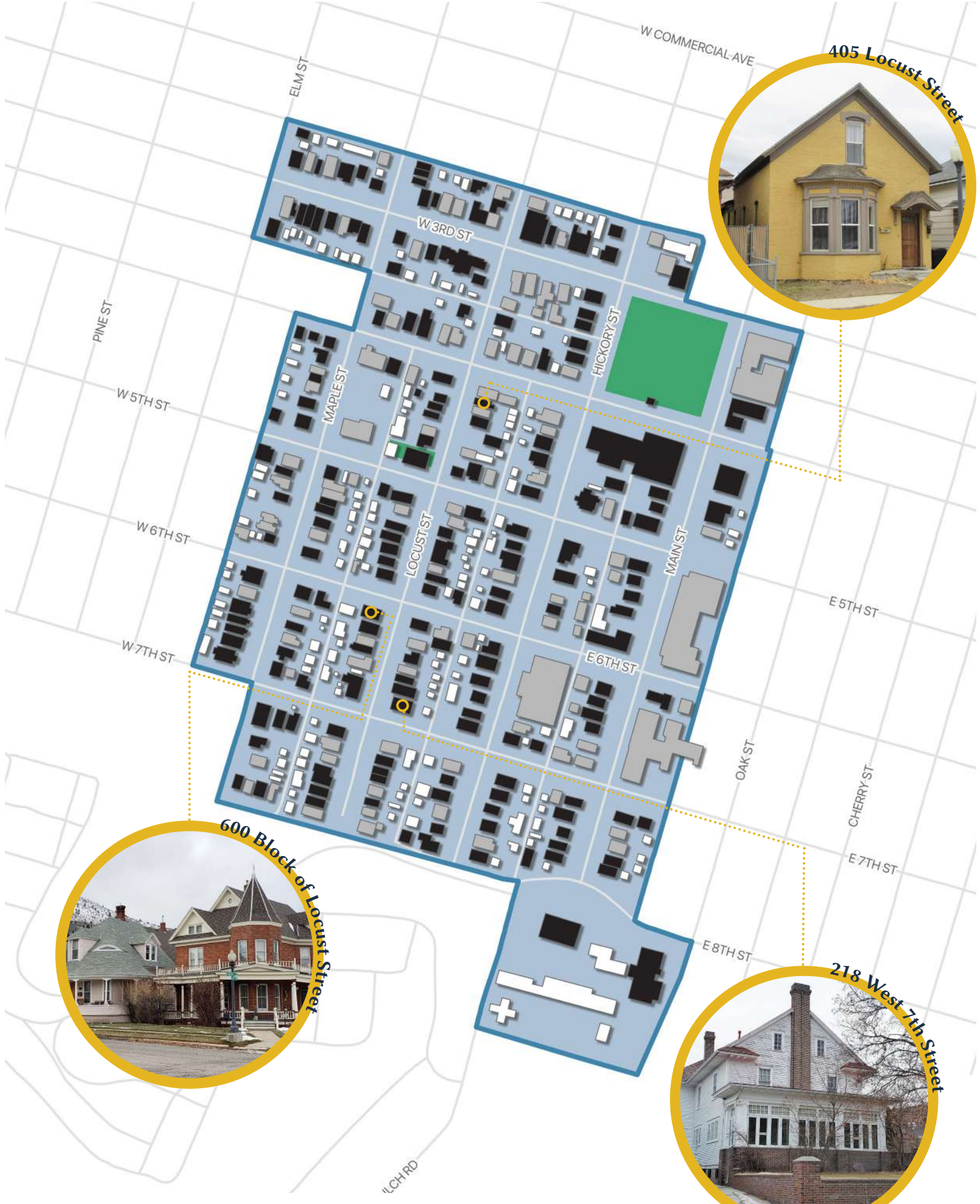
## Legend

-  Water Bodies
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-  Contributing Buildings (NHLD)
-  Non-Contributing Buildings (NHLD)



North







# Glenn's Dam Historic District

**(North Cable Road, NRHP #100005107, listed 2020 MPD)**

The Glenn's Dam Historic District consists of the overall dam, an embankment, a reservoir, a timber ruin, and a pipeline remnant and is located immediately northwest of Anaconda. Glenn's Dam is an earthfill structure comprised of an abandoned water storage dam that includes one site and five structures, all of which contribute to the historic significance of the district. Construction of the dam and its corresponding structures span the period from the late-19th century to the early-20th century, with a period of significance from 1884-1902. The Anaconda Smelter Works used the dam to divert water for use in its complex. The structures in the district include remnants of the original features, and though long abandoned, its physical integrity, setting and association remain mostly intact and recognizable.

Glenn's Dam Historic District, Source: United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form











# Survey and Documentation

As of January 2021, Anaconda-Deer Lodge County has completed one (1) historic resource survey.

## Anaconda Historical/ Architectural Survey (1996)

In 1993, the City of Anaconda, Montana State Historic Preservation Office (SHPO) and the Atlantic Richfield Company (ARCO) initiated a process to conduct a historical and architectural resource survey of Anaconda. The *Butte-Anaconda Heritage Corridor: Regional Historic Preservation Plan*, also completed in 1993, identified a significant lack of survey documentation of Anaconda's historic resources and the need to undertake a more comprehensive survey program.

In 1993, the SHPO provided a Montana Survey Grant to hire a consultant to conduct the survey, completed in 1996. The survey included both residential and commercial areas within Anaconda. The survey resulted in the creation of the *Historical and Architectural Resources of Anaconda* Multiple Property Documentation Form, approved by the SHPO and the National Park Service in 1998, and the nomination of three (3) historic districts and thirteen (13) individual properties for listing in the National Register of Historic Places in 1998 and 2000.



Club Moderne, 801 East Park Avenue (1937)

600 Block of Oak Street  
Free Swedish Mission Church, 501 Alder Street (1899)  
Junior High School, 408 Main Street (1927)  
Barich Block, 416-420 East Park Avenue (1893)



# County Architectural Styles and Building Forms

The historic resources found within Anaconda-Deer Lodge County embody a range of building forms and architectural styles prevalent during the County's main periods of development in the late-19th and early-20th centuries. There are few high-style buildings – those that clearly represent a specific architectural style – constructed in the County due to the working-class nature of the community. Both the downtown Commercial and West Side Historic Districts have several examples of high-style architecture. However, many of the more modest homes do exhibit elements derived from a particular style.

321 West 6th Street



## Queen Anne (1880-1910)

*The most popular style of architecture in Anaconda in the late-19th century, the Queen Anne style includes the use of multiple exterior materials and patterns, asymmetrical facades and often includes a corner tower or turret. Stained glass windows are also common features. Cross-gabled and hipped roofs dominate this style, often two stories and of frame or brick construction. Inspired by Classical architectural details, the Free Classic subtype is common in the more affluent neighborhoods of the west side, particularly within the West Side Historic District. Several commercial buildings in the Commercial Historic District also display Queen Anne design elements.*

518 Hickory Street



## Queen Anne Cottage (1880-1910)

*In keeping with the popularity of the Queen Anne style, the east side in the Goosetown Historic District has many examples of more modest frame cottages incorporating Queen Anne elements. Typically one story in height, these L-shaped cottages include hipped roofs with a gabled front bay window. Design elements, mostly confined to the front façade, include porch spindles, wood clapboard or shingle siding, brackets and bargeboard. Stained glass windows are common in the bay window. As remodeling occurred in the 1920s, builders often added new Craftsman details, such as exposed rafter tails, decorative brackets and battered porch columns.*

521 Maple Street



## Romanesque Revival (1880-1900)

*Revived in the United States by architect Henry Hobson Richardson, the style became popular in the United States in late 19th century. Defining characteristics of the style include brick and rusticated stone, rounded-arch window and door openings. Some examples include square or circular towers. In Anaconda, no high-style examples exist, though several buildings and houses exhibit strong references to the style.*

416 Main Street



## Shingle (1880-1910)

*Emanating from the Northeast in the late 19th-century, the Shingle style includes elements from the Queen Anne, Colonial Revival and Romanesque Revival styles. The defining feature of the style is the heavy use of wood shingle siding as the primary cladding. Other features include asymmetrical facades, long roof slopes and multi-light windows. The West Side Historic District includes several examples.*



500 Pine Street



## Classical Revival / Neo-Classical (1895-1955)

The Classical Revival style, also known as Neo-Classical, was a popular architectural style used in commercial, institutional and educational building designs during the first half of 20th century. Characteristics of the style include masonry construction, pedimented windows and entryways, porticos, full-height columns and/or pilasters, and dentil cornices. Residential examples tend to be frame construction with wood clapboard siding and Classical porch columns. There are several examples in the Commercial Historic District and West Side Historic District.

108 East Park Street



## Colonial Revival (1880-1955)

The Colonial Revival was the most popular residential architectural style of the first half of the 20th century, found in most parts of the country and often referenced in today's residential, commercial and religious building designs. Characteristics of the residential version of the style — usually constructed in frame or brick — include symmetrical facades with a central entry door. Classical porch columns, entryways with sidelights and fanlights, gabled dormers and side-gabled roofs. There are several examples in Anaconda in residential, commercial and religious buildings.

500 Hickory Street



## Craftsman And Craftstman Bungalow (1905-1930)

Found throughout Anaconda as one and one-half story frame and brick houses. the Craftsman style home was a popular and prevalent housing type popular in Anaconda in the early 20th century. Characteristics include full- or partial-width front porches — often engaged — overhanging eaves, decorative knee braces and exposed rafter tails. Most examples in Anaconda are in bungalow form with Craftsman details, though some exhibit Victorian-era or Queen Anne influences through porch details, materials and windows.

505 Hickory Street



## Bungalow (1905-1930)

Found across the country in both large cities and in small towns, the bungalow form was a popular housing type in the early 20th century. Typically, one or one-half stories in height, a bungalow may include Craftsman and Classical Revival ornamentation, among other styles. Side-gabled roofs with front dormers and wood clapboard or shingle siding, along with several brick examples, are common architectural features found in Anaconda bungalow homes.

300 Hickory Street



## Dutch Colonial Revival (1895-1935)

A Colonial Revival style sub-type, the chief characteristic of a Dutch Colonial Revival houses is a front or side-facing gambrel roof — a gable roof with a double roof slope. Wood clapboard and/or shingle cladding is common on most examples. Porches and dormers often include Classical details. Some examples include Queen Anne elements such as turrets. In Anaconda, several examples are located in the West Side Historic District.



305 Main Street



### Art Deco (1920-1940)

Developed in the 1920s, Art Deco was a popular architectural style for commercial buildings, as well as educational, institutional and multi-family buildings. Geometric designs, decorative reliefs and stepped roof lines, as well as the exterior use of brick, terra cotta or stucco are common features of the style. The Washoe Theater (305 Main Street, 1936) is the most well-known local example.

7 Cedar Street



### Art Moderne (1920-1940)

Popular during the 1930s, the Art Moderne style served as a transition from the more exuberant Art Deco style to the more utilitarian International Style. Most often clad in stucco, but also found in brick, Art Moderne buildings include smooth and rounded surfaces, horizontal design elements, flat canopies and flat roofs. Although residential examples are less common, there are several in Anaconda.

1220 West 4th Street



### International Style (1925-Present)

The precursor to Modern architecture, the International Style developed in Europe in the 1910s and 1920s, and most American examples date from the 1920s-1950s. Characteristics include flat roofs, smooth flat walls with no ornamentation – most often white stucco – and a geometric form that is asymmetrical in design. Most often designed by architects rather than local builders, International Style buildings are rare in most communities, and commonly found in the Northeast and Midwest.

1610 Tammany Street



### Minimal Traditional (1935-1950)

The Minimal Traditional house is rectangular or square in shape, and is clad in wood, brick or metal siding. Porches are small with little to no ornamentation. A small front-facing gable is common. In Anaconda, most examples are located in the New Addition on the west side.

404 Poplar Street



### Ranch (1935-1975)

The Ranch house is typically one-story, rectangular or L-shaped, and is horizontal in appearance. Ornamentation is minimal and may include bay windows and front door surrounds. The roof form may be gabled or hipped, and the cladding typically wood siding or brick. Attached garages or carports are common. In Anaconda, most examples are located in subdivisions on the west side.



402 Poplar Street



## Contemporary (1950-1975)

Houses in the Contemporary style are representative of building forms popular in the mid-20th Century designed without reference to historical styles and includes Ranch and Split-Level building forms. Rectangular or L-shaped, Contemporary houses often have wide, overhanging eaves and are clad in wood clapboard, vertical board and batten, and brick or stone veneer. Attached garages are common.

118 E. 7th Street



## Modern (1930s-Present)

Modern house designs are not associated with traditional building forms or architectural styles. Characteristics are broad, but often include geometric forms, flat or angled roofs, no ornamentation and multiple plate-glass windows. Construction materials include wood, brick or steel and glass. Anaconda's far west side is home to several examples.

116 East Park Avenue



## One-Part Commercial Buildings

Most traditional downtowns and commercial districts are comprised of the one-part and two-part commercial building types constructed during the late 19th and early 20th centuries. One-Part Commercial Blocks are one-story storefronts, most often of brick construction, and can include ornamentation such as decorative brick work and cornices.

406 East Park Avenue



## Two-Part Commercial Buildings

Most traditional downtowns and commercial districts are comprised of the one-part and two-part commercial building types constructed during the late 19th and early 20th centuries. Two-Part Commercial Blocks are two or more stories in height with storefronts on the ground level and office or residential uses above. Cornices, parapets and other decorative ornamentation are common.

218 East 3rd Street



## Multi-Family Buildings

The earliest multi-family buildings in Anaconda included boarding houses and tenements of two-story frame and brick construction. Vernacular in design, only a few remain. By the 1910s and 1920s, larger brick apartment buildings featured decorative brick patterns, cornices and parapets.



810 East 4th Street



### Gable And El (1850-1930)

*The Gable and El is early building form characterized by a front facing gable with a side-gabled wing set back from the front of the building. Most often found in the Goosetown Historic District, these vernacular one-story frame cottages are clad with wood siding and may include Queen Anne details. Two-story brick examples are less common.*

514 Pine Street



### Gable Front (1850-1930)

*Many of the earliest frame homes in Anaconda reference no particular architectural style. These homes are utilitarian in design with gabled front roofs, front porches, wood clapboard siding and minimal detail. Smelterman cottages, a local term coined from the name for workers in the smelter industry who resided in them, consist of small, one-story cottages of frame construction with a front gable. Narrow in width, these cottages often included a small house at the rear of the lot. The Goosetown National Register Historic District contains mostly vernacular homes.*

1015 East 6th Street



### Industrial Loft Buildings (1850s-1910s)

*The design of industrial loft buildings provided open interior floor plans to accommodate multiple functions on different levels. Commercial uses on the ground floor were common, while the upper floors housed manufacturing and storage. Multiple stories in height, they are almost always masonry buildings with little to no architectural ornamentation.*

1015 East 6th Street



### Production Sheds (1850s-1960s)

*Designed to allow heavier manufacturing on one level, production sheds feature masonry construction, high ceilings with an open floor plan and large windows or monitors along the central roof line for ventilation. Delivery of product required direct access to transportation. Remaining examples in Anaconda include the AFFCO building complex and the Butte, Anaconda and Pacific Railway Yards.*



# Key Architectural Definitions

**Bargeboard (vergeboard):** A board, often ornately carved or pierced, fixed to the projecting edge of a gable roof.

**Bay:** Part of a building marked off by vertical elements, such as columns, which may extend outward from the plane of a façade.

**Bay Window:** A window space projecting outward from a building's main walls and forming a bay in a room.

**Bracket:** A wooden or stone decorative support beneath a projecting floor, window, or cornice.

**Clipped Gable Roof:** A roof type in which the gable top cuts back at the peak and a small roof section added to create an abbreviated hipped form.

**Column:** A supporting pillar consisting of a base, a shaft, and a capital. Most commonly, the shaft is cylindrical, but some columns display a square, rather than circular cross-section.

**Cornice:** Any crowning projection found at the roof line of a commercial or residential building.

**Dormer:** A window projection in a sloping roof, usually that of a bedroom window. There are several types of dormers, including hipped, shed, gable and pedimented.

**Eave:** Part of a sloping roof that overhangs or extends from the wall.

**Facade:** Any one of the external faces or elevations of a building.

**Gable:** Part of the upper section of a wall between the edges of a sloping roof.

**Gable Roof:** A double sloping roof with a ridge and gables at each end.

**Gambrel Roof:** A usually symmetrical two-sided roof with two slopes on each side.

**Masonry:** Masonry describes all stone, brick, and concrete units, whether used for decorative or structural purposes.

**Massing:** The overall bulk, size, physical volume, or magnitude of a building.



**Pediment:** A triangular gable usually found above an entrance portico or in a porch directly above a building's main entrance.

**Porch:** A covered platform, usually having a separate roof, at an entrance to a building.

**Portico:** A covered entrance porch supported on at least one side by columns.

**Rafter:** One of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof. Exposed rafters supporting roofs or porches are rafter tails.

**Ridgeline:** The top horizontal member of a roof where the sloping surfaces meet.

**Rusticated:** Roughened stonework or concrete blocks typically at the foundation level to give greater articulation to each block.

**Scale:** A proportioning of a building's major components and materials to one another and its neighboring buildings.

**Shingles:** Used as siding and roof materials, shingles are units of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness and applied in an overlapping fashion.

**Shutters:** Exterior window coverings usually made of louvered wood and in the form of two hinged panels located on each side of a window.

**Sidelights:** A framed area of fixed glass alongside a door or window.

**Siding:** The exterior material used to cover the walls of wood framed buildings. Siding may be made of natural materials while others may be synthetic such as vinyl, aluminum, or fiber cement to resemble a variety of authentic wood siding types.

**Spindle:** Slender, elaborately turned wood dowels or rods used as decorative porch trim.

**Stucco:** A cement-based mixture of sand and limestone used as a siding material and typically found in Prairie and American Foursquare style homes.

**Transom:** A window or pane above a door, whether rectangular or arched.

**Veranda:** A covered roof or porch on the building exterior, sometimes located on a second story.

**Vernacular:** A term often used to describe buildings generally not designed by an architect or that exhibit basic characteristics of a particular style.







# Program Administration & Preservation Tools







In any community where the preservation of historic resources and cultural heritage is meaningful for future prosperity, there will be a local group, non-profit or government agency tasked with overseeing preservation activities. *"Preservation begins at the local level."* This statement is true for Anaconda-Deer Lodge County and many other communities in Montana. Local level governments adopt planning documents, implement policies, codify ordinances, and designate historic landmarks and districts.



In 1999, Anaconda-Deer Lodge County adopted its first local preservation ordinance creating the Historic Resources Board, who is responsible for moving the local preservation program forward through interactions with County staff, other Boards and Commissions, and the community.

This section provides an overview of the County boards and commissions, as well as County departments, that support and interact with the Historic Resources Board and assist in administering the County's historic preservation program.

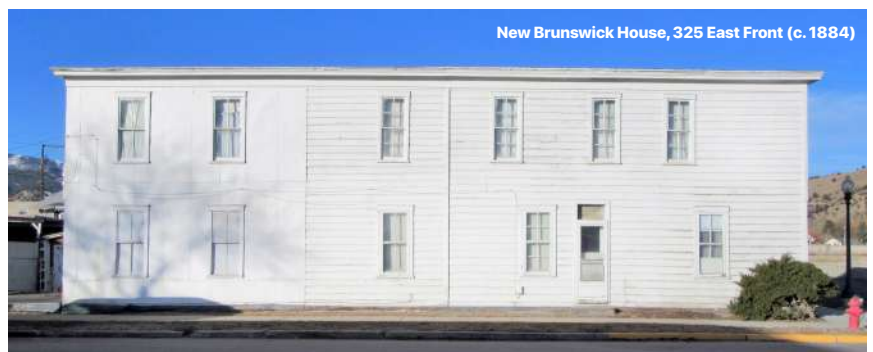


Preservation advocates and organizations play key roles in advancing local preservation through advocacy, education and funding. This section includes a description of these local, statewide and national programs and partners.

Finally, financial and other incentives are vital in any local preservation program to assist the County, local stakeholders and property owners with the preservation of significant historic resources. This section also provides a summary of existing local, state and federal incentive programs.



**Durston House, 122 West 5th Street (1894)**



**New Brunswick House, 325 East Front (c. 1884)**

- B.A. & P. Railway Yards, 900 West Commercial Avenue (1896)**
- 420 Maple Street (1897)**
- Torgerson Brothers, 7 Main Street**
- 521 Oak Strett (1912)**
- Lorraine Apartments, 218 East 3rd Street (1916)**



# Preservation Administration

The County's Planning Department assigns one staff position to provide support and administration to the Historic Resources Board on a part-time basis with duties including managing Board operations, reviewing applications for alterations, additions and new construction within the Commercial Historic District and maintaining Anaconda-Deer Lodge County's CLG status.

## County Boards and Commissions

### Historic Resources Board

In 1999, County Ordinance 177 created the Historic Resources Board with a membership of five board members. The ordinance outlines the powers and duties of the Board, which includes promoting public heritage appreciation and education, promoting heritage tourism, encouraging the preservation and rehabilitation of buildings and neighborhoods, maintaining an inventory of historic and prehistoric properties, and nominating properties and historic districts to the National Register of Historic Places. Additional duties include commenting on planning and environmental programs which relate to historic and prehistoric resources, reviewing County regulations pertaining to historic preservation and making recommendations for changes to the Planning Board, and advising property owners on the Secretary of the Interior's Standards for Rehabilitation. The ordinance also provides for a Historic Preservation Officer to staff the Board. County Ordinance 181 amended the ordinance in 2000.

### Economic Development Advisory Board

The Economic Development Advisory Board is comprised of nine members appointed by the County Commission, including representatives from the ALDC, financial institutions and the County Commission and Staff. The Board implements and oversees economic development issues, as well as related provisions of the remedy coordination, funding and settlement agreement between the County and the Atlantic Richfield Corporation.

### Planning Board

The Planning Board is comprised of nine members, eight of whom reside throughout the development districts within Anaconda-Deer Lodge County. Conservation district membership appoints the Planning Board's ninth member. The duty of the board is to serve in an advisory capacity to the County Commission with regards to community planning issues.



Sisters House, 410 Hickory Street (1892)

Sisters House, 414 Hickory Street (1892)

Mitchell Stadium, 1100 Block of West 5th Street (1939)

505 Hickory Street (1912)

New Brunswick Laundry House, 323 East Front (c. 1884)





## Board of Adjustments

The Board of Adjustments is comprised of five members appointed by the County Commission to review appeals to local zoning and development applications and building codes, among others.

## Downtown Urban Renewal Agency Board

In 2020, County Ordinance 260 created the Downtown Urban Renewal Agency Board, which is comprised of nine members who are qualified electors appointed by the County Commission. The ordinance changes the name of the Board, previously the Public Housing Authority Board, and outlines its powers and duties, which includes overseeing public activities, structures, infrastructure and community enhancements, façade and building conservation and loan programs, and technical assistance for grants within Downtown Anaconda.



# County Departments

## Planning Department

The Planning Department oversees development within the County's urban and rural development districts, building code inspections, business licenses and is responsible for implementation of the 2019 County Growth Policy. The Department also manages the building permit and demolition permit process. The Department provides staff support for the Planning Commission, Historic Resources Board, Board of Adjustments and the Economic Development Advisory Board.

## Parks and Recreation Department

The Parks and Recreation Department oversees five public parks and numerous park facilities within the County, including the historic Kennedy Commons and Washoe Park. Several historic buildings and sites are located within the two parks.

## Code Enforcement Department

The Code Enforcement Department assigns one staff position to provide code enforcement within the County, including property maintenance, signs and vacant properties. In addition, the code enforcement office manages the Vacant Structure Registry and oversees its enforcement.



Collins House, 422 West 3rd Street (1896)

Davidson Building, 301-303 East Park Avenue (1896)

Methodist Episcopal Church, 321 Oak Street (1897)



# Preservation Partners and Advocates

## Anaconda Local Development Corporation

The Anaconda Local Development Corporation (ALDC) is a non-profit organization which provides a range of community services designed to retain and attract businesses and new investment in Anaconda-Deer Lodge County. In addition to business assistance, ALDC provides information and education services including workshops, technical assistance, finance programs, grant writing and administration. Services also include property leasing and sales, development site selection and project management. The ALDC partners with local financial institutions to provide grants and funding for commercial and housing projects.

## Anaconda Chamber of Commerce

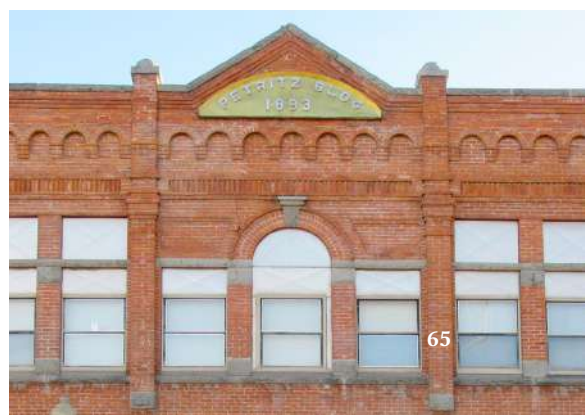
The Anaconda Chamber of Commerce is a non-profit organization serving the needs of the business community and the wider community with services that include operation of the Discover Anaconda website and visitor's bureau, providing a local business directory and creation of the annual Anaconda Visitor's Guide. The offices of the Chamber are located in a replica of a late 19th-century railroad station which includes a former Butte, Anaconda and Pacific Railway car on the site.

## Anaconda Community Foundation

Established in 2007, the Anaconda Community Foundation is a non-profit organization that connects donors and charitable funding with local community development projects. The Foundation provides grant funding and technical assistance to local organizations in areas such as health, education, the arts and social services. Fundraising for local preservation initiatives include the Montana Hotel and the auditorium of the Fred Moodry Intermediate School.

## Anaconda Restoration Association

Organized in 2017, the Anaconda Restoration Association formed to preserve, renovate and reuse the vacant Montana Hotel. Public outreach and fundraising efforts have resulted in significant rehabilitation work on the first floor of the public, including the opening of a café and office space. Future goals for the building include restaurant space and a hotel. The vision of the ARA is for the reuse of the building to act as a catalyst for further downtown revitalization and increased heritage tourism in Anaconda.



B.A. & P. Railway Roundhouse, 900 East Commercial Avenue (1893)  
Furst House, 1403 West 3rd Street (1918)  
Granite Apartments, 214 East 3rd Street (c. 1917)  
300 Hickory Street (1896)  
Petritz Building, 119 Main Street (1893)



## Copper Village Museum and Arts Center

Founded in 1971, the Copper Village Museum and Arts Center is a non-profit organization dedicated to promoting local and traditional arts and culture in the community. Located in the former Anaconda City Hall, it partnered with the former Tri-County Historical Society in 1985 to preserve the building. The building now houses an art gallery, crafts center, retail shop and a historical museum operated by the Marcus Daly Historical Society.

## Montana State Historic Preservation Office (SHPO)

Created with the passage of the National Historic Preservation Act in 1966, State Historic Preservation Offices (SHPOs) exist in each state. Headquartered in Helena, the Montana State Historic Preservation Office is one of five divisions of the Montana Historical Society. The role of the Montana SHPO is to work with Federal, state, tribal and local governments to preserve Montana's historic resources and cultural heritage. This includes administering the National Register program in Montana, conducting Section 106 review of state and federally funded projects, reviewing tax incentive projects, overseeing the Certified Local Government Program and providing historic preservation education and advice.

## Montana Main Street Program

Established in 2005, the Montana Main Street Program supports the revitalization of downtown commercial districts in 34 member communities around the state through technical and planning assistance as well as grant funding. Anaconda was one of four communities selected for the program during its first year of operation. Montana Main Street communities, including Anaconda, utilize the National Trust Main Street Center Four Point Approach™ comprised of Economic Vitality, Design, Promotion, and Organization. Downtown efforts focus on economic development, urban revitalization and historic preservation. A partnership between the Community Development Division and the Montana Office of Tourism and Development, Montana Department of Commerce, administers the program.

## Montana History Foundation

Established in 1985, the Montana History Foundation is a non-profit charitable organization which generates support for local history and preservation initiatives through fundraising and allocation of grant funding.

## Preserve Montana

Founded in 1987, Preserve Montana is a non-profit statewide preservation advocacy organization. Formerly known as the Montana Preservation Alliance, the organization saves and protects historic places, traditional landscapes and cultural heritage through advocacy, outreach and education, restoration and training, and documentation.





# Federal, State and Local Incentives

## Underrepresented Communities Grant Program

Created in 2014, the goal of the Underrepresented Communities Grant Program is to diversify nominations to the National Register of Historic Places to include underrepresented communities. Eligible projects include surveys and inventories of historic properties associated with underrepresented populations, as well as nominations to the National Register of Historic Places and National Historic Landmarks. Grants recipients include Certified Local Governments, State Historic Preservation Offices and Federally recognized tribes. The program receives its funding through the Historic Preservation Fund, established by the National Historic Preservation Act of 1966, and does not require a local match.

## African American Civil Rights Grant Program

The African American Civil Rights Grant Program supports projects that document, interpret, and preserve the sites related to the African American Civil Rights Movement. Eligible projects include a broad range of planning, preservation and research initiatives, as well as survey, documentation, interpretation, education, architectural services, historic structure reports, preservation plans, and bricks and mortar repair projects. The National Park Service awards grants through a competitive process with no local match requirement. Local governments and non-profit organizations are eligible to apply. The National Park Service administers the Civil Rights Grant Program.

## Paul Bruhn Historic Revitalization Grants Program

Created in 2018, the Paul Bruhn Historic Revitalization Grants Program enables the preservation of historic properties and sites in order to foster economic development in rural communities. Eligible properties must be eligible for or listed in the National Register of Historic Places and located within rural communities with populations less than 50,000. State and local governments, as well as non-profit organizations, may apply for funding that will in turn be sub granted to projects in rural communities in their jurisdictions. The Historic Preservation Fund, administered by the National Park Service, Department of the Interior, underwrites funding for the program.



St. Peter's Austrian Roman Catholic Church, 401 Alder Street (1898)  
701 West 4th Street (1935)  
Sheehan Boarding House, 412 East 3rd Street (c. 1904)  
Smokestack (1918)





## Federal Historic Preservation Tax Credits

Established by Congress in 1976, the Federal Historic Preservation Tax Credit Program provides a 20 percent income tax credit to owners and developers of income-producing historic buildings who undertake a substantial rehabilitation project. To be eligible, a building must be a certified historic structure — buildings individually listed in the National Register of Historic Places or considered a contributing building in a National Register historic district certified by the Secretary of the Interior. Qualified buildings include commercial, industrial and multi-family uses and must also meet the Secretary of the Interior's Standards for Rehabilitation. The Montana SHPO administers the program in partnership with the National Park Service and the Internal Revenue Service.



## Montana Historic Preservation Tax Credits

Created in 1990, the Montana Historic Preservation Tax Credit Program provides a 25 percent income tax credit for rehabilitation projects on certified historic structures — buildings individually listed in the National Register of Historic Places or considered a contributing building in a National Register historic district certified by the Secretary of the Interior. An applicant must use the state tax credit in tandem with a certified Federal Historic Preservation Tax Credit project. The Montana SHPO, Montana Historical Society administers the program.



## Montana Cultural Trust Grants

In 1975, the Montana Legislature created a Cultural Trust using a percentage of the Coal Tax to fund cultural and aesthetic projects. The Montana Arts Council administers the program, providing funding to government agencies and non-profit organizations for projects involved with history, archaeology, archives, collections, research, historic preservation and construction, and the renovation of cultural facilities, as well as other arts-related activities. The Cultural and Aesthetic Projects Advisory Committee reviews applications for grants of up to \$2,000-\$10,000, awarded every two years with funding approval provided by the Montana Legislature.



## Tourism Grant Program, Montana Office of Tourism and Business Development

In 1995, the Montana Legislature created the Tourism Grant Program to provide funding to non-profit organizations, local and tribal governments for projects that preserve arts, culture and heritage resources, as well as revitalize tourist facilities. The applicant must match \$1 for every \$2 in grant funding. Awarded on an annual basis through funding from the Montana Lodging Facility Use Tax, the Montana Office of Tourism and Business Development, Department of Commerce administers the grant program.

213 East 7th Street (1889)  
 Washoe Theater, 305 Main Street (1936)  
 412 West 3rd Street (1895)  
 City Hall, 401 East Commercial Avenue (1895)



## **Montana Historic Preservation Grant (MHPG)**

In 2019, the Montana Legislature created the Montana Historic Preservation Grant (MHPG) Program to provide funding for public entities and private organizations in support for the preservation of Montana's historic resources, historical societies and museums. Both for-profit and non-profit associations are eligible, as well as local and county governments and tribal governments. Eligible projects include interior and exterior improvements, including infrastructure, security, climate control and fire protection, on properties which are locally designated or listed in the National Register of Historic Places. Projects may request funding up to \$500,000, with a 25 percent match required for-profit associations. Awarded annually, the Community Development Division, Department of Commerce administers the grant program.

## **Montana Certified Local Government Grants**

Each year, the Montana SHPO receives an allocation of Federal funds to assist in the state's preservation activities. The Montana SHPO allocates ten percent of the funding to Montana's 16 Certified Local Governments, including Anaconda-Deer Lodge County, through an annual competitive application process. Eligible projects include survey and documentation, National Register nominations, historic preservation plans, design guidelines, and various education and outreach activities. Communities may apply for up to \$6,000 in funding and must provide a 40 percent local match.

## **Revitalizing Montana's Rural Heritage Grants (RMRH)**

In 2020, the Montana State Historic Preservation Office, a division of the Montana Historical Society, received a \$450,000 grant from the National Park Service to provide funding to rural communities for the preservation of its historic resources. Nine properties, including Anaconda's Montana Hotel, received funding amounts between \$10,000 and \$100,000 in the inaugural year of the program. Properties selected for funding must be eligible for or listed in the National Register of Historic Places, and all work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. Administered by the National Park Service, the Paul Bruhn Historic Revitalization Grants Program underwrites the Heritage Grants.

## **Montana Main Street Grants**

The Montana Main Street Program provides funding to its member communities, of which Anaconda is one, through a competitive annual application process. Eligible activities include planning initiatives and preservation projects which incorporate the Main Street Center Four Point Approach to promote downtown economic development, revitalization and historic preservation. The grant program requires a 100 percent match. The Community Development Division, Department of Commerce, manages the Montana Main Street Program.

## **Montana History Foundation Grants**

The Montana History Foundation provides grants of up to \$10,000 on projects which promote and preserve Montana's cultural heritage and historic resources. Grant categories include Buildings and Structures, Historic Cemeteries and Sacred Sites, Collections and Artifacts, Oral History and Podcasts, and Education and Outreach. Tax-exempt non-profit organizations and governments are eligible to apply and must provide a 25 percent funding match.

## **Jerry Metcalf Foundation Grants**

Created in 1998, the Jerry Metcalf Foundation Grant Program provides funding to individuals and organizations for projects that support historical research, preservation, environmental conservation, education and the arts. Grants range from \$1,000 to \$15,000 with no matching requirement.





# National Trust for Historic Preservation Grant Programs

Headquartered in Washington D.C., the National Trust for Historic Preservation manages several grant programs aimed at supporting local historic preservation efforts. A substantial portion of the National Trust's work involves educational and research initiatives, advocacy campaigns, grant and funding programs, and annual conferences and training. The Trust also owns or co-stewards several historic houses and sites throughout the country. Among one of its affiliated programs is Main Street America, which provides training and educational resources to many statewide and local Main Street revitalization programs. While headquartered in Washington D.C., the Trust maintains a field office operation in Denver.



## National Trust Preservation Fund Grants

The National Trust Preservation Fund provides funding to local governments and non-profit organizations for planning, education and outreach projects to serve as a catalyst for further community involvement in local preservation activities. Grant recipients must be National Trust Forum Organizational Level members or Main Street America members. Grants range from \$2,500 to \$5,000 in a competitive selection process and requires a 100 percent match.



Matheson House,  
1300 West 3rd Street (1917)



401 East 3rd Street (1900)

Barich Block, 416-420 E. Park Ave, 1893\_EDIT  
Tuttle House, 518 Hickory Street (1892)  
St. Mark's Episcopal Church, 601 Main Street (1891)



## The Cynthia Woods Mitchell Fund for Historic Interiors

Established in 1997, and managed by the National Trust for Historic Preservation, the Cynthia Woods Mitchell Fund for Historic Interiors provides funding to local governments and non-profit organizations to assist in the preservation, restoration and interpretation of historic interiors. Individuals and for-profit businesses may apply only for projects involving a National Historic Landmark. Grants range from \$2,500 to \$15,000 with 100 percent match requirement.

## Hart Family Fund for Small Towns

Administered by the National Trust for Historic Preservation, the Hart Family Fund for Small Towns provides funding to local governments and non-profit organizations for planning, education and outreach projects that encourage preservation in towns with a population of less than 10,000. Grant recipients must be National Trust Forum Organizational Level members or Main Street America members. Grants range from \$2,500 to \$15,000 and require a 100 percent match.

## Johanna Favrot Fund for Historic Preservation

Created in 1994, the Johanna Favrot Fund for Historic Preservation provides funding to local governments and non-profit organizations for planning services, education and outreach initiatives, preservation of historic buildings, historic or archaeological sites and cultural landscapes. Individuals and for-profit businesses may apply only for projects involving a National Historic Landmark. Grant recipients must be National Trust Forum Organizational Level members or Main Street America members. Grants range from \$2,500 to \$15,000 with a 100 percent match requirement.

## National Fund for Sacred Places

Created in 2016 through a grant from the Lilly Endowment, the National Fund for Sacred Places, in collaboration with the National Trust for Historic Preservation, provides funding to congregations of historic churches to assist in planning, training and technical assistance, coaching and building preservation. The National Fund assesses applicants on five criteria: regional or national significance, community engagement, project scope and need, fundraising campaign readiness, and healthy congregations. Grants range from \$50,000 to \$250,000.



National Bank of Anaconda, 212 East Park Avenue (1897)  
St. Pau's Rectory, 218 East Park Avenue (1888-1902)  
Old County Jail, 800 Main Street (1898)  
St. Jean Block, 210 East Park Avenue (1893)



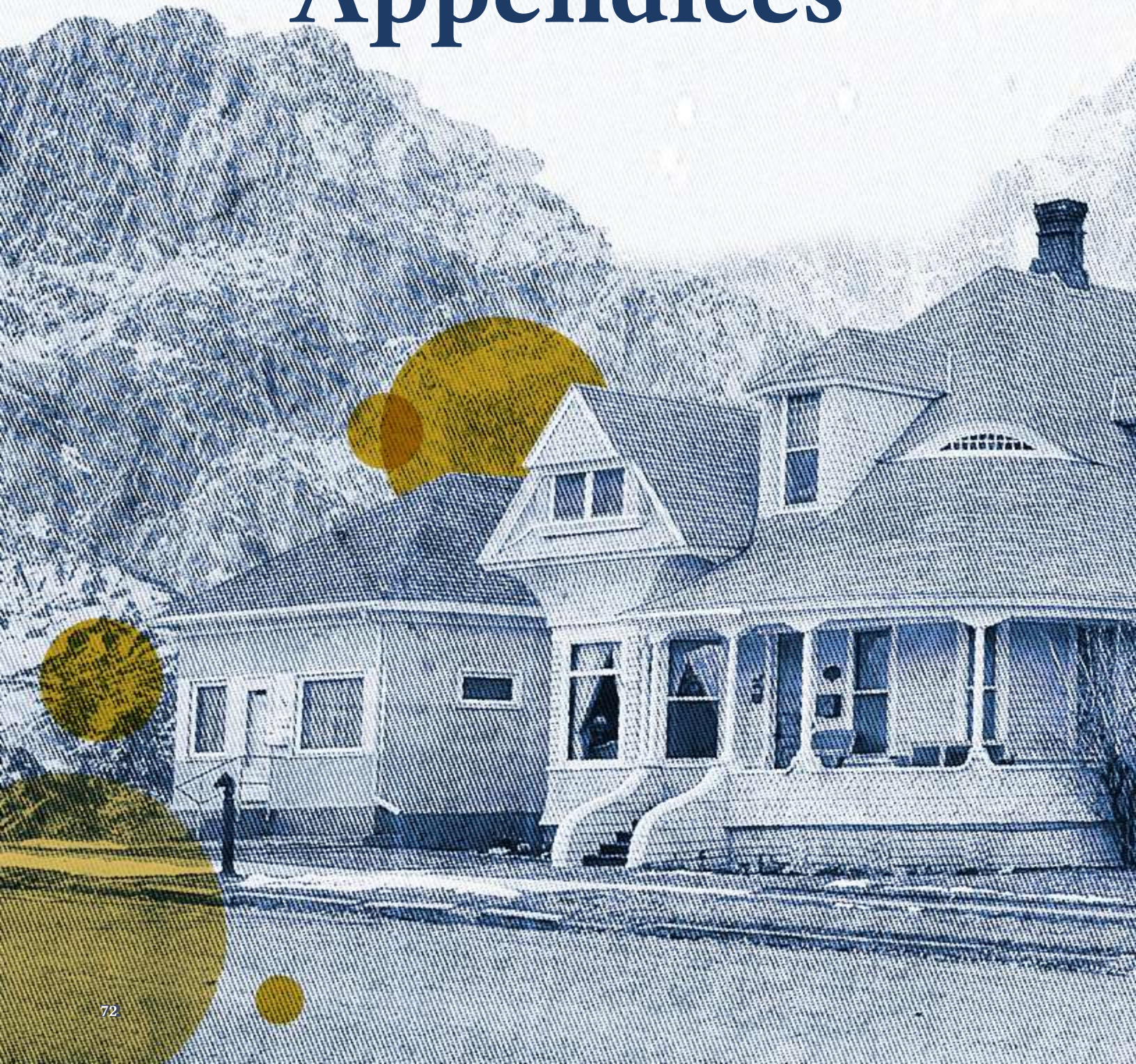


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SECTION 4

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# The Appendices









# Appendix 1: National Historic Landmark Criteria for Evaluation; Code of Federal Regulations: 36 CFR § 65.4 National Register Criteria for Evaluation

## a. Specific Criteria of National Significance

The quality of national significance is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or,
3. That represent some great idea or ideal of the American people; or,
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or,
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an Entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or,
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

## b. National Historic Landmark Exclusions

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, constructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or,
2. A building or structure removed from its original location, but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or,
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or,



4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building or structure directly associated with the productive life of that person exists; or,
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event; or,
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or,
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or,
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.



# Appendix 2: The National Register Criteria for Evaluation, Code of Federal Regulations: 36 CFR § 60.4

This appendix is adapted from Section 2 of National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, produced by the National Park Service, U.S. Department of the Interior.

## Criteria For Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- b. That are associated with the lives of significant persons in our past; or,
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- d. That have yielded or may be likely to yield, information important in history or prehistory.

## Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
- b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. A property achieving significance within the past 50 years if it is of exceptional importance.



# Appendix 3: Anaconda-Deer Lodge County, Local Historic Preservation Code

## Subdivision XIV: Historic Resources Board

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites,

### Sec. 2-552: Purpose.

The purpose of the Historic Resources Board shall be to promote the preservation of historic and prehistoric sites, structures, objects, buildings and districts through the identification, evaluation and protection of historic resources within the County.

(Ord. No. 177, 9-14-1999(1); Ord. No. 181, § (1), 5-2-2000)

### Sec. 2-553: Establishment of Board.

A historic resources board is hereby created.

(Ord. No. 181, § (2), 5-2-2000)

### Sec. 2-554: Powers and Duties.

The Board shall have the powers and duties to recommend or not recommend to the Commission all things pertaining to historic and prehistoric preservation; and the intent of the Board is to promote the public interest and general welfare by:

1. Recognizing the historic uniqueness and visual character of the area through historic preservation and activities;
2. Promoting public heritage appreciation and education by encouraging greater knowledge, awareness and understanding of the area's significant historical values;
3. Promoting heritage tourism, as a benefit to the local economy by identifying and protecting the area's significant historical values;
4. Fostering and encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods and thereby preventing future blight;
5. Maintaining a system for the survey and inventory of historic and prehistoric properties;
6. Participating in the process of nominating properties to the National Register of Historic Places according to the state procedures for certified local governments;
7. Reviewing and commenting on planning programs undertaken by the Commission, state and federal agencies which relate to historic and prehistoric (section 301(5) of the National Historic Preservation Act, as amended (16 USC 470W5)), resources such as land use, municipal improvements, housing and other types of planning;
8. Consulting with the County, state and federal agencies on all applications for environmental assessments, environmental impact statements and other similar documents pertaining to historic districts, landmarks sites and prehistoric properties;
9. Reviewing the County regulations for their applicability to issues of historic preservation and make appropriate recommendations to the County planning board concerning any changes or modifications to the regulations and district boundaries;



10. Making recommendations to the board of adjustments to approve or disapprove applications for variances;
11. Rendering advice and guidance upon request of property owners based on the United States Secretary of the Interior's Standards for Rehabilitation.

(Ord. No. 177, § (2), 9-14-1999; Ord. No. 181, § (2)(A), 5-2-2000)

#### **Sec. 2-555: Membership.**

- a. The Board shall consist of five residents of the County. A quorum shall consist of three members present. All appointments to the Board shall be made by the Commission, with input from the County historic preservation officer. The members of the Board shall have the following qualifications, unless it can be demonstrated that a reasonable effort was made to fill the position without any results:
  1. Three members with professional expertise in the disciplines of history, planning, archaeology, architecture, architectural history, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation and landscape architecture or other historic preservation related disciplines such as cultural geography or or related disciplines to the extent that such professional expertise, is available in the community, and such other persons have demonstrated special interest, experience or knowledge in history, architecture or related disciplines. Persons residing outside of limits of the jurisdiction of the certified local government (CLG) may be appointed member of the Board.
  2. Two members who include a realtor licensed in the state, or a local owner of property within a historic district or listed on the National Register of Historic Places or a member of the County planning board.
  3. The County historic preservation officer (CHPO).
- b. All board members shall have a demonstrated interest, competence, or knowledge in historic preservation.

(Ord. No. 177, § (4), 9-14-1999; Ord. No. 181, § (2)(B), 5-2-2000)

#### **Sec. 2-556: Term of Office.**

Terms of office of the board members shall be staggered and two years in duration.

1. Vacancies on the board shall be filled within 60 days by appointment.
2. Upon enactment of the ordinance from which this subdivision is derived, two members shall be appointed to one year terms.

(Ord. No. 177, § (5), 9-14-1999; Ord. No. 181, § (3), 5-2-2000)

#### **Sec. 2-557: Meetings.**

- a. Board meetings must occur at regular intervals, at least four times each year, except that the board chairperson may cancel any meeting or schedule special meetings when necessary.
- b. The regular board meetings will be open to the public, advertised in advance and held in a public place. The Commission encourages public comment on agenda items.
- c. The Board shall make all minutes written or taped, reports and case decisions available to the public, with a copy kept on file in the chief executive's office.

(Ord. No. 177, § (6), 9-14-1999; Ord. No. 181, § (4), 5-2-2000)



#### Sec. 2-558: Reporting.

The County Historic Resources Board shall make a report to the Commission at least two times per year.

(Ord. No. 177, § (8), 9-14-1999; Ord. No. 181, § (5), 5-2-2000)

#### Sec. 2-559: Staff.

- a. A County historic preservation officer shall be appointed to act as staff to the historic resources board. A County historic preservation officer will be appointed by the chief executive
- b. The County historic preservation officer must have a demonstrated interest, competence or knowledge in historic preservation.
- c. Duties of the County historic preservation officer include coordinating the local historic preservation programs, helping in the development of local surveys, projects and historic preservation planning documents, advising and providing assistance to the board, government agencies and the public and ensuring to the extent practicable, that the duties and responsibilities delegated by this division are carried out.

(Ord. No. 181, § (6), 5-2-2000)





# Anaconda-Deer Lodge County

HISTORIC PRESERVATION PLAN