



Anaconda-Deer Lodge County

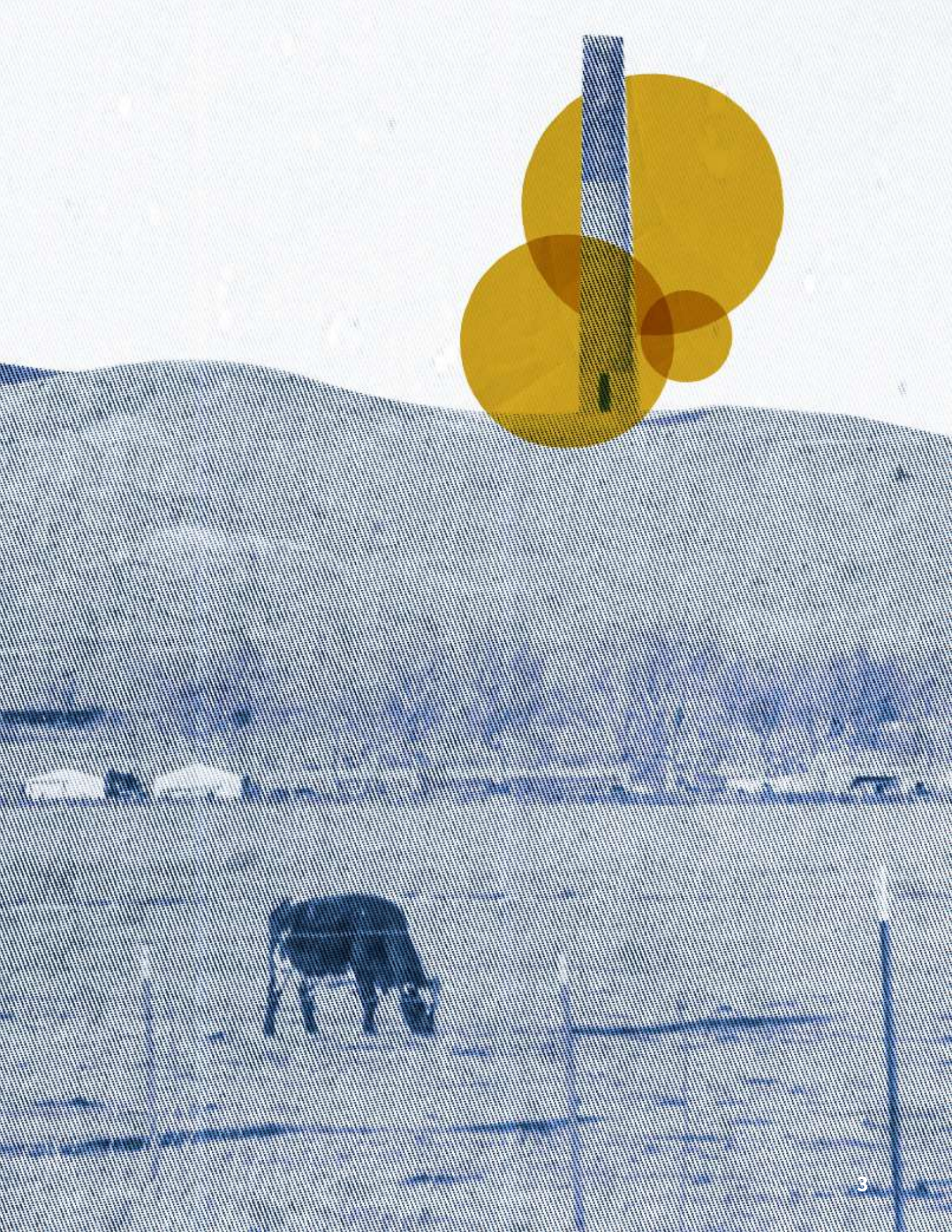
HISTORIC PRESERVATION PLAN

Anaconda-Deer Lodge County

HISTORIC PRESERVATION PLAN | JUNE 2021 DRAFT

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**MONTANA
MAIN
STREET
PROGRAM**

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Introduction & Background



Introduction and Background

Anaconda, Montana is a community distinguished by its rich history and historic architecture — 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 — from the majestic Deer Lodge County Courthouse to the common Queen Anne worker cottages of its residential neighborhoods — all reflect the community’s periods of history in time and space, as well as the diverse 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 history story completes the 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 — one of the largest such historic districts in the country.

Beyond the National Historic Landmark District, acknowledging the need for and importance of preserving its own 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 in Anaconda listed in the National Register. 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 architectural and cultural heritage should the community preserve for future generations while balancing other community and economic development needs?
- How can the community best tell its compelling history to broader audiences, helping to attract new people to live, work and play in Anaconda?
- How does historic preservation contribute to enhancing Anaconda’s quality of life?

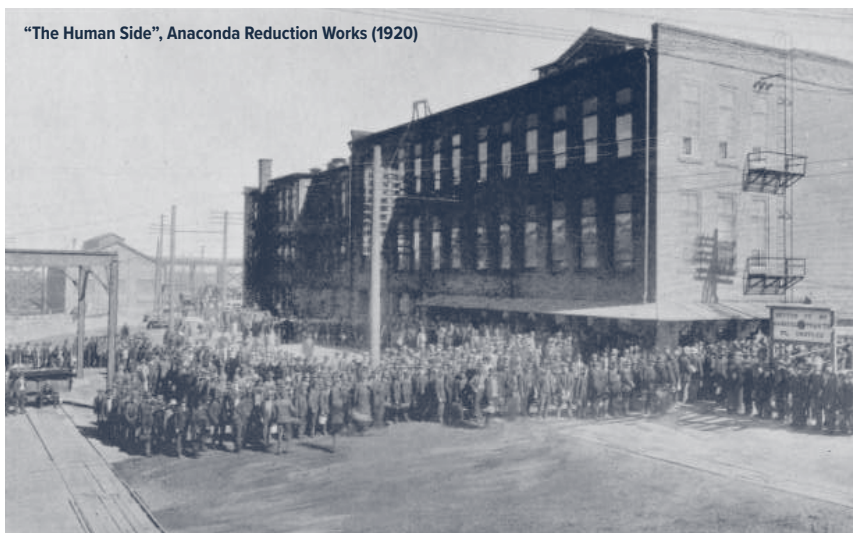
Smokestack (1918)



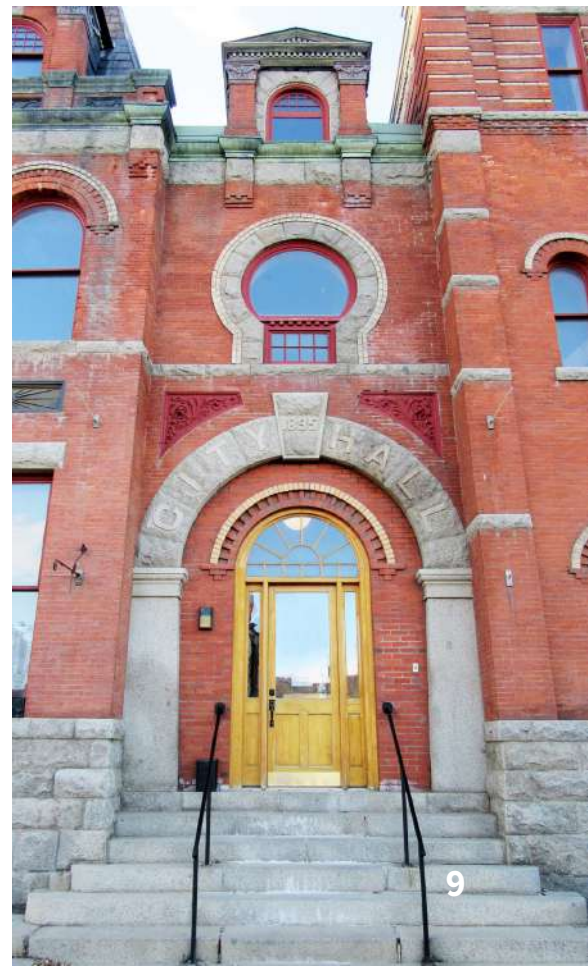
This *Anaconda-Deer Lodge County Historic Preservation Plan* is an expression of the community's future vision for its heritage and built environment, providing a foundation for local preservation action. Above all, this Historic Preservation Plan highlights the need for active preservation efforts as Anaconda's historic buildings and resources lack formal protection and are vulnerable to future loss and demolition by neglect. It provides compelling solutions to complex local preservation issues, such as:

- Documenting and determining Anaconda's future landmarks and districts.
- Facilitating heritage stewardship through the adoption and use of new preservation tools.
- Enhancing neighborhood livability and maintaining housing attainability through neighborhood rehabilitation and conservation efforts.
- Promoting quality design and new construction in Anaconda's historic districts and places.
- Engaging broader segments of the Anaconda community with an aim toward new stakeholder involvement, partnerships, and collaborations.
- Advancing preservation-based revitalization and adaptive use efforts in Anaconda's historic downtown district.
- Supporting heritage tourism as a growing and vital part of the local economy.
- Increasing the local understanding of what roles historic preservation can play in community sustainability and resiliency.

Ultimately, with this Historic Preservation Plan, Anaconda stakeholders wish to pursue a broader mission of preserving the buildings and places that matter in order to tell a fuller, richer story of its heritage. 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, provides meaning and connections to a significant and storied past.



Deer Lodge County Courthouse, 800 Main Street (1900)
Washoe Theater, 305 Main Street (1936)
City Hall, 401 East Commercial Ave (1895)



The Anaconda-Deer Lodge County Preservation Movement

Although Anaconda-Deer Lodge County did not formally establish its local historic preservation program until 1999 with the adoption of its historic preservation ordinance, the Anaconda preservation community has actively pursued a number of initiatives, including, most recently, Anaconda's incorporation in the Butte-Anaconda National Historic Landmark District and various local listings in the National Register of Historic Places.

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

1865	Montana Historical Society established.
1883	Anaconda established by Marcus Daley.
1889	Montana becomes 41st state admitted to the Union.
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 (401 Main Street) listed in the National Register, first National Register listed property in the County.
1978	Deer Lodge County Courthouse (800 Main Street) listed in the National Register.
1979	Anaconda City Hall (former) (401 East Commercial Avenue) and the Ancient Order of Hibernians Hall listed in the National Register.
1979	Photographic documentation of Anaconda by the Historic American Building Survey.
1982	Washoe Theater (305 Main Street) listed in the National Register.
1983	Davidson Building (301-303 Main Street) listed in the National Register.
1985	The Butte-Anaconda National Historical Park System Master Plan prepared, proposing establishment of National Historical Park incorporating Butte and Anaconda.
1986	Club Moderne (811 East Park Avenue) and the Anaconda Main — U.S. Post Office (218 Main Street) 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.
1993	The <i>Draft Butte-Anaconda Heritage Corridor: Regional Historic Preservation Plan</i> prepared, leading to the first comprehensive historic resources survey of Anaconda.

1994

Methodist Episcopal Church of Anaconda (Oak and East Third Street) listed in the National Register.

1996

Anaconda Historical and Architectural Survey completed.

1998

Historic and Architectural Properties of Anaconda Multiple Property National Register nomination completed by the Montana State Historic Preservation Office (Montana SHPO), leading to the listings of the Anaconda Commercial, Goosetown, and West Side Historic Districts in the National Register.

1998

Zion Swedish Evangelical Lutheran Church (524 Cedar Street) listed in the National Register.

1999

Anaconda-Deer Lodge County establishes the Historic Resources Board under County Ordinance.

2000

The Lorraine and Granite Apartments as well as the Glover Cabin listed in the National Register.

2003

Marcus Daly and Company Bank Building Addition rehabilitation first building approved for Federal Historic Preservation Tax Credits.

2006

Butte National Historic Landmark District expanded to include the communities of Anaconda and Walkerville; Anaconda accepted as one of the first three Main Street communities in Montana.

2007

Anaconda Saddle Club listed in the National Register.

2015

Anaconda – Deer Lodge County establishes the Urban Renewal Agency to administer a Tax-Increment Finance (TIF) District and grant program for downtown facade and building improvements.

2020

Glenn's Dam Historic District listed in the National Register.



Club Moderne, 801 East Park Avenue (1937)



What is Historic Preservation?

Historic preservation is the practice of protecting and preserving the buildings, sites, neighborhoods, and districts that reflect the diverse architectural, cultural, social, and economic aspects of community heritage. Counties and communities pursue preservation for many different reasons and rewards, among them:

- Stabilizing property values.
- Facilitating investments in traditional neighborhoods and downtowns.
- Enhancing community character and design
- Fostering civic pride and an increased appreciation of local history.

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. 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?



Fred Clark House, 602 Locust Street (1894)



Post Office, 218 Main Street (1933)

- 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)

Key Preservation Definitions

The following are key terms used throughout this Historic Preservation Plan:

Architectural Integrity: Architectural integrity is the degree to which a historic resource's original design, physical composition, form, and stylistic elements are evident and intact.

Cultural Landscape: A cultural landscape 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.

Historic American Building Survey (HABS): Established in 1931 and administered by the National Park Service, the Historic American Building Survey (HABS) is the only national level survey program documenting major achievements in the American architecture. Documentation records consist of measured drawings, archival photographs, and written reports, currently archived in the Library of Congress. The National Park Service later established the Historic American Engineering Record (HAER) and the Historic American Landscapes Survey (HALS) to document milestones in engineering and landscape design.

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

National Historic Landmark District: A National Historic Landmark District (NHL District) is a geographically defined historic district comprised of both contributing and non-contributing historic resources recognized for the significance to the history of the United States. Only the Secretary of U.S. Department of the Interior can designate NHL Districts, as well as individual NHL Landmark properties. National Historic Landmark District designation is honorary only and does not restrict the use of privately-owned property.

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 SHPO, National Register listing is honorary and does not restrict the use or disposition of a historic property. Under most circumstances, 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, such as the Revitalizing Montana's Rural Heritage grants, to encourage their preservation, rehabilitation, or adaptive use.

National Register Historic District: A National Register Historic District is a portion of a community — a downtown or commercial district, residential neighborhood, park, or industrial area, for example — listed in the National Register containing a coherent collection of significant historic resources worth preserving for their visual and architectural qualities and contributions toward understanding a community's history.

National Register Landmark: A National Register Landmark is an individual historic resource considered significant for its architectural, historical, or cultural merits, listed in the National Register of Historic Places.



The Benefits of Historic Preservation

Historic preservation provides many benefits to local counties and communities, including revitalizing traditional downtown districts; encouraging adaptive use, small business development and economic growth; and maintaining heritage and character-rich neighborhoods for future generations.



Promoting Placed-Based Economic Vitality

Historic preservation provides opportunities for pursuing “placed-based” economic development strategies that strengthen real estate values and facilitate investments in heritage buildings, tourism and job and business creation. 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 providing many environmental benefits, such as putting less waste in landfills by retaining original building materials. 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 and reuse the building as a new bank facility, generating a \$2 million reinvestment in the downtown. 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 help serve 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 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 contributes to better quality design in commercial districts, neighborhoods, 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. Historic places and good community design also advance a shared civic identity.

Fostering Creativity

In many communities across the country, the first preservation pioneers were often the artists, writers, architects, filmmakers, and other creatives attracted to historic places due to their history, architecture, and sense of place. Even today, historic places continue to draw a variety of creatives seeking historic buildings as inspirational spaces to pursue their artistic and entrepreneurial endeavors. 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 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. In preserving local heritage, historic preservation serves as an essential element to enhancing individual and community quality of life.

Achieving Community Resiliency

Historic districts and neighborhoods represent past investments in buildings and infrastructure — retaining and revitalizing such places helps to reduce 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 downtown districts, parks, and schools, helping to lessen the reliance on the automobile to travel from place to place. In the long-term, preserving and regenerating historic places helps to lessen sprawl and promote greater community resiliency to economic shifts and change.

Hearst Free Library, 401 Main Street (1898)

Planning Process and Community Engagement

Creating this Historic Preservation Plan involved the participation and involvement of many different stakeholder entities and participants, including the Historic Resources Board of Anaconda-Deer Lodge County and the Anaconda Local Development Corporation (ALDC), as well as other governmental agencies, local property and business owners, religious institutions, tourism organizations and local residents.

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 in the Historic Preservation Plan's creation. The Historic Resources Board engaged the Lakota Group, a Chicago, Illinois-based preservation planning firm, to consult and 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.

Listening Sessions

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).

In early February 2021, the ALDC, primary sponsor of the Historic Preservation Plan, released a first draft of the *State of the County Report* summarizing local preservation issues and key heritage assets, including its various National Register Landmarks and Historic Districts. In addition, given limitations brought on by the COVID-19 pandemic, the ALDC conducted an online community workshop and survey to gather additional stakeholder feedback and insight on key preservation issues and opportunities. In April 2021, the ALDC prepared a revised version of the State of the County Report.

Survey Responses

Between February and April 2021, the ALDC made available an online survey to garner feedback on important preservation issues. A total of 44 participants took part in the survey. Major findings include:

75% believe that additional incentives to promote residential and commercial revitalization is critically important.

57% believe the County should pursue additional National Register designation.

78% believe revitalizing Downtown Anaconda should be a high priority.

70% of respondents believe lack of knowledge regarding preservation's benefits is a key barrier.

In May 2021, the ALDC and its consultant prepared a first draft of the Historic Preservation Plan including a vision and goal framework, implementation action initiatives and design guidelines for strengthening and promoting the local preservation program.

Preservation Plan Vision and Themes

Anaconda-Deer Lodge County stakeholders recognize that a robust and energetic local historic preservation program opens new opportunities and avenues toward achieving a more vibrant, prosperous community — one that takes pride in its history and heritage. The planning and community engagement process for the Historic Preservation Plan identified a compelling vision, a set of issue themes and several aspirational goals that provide strategic directions for local decision-making on preservation actions. This vision for a stronger, more effective Anaconda-Deer Lodge County historic preservation program includes:

A Vision for Historic Preservation in Anaconda-Deer Lodge County

In the future, the residents and stakeholders of Anaconda-Deer Lodge County embrace their historic and cultural heritage as tangible connections to a rich and storied past — a heritage that provides opportunities to interpret and tell the stories of the various peoples that shaped the County's built environments. Beyond this tangible heritage, residents and stakeholders alike see historic preservation as forward-looking — an important element in Anaconda-Deer Lodge County's efforts in advancing the renewal and revitalization of its traditional downtown and residential neighborhoods, in promoting the cultural enrichment of its residents, and in attaining long-term economic resiliency by making the best use of its historic buildings.

A forward-looking local reservation program also identifies heritage resources on an ongoing basis, explains their importance the community, and helps facilitate their long-term management and preservation through the appropriate use of incentives, benefits, and design standards. The County succeeds in its preservation program by encouraging broad-base participation in local preservation efforts — from its residents, property owners, and merchants, to County staff and elected officials — and by working collaboratively on implementing appropriate strategies and solutions to preservation challenges, building a strong network of preservation advocates along the way. Most of all, County residents recognize and celebrate the value, honor, and distinctiveness of being an important part of the Butte-Anaconda National Historic Landmark District, showcasing an exceptional, inspiring story of the American experience.



Theme #1: Identifying and Preserving Anaconda's Heritage and Cultural Legacy

Anaconda's historic architecture comprises a diverse and distinguishing collection of resources, from downtown Italianate commercial buildings to the Queen Anne cottages of its residential neighborhoods — resources that help to define the community's identity as a historic working class, industrial town on the Montana frontier. Besides its inclusion within the Butte-Anaconda National Historic Landmark District, Anaconda has several historic districts and individual landmark buildings listed in the National Register of Historic Places, the result of past survey and identification efforts. Identifying the future Anaconda landmarks and districts is the basis for successful long-term preservation planning and always a present responsibility of a local historic preservation board. The need to update prior survey efforts and to undertake new identification initiatives serve to identify Anaconda's future historic places.



Theme #2: Promoting a Revitalized and Resilient Anaconda

Most communities today recognize that older, mixed use downtowns and neighborhoods are more walkable, are supportive of small business and creative entrepreneurial activity, and serve a diversity of housing needs. For Anaconda, historic preservation can be important driver of local economic vitality and quality of life by adapting historic commercial buildings for new uses and by rehabilitating older residential dwellings to help meet the growing demand for both at-market and attainable housing. In recent years, Anaconda initiated new planning efforts and incentive programs to spark reinvestment in its historic downtown. In contrast, revitalization efforts within Anaconda's older residential neighborhoods focus on addressing vacant, abandoned, or distressed properties rather than housing rehabilitation. Adopting new revitalization tools and planning approaches, especially for neighborhood housing, can help realize untapped possibilities for preservation transformational potential, as well as making Anaconda more resilient to short- and long-term changes in the local and regional economies.

Theme #3: Building a Successful Preservation Program and Maintaining Integrity of Place

Effective local level historic preservation programs undertake a number of responsibilities, from identifying future landmarks and districts to creating a set of tools, benefits and incentives that help facilitate preservation and the best use of the community's historic assets. Local programs must also work to steward and manage what happens to historic resources over time to ensure their integrity, setting, workmanship, association and feeling remains intact for future generations. For Anaconda, there is also a demonstrable need to have dedicated staff support to adequately administer the program and to provide guidance to local property owners on the treatment of their historic properties, to integrate preservation in all aspects of community planning, investigate new benefits and incentives, and to conduct ongoing stakeholder outreach and education initiatives. A good program must also be accessible to the public, allowing stakeholders to participate at different levels in researching, nominating, and designating properties.

Theme #4: Telling the Anaconda-Deer Lodge County Story

Anaconda's historic downtown, its working-class neighborhoods, industrial facilities, schools and religious buildings, and other heritage places provide visible, tangible connections to the community's storied past — a past that is more than just Anaconda's association with the region's copper mining industry but also of the varied ethnic and racial groups the settled and built the community over the succeeding decades. Historic resources offer prospects and avenues to tell and interpret the Anaconda heritage story to broader audiences — local residents, visitors to the community, and even creatives and entrepreneurs attracted to investing and working in authentic environments. As the Anaconda community develops its local preservation program in time, initiatives that facilitate increased heritage tourism alongside the region's burgeoning recreational visitor market and illuminate the many facets of Anaconda to broader audiences in new and engaging ways should be ongoing priorities.

Theme #5: Fostering Awareness

Anaconda's historic downtown, its working-class neighborhoods, industrial facilities, schools and religious buildings, and other heritage places provide visible, tangible connections to the community's storied past — a past that is more than just Anaconda's association with the region's copper mining industry but also of the varied ethnic and racial groups that settled and built the community over the succeeding decades. Historic resources offer prospects and avenues to tell and interpret the Anaconda heritage story to broader audiences — local residents, visitors to the community, and even creatives and entrepreneurs attracted to investing and working in authentic environments. As the Anaconda community develops its local preservation program in time, initiatives that facilitate increased heritage tourism alongside the region's burgeoning recreational visitor market and illuminate the many facets of Anaconda to broader audiences in new and engaging ways should be ongoing priorities.



Preservation Plan Outline

The Anaconda-Deer Lodge County Historic Preservation Plan comprises a series of chapters summarizing the County's existing preservation program, design guidelines for Anaconda's historic downtown and residential neighborhoods, and goals and initiatives going forward organized by planning theme. In addition, the Preservation Plan includes an inventory of historic districts and landmarks, an overview of Anaconda's history narrative, a description of predominant architectural styles and building forms, and a discussion of key preservation planning issues. The appendices provide background information on relevant contributing and non-contributing historic resources in Anaconda's historic districts, designation criteria and local preservation policies and codes. Last, the Preservation Plan incorporates the results of various community engagement activities and feedback that helped inform the Preservation Plan's goals and content.



Glover Cabin, Washoe Park (1865)
Begonia House, Washoe Park
403 West 3rd Street (1895)
Beaudet Block, 621 East Park Avenue (1908)

SECTION 2

County Heritage & Historic Resources





IDA



*Where Main Street
Meets the Mountains*

County Heritage and Historic Resources

Anaconda-Deer Lodge County's historic resources and architecture are tangible representations of the community's social, economic, and cultural history — they provide connections across time to the people, events, and forces of history that shaped Anaconda's development. The following section provides an overview of the County's historic resources, including those listed individually as National Register landmarks or incorporated within National Register historic districts, or identified through past survey and documentation work. This section also describes Anaconda's key historic development periods or historic contexts. Historic contexts provide the means for placing historic resources within their associated development period, helping to understand their significance and importance to the County's heritage and providing direction for determining future historic districts and landmark properties.

Types of Historic Resources

The types of historic resources in Anaconda-Deer Lodge County's build environment include:

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

Structures bridges and streetlights

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.

County Heritage Story

Native Americans and Early Anaconda Settlement (Before 1850s)

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 — also known as the Pend d’Oreille — and Salish Tribes includes much of southwest Montana, the Bitterroot Valley 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 northwestern portions of the United States, 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 extensive trapping operations in the region according to 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, 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 Americans to the reservation.

Deer Lodge 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).

Early Mining and Growth of the Anaconda Copper Smelting Industry (1850s – 1890)

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 industrial technology allowed for machinery to assist in extracting minerals from the earth. Discoveries of quartz, silver and copper in Butte drew thousands to

Before 1850

Southwest Montana is the ancestral home of the Kalispel — also known as the Pend d’Oreille— and Salish Tribes.

*Lewis and Clark Meeting the Salish in Ross Hole (1805)
Source: Charles M. Russell*

Anaconda-Pintler Wilderness, Source: G. Thomas

Source: Barbara Howell

Before 1850

Montana Salish Native Americans on Flathead Reservation Early in Native Dress, Source: Worthpoint

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 planned company town. Platting of the original Anaconda townsite in a grid system commenced in 1883, centered near the intersection of Front and Main Streets. The Upper Works, as the smelting facility was known, 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 to the area, first living in tents, while wooden commercial buildings constructed along Front and Main Streets would later become downtown Anaconda. Early frame buildings

included shops, saloons, and boarding houses, such as the 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 smelting facility 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 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 smelter smokestack stood at 225 feet in height, environmental concerns raised from nearby ranchers – as well as corresponding lawsuits – resulted in construction of a new 585-foot-tall smokestack in 1918 to help alleviate local pollution generated by the smelter's gas exhaust emissions.



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.

Source: Barbara Howell

Source: Historical US Maps

Source: 1920 Anaconda Reduction Works

1850

1860



Source: Barbara Howell

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).



History of the Anaconda Mining Company

Inextricably linked with the region's copper mining industry, Anaconda's history and development is associated most notably with the Anaconda Mining Company, founded by Marcus Daly in 1881. In 1884, Daly would start building the famous Washoe Smelter complex that would process the copper mined in nearby Butte. In 1918, the Company would erect the famous Smelter Stack — the largest volume of any chimney stack in the world and now the County's most iconographic structure. The following are key milestone dates in the Anaconda Mining Company celebrated history:

- 1881** **Anaconda Partnership:** Marcus Daley forms a partnership with George Hearst, James Ben Ali Haggin, and Lloyd Tevis to begin copper mining operations in nearby Butte-Walkerville.
- 1891** **Anaconda Mining Company:** The Partnership formerly becomes the Anaconda Mining Company, quickly to emerge the largest copper mining operation in the world.
- 1899** **Amalgamated Copper Company (Standard Oil):** Daly sells his mining assets in 1899 to H. H. Rogers and William Rockefeller, changing the name of the company to the Amalgamated Copper Mining Company.
- 1915** **Anaconda Copper Mining Company:** Due to the break-up of Standard Oil monopoly, the company changes its name to the Anaconda Copper Mining Company.
- 1977** **Atlantic Richfield Company (ARCO):** The Atlantic Richfield Company purchases the Anaconda Copper Mining Company with mining operations ceasing in 1980.

1884

Original townsite of Anaconda platted; Upper Works constructed.



Source: 1985 Historical Park

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.

POPULATION
1880: 700

1880

Source: 1920 Anaconda Reduction Works

Source: 1920 Anaconda Reduction Works

Source: Montana Historical Society

Source: 1920 Anaconda Reduction Works

1883

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



Source: Montana Historical Society

1888

City of Anaconda incorporated; Montana Hotel completed.



Source: Montana Historical Society

Anaconda — The Company Town (1890 – 1940)

During the 1890s, the population of Anaconda would grow from nearly 4,000 to almost 10,000 by 1900, Anaconda's most significant period of development. Housing construction boomed, drawing carpenters and masons to Anaconda, and several annexations to the east and west provided additional sites to meet the growing demand for housing as the Anaconda Mining Company continually expanded its operations. In 1890, the Tuttle Manufacturing and Supply Company, a foundry complex, opened in Anaconda on its southeast edge. The company provided steel parts for the machinery in the Works complexes, as well as architectural embellishments for commercial building facades. It also created the ornamental streetlamps which exist today along Anaconda'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 Mining 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-flourishing brewery industry in Anaconda.

During this period, Downtown Anaconda would see the construction of larger masonry buildings along Main

Street and east on Commercial and Park Avenues.

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 Montana 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 (800 Main Street) began in 1898 at the south end of Main Street on a low hill site offering a scenic view to the growing community below. By the turn of the 20th century to the Great Depression years, Downtown Anaconda became a thriving, bustling commercial district with increasing relevance as a commercial and social center within the County.



1891

St. Mark's Episcopal Church completed.



1895

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

1890

Source: 1985 Historical Park

Source: Waymarking.com

POPULATION
1890: 3,975

Source: 1920 Anaconda Reduction Works

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.

By the second decade of the 20th century, the introduction of the automobile in Anaconda spurred the construction of numerous automobile garages, dealerships, and repair shops. In 1916, Charles Branscombe opened his Automobile Machine Shop at 125 West Commercial Avenue. This decade also saw numerous infrastructure improvements, including the first paved streets along Main Street and Park Avenue, and the installation of decorative cast iron streetlights and cement sidewalks - first in the downtown and then throughout the community. In 1923, the Anaconda-Butte Highway opened as the first paved concrete highway in Montana (Historic and Architectural Properties of Anaconda, Montana, Multiple Property Listing, 1998).

In the years leading up to World War II, Anaconda's population remained stable. Despite the Great Depression of the 1930s, continued operations at the Washoe Works supported the local economy resulting in the need for additional commercial services and the construction of several new buildings in the downtown, including the Anaconda Post Office (1933, 218 Main Street) and the Washoe Theater (1937, 305 Main Street), designed in the Art Deco style. In 1937, John Francisco constructed the Club Moderne, an Art Moderne cocktail lounge listed in

the National Register of Historic Places in 1986 for its outstanding architectural design. Also during this period, the Works Progress Administration constructed Mitchell Stadium (1938, 1100 block of West 5th Street) using the Art Deco style for the grandstand and fence.

Education in Anaconda

Early in Anaconda's development, the community's school system first consisted of classes conducted in small clapboard cabins until the construction of the first purpose-built school building in 1883 at the north side of Commercial Avenue near its intersection with Chestnut Street (Gibson, 2020). By 1889, the community would see the construction of Central School at the southwest corner of Main and Fourth Streets, and during much of the 1890s, in response to Anaconda's dramatic population growth, construction would commence on three additional schools. The Prescott School, later adapted into apartments (1893, 503 West Park Avenue), is the only remaining school from that period. As Anaconda continued to grow into the early 20th century, the need for larger schools became evident. In 1902, a new high school opened on Main Street, followed in 1927 by construction of the Junior High School (408 Main Street), which replaced the original Central School.

1897

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

POPULATION
1900: 9,453



Source: 1919 Butte-Silver Bow County Archives

1901

Land donated for City Commons (Kennedy Commons).



1902

Washoe Works constructed.



Source: 1989 Cultural Resources Survey

1907

Washoe Fish Hatchery constructed.

1900

Source: 1919 Butte-Silver Bow County Archives

Source: Montana Historical Society

1905

Source: 1989 Cultural Resources Survey

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.



Source: 1919 Butte-Silver Bow County Archives

1900

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



1903

Upper and Lower Works demolished.

By 1955, the need for a new high school facility saw the demolition and replacement of the 1902 building with a new, modern facility - the Anaconda Central High School (420 Main Street), designed by the Montana firm of J. G. Link and Company. Lincoln School (506 Chestnut), constructed in 1950, and Dwyer Elementary School (1601 Tammany Street), built later in the 1960s, provided additional classroom space as Anaconda grew westward. The Fred Moodry Intermediate School (1952, 219 East 3rd Street) occupies the former Catholic High School, which originally served the parishes of both St. Peter's Austrian Roman Catholic Church and St. Paul's Catholic Church. Closure of the Reduction Works in 1980 resulted in dwindling population and school enrollment, resulting in the eventual closure of the former Junior High School, Washington Elementary and Dwyer Intermediate School buildings.

Residential Neighborhoods

As Anaconda became the prosperous company town during the 1890s and into the early decades, prominent mining professionals and executives constructed grand homes on Anaconda's west side, such as the home of George V. Waddell (1896, 506 West Third Street), designed in the Queen Anne style. Other examples of the Queen Anne style 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 many new homes designed in the popular Colonial Revival and Craftsman styles of the time period, including the Laist House (1917, 218 West 7th Street), a Georgian Revival design which served as the home of every General Superintendent of the Anaconda Company between 1917 and 1956, and the Dwyer House (1912, 505 Hickory Street), an excellent example of a Craftsman bungalow. Anaconda's west side proved an attractive location for wealthier residents due to the larger lot sizes and distance further west from the industrial Works complexes.

On the east side of Anaconda in the Goosetown neighborhood, modest vernacular frame cottages, many with Queen Anne and Craftsman details, housed the Anaconda Mining Company shop laborers — citizens of more modest means — as well as workers from Anaconda's railroad, foundry, brickyard, numerous breweries, and saloons and shops.

In Goosetown and other neighborhoods, the smaller, narrower lots only permitted the construction of worker cottages, gable-fronts, and shot-guns with little or no side-yards to separate them. Proximity to the Works complexes allowed workers to walk to work or travel on



1909

Lee Pleasant Driver's Saloon and Club Rooms established.

1915

Alpine Apartments constructed (first and largest apartment building); Daly Gymnasium addition to High School constructed.



1918

Anaconda Copper Mining Company Smokestack constructed.

1910

POPULATION
1910: 10,134

1915

1916

First Western and Alder Additions annexed for residential development.

1917

Theodore Eck House completed.



the electric street cars. While most houses in Goosetown exhibit vernacular design, such as the small, gable front cottages at 711-717 East 4th Street, known locally as “smelterman cottages,” many included elements of popular styles such as Queen Anne and, later, the Craftsman style. Representative examples include 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 dwelling, Goosetown was the location of many neighborhood grocery stores, taverns, 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 as most were of frame and wood clapboard construction. The New Brunswick House (1884, 325 East Front Street) is the oldest remaining boarding house and is a rare Montana example of the Greek Revival style. It is also one of Anaconda’s earliest buildings.

Ethnicity and Religion

Religion has always been a significant part of Anaconda’s heritage with religious facilities playing 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 populations that settled in Anaconda built their own church, naming it to a popular saint associated with the ethnic group, serving as the heart of their community life for decades to come.

Constructed in 1888, First Presbyterian Church (1888, 319 Main Street) is the earliest extant church in Anaconda. St. Mark’s Episcopal Church (1890, 601 Main Street), 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, and one of Anaconda’s most prominent churches, St. Peter’s Austrian Roman Catholic Church (1898, 405 Alder Street), provided a sanctuary for one of the largest Catholic populations in the region. Constructed as an alternative to St. Paul’s Catholic Church, which mainly served the Irish community, St. Peter’s served Serbian and Croatian immigrants, as well as other nationalities from within the Austro-Hungarian Empire. The Free Swedish Mission Church (1899, 501 Alder Street) was the primary place of worship for the local Swedish immigrant population. In the 1980s, St. Paul’s Catholic Church was demolished through the local urban renewal program.



1927



Central School demolished; Anaconda Junior High School constructed.



1938

Mitchell stadium constructed by the Works Progress Administration.

Source: www.mtgenweb.com

1920

Source: Montana Historical Society

POPULATION
1930: 12,494

1930

POPULATION
1920: 11,668



1933

Anaconda Post Office constructed.

1936

Washoe Theater opens.



1937

Club Moderne constructed.

World War II to the Post-Mining Decades (1940s to the Present)

Following the Great Depression of the 1930s and the economic hardships many faced as a result, the need to provide affordable housing was apparent. Established in 1939, the Anaconda Housing Authority organized as a non-profit organization, and over the next thirty years, developed four public housing complexes providing much-needed attainable housing. Following World War II, the need for additional housing for returning veterans prompted the annexation of four new additions on Anaconda's west side. Annexed in 1949, the Second Western Addition would provide hundreds of new home sites. Additional annexations in the 1950s included the Southwestern Addition, Second Southwestern Addition, and the Daly Addition. Construction in these subdivisions through the 1950s and 1960s would feature frame and brick Ranch and Minimal Traditional homes for first-time homeowners, including representative examples at 1109 West Third Street, 401 Sycamore Street, 404 Poplar Street, and 1802 Ogden Street and 2005 Haggin Street.

As the Anaconda Copper Mining Company diversified its operations overseas and the American copper industry waned in the late 20th century, smelting operations production in Anaconda slowed and unemployment grew. By 1977, the company sold to the Atlantic Richfield Corporation, who would subsequently close the Reduction Works for good in 1980. Following its closure, the smelting facilities were gradually demolished. Seeing the significance of retaining a piece of Anaconda's industrial heritage, Anaconda residents lobbied to save the Smoke Stack, listing it in the National Register of Historic Places in 1987. Now the tallest free-standing masonry structure in the world, the Smoke Stack remains the only physical vestige of Anaconda's copper smelting history.



1946

Anaconda Saddle Club constructed.



1950

Dwyer Elementary School constructed.



1950s

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

1940

Source: 1920 Anaconda Reduction Works

POPULATION
1950: 11,254

1960

1950

POPULATION
1940: 11,004

POPULATION
1960: 12,054

1949

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



1956

Anaconda High School constructed.

Anaconda's Immigrant Communities — Shaping a Diverse Cultural Identity

By the early 20th century, Anaconda was one of the most diverse communities in Montana. As the Anaconda Mining Company continued its expansion, immigrants from throughout Europe looking for work began arriving in the region. The largest of these groups were the Irish, followed by those from the Austrian-Hungarian empire — Serbs, Croats, Dalmatians, Slovenians, Herzegovinians, Macedonians, Bulgarians, and Montenegrins — and the Swedes (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 19). Other immigrant groups included the French-Canadians, Welsh, Germans, Italians, Hungarians, Greeks, and Chinese. These immigrant groups played a major role in Anaconda's social and cultural life with many settling in the Goosetown neighborhood. Numerous saloons and boarding houses within the neighborhood operated along ethnic lines.

Along with churches, schools and saloons, meeting halls also served the important social functions for Anaconda's immigrant communities. Some ethnic groups 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 (demolished by the local urban renewal program in the 1980s), which served the Irish immigrant community. Others met in existing public buildings or meeting spaces where discussion on local politics and labor issues 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 particular ethnic group. Saloons and lounges also played an important part in local culture, providing a gathering place away from the smelter works. One such saloon, the Club Moderne building at 801 East Park Avenue and constructed in 1937 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.



1977

City of Anaconda and Deer Lodge County consolidate governments; Atlantic Richfield Company purchased Anaconda Company.



1980

Atlantic Richfield Company closes the Washoe Works (September 29).

ARCO



POPULATION
1970: 9,771

1980

POPULATION
1980: 12,518

Present

1970



An Ephemeral Presence — Anaconda's Chinese and African Americans

Unlike the numerous ethnic groups that settled in Anaconda and resided in Goosetown, both the Chinese and African American communities, arriving beginning in the 1880s, remained segregated, living in small enclaves in Anaconda. While the population of both groups remained small, and suffered from discrimination, they also played significant roles in Anaconda's commercial, industrial, and cultural development over succeeding decades.

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

Concentrated in a small area along East Park Avenue and Birch Street, then 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 by the U. S. Congress, the Chinese population remained steady, if small in number. Local anti-Chinese sentiment was also prevalent, driving many to leave Anaconda. However, by the 1920s, the Chinese community began to grow as shops and restaurants reappeared. With the advent of World War II, the Chinese abandoned Chinatown and Anaconda, and little remains of their presence.

African Americans also began arriving in Anaconda as early as the 1880s, looking for work. Until 1898, the first African Americans settled near the red-light district along West Commercial Avenue, when a crack-down on vice resulted in the attempt to move them to Mainville, the name given to the Northern Addition recently annexed to Anaconda north of the railroad tracks (Historical and Architectural Properties of Anaconda, Multiple Property Documentation, 1998, p. 20). Mainville would eventually become the neighborhood most closely associated with the African American community. However, along with a section of East Front Street, some African Americans settled on West Commercial Avenue and other areas of the community. One well-known African American family included Frank and Sarah Q. Walker, who both 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).

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)

Although comprised of a small percentage of the population, the African American community remained stable through the early 20th century. Several businesses, including Driver's Saloon and Club Rooms (104-106 East Commercial Avenue), operated by Lee Driver from 1909-1917, located within the downtown commercial district (Montana's African American Heritage Resources: Anaconda, Montana Historical Society, n.d.). Driver, one of the most prosperous African American residents in Anaconda, lived with his family in Opportunity until the 1930s. However, most found employment in the Reduction Works or as domestics, laborers, and janitors.

Founded in 1903, the African Methodist Episcopal Church, located at 305 West Commercial Avenue, was the only African American church in Anaconda. Founded by Reverend Jordan Allen, the church – later renamed Allen Chapel – remained open until 1947, and now functions as a residential dwelling (Montana's African American Heritage Resources: Anaconda, Montana Historical Society, n.d.). The building is the former schoolhouse from the Carroll community. The African American community's population in Anaconda slowly dwindled over the decades following World War II and represents less than one percent of the population today.



1105 East 4th Street (1890)
Frank and Sarah O. Walker Residence, 516 Spruce Street (1909-1920s)
713, 716, and 717 East 4th Street (1900)

County Landmarks and Historic Districts

Anaconda-Deer Lodge County currently has five National Register Historic Districts along with its inclusion within the Butte-Anaconda National Historic Landmark District. As noted previously, the National Register of Historic Places is the nation's official list of buildings, structures, sites, and objects worthy of the preservation administered between the National Park Service, U.S. Department of the Interior, and the Montana State Historic Preservation Office (SHPO), a division of the Montana Historical Society headquartered in Helena. The National Historic Preservation Act of 1966 authorizes the National Register program. Listing in the National Register recognizes historic resources that are significant at the local, state, or national level.

Properties may be individual National Register Landmarks or included as contributing or non-contributing properties with a National Register Historic District that has 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 noted in the Introduction, a National Historic Landmark District, designated by the Secretary of the U.S. Department of the Interior, recognizes places significant to the history and development of the United States. Like the National Register, National Historic Landmark Districts consist of properties considered contributing or non-contributing to the district's historic and architectural significance. National Historic Landmark District designation is honorary. The National Park Service automatically enrolls NHL Districts and Landmarks in the National Register.

Alpine Apartments, 200 Hickory Street (1915)



Butte-Anaconda National Historic Landmark District

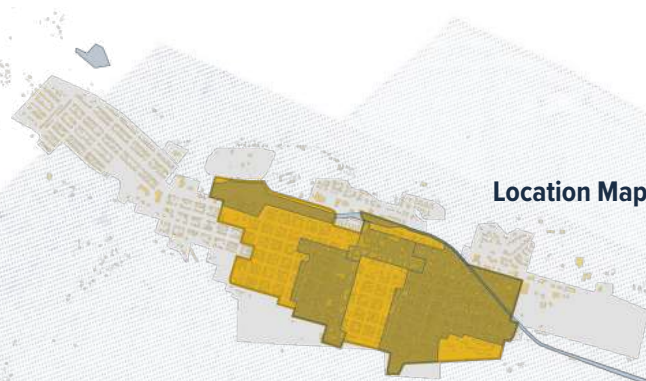
(ROW along Silver Bow Creek between Butte and Anaconda; communities of Butte, Walkerville and Anaconda, NRHP #88001111, listed 1961, Revised 2006)

The Butte-Anaconda National Historic Landmark District encompasses 9,774 acres and 7,885 historic resources, of which 76 percent contribute to the national significance of the district directly relating to industrial, social, transportation, commercial and architectural themes. The NHL District's contributing resources include 5,952 buildings, two sites, 36 structures and one object including mines, mine yards and headframes. In Anaconda, 73 percent of the properties contribute to the character of the district. It is one of the nation's largest NHL Districts in terms of resource count and the inclusion of three communities — Butte, Anaconda and Walkerville — as well as the Butte, Anaconda & Pacific Railroad (B.A. & P.) right-of-way connecting the communities.

The NHL District's boundary encompasses a contiguous portion of the Anaconda community, including the Original Townsite and historic additions that tie into the period of national significance from 1883 to 1934. Within the Anaconda NHL District boundary are four National Register historic districts: The Butte, Anaconda & Pacific Railroad, Commercial, Goosetown, and West Side Historic Districts. Surrounding these National Register Historic Districts are blocks in which neighborhood character and the housing stock share consistent land-use patterns, construction periods, building styles, scale and materials, and historic street lighting.

District Resources	Contributing	Non-Contributing
Buildings	2,270	859
Sites	-	-
Structures	-	-
Objects	-	-
Total	2,270*	859*

**Chart above only includes resources within Anaconda.*



As of March 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: 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:

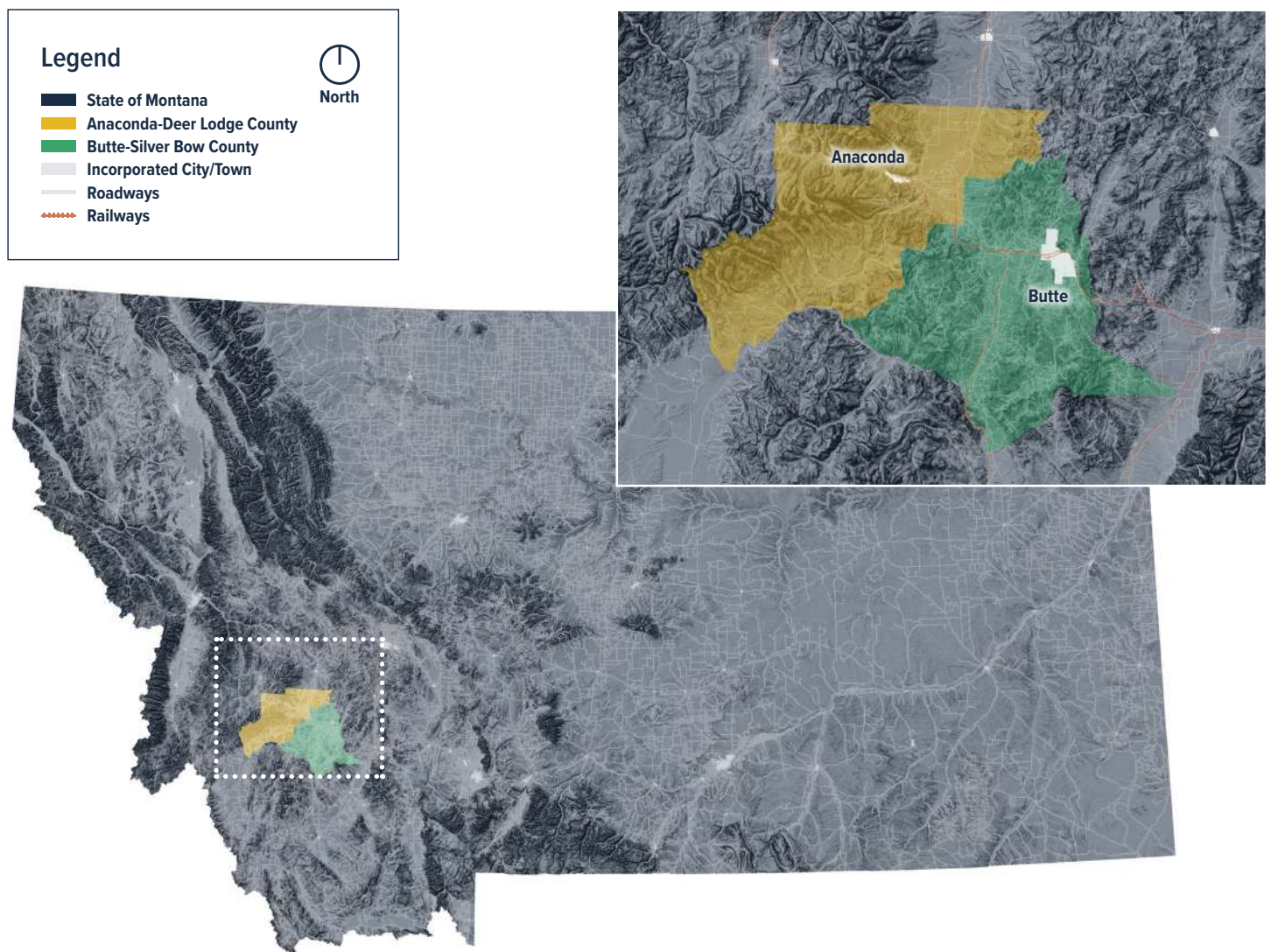
1. *Hearst Free Library (1898, 401 Main Street, NRHP #73001051, listed 1973)*
2. *St. Mark's Episcopal Church (1891, 601 Main Street, NRHP #78001682, listed 1978)*
3. *Deer Lodge County Courthouse (1900, 800 Main Street, NRHP #78001681, listed 1978)*
4. *Anaconda City Hall (1895, 401 East Commercial 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 following pages are the architectural and historic resources found in each National Register Historic District:



Anaconda Community Map



Legend

-  Water Bodies
-  Parks/Open Space/Private Recreation
-  City of Anaconda Boundary
-  Buildings
-  Roadways
-  Railways
-  Butte-Anaconda National Historic Landmark District
-  Butte, Anaconda and Pacific Railroad National Register Historic District
-  Commercial National Historic District
-  Glenn's Dam National Historic District
-  Goosetown National Historic District
-  West Side National Historic District



403 West 3rd Street (1895)



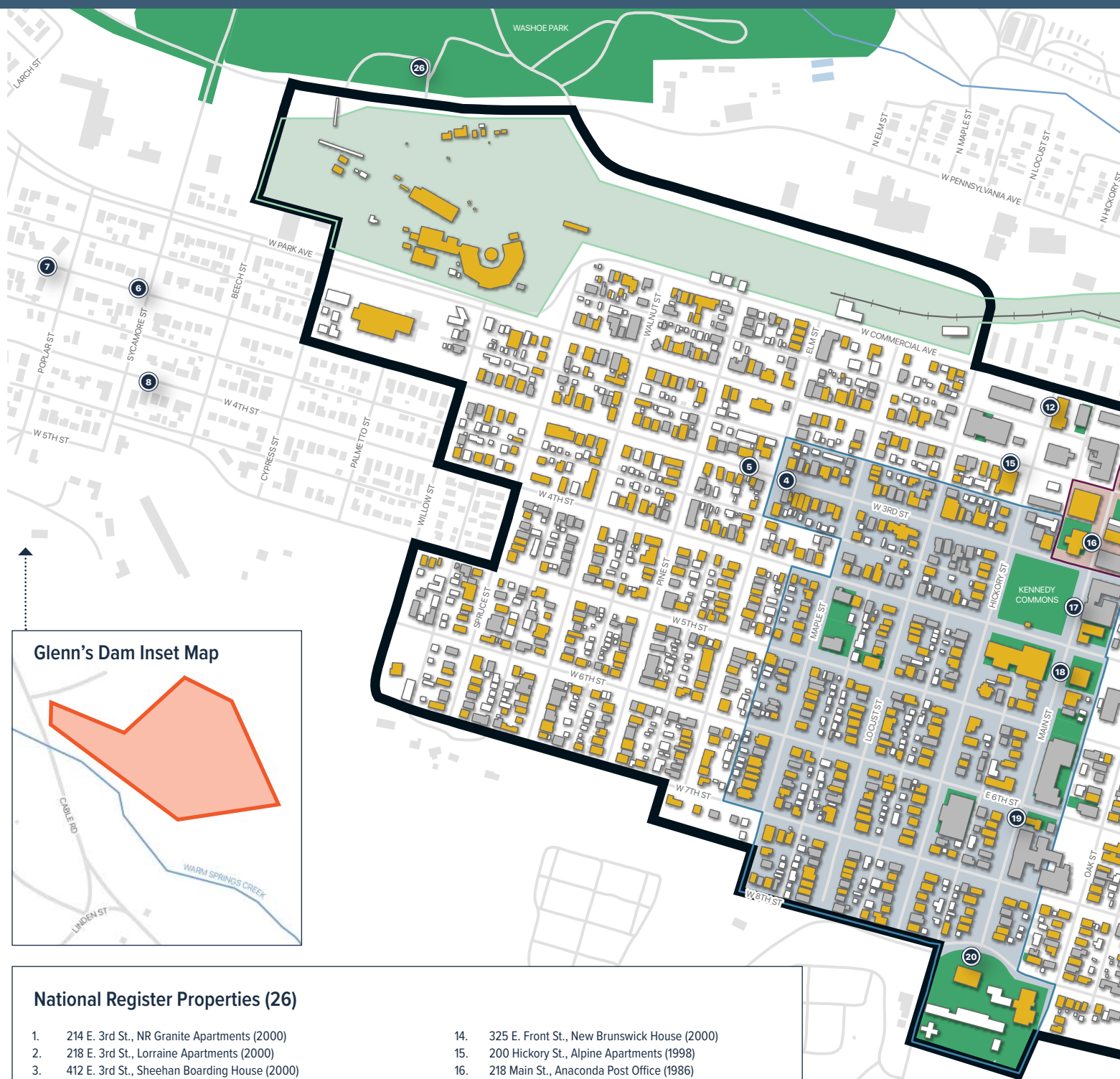
Lorraine Apartments, 218 East 3rd Street (1916)



213 East 7th Street (1889)



Butte-Anaconda National Historic Landmark District & Properties



Glenn's Dam Inset Map

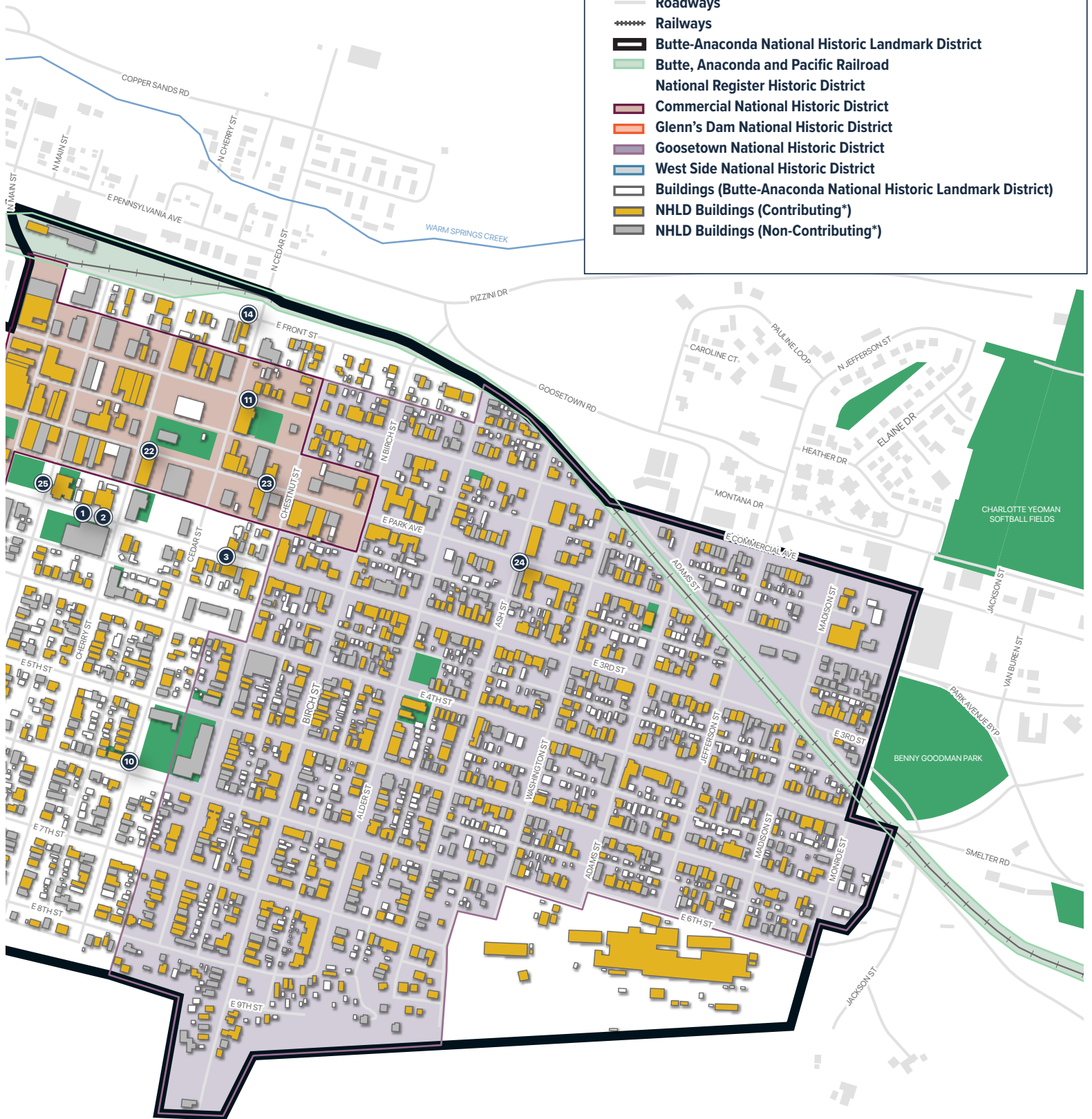
National Register Properties (26)

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

Legend



- Water Bodies
- Parks/Open Space/Private Recreation
- Buildings (Outside of NHLD)
- Roadways
- Railways
- Butte-Anaconda National Historic Landmark District
- Butte, Anaconda and Pacific Railroad National Register Historic 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

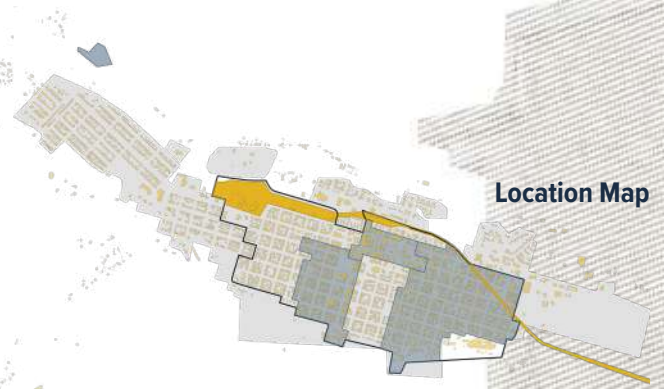
Butte, Anaconda and Pacific Railway National Register Historic District

(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 railroad right-of-way as it runs through Butte, between Butte and Anaconda, and through the northern part of Anaconda. The district includes 115 buildings and structures owned by or historically associated with the Butte, Anaconda and Pacific Railway, of which 93 are located in Anaconda. 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 93 buildings and structures in the historic district located in Anaconda, 51 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 to 1938, the 50-year limit for inclusion in the National Register. 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 function and design.

District Resources	Contributing	Non-Contributing
Buildings	31	23
Sites	-	-
Structures	17	22
Objects	-	-
Total	48*	45*

**Chart above only includes resources within Anaconda.*





Legend

- Water Bodies
- Parks/Open Space
- Buildings
- Roadways
- Railways
- Butte, Anaconda and Pacific Railroad National Register Historic District



Legend

- State of Montana
- Anaconda-Deer Lodge County
- Butte-Silver Bow County
- Incorporated City/Town
- Roadways
- Railways



Anaconda

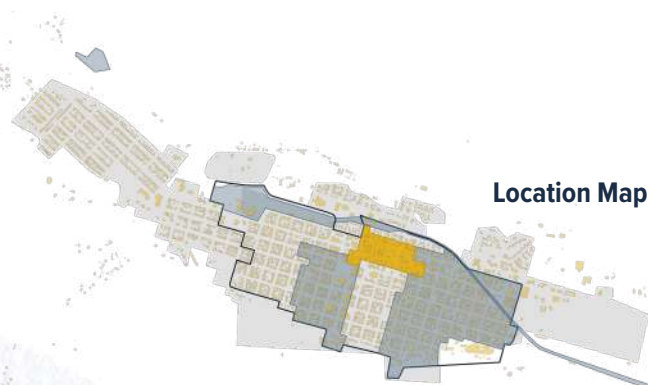
Butte

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 comprises five full commercial blocks, eight half blocks, and one quarter-block in the Original Townsite. The district contains 107 buildings and one structure - the historic streetlight system - of which 63 percent contribute to the district's historic and architectural significance. The district includes Anaconda's largest concentration of brick-constructed commercial buildings, a small number of single-family dwellings, and two government buildings - Anaconda City Hall and the U. S. Post Office. Ornamental cast-iron streetlamps line the streets, considered a contributing structure within the district. Many of the 39 buildings classified as non-contributing have reversible modern facade treatments and slipcovers, providing opportunities for future rehabilitation. Building construction dates span the period from the late-19th century to the early 20th century, with a period of significance from 1883 to 1945, when construction slowed following World War II. The buildings represent a variety of architectural styles including Queen Anne, Romanesque, Italianate, and Classical Revival. Individually listed National Register properties within the district 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).

District Resources	Contributing	Non-Contributing
Buildings	63	40
Sites	-	-
Structures	1	-
Objects	-	-
Total	64	40



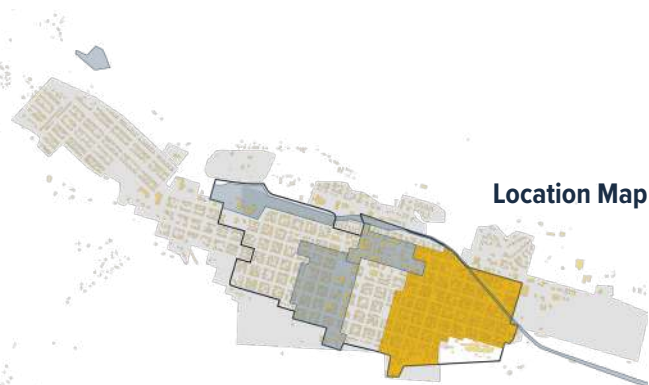


Goosetown Historic District

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

The Goosetown Historic District comprises 60 full or partial blocks, as well as the 51-lot Birch Hill Allotment. The majority of buildings are residential dwellings, although there are several commercial storefronts, a school, four churches and several industrial buildings of brick construction within the district. The district includes 1,736 buildings, of which 61 percent contribute to the district's historic and architectural significance and spanning a construction period from 1883 to 1945, when the construction of new houses transitioned to Anaconda's west side. A majority of the non-contributing buildings have artificial siding, alterations, or buildings constructed outside the period of significance. The dwellings are predominately one- and two-story frame workers' cottages, bungalows, and gable fronts, representing the neighborhood's strong working-class identity. The district also includes saloons, boarding houses, a brewery, rear lot 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. The one individually listed National Register property within the district is Club Moderne (801 East Park Avenue), designed in the Art Moderne style.

District Resources	Contributing	Non-Contributing
Buildings	1,063	673
Sites	-	-
Structures	-	-
Objects	-	-
Total	1,063	673





Legend

- Water Bodies
- Parks/Open Space
- Buildings
- Roadways
- Railways
- Goosetown Historic District



North

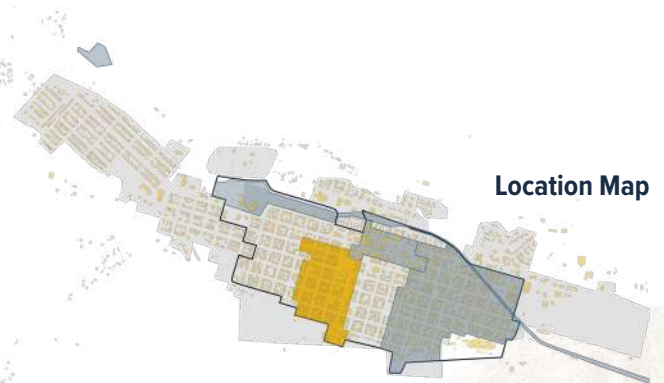
West Side Historic District

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

The West Side Historic District comprises 27 full or partial blocks as well as Kennedy Commons, a park comprising one full block. The majority of buildings are residential dwellings although there are several governmental, commercial, and educational buildings within the district. The district includes 512 buildings and one structure - the historic streetlight system - of which 67 percent contribute to the district's historic and architectural significance. Most non-contributing resources have artificial siding, alterations, or construction outside the period of significance, which ends in 1936, by which time homebuilders developed most of the lots in the district. Building construction started in 1883. Buildings are predominately one- and two-story frame and brick construction featuring high-style Queen Anne, Classical Revival and Craftsman design elements in homes representing the neighborhood's wealthier residents.

More modest homes include frame cottages, bungalows, and gable fronts. The district also has four churches, a movie theater, library, the Deer Lodge County Courthouse, and three historic apartment buildings. The historic ornamental cast-iron streetlamps contribute to the character of the district as a structure. Individually listed National Register buildings include the James Collins House (422 West 3rd Street), the Washoe Theater (305 Main Street), the Hearst Free Library (401 Main Street), St. Mark's Episcopal Church (601 Main Street) and the Deer Lodge County Courthouse (800 Main Street).

District Resources	Contributing	Non-Contributing
Buildings	345	167
Sites	-	-
Structures	1	-
Objects	-	-
Total	346	167





Legend

- Water Bodies
- Parks/Open Space
- Buildings
- Roadways
- Railways
- West Side Historic District

North



Glenn's Dam Historic District

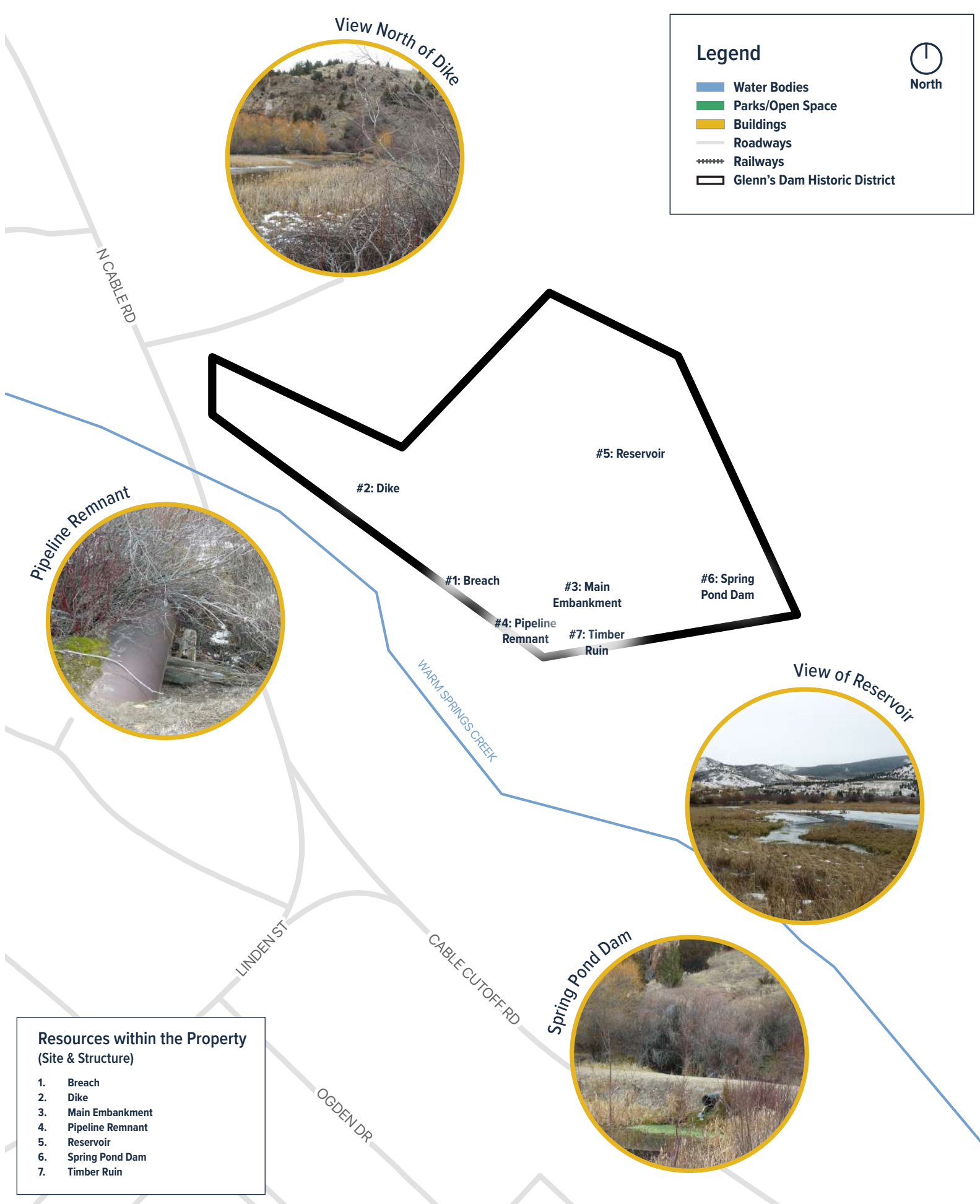
(North Cable Road, NRHP #100005107, listed 2020 MPD)

The Glenn's Dam Historic District consists of the remnants of an abandoned earthen dam and reservoir, as well as associated resources, immediately northwest of Anaconda off of Cable Road and to the north of Warm Springs Creek. The historic district includes the site of a timber ruins, which may have been part of a flume support structure, as well as a spring pond dam, an earthen embankment, a dike, a reservoir and a pipeline fragment. The site and structures all contribute to the district's historic significance. Construction of the dam and its corresponding structures span from the late-19th to the early-20th century, with a period of significance from 1883 to 1902, the year the Anaconda Company abandoned the dam. 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.

District Resources	Contributing	Non-Contributing
Buildings	-	-
Sites	1	-
Structures	5	-
Objects	-	-
Total	6	0



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



Legend

- Water Bodies
- Parks/Open Space
- Buildings
- Roadways
- Railways
- Glenn's Dam Historic District



North

Resources within the Property (Site & Structure)

1. Breach
2. Dike
3. Main Embankment
4. Pipeline Remnant
5. Reservoir
6. Spring Pond Dam
7. Timber Ruin



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 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 historic districts and six individual properties for listing in the National Register of Historic Places in 1998 and seven individual property listings in 2000.

Historic American Building Survey of Anaconda (1979)

In 1997, the Historic American Building Survey, administered by the National Park Service in partnership with the Library of Congress, photo documented 24 historic commercial and industrial properties in Anaconda's. These properties include:

- Anaconda City Hall, East Commercial and Cedar Avenues
- Anaconda Junior High School, Fourth and Main Streets
- Anaconda Leader Building, 121 Main Street
- Anaconda & Pacific Railway: General Offices, 300 West Commercial Avenue
- Anaconda Standard Building, 219-221 Main Street
- Barich Block, 416-420 Park Street
- Benevolent and Protective Order of Elks Building, 217 Main Street
- Club Moderne, 801 East Park Avenue
- Daly Bank Building, 123 Main Street
- Davidson Block, 200 East Park Avenue
- Deer Lodge County Courthouse, south end of Main Street



600 Block of Oak Street
420 Maple Street (1897)
Junior High School, 408 Main Street (1927)
Barich Block, 416-420 East Park Avenue (1893)

- Durston Building, Main Street and East Park Avenue
- Electric Light Building, 101-103 Main Street, Anaconda, Deer Lodge County, MT
Hearst Free Library, Fourth and Main Streets
- Mahie Block, 124 East Commercial Avenue
- Marcus Daly (Montana) Hotel, 200-208 Main Street
- Park and Commercial Streets, Main Street vicinity
- Petritz Building, 115-119 Main Street
- Washoe Theater, 305 Main Street
- 200-208 Main Street
- 225-229 East Commercial Avenue
- 319 East Commercial Avenue, Anaconda, Deer Lodge County, MT

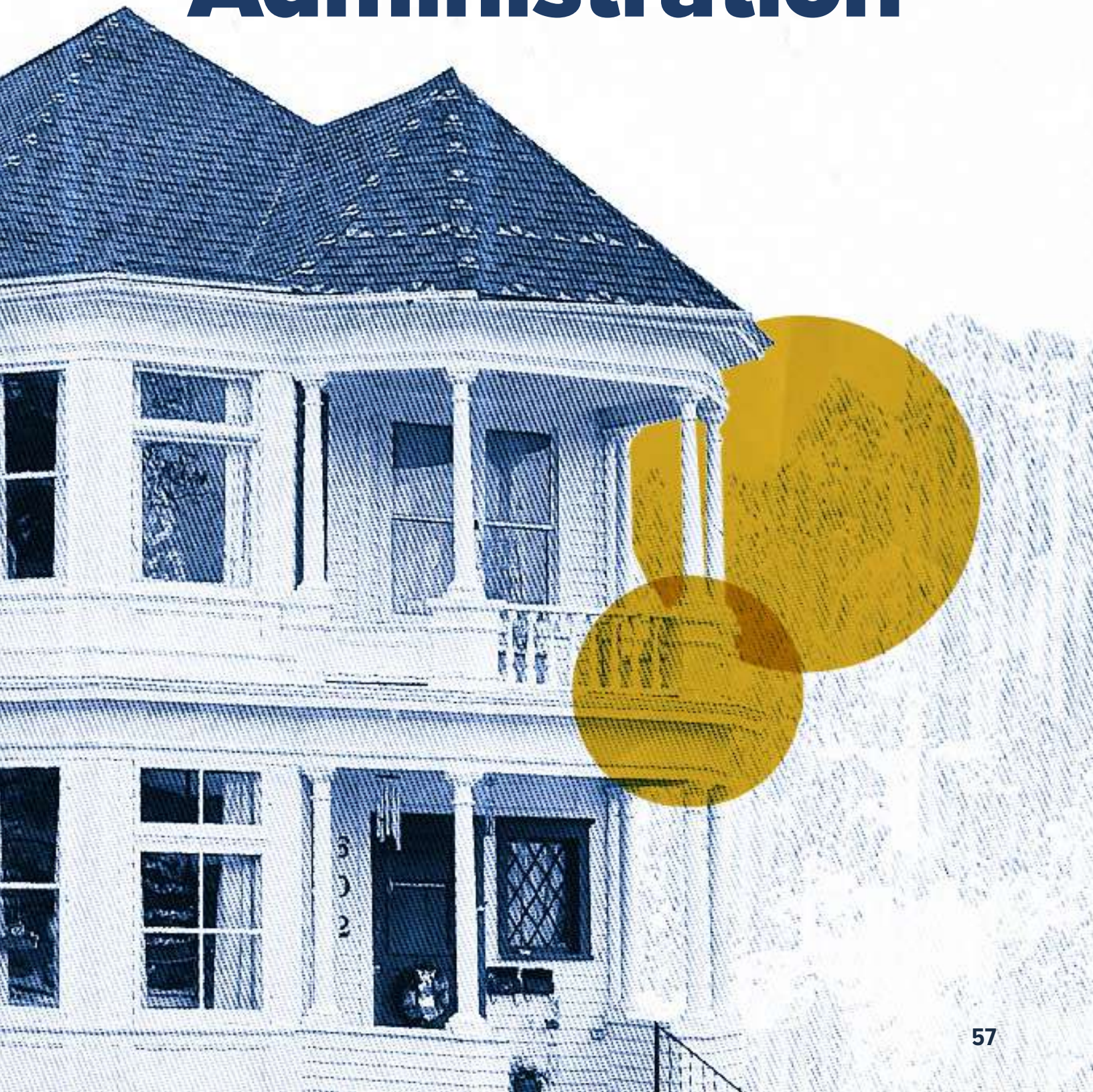
The HABS project documented two demolished historic resources, the complete Anaconda Reduction Department and Washoe Smelter complex and the Ancient Order of Hibernians Hall at 321-323 East Commercial Street. The Library of Congress houses the complete HABS documentation of Anaconda, which is accessible through its website.



Free Swedish Mission Church, 501 Alder Street (1899)



Policy & Program Administration





Policy and Program Administration

Although a number of efforts by the Montana SHPO and private citizens to list individual properties in the National Register of Historic Places took place during the 1970s and early 1980s, it would not be until 1999 that Anaconda-Deer Lodge County would initiate its own formal historic preservation efforts with the adoption of its first historic preservation ordinance and the establishment of the Historic Resources Board. Over succeeding years, the Montana SHPO would continue to work with Anaconda-Deer Lodge County and play active roles in surveying and documentation activities and listing properties and districts in the National Register. While the Historic Resources Board lacks statutory authority to designate local landmarks and districts apart from listings in the National Register, the County's historic preservation program works towards partnering with the Montana SHPO and community groups on preservation initiatives and in educating local residents on its heritage and the benefits of historic preservation.

The following section summarizes the key policies and legislation that enable historic preservation in Anaconda and the agencies and organizations that manage and participate in various preservation activities.



B.A. & P. Railway Yards, 900 West Commercial Avenue (1896)
 214 Elm Street (1915)
 Torgerson Brothers, 7 Main Street
 521 Oak Street (1912)
 Lorraine Apartments, 218 East 3rd Street (1916)

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

Several preservation tools, policies and legislation help to advance historic preservation in Anaconda Deer Lodge County. 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 their 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.

Waddell House, 506 West 3rd Street (1896)



Local Policies and Planning

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, installing cultural heritage signage, 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.

2014 Anaconda Downtown Urban Renewal Plan

In 1996, Anaconda-Deer Lodge County established a Tax Increment Financing District (TIF District) to underwrite and facilitate revitalization initiatives in the downtown district and in several of the surrounding neighborhoods. In 2011, the 15-year authorization for the TIF District expired. The 2014 Anaconda Downtown Urban Renewal Plan provides a planning framework for re-establishing a new TIF District that addresses continued community concerns with deferred property maintenance and infrastructure upgrades and enhancements. As part of this framework, the Urban Renewal Plan recognizes that any future efforts to rehabilitate existing buildings and public infrastructure should be *"respectful"* of the Butte-Anaconda National Historic Landmark District and that future *"...urban renewal projects should serve to complement cultural resources rather than create a development pattern that diminishes their value"* (Anaconda Downtown Urban Renewal Plan, 2014, p. 26)." Key planning initiatives include:

- Inventorying vacant, deteriorating, and burned-out buildings to assess need and to set priorities for mitigation and rehabilitation.
- Designing and implementing a streetscape plan that integrates traffic calming measures, public art, and enhances lighting.
- Improving entryways into the downtown district.

- Establishing a commercial building facade improvement program.
- Encourage better enforcement of ordinances that address property maintenance.
- Design and install a community wayfinding system incorporating interpretive programming.
- Partner with the Anaconda Main Street program and the Chamber of Commerce to foster downtown business development and cultural and entertainment activity.
- Explore grant opportunities and partnerships to promote housing affordability and to provide rehabilitation and weatherization assistance to homeowners.
- Promote infill and neighborhood compatible redevelopment as a means of expanding the quality, variety, and affordability of the housing stock.
- Initiate and support projects that promote sustainability, alternative energy, and green technologies.

In addition to adopting the Urban Renewal Plan, the County Council of Commissioners also proceeded to authorize a new TIF District in 2014.

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:

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



2012 Building Montana's Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda Heritage Corridor

Sponsored jointly between the Anaconda-Deer Lodge and Butte-Silver Bow Council of Commissioners, the Butte-Silver Bow Urban Revitalization Agency, the Montana SHPO, and the National Park Service, the Building Montana's Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda Heritage Corridor outlines strategies and ways in which heritage tourism can enhance and contribute to the marketing and storytelling of the region's rich industrial history as well as public and private reinvestment in the region's communities. Key Action Plan recommendations include creating a coordinated wayfinding signage system between Butte and Anaconda, installing interpretive kiosks within the region, supporting private sector tour operators, and creating a comprehensive trail map. Additional recommendations focus on making the Copper Village Museum and Arts Center the central interpretive gateway into Anaconda and presenting educational and interpretive programming on the ongoing Anaconda reclamation efforts, and potentially making the state rest area at the junction of Montana State Route 1 and Interstate 90 east of Anaconda as the visitor center for the heritage corridor. The National Park Service and the U.S. Congress, which can only authorize national heritage corridors, have yet to designate the Butte-Anaconda Heritage Corridor.

1993 Draft Butte-Anaconda Heritage Corridor: Regional Historic Preservation Plan

Funded with support from the Atlantic Richfield and Company and the U.S. Economic Development Administration, the Butte-Anaconda Heritage Corridor: Regional Historic Preservation Plan outlines several goals and initiatives in creating a "heritage park" or "heritage corridor" that can help address concerns in preserving and interpreting sites and landscapes historically significant to the Butte-Anaconda region as well as facilitate heritage tourism, economic development and community revitalization. Only the National Park Service through an act of the U.S. Congress can establish heritage corridors or areas.

- The Historic Preservation Plan's key planning goals and objectives include:
- Stabilizing and preserving historic resources threatened by demolitions.
- Interpreting the history of the region through existing educational programs and participatory experiences.
- Developing community and economic programs that incorporate adaptive use.
- Utilizing computer-based mapping and database technologies for the collection and management of survey data.
- Address historic preservation issues while facilitating clean-up action on contaminated sites without delays.
- Implement mechanisms that gathers capital for the feasible rehabilitation and adaptive use of historic buildings.

In addition to these goals and objectives, the Regional Preservation Plan proposes five "constellations" or groupings of historic and cultural resources that tell the Butte and Anaconda's heritage story, one of which is "Smelting the Ore" — resources in Anaconda that interpret the community's smelting industry. The Copper Village Museum and the Anaconda Chamber of Commerce and Visitors Center would be this constellation's visitors gateway point. As mentioned previously, Congress and the National Park Service have yet to act on heritage corridor designation.

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 visitor center and smelter stack viewing stand, an interpretive center and trail for the Upper Works, a B. A. and P. tourist train, an Anaconda Foundry Fabrication Company (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.

Program Administration and Preservation Tools

In any community where the preservation of historic resources and cultural heritage is meaningful for future prosperity and community quality of life, there will be a municipality or county government or non-profit entity tasked with administering, managing, or advocating preservation activities and the local level. “Preservation begins at the local level” — this phrase is true for Anaconda-Deer Lodge County as well as 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, responsible for administering the local preservation program and collaborating with County staff, other boards and commissions, and the community in preservation initiatives. Preservation partners and advocates play key roles in advancing local preservation through advocacy, education, and funding programs. This section includes a description of these local, statewide, and national programs and partners along with the County boards, commissions, and departments that assist in administering the County’s historic preservation program.

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.

Program 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 for historic properties and maintaining Anaconda-Deer Lodge County’s CLG status.



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)



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 Board's powers and duties, which includes promoting heritage education and tourism, facilitating building preservation and neighborhood revitalization, maintaining an up-to-date inventory of historic properties and archaeological resource, and nominating individual properties and historic districts to the National Register of Historic Places. Additional duties include reviewing and commenting on County planning, environmental, and regulatory programs that relate to historic and archaeological resources and advising property owners on interpreting the Secretary of the Interior's Standards for Rehabilitation for property rehabilitation projects. The ordinance also authorizes a Historic Preservation Officer position to staff the Board.

Economic Development Advisory Board

The Economic Development Advisory Board comprises nine members appointed by the County Council of Commissioners, including representatives from the ALDC, financial institutions, and the County Council and staff. The Board implements and oversees economic development initiatives, as well as responsibilities related to of the settlement agreement between the County and the Atlantic Richfield Corporation, owner of the 300-acre Washoe Reduction Works Superfund site.

Planning Board

The Planning Board comprises nine members, eight of whom must live in Anaconda-Deer Lodge County various development districts, and one required to reside within a County conservation district. While the County Council of Commissioners appoints the eight members, a conservation district board of supervisors appoints the remaining member of the Planning Board. The Planning Board recommends and adopts community plans and growth policies, reviews and approves major development permits, and serves in an advisory capacity to the County Council regarding community planning issues.

Board of Adjustments

Appointed by the County Council, the Board of Adjustments comprises five members tasked with reviewing appeals on administrative development permitting decisions and variance requests that grant relief from development district requirements.

Downtown Urban Renewal Agency

In 2020, the County Council adopted Ordinance 260 creating the Downtown Urban Renewal Agency (URA) and Board, which administers and implements the Downtown Anaconda Urban Renewal District and Urban Renewal Plan. The Board's responsibilities include funding and managing various downtown capital improvement projects, building and facade rehabilitation initiatives, and

Collins House, 422 West 3rd Street (1896)
Davidson Building, 301-303 East Park Avenue (1896)
Methodist Episcopal Church, 321 Oak Street (1897)

other technical assistance programs aimed at spurring investment and revitalization activity in Downtown Anaconda. The principal funding source for Renewal Agency activities is tax-increment financing. The Agency Board consist of five members appointed by the Anaconda-Deer Lodge County Council.

County Departments

Planning Department

The Planning Department administers and manages the development permitting review process within the County's urban and rural development districts, the review of minor and major subdivisions, as well as building code inspections, demolition and business license applications, and implementation of the 2019 County Growth Policy. 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 manages five public parks and other numerous park facilities within the County, including the historic Kennedy Commons and Washoe Park.

Code Enforcement Department

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

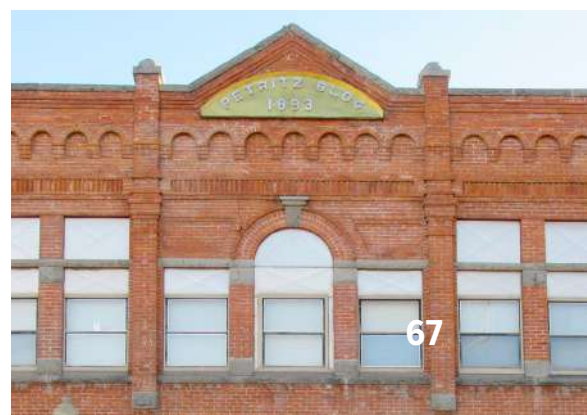
Preservation Partners

Anaconda Local Development Corporation

The Anaconda Local Development Corporation (ALDC) is a non-profit economic development entity providing a range of services and programs focused on retaining and attracting businesses and industries, as well as new investment within Anaconda-Deer Lodge County. Such services include property development, leasing, and sales; development site selection and project management; financing programs; grant writing; and technical assistance workshops and services through regional and statewide partners. The ALDC also partners with local financial institutions to provide grants and funding for commercial and housing development and rehabilitation projects.

Anaconda Chamber of Commerce and Visitors Center

The Anaconda Chamber of Commerce serves as the non-profit business partnership and visitors bureau for Anaconda Deer Lodge County. As the local tourism agency in the County, the Chamber administers the Discover Anaconda website and the annual publication of the Anaconda Visitor's



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)

Guide. The Chamber also produces several special events during the year, offers regular business networking activities, and manages an online site selector service. The Chamber is located in a replica of a late 19th-century railroad station with former Butte, Anaconda and Pacific Railway car attached onsite.

Anaconda Community Foundation

Established in 2007, the Anaconda Community Foundation offers grant funding and technical assistance to local organizations and entities providing health, education, and social services within the County, as well as activities that support local arts and culture. The Foundation also participates in fundraising for local preservation efforts, including, most recently, the Montana Hotel and the Fred Moody Intermediate School auditorium rehabilitation efforts.

Anaconda Restoration Association

Organized in 2017, the Anaconda Restoration Association primary mission is to undertake and complete the rehabilitation and reuse of the Montana Hotel, first constructed in 1895 and located at 200 Main Street. The Association envisions the Hotel's reuse as a catalyst for revitalizing the downtown and increasing heritage tourism to Anaconda.

Copper Village Museum and Arts Center

Located in the former Anaconda City Hall building, the Copper Village Museum and Arts Center, founded in 1971, serves to promote local and traditional arts and culture in the community through its arts gallery and crafts center. The Arts Center also houses the Marcus Daly Historical Museum and Archives, which includes the complete collections and records of the Anaconda Mining Company and its Washoe Smelter. The Museum partnered with the former Tri-County Historical Society in 1985 to preserve and reuse the former City Hall as the new Arts Center.

Montana State Historic Preservation Office (Montana SHPO)

Headquartered in Helena, the Montana SHPO, one of five divisions of the Montana Historical Society, works with federal and state agencies, and tribal and local governments to preserve Montana's historic resources and cultural heritage. Specific responsibilities include administering the National Register program in Montana in partnership with the National Park Service, conducting review of state and federally funded and permitted projects through Section 106 of the National Historic Preservation Act, reviewing tax credit incentive applications, and overseeing the Certified Local Government Program in the state, and providing historic preservation education and advice.

Montana Main Street Program

Established in 2005, the Montana Main Street Program provides technical assistance and grant funding to local communities implementing the Main Street Approach to revitalizing traditional downtowns and commercial districts emphasizing historic preservation-based economic development and local capacity-building and public-private partnerships. The Office of Tourism and Development and the Community Development Division of the Montana Department of Commerce jointly administers the program. There are 34 member communities participating in Montana Main Street, including Anaconda, selected in the program's inaugural year.

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 and formerly known as the Montana Preservation Alliance, Preserve Montana is a non-profit statewide preservation advocacy organization dedicated to preserving and protecting Montana's historic places, cultural heritage, and traditional landscapes through advocacy and outreach and education. The organization also administers a grant program that underwrites a variety of local preservation activities, including brick and mortar rehabilitation projects, oral histories and documentation, the preservation historic cemeteries and cultural landscapes, and other outreach and educational initiatives.

Preservation Tools

The following section describes several key preservation tools employed by Anaconda-Deer Lodge County in promoting preservation and investments in historic properties. Currently, the County offers limited financial benefits while there are others available at the state and the national level.

Anaconda Urban Renewal Agency Downtown TIF Grants

Alongside the re-establishment of the Downtown TIF in 2014, the Anaconda Downtown Urban Renewal Agency created a grant program to fund various building rehabilitation and historic preservation activities.

- Eligible activities include:
- Exterior facade painting, window and door rehabilitation, masonry repair and maintenance, storefront construction, signage, and parking lot enhancements.
- Foundation, roof, and structural repairs.
- Utilities and energy efficiency improvements
- Technical architecture and engineering assistance to applicants.

Goosetown Neighborhood Conservation District

Currently, the County's development permitting system authorizes the use of conservation zoning for the Goosetown neighborhood with the intent of preserving the "...character and scale of this historic east side neighborhood while allowing for compatible infill and redevelopment." Several provisions in the conservation district allow for flexibility in permitted land uses and determining front setbacks and side-yard requirements.

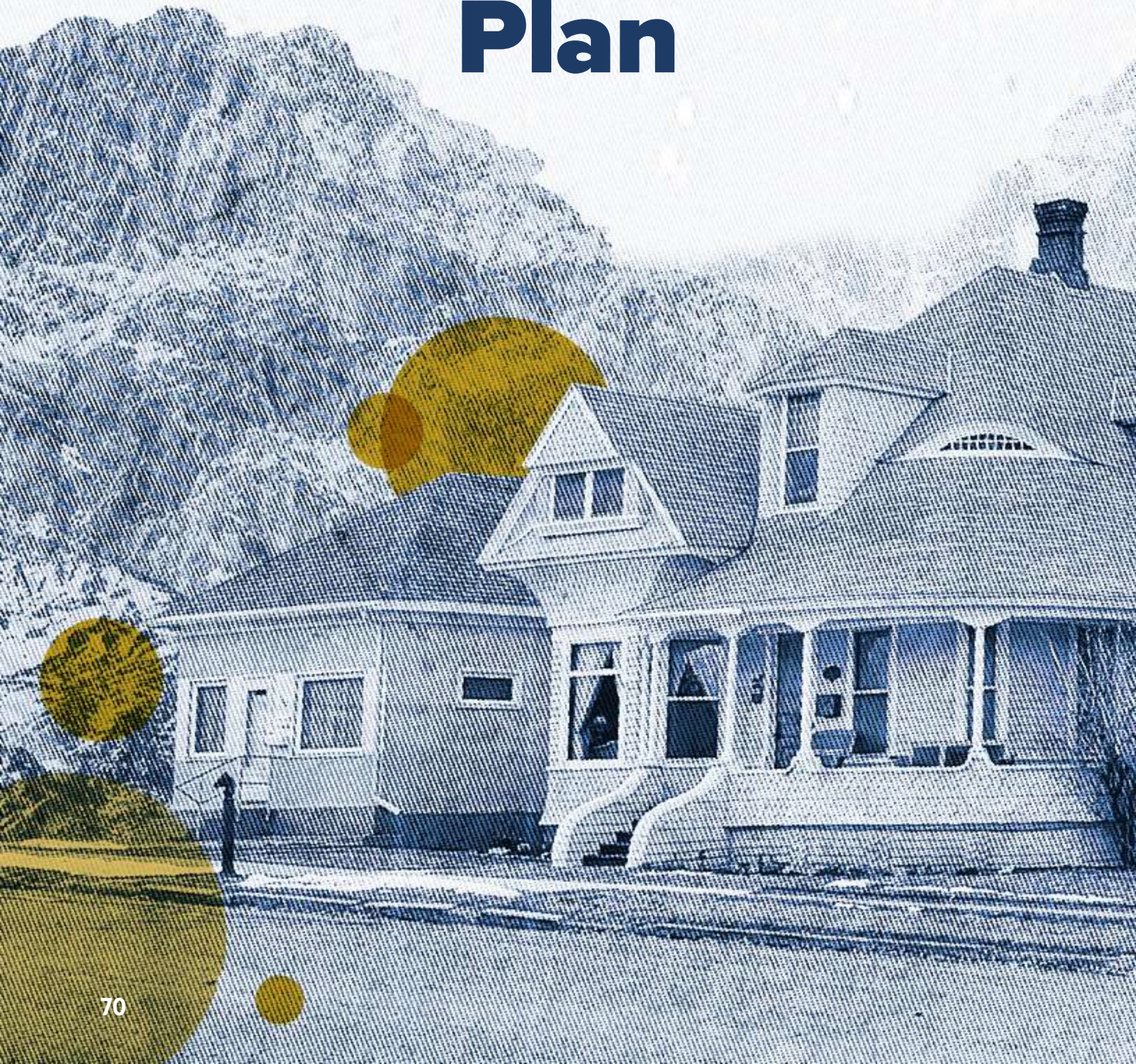
Vacant Structure Registration Program

Anaconda-Deer Lodge County currently administers a vacant structure registration program to help identify vacant buildings and to clarify property owner responsibilities in the maintenance and preservation of their buildings. The program requires that owners of vacant buildings must register with the County, pay annual inspection fee, and submit a building plan that secures and maintains the building according to local building codes standards.

200 Main Street



Historic Preservation Plan







Historic Preservation Plan

The following Historic Preservation Plan presents a series of goals, action initiatives and recommendations organized around the five principal planning themes previously described in Section 1. The planning themes describe key aspects of a successful countywide historic preservation program, including survey and documentation, education and outreach, and preservation-based economic development and community revitalization. Each planning theme incorporates a series of preservation planning goals and initiatives focused on addressing key issues and opportunities identified during the planning process. An implementation program follows the planning themes and goals specifying key preservation partners, funding needs and timelines for action for each preservation initiative. The Preservation Plan, at its core purpose, seeks to assert the role of Anaconda-Deer Lodge County and its Historic Resources Board as the lead stewards of the County's heritage while motivating and empowering other local stakeholders to do the same and share in a community historic preservation ethic.

Planning Themes, Goals and Initiatives

Each planning theme presented below includes broad goal statements and a series of initiatives created to meet desired outcomes. The issues, goals and initiatives described below are not in order of priority, rather, the implementation program suggests which initiatives may receive more important consideration by the Historic Resources Board, the County Council and preservation partners over others discussed in the Historic Preservation Plan.



THEME #1

Identifying and Preserving Anaconda's Heritage and Cultural Legacy

Anaconda has a significant inventory of landmarks and historic districts, including five National Register Historic Districts and 27 individually listed National Register landmark buildings. The community is also an integral part of the Butte-Anaconda National Historic Landmark District, recognizing the national significance of the region's mining and copper smelting industrial history. It is also the nation's largest NHL District in terms of the number of contributing historic resources.

Future Landmarks and Districts

Given the significant inventory of 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 encompasses Ranch and Minimal Traditional 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 Identification

In 1993, Anaconda received assistance from the Montana SHPO to complete a comprehensive survey of historic resources in the community, 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. There is also a clear need to make survey data more accessible to the public so that owners of historic properties can readily retrieve information regarding the property's history and significant architectural features.



THEME #1 GOALS

Identifying and Preserving Anaconda's Heritage and Cultural Legacy

GOAL #1: Seek the designation of landmarks and districts important to understanding Anaconda's history and heritage and as a means to maintaining local sense of place.

Opportunities may exist for designating new National Register districts in Anaconda, serving to recognize the community's evolving history narrative from its smelting industrial heyday to its recent past of the 1950s and 60s. More importantly, new landmarks and historic districts provide many benefits, including encouraging property investment and quality design, promoting sustainability by reducing demolition and landfill waste, and supporting economic development through heritage tourism.

Goal #2: Maintain an ongoing and accessible survey and documentation program that informs and guides future countywide preservation efforts.

Survey and documentation activities provide valuable information on what historic or cultural resources are worthy of preservation — whether as individual landmarks or as part of a historic district. Surveys also help in discovering new and untold stories of Anaconda's past, in identifying ways to manage design change to historic properties, and in establishing priorities for other local preservation efforts. Intensive-level surveys provide the highest level of documentation; however, reconnaissance-level surveys are useful in areas where there are numerous resources of similar style or building type.

INITIATIVE #1.1

Pursue individual property listings in the National Register of Historic Places.

The Butte-Anaconda National Historic Landmark district nomination, as well as Anaconda-Deer Lodge County's three National Register historic district nominations, each identify individually significant buildings which may be eligible for listing in the National Register. While individual National Register listings may not provide a level of protection against inappropriate alterations and demolitions as local landmark designations do in other Montana communities, they do help build pride in community history and spur heritage tourism and economic development. The Historic Resources Board should collaborate with property owners, local organizations and the Montana SHPO to encourage individual property listings.

Eligible National Register properties include:

- Willard E. Mitchell Stadium, 1100 block of West 5th Street

Potentially eligible National Register properties may include:

National Historic Landmark District

- Butte, Anaconda and Pacific Office Building, 800 West Commercial Avenue
- Montana Union Railroad Depot, 5 Main Street

Commercial Historic District

- Electric Light Building, 101 Main Street
- Bank Block (Daly, Hoge and Company Banking House), 123 Main Street
- Parrott Block, 205-207 East Park Avenue
- St. Jean Block, 210 East Park Avenue
- First National Bank of Anaconda, 212 East Park Avenue

Goosetown Historic District

- St. Peter Austrian Roman Catholic Church and Rectory, 401-405 Alder Street
- Free Swedish Mission Church, 501 Alder Street
- Norwegian Evangelical Lutheran Church, 424 Chestnut Street
- Beaudette Block, 621 East Park Avenue
- Anaconda Meat and Grocery Company, 800 East Park Avenue
- Serbian Church, 921 East Park Avenue
- Washoe Brewery, 1200 East Park Avenue
- St. Peter Austrian Roman Catholic Convent, 709 East 3rd Street
- Gustafson Boarding House, 924 East 5th Street

West Side Historic District

- Anna O'Farrell House – Daly Sisters' House No. 1, 410 Hickory Street
- Kate Rudden House – Daly Sisters' House No. 2, 414 Hickory Street
- Gehrman House, 422 Hickory Street
- W. K. Dwyer House, 505 Hickory Street
- Charles Tuttle House, 518 Hickory Street
- Fred Clark House, 602 Locust Street
- Salisbury House, 604 Locust Street
- Kennedy Common (City Common), Main and East 3rd Streets
- Anaconda Junior High School, 408 Main Street
- Roach House, 504 Main Street

- Brentwood Apartments, 520 Main Street
- Conley House, 400 Maple Street
- Walkup House, 521 Maple Street
- Boarman House, 620 Maple Street
- Gates House, 121 West 5th Street
- Durston House, 122 West 5th Street
- Laist House, 218 West 7th Street

Implementation Actions

- Review the list of identified properties to determine priorities for listing based on current condition, and architectural and historical significance.
- Prepare outreach materials to property owners identifying the benefits of listing.
- Coordinate property eligibility for listing with the Montana State Historic Preservation Office.
- Seek funding for the preparation of the National Register listings through the Montana Certified Local Government grant program and other local and statewide funding sources.

INITIATIVE #1.2

List new historic districts in the National Register of Historic Places.

In addition to new individual property listings, there are several areas with the potential for listing as National Register historic districts. These areas, previously identified as significant, represent the important industrial and commercial heritage of Anaconda-Deer Lodge County. National Register historic districts provide the mechanism for obtaining funding for rehabilitation and can play a pivotal role in encouraging economic development and heritage tourism. The Historic Resources Board should collaborate with property owners, local organizations and the Montana SHPO to encourage new National Register historic districts.

Potentially eligible National Register Historic Districts may include:

- Butte, Anaconda and Pacific Main Yards, 900 West Commercial Avenue
- Anaconda State Fish Hatchery (Washoe Park Fish Hatchery), 600 West Pennsylvania Avenue
- Anaconda Foundry Fabrication Company (Tuttle Foundry Works), 1015 East 6th Street

Implementation Actions

- Consider the creation of a committee comprised of Historic Resources Board members, local historians, local community organizations such as the Anaconda Local Development Corporation and interested citizens to review and coordinate the preparation and nomination of future historic districts.
- Prepare outreach materials to property owners identifying the benefits of listing.
- Coordinate historic district eligibility with the Montana State Historic Preservation Office.
- Seek funding for the preparation of the National Register listings through the Montana Certified Local Government grant program and other local and statewide funding sources.

INITIATIVE #1.3

Update the 1996 Anaconda Historical-Architectural Survey.

The 1996 survey of Anaconda-Deer Lodge County's historic resources identified potential landmarks and historic districts. This survey initiative, now 25 years old, informed the Anaconda Multiple Property Nomination completed in 1998. As properties change over time, knowing the status of each property is vital to understanding the overall condition of the historic district and helps to understand the progression of change. Updating this survey will confirm the contributing and non-contributing status of historic district properties, highlight areas where change is occurring and inform future planning and preservation initiatives. The Historic Resources Board should collaborate with property owners, local organizations and the Montana SHPO to discuss, fund and undertake this survey update.

Implementation Actions

- Consider the creation of a committee comprised of Historic Resources Board members, local historians, local community organizations such as the Anaconda Local Development Corporation and interested citizens to coordinate the survey initiative (see page 77).
- Prepare outreach materials to citizens and property owners outlining the survey initiative and requesting historic photos and other information on the history of their properties.
- Coordinate survey boundaries and methodology with the Montana State Historic Preservation Office.
- Seek funding for the survey through the Montana Certified Local Government grant program and other local and statewide funding sources.

Forming a Survey and National Register Committee

For larger projects such as historic resource surveys and National Register nominations, the creation of a local committee comprised of Historic Resources Board members, local historians and community organizations and interested citizens provides the most effective means of organizing and implementing projects of this type. The local committee can assist the Historic Resources Board in prioritizing work, gathering important historical information and securing funding sources. Encouraging collaboration and community volunteerism can only help to advance the local historic preservation program.

INITIATIVE #1.4

Survey and document traditional neighborhoods north and west of the National Historic Landmark District, including the Mid-20th Century New Addition neighborhood.



Historic resource surveys are vital in the identification of Anaconda-Deer Lodge County's future landmarks and historic districts. While the National Historic Landmark District survey completed in 1996 encompassed the original townsite (see Initiative 1.3 above), other areas outside of the historic district may include historic resources previously not identified, as well as others that are eligible but not yet listed in the National Register, such as the Willard E. Mitchell Stadium. The New Addition and other mid-20th century subdivisions in Anaconda's west side include resources over 50 years old — mainly comprised of Ranch and Minimal Traditional homes that may yield important information on Anaconda's more recent growth and expansion.

Implementation Actions

- Consider establishing a committee comprised of Historic Resources Board members, local historians and community organizations, such as the Anaconda Local Development Corporation and interested citizens, to coordinate survey initiatives (see page 77).
- Prepare outreach materials to citizens and property owners outlining survey initiatives and requesting historic photos and other information on the history of their properties.
- Coordinate survey boundaries and methodology with the Montana SHPO.
- Seek survey funding through the Montana CLG grant program and other local and statewide funding sources.



INITIATIVE #1.5

Survey and inventory buildings and areas within Anaconda-Deer Lodge County but outside of Anaconda's former municipal limits.











While most of Anaconda-Deer Lodge County's historic resources lie within the former city limits of Anaconda, there exist other historic resources within the County that may warrant survey work, identification and evaluation for listing in the National Register, or other forms of protection and management. Areas such as Opportunity, an early planned suburb of Anaconda, as well as the Montana State Hospital in Warm Springs, the Georgetown Lake area, and other rural buildings, and cultural and archaeological sites may yield important information on the history of the County worthy of preservation.

Implementation Actions

- Consider the creation of a committee comprised of Historic Resources Board members, local historians, local community organizations such as the Anaconda Local Development Corporation and interested citizens to coordinate the survey initiative (see page 77).
- Prepare outreach materials to citizens and property owners outlining the survey initiative and requesting historic photos and other information on the history of their properties.
- Coordinate survey boundaries and methodology with the Montana State Historic Preservation Office.
- Coordinate with the Montana Department of Public Health and Human Services regarding a survey of the Montana State Hospital.
- Seek funding for the survey through the Montana Certified Local Government grant program and other local and statewide funding sources.

The map illustrates the West 4th Street area in St. Paul, Minnesota. Key streets shown include Noble Rd, Cable Cutoff Rd, Cooper Hwy, Cooper St, W Park Ave, W 5th St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St. Other landmarks include Washoe Park, Mitchell Stadium, and Sunlite Basin Rd. Three circular inset photos provide visual context: 1. '1600 Block of Tammany Street' shows a row of houses. 2. 'Mitchell Stadium' shows the stadium seating and field. 3. '101 West 4th Street' shows a white building with a tree in front.

Legend

-  Water Bodies
-  Parks/Open Space/Private Recreation
-  City of Anaconda Boundary
-  Buildings
-  Roadways
-  Railways
-  Butte-Anaconda National Historic Landmark District
-  Future Survey Area #1
-  Future Survey Area #2
-  Future Survey Area #3



1601 Tammany Street



Church of JC of Latter Day Saints, 1300 West Park Street



214 Elm Street



INITIATIVE #1.6

Conduct a context research project on Anaconda-Deer Lodge County's Native American heritage and significant places.

While much of the written history of Anaconda-Deer Lodge County's historic and architectural significance centers around the Butte-Anaconda National Historic Landmark District and its related copper mining smelting resources, there is little documentation regarding the Kalispel, Salish, and Kootenai Tribes in the area prior to the forced removal from their land to the Jocko Reservation (now Flathead Reservation) in 1855. Context research provides a framework for understanding the cultural, historical and archaeological significance of places associated with the early Native American experience and helps to identify those places significant to the Kalispel, Salish and Kootenai peoples worthy of future preservation and interpretation. Prior to conducting context work, the County and Historic Resources Board should partner with the Montana SHPO, the Tribal Preservation Department of the Confederated Salish and Kootenai Tribes of the Flathead Nation and other entities, to initiate a context research project that identifies and recognizes archaeological sites and places of cultural importance to Native American peoples within Anaconda-Deer Lodge County.

Implementation Actions

- Organize a context research committee, with representation from the Historic Resources Board, local community organizations, the Montana SHPO, the Tribal Preservation Department of the Confederated Salish and Kootenai Tribes of the Flathead Nation and other entities, to start and oversee research.
- Apply for a National Park Service Underrepresented Communities Grant or other grant funding programs to underwrite the services of a professional historian to assist in researching and writing the context statement.



INITIATIVE #1.7

Use mobile data sharing and other digital technologies to make future survey and documentation projects more accessible to the public.

Digital technology platforms and Geographic Information Systems (GIS) are now widely available for historic resource survey projects. Many communities use these technologies to make survey findings and other historic resource information more accessible to the public through the internet. Mobile data sharing is a portable and user-friendly survey tool which can allow building owners and the public at large to locate properties on a digital map and view information and photos compiled from a recent survey project. Site Vista, RuskinArc, CRSurveyor and ArcGIS StoryMaps are several of the digital platforms available for conducting surveys as well as inputting information already collected. The costs of using such technologies typically involve a software licensing purchase.

Implementation Actions

- Investigate existing available survey technologies and programs for future survey and documentation work.
- Explore costs for purchasing and maintaining a digital survey program.
- Coordinate with the Montana SHPO on compatibility with submittal requirements for survey projects.
- Incorporate digital technologies as part of future survey and documentation projects.



INITIATIVE #1.8

Identify and incorporate oral histories as part of future survey and documentation projects.

Oral histories document past events through the first-hand knowledge of people who experienced it and can provide valuable insights on the places of architectural, historical and cultural significance to the citizens of Anaconda-Deer Lodge County. They can also capture the stories and perspectives of different ethnic and social groups — stories that other survey and documentation projects may not ordinarily consider and incorporate. In turn, oral histories can then determine what resources are worthy of preservation.

Oral histories, conducted through audio recordings and text transcriptions, can help to create educational exhibits and videos for special events and other activities, and serve as sources for future research. Housing these records in the Marcus Daly Historical Archives at the Copper Village Museum and Art Center will allow for public access (see Initiative 4.9). The Montana Department of Natural Resources and Conservation has developed the “From the Ground Up Oral History Project” and provides an oral history toolkit and other informative resources on their website. The County could partner with the Montana SHPO, along with the Copper Village Museum and Art Center, the Anaconda Local Development Corporation, the Anaconda Restoration Association, the Community Foundation, and the AmeriCorps VISTA program to undertake the collection and documentation of oral histories.

Implementation Actions

- Identify oral history topics as part of future survey and documentation projects.
- Collaborate with local historians, local community organizations and the Montana SHPO on oral histories related to Anaconda-Deer Lodge County’s industrial heritage, the African American community, ethnic communities, downtown businesses, religious institutions and other topics.

THEME #2

Promoting a Revitalized and Resilient Anaconda

Anaconda heritage resources tell the rich story of its progress and growth over the last 140 years — resources that represent live, work and investment opportunities. However, unlike other communities, Anaconda faces challenges in revitalizing its downtown district in light of changing retail and commercial trends and in providing a diverse range of housing while maintaining and reusing the existing housing stock. Going forward, Anaconda’s historic resources have crucial roles to play in maintaining property values in established neighborhoods, in offering attainable housing options and in supporting new downtown uses that take advantage of existing buildings and spaces.

Neighborhood Housing

According to local stakeholders, Anaconda is currently facing a housing affordability crisis — a crisis recently exacerbated by the COVID-19 pandemic as home purchases by new arrivals and out of town investors limited the supply of for-sale housing. Another aspect of the housing attainability problem is the amount of investment required to properly rehabilitate a housing unit in Anaconda while housing price value remains relatively low as compared to other Montana counties, representing a potential gap between rehabilitation costs and housing value, especially if housing demand declines over time as the pandemic fades.

In some portions of Anaconda’s neighborhoods, the traditional housing stock appears tired and deteriorated, 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 significant deterioration and health and safety issues or environmental contamination. Other efforts aim at the construction of new workforce and affordable housing. There is 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. However, the key issue of addressing the gap between value and rehabilitation remains an obstacle to rehabilitation. 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 Preservation and Downtown Revitalization

The recent 2016 Downtown Master Plan 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 facade rehabilitation program, funded with Urban Renewal Agency Tax Increment Financing revenues, has helped to underwrite needed downtown building facade and storefront improvements. Other key Master Plan initiatives include encouraging increasing use of the Federal HPTC Program as an incentive for adaptive use, creating design standards, and promoting new initiatives 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.

Development Permitting 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 development permitting 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 churches and religious institutions are closing their parishes altogether. For Anaconda, many religious institutions are facing the same issues, including an aging population while other face a 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.

In most cases, the optimal solution is for a new congregation to purchase a church building, or a new compatible use found to adapt the space. Although maybe not as high a preservation priority as downtown Anaconda, religious buildings are valuable and important resources to tell the story of the many ethnic and racial groups that settled in the community. 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.



THEME #2 GOALS

Identifying and Preserving Anaconda's Heritage and Cultural Legacy

GOAL #3: Encourage reinvestment and adaptive use of historic resources in Anaconda that diversifies its business and economic base.

The 2016 Downtown Master Plan emphasizes that by embracing its historic architecture and authenticity, Downtown Anaconda can become distinctive destination for residents, visitors and investors alike. Key aspects of the Downtown Master Plan remain relevant to this Historic Preservation Plan, including the need to promote preservation's benefits to building owners and investors and in prioritizing preservation and adaptive use opportunities.

Goal #4: Promote the rehabilitation and preservation of Anaconda's historic housing stock to meet the County's varied housing needs.

While new housing construction can offer needed new housing products to meet local demand, it is often more sustainable and cost effective to reinvest in existing neighborhoods where rehabilitating the historic stock in thoughtful ways can also provide unique housing opportunities to individual households to young families, empty nesters and retirees. Strategic approaches to housing rehabilitation can help leverage existing housing programs and funding sources, attract participation from new investors and preservation partners, and help build the capacity of the Anaconda community to facilitate housing rehabilitation and neighborhood revitalization. Just as important, housing preservation efforts helps to maintain the architectural and historical integrity of the National Historic Landmark and National Register districts in Anaconda.

INITIATIVE #2.1

Continue implementation of the 2016 Downtown Master Plan.

As noted previously, the 2016 Downtown Master Plan provides a strategy framework for revitalizing Downtown Anaconda using a historic preservation-based economic development approach. Since its completion, Master Plan implementation efforts have led to the creation of a facade grant improvement program, a key initiative in enhancing downtown storefronts, signage and upper-story appearances. Many other Master Plan strategies and recommendations remain relevant and should be high priorities for future implementation given their importance in spurring additional downtown preservation and adaptive use activities. Important among these include:

- **Prioritizing the development and rehabilitation of vacant and underused buildings within the Downtown.** The County and the ALDC should create an adaptive use strategy that sets out specific policies and priorities to facilitating the rehabilitation and reuse of downtown commercial buildings (see Initiative 2.3 below).

- **Create a database of vacant and at-risk properties.** If not completed already, a building inventory that documents building vacancies and underutilized spaces can aid in determining rehabilitation needs and costs, and in prioritizing local resources for preservation and in the marketing of such spaces to investors and entrepreneurs.
- **Establishing a business start-up fund with rent subsidies.** Many small communities today are starting venture funds that can support small business development in traditional downtowns. A venture does not have to provide rent subsidies but financing that can assist with start-up capital, interior build-out and rehabilitation, and inventory purchase. Effective small business development efforts are key to providing the revenue streams necessary for supporting the maintenance and preservation of historic commercial buildings.

Implementation Actions

- Consider forming a Master Plan implementation committee between the County and the ALDC that meets annually or bi-annually to review implementation progress and establish an ongoing work plan on key Master Plan strategies, especially as they pertain to historic preservation.

*Where Main Street
Meets the Mountains*

INITIATIVE #2.2

Expand eligible uses of the Downtown Tax Increment Financing District Facade Improvement Program for upper-story rehabilitation projects.

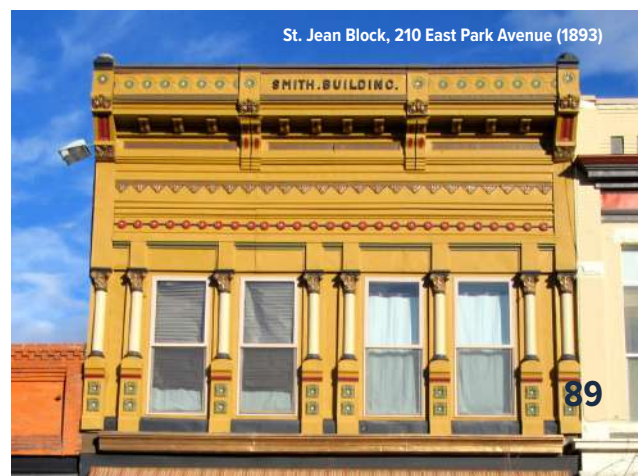
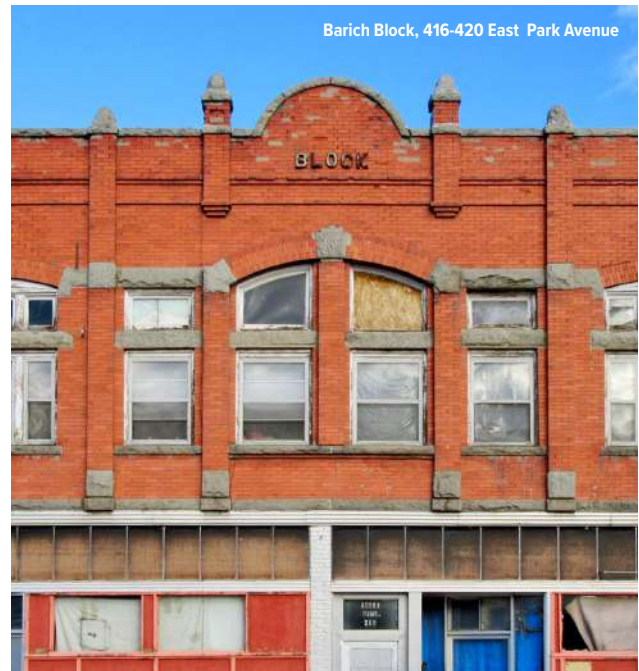
Currently, the Facade Improvement Grant Program funds a range of eligible expenses related to exterior rehabilitation, from masonry repointing and storefront restoration to new awnings and signage. Soft costs related to architectural and engineering consultations are also eligible expenses.

The 2016 Downtown Master Plan identified upper-story housing as a key revitalization priority — mainly to provide a new source of housing as well as to activate underutilized spaces. During this planning process, local stakeholders confirm that reusing upper stories should remain an important priority, although other creative space uses apart from just housing would be appropriate scenarios for upper-floor reuse.

Going forward, the URA should consider expanding eligibility expenses to include soft costs for upper-story rehabilitation planning and, perhaps, as funding allows some hard costs for meeting code requirements and other brick and mortar work. However, given existing TIF funding levels, the Agency could consider awarding one grant per year for upper-story work, adding to the number over time as TIF revenues increase or other sources of funding become available.

Implementation Actions

- Review any inventory of downtown upper-stories to determine priorities for future grant-making activities. For instance, priorities may consider whether upper stories have an existing use or whether building code issues may serve as a barrier to rehabilitation.
- Determine funding potential for adding upper-story housing rehabilitation as appropriate eligible expenses under the Downtown Tax Increment Financing District Facade Improvement Program. Explore other sources of funds that can augment TIF revenues, including Community Development Block Grants (CDBG).
- Revise Facade Improvement Program guidelines and application.



INITIATIVE #2.3

Create an adaptive use program.

Anaconda's adaptive use opportunities remain largely in the downtown district — in its multi-story traditional mixed-use buildings — but also in its historic industrial complexes and residential dwellings. A historic home may serve as a bed and breakfast in the future. Even a religious building may serve a different purpose if a congregation decides it can no longer afford its maintenance, decides to sell or vacate the premises or is part of a diocese consolidation. In all circumstances, choosing a new use should require the least amount of interior and exterior change in order to maintain a building's historical and architectural integrity. For Anaconda, a more formal adaptive use program can help repurpose buildings to remain an integral part of its heritage and economic vibrancy.

The 2016 Downtown Master Plan outlines several aspects of an adaptive use strategy that could comprise a more formal program administered jointly by the ALDC and the County. A more complete adaptive use program may include:

- **Target Properties.** The County, the URA and the ALDC should identify properties that could benefit particularly from an adaptive use program — properties mainly located in the downtown district with catalytic investment potential on surrounding buildings and blocks, or at least included in a National Register Historic District. The targeted property list may also include industrial and institutional buildings, or those with available ground floor and upper-stories and of sufficient size and scale to take advantage of the Federal and Montana HPTC programs. Building owners must also be willing to work with the URA, the ALDC and the County explore different adaptive use and financing options. The map on the following page identifies potential adaptive use candidates based on buildings 10,000 square feet or larger.
- **Permitted Uses.** The current development permitting regulations for the Main Street Overlay District already generously allows for a wide range of land uses in the downtown. The County should contemplate whether live-work and co-working spaces, classroom, gallery exhibition,

light fabrication and business incubators would be suitable permitted uses for upper-floors.

- **Fee and Regulatory Waivers.** As suggested in the Downtown Master Plan, the County may offer permit fee waivers for eligible adaptive use projects, perhaps based on building location within the downtown or by total building square footage. The County may also consider reducing or waiving parking or other development permitting requirements if meeting such requirements pose significant barriers to undertaking an adaptive use project. For instance, development permitting currently requires off-street parking for any upper-story residential and lodging uses, which may be challenging for some downtown historic properties in certain locations to meet. The Downtown Master Plan recommends undertaking a downtown parking analysis and study, primarily focused on addressing the parking needs for ground floor retail and commercial uses. Perhaps the study can explore where other off-street, shared parking arrangements and public parking facilities can help accommodate a growth in upper-story housing and lodging uses in the downtown core.
- **Gap Financing.** Any building owner or developer of a historic building will need to secure several sources of financing to make an adaptive use project feasible as the rehabilitation cost will likely exceed the property's current market value. In other words, a developer will need to close a financing gap with additional sources of equity — possibly with the use of the Federal and Montana HPTCs, grants and other local, regional, and statewide funding sources. The URA, the ALDC and the County could consider using TIF proceeds as low-interest loans, forgivable loans or outright grants beyond its current Facade Improvement Grant program to assist developers meet any gap financing needs. However, the URA and the County may only provide such assistance if the developer has sought and secured other available financing sources — most importantly the Federal and Montana HPTCs — to ensure the URA and the County is leveraging its resources to fullest extent.

- **Technical Assistance.** The URA and the ALDC should offer technical assistance and pre-development conferences to buildings owners and developers seeking to undertake an adaptive use project. Such assistance can help provide developers direction on project planning and available financing sources.



Junior High School, 408 Main Street (1927)

Implementation Actions

- Prepare a map or targeted list of potential building candidates for a formal adaptive use program.
- Explore feasibility and create a policy framework for using fee and regulatory waivers and TIF revenues in adaptive use projects.
- Create and produce information pieces, brochures and website text to market the adaptive use program.
- Designate a point person within the URA, the ALDC or the County that can assist building owners and investors in applying to the adaptive use program.

INITIATIVE #2.4

Market historic building investment opportunities.

A website that helps to market and advertise current historic building investment and adaptive use opportunities may help to attract developers from around Montana and elsewhere interested in pursuing a project in Anaconda. A marketing website would not supplant the services of local brokers and realtors but rather supplement their work with a broader outreach effort. The ALDC could develop and house an investment opportunity webpage within its own organizational website.

Implementation Actions

- Convene local realtors and brokers to discuss the purpose and use of the investment opportunity website and how they can participate in its development and management.
- Create the webpage with images and content that describes available buildings and their adaptive use potential, realtor or broker contact information, and eligible incentive and technical assistance programs.
- Consider creating and distributing a quarterly e-newsletter of existing adaptive use opportunities to developer and investor contacts.

INITIATIVE #2.5

Undertake a community-initiated development process for key historic properties.

Use of the both the Federal and Montana HPTC programs in Anaconda remains relatively low, indicating that the Anaconda region lacks a development community interested and experienced in using the tax credit incentive programs. A marketing effort that looks beyond western Montana may help in attracting investor interest. However, while that efforts proceeds, there may be a need for the Anaconda community to take the initiative in advancing adaptive use projects, especially for endangered or threatened buildings, or ones that have significant potential for high catalytic impact in the downtown district. Rather than waiting for developer interest to emerge, the community could serve as the developer. In this instance, the Anaconda community could undertake the following efforts:

- **Property Selection and Disposition.** Identify a key historic commercial building — vacant, underutilized or in need in rehabilitation — that has catalytic potential and where the property owner is willing to participate in a development venture. The building may also be a foreclosure property received by the County, who in turn could work with a local developer — which may be a non-profit entity — or development team on considering the building's disposition in adaptive use scenario.
- **Development Team.** In the scenario where a private developer has not purchased the property nor is leading the development process, a local development organization or other community entity could form a development team comprised of real estate, finance, market and preservation design professionals to explore adaptive use feasibility, including financing options.
- **Feasibility Study.** An adaptive use feasibility study analyzes key relevant factors in determining whether a project will have a high likelihood of success. Such factors may include economic, technical, legal, financial, and preservation and architectural considerations.
- **Request for Proposal and Developer Solicitation.** Once the development team completes the feasibility study, it will have the options of issuing a request for proposal (RFP) to solicit private sector developer interest, to pursue a fee developer arrangement, or undertake and manage the project on its own initiative. The development team should focus distribution of the RFP and other recruitment efforts to developers experienced working with the preservation tax credit programs in other Montana communities.
- **Development Financing.** An established adaptive use program, as described in Initiative 2.3, can help make adaptive use more feasible in Anaconda. The County and the development team may also need to consider other means to assist in closing financing gaps to make a project feasible, including a one-time loan or grant from its downtown Tax-Increment Financing fund or securing financing from other sources at the local, regional or state levels. If the local development team decides to pursue a project on its own, it will need consulting expertise from accountants and tax credit professionals to assist in receiving tax credit equity participation from outside investors and assembling the capital stack required to underwrite the project.

Implementation Actions

- Review list of target adaptive use properties to determine potential candidates for a community-initiated development process.
- Prepare a database of experienced adaptive use developers, preservation architects, accountants and tax credit advisors from around Montana and elsewhere interested in receiving an RFP potential or serving as participants in a development team.
- Consider forming ad-hoc committees or task forces that explore and consider the need for a community-initiated development process for a candidate property.

INITIATIVE #2.6

Create and implement a comprehensive historic housing rehabilitation and preservation program.

As discussed previously, local efforts in addressing housing and neighborhood revitalization issues focuses mainly on the disposition of abandoned and vacant properties rather than rehabilitation and reuse. As the 2019 Growth Policy points out, several neighborhoods — most particularly the Goosetown National Register Historic District — have significant challenges, including small non-conforming lots, deteriorating properties and wood-frame constructed houses built next to each without ample side yards, underpinning concerns about health and safety. However, the 2019 Growth Policy does recognize that local residents and stakeholders desire to maintain such housing for the “...character, unique qualities, and its historical significance within the community (2019 Growth Policy, p. 4-15).” Just as important, preserving the existing historic housing stock helps to maintain the historic and architectural integrity of the local National Register Historic Districts as well as the Butte-Anaconda National Historic Landmark District.

Going forward, while the County’s housing development efforts will necessarily include new construction to help meet local housing needs, especially for workers and seniors, rehabilitating existing housing can also serve the same ends. With an organized, energetic approach to housing rehabilitation, Anaconda’s historic housing can continue to contribute to neighborhood character and vitality as well as provide a variety of living opportunities. Key aspects of a local housing rehabilitation program may include:

- **Community Development Housing Organization.** Apart from the Housing Authority of the City of Anaconda, which owns and manages its own affordable housing units, Anaconda-Deer Lodge County, and the greater Anaconda region for that matter, lacks a community-based housing development organization (CHDO) that can acquire and rehabilitate housing. A CHDO is a non-profit, tax-exempt entity dedicated to providing attainable housing with eligibility to receive HOME Investment Partnership funds from the U.S. Department of Housing and Urban Development (USHUD) and the Montana Department of Commerce.
- To qualify as a CHDO, the organization must prove to have staffing, expertise and capacity to rehabilitate housing. Staffing may include personnel with real estate development, finance, design and cost estimating experience. In some instances, the CHDO can employ consultants to train staff to undertake housing development initiatives. The CHDO may also be a subordinate organization of another non-profit organization. In Anaconda, the ALDC could potentially serve as a CHDO or house and oversee a subordinate CHDO within its organization structure. Alternatively, the ALDC could convene local stakeholders to explore opportunities in establishing a stand-alone CHDO entity, perhaps with participation and involvement of other entities outside of Anaconda to maximize and leverage financial resources.
- **Revolving Fund.** In addition to CHDOs, several communities use a revolving capital fund to purchase or receive historic residential properties in order to fund their rehabilitation. Such properties then “revolve” back into the capital fund once the house sells in the open market and used again for future property acquisition and rehabilitation. The fund’s initial capital may include several sources of financing, from one-time governmental contributions to private-sector fundraising. Like a CHDO, operating and managing a revolving fund will require expertise in historic preservation-based real estate development and financing. Conceivably, the ALDC could administer and oversee a subordinate revolving fund.
- **Low-Interest or Forgivable Loan Program.** Some CHDOs and revolving funds also offer low-interest loans targeted to particular neighborhoods and to help spur property owner investment activity. Such loans can be “forgivable” if the owner lives in the house for five or ten years. The Community Development Block Grant (CDBG) program is a typical financing source for such programs.

- **Receivership and Accelerated Foreclosure.** Currently, the ALDC has been a receiver of distressed residential properties through the County. The County may formalize that relationship by appointing the ALDC, CHDO or revolving fund to manage and address significantly deteriorated properties, especially if they are eligible for individual listing in the National Register or contribute to a National Register Historic District. The County may also elect to accelerate tax foreclosure to expeditiously acquire tax delinquent properties, which may be vacant or deteriorated, in order to bring them under reasonable management. The County will need to determine whether Montana state statutes permits such receivership and foreclosure arrangements.
- **Bridge Additions and Lot Mergers.** To address the existing property development pattern and health and safety issues in Goosetown — where residential dwelling units are often side-by-side with little yard space — the County should encourage lot mergers and bridge additions or breezeways between homes, to encourage their rehabilitation and preservation rather than potentially losing housing units due to their non-conforming lot status. In the Goosetown neighborhood alone, there are approximately 400 non-conforming lots. Encouraging lot mergers and bridge additions can also make the historic housing stock more attractive to workers, young families and empty nesters — households that would desire more space than what a single, small Queen Anne or “smelterman” cottage could provide (see bridge addition concepts on following page). To facilitate lot mergers and bridge additions, the County would need to enact special review and approval provisions in its development permit system, assess any other permitting barriers and consider additional design guidelines that can assist property owners in the planning and construction of bridge additions.
- **PUD Permitting.** While current Planned Unit Development (PUD) provisions consider preservation and neighborhood enhancement as community benefits in exchange for granting exceptions to existing development standards under a PUD application, the County should encourage the use of PUDs for preservation projects if they involve the rehabilitation of historic housing. For example, a developer could purchase several dwellings on a block for rehabilitation as affordable rental units, financed through the Federal and Montana Historic Preservation Tax Credit programs. A developer could choose to use the PUD option to address any

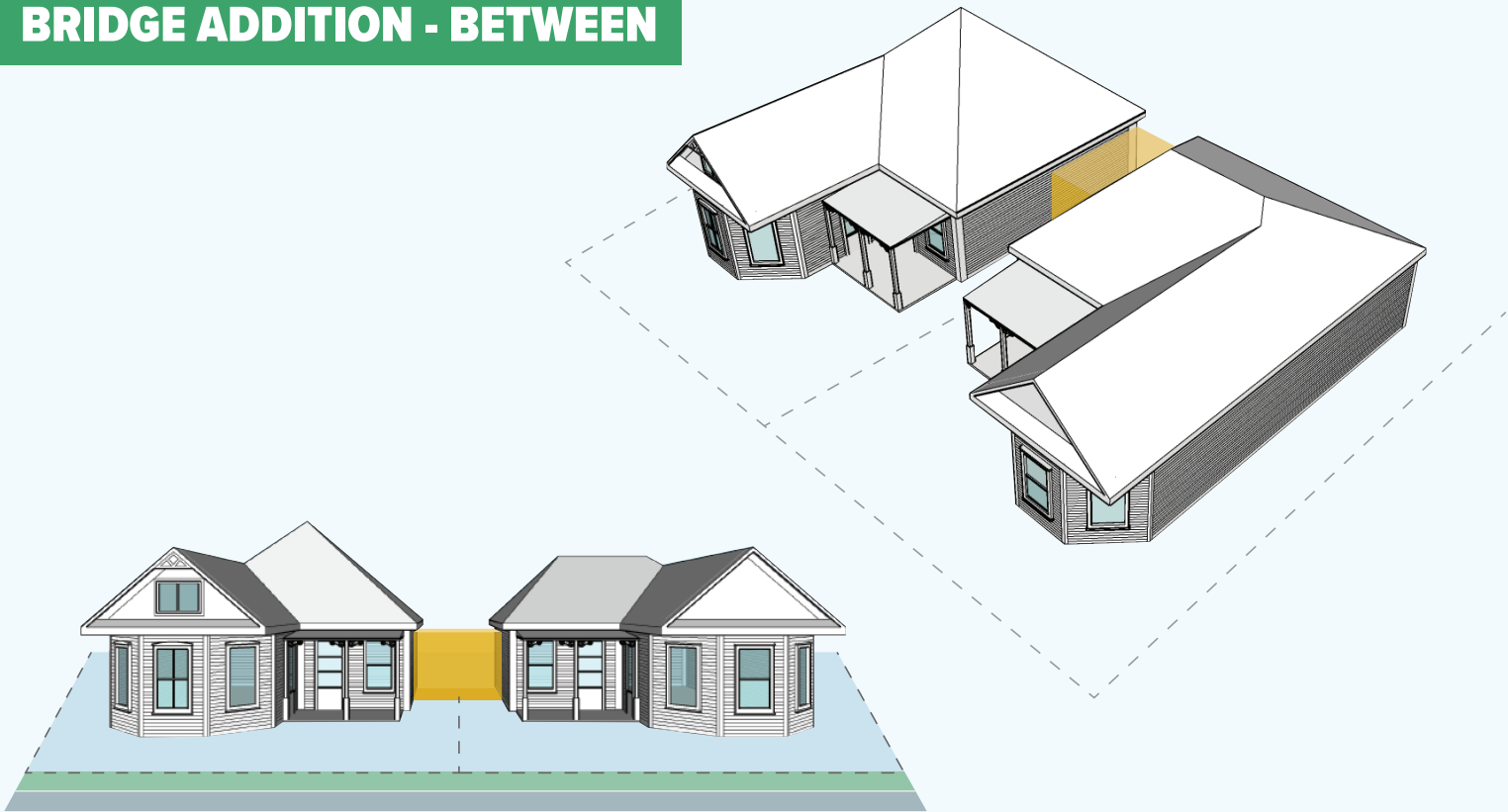
development barriers, such as non-conforming lot status or yard requirements.

- **Exterior Paint Program.** Many communities fund and administer paint programs to encourage homeowners to paint and preserve the exterior appearances of their homes. The local government may underwrite and supply the paint while local volunteers may provide the labor.
- **Marketing and Promotion.** Apart from incentives, regulatory mechanisms and organizational approaches to housing rehabilitation described above, active marketing and promotion of the historic housing stock and neighborhoods can help make current residents and community newcomers alike more aware of Anaconda’s range of living opportunities. Marketing activities may include a dedicated website — similar to the one for potential downtown adaptive projects — that describes Anaconda’s historic neighborhoods and amenities, properties for sale and investment opportunities, financing and mortgage options, and contacts to local realtors and brokers. Perhaps the ALDC, or other housing organization, could support and manage the neighborhood marketing effort.
- **Aging in Place.** Many Anaconda stakeholders commented on the need to help local seniors who want to stay in Anaconda age in their existing housing unit and remain within walking distance of downtown, parks and other amenities. The County can help provide design guidance and assistance to homeowners seeking to make appropriate home modifications without impacting the home’s architectural and historical integrity. The County, the ALDC or local housing organization could access public and private sector funds, including CDBG, to underwrite aging in place home improvements.

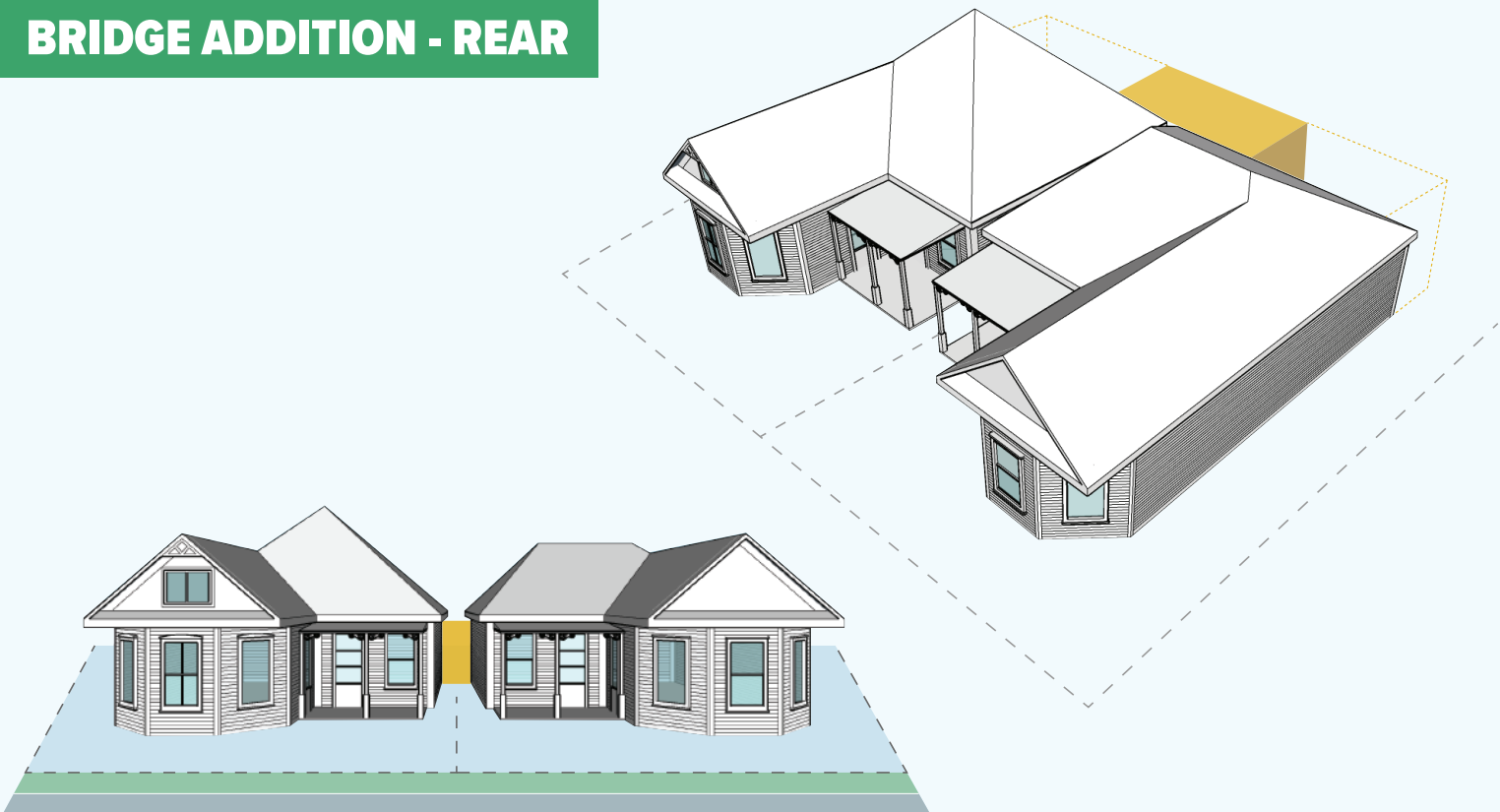
Implementation Actions

- Consider forming an ad-hoc working committee to explore what aspects of a historic housing rehabilitation and neighborhood revitalization program the County and its preservation partners are feasible to implement over the short and long-terms, including potential formation of a Community Housing Development Organization.
- Assess existing funding sources applicability to specific aspects of a housing rehabilitation programs and what potential financing is available at the local, regional and statewide levels.

BRIDGE ADDITION - BETWEEN



BRIDGE ADDITION - REAR



INITIATIVE #2.7

Establish a rental inspection program.

In addition to the County's vacant structure fee program, the County could consider implementing an inspection program for all residential rental properties to enhance compliance with local health and safety standards and help maintain and preserve Anaconda's historic housing stock. Similar to the vacant building registry, an owner of a rental property would need to register, pay an annual fee, and submit to a yearly building inspection. The fee proceeds would underwrite the costs for inspection activities. The program would not only help in maintaining the quality of the housing stock but also in tracking properties in need of repair and rehabilitation and in providing a form of outreach and education to building owners on how to properly preserve, rehabilitate and maintain their historic homes, even if used for rental purposes.

Implementation Actions

- Convene a working group between the Planning and Code Enforcement Departments and County administration on assessing the need and potentially implementing a rental inspection program.



INITIATIVE #2.8

Seek certified Main Street community status.

In the mid-2000s, the Montana Main Street program accepted Anaconda as a participating community, providing the Anaconda Chamber of Commerce, the local sponsoring organization at the time, access to a range of technical assistance services designed to help implement the Main Street Approach for traditional commercial district revitalization. Early in its local Main Street revitalization effort, a paid, Main Street manager helped administer and direct Main Street program operations, including the creation of working volunteer Main Street committees. Since then, the Main Street program is under the auspices of the ALDC with no paid Main Street manager in place. Since 2011, Anaconda participates as an affiliated community in Montana Main Street.

Going forward, the ALDC should strive to obtain “Certified Main Street Community” status with Montana Main Street, which would allow the ALDC priority access to additional services and trainings as well as annual grant funding without a local match requirement. To receive Certified Main Street Community status, the ALDC would need to meet certain performance standards established by Montana Main Street and the National Main Street program — important among them is maintaining a part or full-time Main Street manager and working committees. In addition to managing various aspects of a Main Street revitalization organization, a Main Street manager could also help facilitate private sector adaptive use and investment initiatives in the downtown district. Securing a revenue source to help support a paid Main Street manager, whether part-time or full-time, would be the key concern.

Implementation Actions

- In consultation with Montana Main Street, convene a working group within the ALDC to determine funding requirements and opportunities for a part or full-time Main Street manager and paths towards meeting the Certified Main Street community status.
- Hire a Main Street manager and re-establish volunteer working committees as appropriate to receive any necessary training by Montana Main Street.



INITIATIVE #2.9

Provide technical assistance to local congregations and parishes regarding religious building preservation issues.

In the event of parish consolidations or closures, or congregations seeking assistance on maintaining their religious buildings, the Historic Resources Board could provide technical assistance services and referrals on proper building preservation and rehabilitation, capital campaigns and fundraising, space sharing arrangements, and selecting design consultants and contractors. In some instances, the Historic Resources Board may have to work with a congregation on potential disposition and adaptive use scenarios if the congregation plans to vacate the building. In that case, if the Board could provide additional technical assistance on available funding sources, including preservation tax credit programs, and work with the County on changing land use and parking requirements to make an adaptive use feasible.

Implementation Actions

- Assign the Historic Resources Board to create information pieces on religious building preservation, condition assessments and maintenance planning, funding sources and finding design professionals and contractor.
- Consider offering and organizing a preservation charette service in partnership with other regional and statewide historic preservation entities to explore religious building preservation and adaptive use options.



THEME #3

Building a Successful Preservation Program and Maintaining Integrity of Place

Active local preservation programs undertake a number of preservation initiatives and activities that help identify and designate landmarks and historic districts, support downtown and neighborhood revitalization and encourage private sector participation in preservation efforts, among others. The adoption of new preservation tools and approaches can assist in the long-term management of historic resources and districts, serving to sustain their integrity and meaning as compelling places of heritage and memory. Certainly, the implementation of this Historic Preservation Plan will rest mainly with the County's Planning Department, while interdepartmental cooperation and collaboration with other preservation partners will also be essential.

Historic District Integrity and Design Management

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 three 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 historic district to properly convey its historical and architectural associations and features — critical elements of understanding a community's heritage story. Improper alterations and the demolition of historic resources would jeopardize and erode the overall integrity of an NHL or National Register Historic District over time, potentially diminishing the positive benefits landmark and historic district designations provide to property owners and the community. 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.

Currently, the Historic Resources Board lacks formal design and demolition review authority for landmarks and historic districts, although the Downtown Urban Renewal Agency does conduct informal design review for property owners seeking to use facade grant improvement funds underwritten through the Downtown Tax Increment Finance District. While key stakeholders currently do not support strengthening the Anaconda historic preservation ordinance to conduct formal demolition and design review at this time, 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 community's historic building resources. Clearly some level of design review and educational outreach administered by the Historic Resources Board can help to facilitate and guide appropriate preservation investments by building owners, as well as help evaluate demolitions according to preservation criteria in addition to health and safety. Design guidelines would be especially useful in Goosetown where housing conservation and appropriate infill is an important planning goal for the County.

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.

THEME #3 GOALS

Building a Successful Preservation Program and Maintaining Integrity of Place

GOAL #5: Encourage the designation and preservation of the County's historic resources through an appropriate regulatory and benefit framework.

Maintaining the integrity and authenticity of Anaconda's heritage resources and districts should be a key goal and concern for the Historic Resources Board, the County and its preservation partners going forward. Currently, the County has no protection and management tools — other than its development permitting system — to help guide historic preservation efforts. Some level of protection and management, even at a basic, voluntary or advisory level, can help in garnering more stakeholder support and participation in the local preservation program.

Goal #6: Manage a fully active and integrated Anaconda Deer Lodge County historic preservation program.

The hallmarks of an effective and efficient local preservation program are an active preservation commission or historic resources board that plans and implements initiatives, has sufficient staffing resources, maintains its CLG status, and receives ongoing training in preservation topics and issues. Such a program also welcomes collaborations with other departments, government agencies and its preservation partners to support the vision and goals of the preservation program.

INITIATIVE #3.1

Update the Anaconda-Deer Lodge County historic preservation code to permit voluntary designations of Local Landmarks and Historic Districts.

Anaconda-Deer Lodge County's current historic preservation code does not enable the Historic Resources Board to designate local Landmarks and Historic Districts, a typical function and purpose of most historic preservation boards and commissions. In many communities, Local Landmarks and Districts provide the means to protect historic properties from demolition and encourage sensitive rehabilitation. Local designation also benefits the economy through the promotion of heritage tourism and maintaining traditional commercial buildings and spaces to enhance small business development. Local Historic Districts can also serve to stabilize property values and encourage investment. Revisions to Anaconda-Deer Lodge County's historic preservation code can stipulate voluntary designation of local Landmarks and Districts, requiring consent of local property owners. The revised code should also include the process and criteria for designating Landmarks and Districts, as well as the level of design review over designated properties.

While design review is advisory in some communities, others allow the local historic preservation boards or commissions to issue binding decisions on rehabilitation projects and proposed demolitions through a Certificate of Appropriateness process, effectively protecting important historic resources with cooperation of the property owner. For Anaconda-Deer Lodge County, voluntary designation may prove the most effective means of preserving the community's significant historic resources. During the planning process, local stakeholders expressed the desire for stronger preservation regulations.

Implementation Actions

- Form a committee of local stakeholders with membership from the Historic Resources Board on revising the historic preservation code.
- Seek consultation from Montana SHPO on best practices on historic preservation code revisions.
- Conduct one-on-one listening sessions with key stakeholders to gain consensus on proposed updates.
- Revise the historic preservation code.
- Seek design review training from Montana SHPO and the National Alliance of Preservation Commissions.

Deer Lodge County Courthouse, 800 Main Street (1900)



INITIATIVE #3.2

Maintain Anaconda-Deer Lodge County's Certified Local Government status.

Anaconda-Deer Lodge County's designation as a Certified Local Government (CLG) provides opportunities for future survey and landmark and district designation activities. It also allows the County and the Historic Resources Board the opportunity to participate in educational workshops and networking sessions with other Montana boards and commissions sponsored by the Montana State Historic Preservation Office. The Montana SHPO requires local CLG communities to conduct ongoing survey, preservation planning and designation activities to maintain their CLG status. For future historic resource surveys and National Register listings, Anaconda-Deer Lodge County and the Historic Resources Board should use CLG grants for professional assistance.

Implementation Actions

- Continue ongoing education and training for Historic Resources Board members and County staff.
- Conduct ongoing historic resource survey and documentation projects.
- List new properties and historic districts in the National Register of Historic Places.
- Periodically review and update the development permitting system provisions for historic preservation.
- Update the Anaconda-Deer Lodge County Historic Preservation Plan at least every five years.
- Continue to allow for adequate public participation in all historic preservation activities.
- Submit quarterly reports on Board activities to the Montana SHPO.



INITIATIVE #3.3

Initiative 3.3: Investigate new benefits and economic incentives for preservation initiatives.

While the traditional grant programs offered by the State Historic Preservation Office and other local and statewide organizations are the most obvious sources for funding Board-sponsored historic preservation initiatives, there are fewer available incentives to assist private property owners in undertaking rehabilitation projects of their historic residential and commercial properties. The federal and Montana historic tax credits are available for income-producing properties, although not used extensively by local building owners and developers. Reducing or waiving fees and expediting reviews for approved projects within historic districts and for landmarks is a common form of incentive in many communities. Another potential incentive is to reduce the match on the Downtown TIF façade grant program and consider increasing the program's funding levels, which could encourage more property owners to rehabilitate their commercial facades. The Historic Resources Board should work with local community partners such as the ALDC, the Chamber of Commerce and Visitor's Center and others, to educate local contractors, developers, realtors, bankers and property owners on these and other benefits and incentives for historic preservation.

Implementation Actions

- Consider lowering the required match from 50 percent to 30 percent for Downtown TIF façade grants and raising program funding levels to encourage larger rehabilitation projects (see Initiative 2.2).
- Consider waiving permit fees and expediting permit approval for properties individually listed in the National Register or contributing properties within the National Historic Landmark district when the proposed project meets historic preservation standards and guidelines.
- Encourage rehabilitation projects for income-producing properties to use the Federal and State Historic Tax Credit when receiving local incentives to leverage the available resources and allow greater potential for success.

INITIATIVE #3.4

Expand the Neighborhood Conservation District regulations.

Currently, the County has enacted a Neighborhood Conservation District (NCD) for infill and new construction within the Goosetown historic district, which helps to maintain the character of the neighborhood through the regulation of height, setbacks, lot coverage and use. Enacting new NCD's in other residential neighborhoods such as the West Side Historic District, the New Addition and other areas within the National Historic Landmark District would assist in maintaining the character of Anaconda's historic neighborhoods. Tying new residential design standards to development in these areas, similar to those found in the Commercial Historic District, would further identify and encourage the preservation of the significant character-defining features that help to visually identify these residential neighborhoods.

Implementation Actions

- Consider enacting new Neighborhood Conservation Districts (NCD) in residential neighborhoods.
- Consider tying new residential design standards to development in the Goosetown NCD and any future NCD's.

INITIATIVE #3.5

Explore a diverse range of public and private funding sources for future surveys and National Register listings.

There are various partnership opportunities available to fund historic preservation work, including both public funding sources and private investment. Certified Local Government (CLG) grants through the Montana SHPO are a valuable funding source for conducting surveys, National Register listings, educational training and other qualified projects. A qualified CLG grant typically requires a 40 percent local match. There are also other local and statewide non-profit organizations that provide grant opportunities for historic preservation initiatives when funding is available. Local organizations and public agencies include the Anaconda Local Development Corporation, Downtown Urban Renewal Agency and the Anaconda Community Foundation. Statewide organizations and public agencies with grant programs for historic preservation include the Montana History Foundation, the Montana Department of Transportation, the Montana Arts Council, the Montana Department of Commerce, the Montana Main Street Program, among others. The County and Historic Resources Board should collaborate with local and statewide partners to request grant funding for future historic preservation projects.

Allocating local funding sources from existing taxes or increased fees is a way to provide dedicated funds for historic preservation efforts. Typical sources of public funding in small communities include the following, each of which has strengths and challenges:

- Increased business and vehicle license fees.
- Earmarked taxes (lodging, car rental, cigarette and liquor, property, income, voluntary).
- Local property tax levy to support local historic preservation activities as permitted under Montana Code 15-10-420.

Implementation Actions

- Use the Anaconda-Deer Lodge County Historic Preservation Plan to identify prospective projects for grant funding.
- Explore local and statewide grant programs, including Montana CLG grants, for funding future historic preservation activities.
- Consider allocating portions of local taxes or fees to create a historic preservation fund.

INITIATIVE #3.6

Create an annual work plan for the Historic Resources Board.

In many communities, historic boards and commissions prepare an annual work plan to prioritize the activities and events for the coming year. An annual work plan typically includes proposed projects initiated by the Board, such as National Register nominations and historic resource surveys, as well as events such as National Preservation Month activities. The work plan should also include project timelines, potential partners and funding sources.

Implementation Actions

- Collaborate with the County historic preservation officer, local community organizations such as the Anaconda Local Development Corporation, and the Montana SHPO to prioritize upcoming projects and activities.
- Identify project timelines, potential partners and funding sources for proposed projects.
- Post the adopted work plan on the County's website.

INITIATIVE #3.7

Actively recruit new members to the Historic Resources Board.

Serving on the Historic Resources Board involves dedication to the field of preservation as well as a significant time commitment. Qualifications for Board members include interest and expertise in various fields of study including planning, architectural history, archaeology, and real estate. In addition, at least one Board member must own a property listed in the National Register. Finding people to serve on the Board who meet these qualifications can be challenging. Actively recruiting new members on an ongoing basis will ensure that future appointments occur in a timely manner.

Implementation Actions

- Prepare a brochure or handout outlining the County's historic preservation program and Board procedures (See Initiative 5.1).
- Advertising on the County's website and social media sites.
- Conduct outreach to local community organizations such as the Chamber of Commerce, Community Foundation, Anaconda Restoration Association, Hearst Library and others.
- Conduct outreach to owners of properties listed in the National Register of Historic Places.
- Consider past members of other County boards such as the Planning Board, Downtown Urban Renewal Agency and Board of Adjustments.
- Expand the qualifications for serving on the Board to include professions such as contractors and developers, attorneys and local history teachers.

INITIATIVE #3.8

Provide ongoing education and training for the Historic Resources Board.

Maintaining a strong local preservation program requires an active and informed Board who can provide the knowledge and expertise necessary to deal with historic preservation issues. As new trends and preservation best practices emerge, such as social equity and telling the full American story, and as post-war properties become eligible for listing in the National Register, ongoing training for the Board is essential.

A variety of workshops and training sessions are available online or in person, including:

- State and national preservation and planning conferences such as the PastForward National Preservation Conference, the NAPC Forum, the Montana History Conference and the National Planning Conference.
- Certified Local Government (CLG) program administered through the Montana State Historic Preservation Office.
- Commission Assistance and Mentoring Program (CAMP) provided by the National Alliance of Preservation Commissions.

Implementation Actions

- Include Board training on the annual work plan of the Historic Resources Board (see Initiative 3.5).
- Seek funding sources for attending training sessions and workshops, including the Montana CLG grant program.
- Contact the NAPC to discuss specific training topics and pricing.
- Contact the SHPO for the schedule of annual CLG workshops.
- Register to attend statewide and national planning and preservation conferences.
- Encourage County planning, building and code enforcement staff to attend preservation training workshops.



Source: Illinois Association of Historic Preservation Commissions



Source: Illinois Association of Historic Preservation Commissions



THEME #4

Telling the Anaconda-Deer Lodge County Story

Anaconda has an industrious past to say the least — the iconic Smelter Stack and numerous landmarks and historic districts are visible, tangible reminders of its smelting hey-day, telling the stories of the various people that shaped the community over the decades. Telling the stories benefits Anaconda in many ways — it helps educate both residents and visitors alike on local history and the community's role in influencing America's development, it promotes appreciation of Anaconda's built heritage, and boosts investments in historic buildings and amenities that support tourism and economic activity. It can also build civic pride and social capital — the sense of shared values and understandings that fosters a strong community historic preservation ethic.

Narrating the Anaconda-Deer Lodge County rich heritage story can involve an array of tourism, educational and interpretive initiatives, many previously recommended and discussed in prior heritage planning studies conducted for the Butte-Anaconda region. Several of these initiatives remain relevant today and can become the starting point for a significant local heritage tourism program that builds on the area's recreational assets. Other activities can help forge new partnerships among local heritage and educational entities that lead to new ways to tell the County's history narrative.

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 format 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.



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 Butte—Silver Bow County 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, boosted heritage tourism activity and augmented tax revenues, 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 or Historical Park. Regardless of where future advocacy work may lead, the National Historic District designation already provides a starting point for new tourism partnerships between Anaconda-Deer Lodge and Butte-Silver Bow Counties.



THEME #4 GOALS

Telling the Anaconda-Deer Lodge County Story

GOAL #7: Create new, innovative ways and programs that help visitors and residents experience Anaconda's built heritage and history.

Anaconda's tangible heritage — the Smelter Stack, the downtown and its neighborhoods — are key assets that provide opportunities for learning local history. Collaborations between the County and the Historic Resources Board, the ALDC, the Copper Village Museum and Arts Center, the Hearst Library and other entities can help implement new initiatives, events and technologies that broaden the ways people will experience Anaconda's heritage story.

Goal #8: Maintain an integrated heritage tourism and visitorship program.

There is significant potential for Anaconda to develop as a compelling visitor destination given its heritage assets and location to various recreational amenities, including area parks and lakes, trails and golf courses. Efforts at building local tourism should focus not only on enhancing individual heritage attractions but also in ways that integrate them as part of a broader visitorship program to the community.

INITIATIVE #4.1

Implement pertinent recommendations from the *2012 Building Montana's Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda National Heritage Corridor*.

Prepared for a potential national heritage corridor designation for the Butte-Anaconda National Historic Landmark District, the *2012 Building Montana's Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda National Heritage Corridor* outlines a series of recommendations and action items for promoting and strengthening regional heritage tourism. Although the Action Plan is nearing ten years since its completion, it does provide a series of recommendations for Anaconda that still remains relevant for this Historic Preservation Plan. The Action Plan's main planning theme is for Butte and Anaconda to "act like a region" in order to leverage their mutual heritage and recreational assets for the benefit of generating more regional tourism activity.

Key among these recommendations include:

- **Tourism Brand Logo.** The 1993 Butte-Anaconda Heritage Corridor: Regional Historic Preservation Plan proposed the development of a recreational trail and greenway to help link together Butte and Anaconda. Subsequently, the planning and implementation of the Silver Bow Creek Greenway Trail led to the creation of the Copperway Montana logo, which, according to the 2012 Action Plan, the Butte-Anaconda region could use more extensively to help brand the area as a heritage destination. Butte-Silver Bow County continues to use the logo in the identification of its recreational trail system, but the logo has yet to see extensive use in Anaconda, nor by the Anaconda and Butte visitor bureaus for that matter. While the national heritage corridor or historical park designation remains elusive and underdetermined at present, Anaconda-Deer Lodge County and the Anaconda Chamber of Commerce should at the least explore using the logo in the branding of its recreational trail system and marketing of heritage sites and activities. Both entities could collaborate with their counterpart agencies and organizations in Butte-Silver Bow County to promote a more consistent use of the brand logo across all tourism development activities.
- **Wayfinding Plan.** The 2012 Action Plan recommended the design and installation of a "two-part" wayfinding signage program for both Anaconda and Butte — one consisting of traditional directional signage for auto travelers, cyclists and pedestrians, the other comprising digital media tools and various "placemaking" initiatives. The 2016 Anaconda Downtown Master Plan also proposes a comprehensive wayfinding signage program to guide visitors from Interstate 90. However, a joint wayfinding program between Anaconda and Butte makes sense in terms of leveraging visitorship between both communities. A joint wayfinding program can also incorporate the Copperway logo as the unifying brand element.
- **Interpretive Program.** The 2012 Action suggests additional integration of interpretive programming along the region's trails and at key "interpretive gateways." Like the wayfinding system, a consistent interpretive program between Butte and Anaconda can help tell a consistent and compelling story of the Butte and Anaconda mining and smelting industries. Various entities and groups in Butte have already begun installing interpretive signage, in some cases underwritten by grants from the Montana History Foundation and its local Super Fund Advisory and Redevelopment Trust Authority. In Anaconda, interpretive signage exists along the Old Works Historical Trail and at the Anaconda Smoke Stack State Park. Going forward, both counties should secure funds and develop a joint master interpretive plan that guides how to tell the Butte-Anaconda story through signage, informative exhibits and kiosks, brochures and other digital media formats. For Anaconda, as suggested in the 2012 Action Plan, this

would make use of the Copper Village Museum and Arts Center as the Anaconda interpretive gateway and starting point for visitors to explore Downtown Anaconda and the community's recreational and historical trails. Re-working the introductory interpretive exhibits at the Anaconda Visitor Center and at the Interstate 90-Route I interchange to present consistent interpretive information were also key priorities presented in the 2012 Action Plan.

- **Self-Guided Interpretive Trails and Tours.** The Anaconda Chamber of Commerce currently offers guided bus tours for the community's attractions and heritage sites. Additional self-guided tour and trail materials, whether in printed or digital formats, can help visitors learn about Anaconda's history on their own, especially when tour bus operation is off-hours. Self-guided tour materials may focus on a particular theme or historic context, the neighborhood National Register Historic Districts, untold history narratives, Downtown Anaconda and the existing Old Works Historical Trail. The 2012 Action Plan recommends enhancing the Downtown Anaconda walking tour and the Old Works Historical Trail with additional interpretive content.
- **Butte-Anaconda Collaboration.** The 2012 Action Plan stresses the need for an additional layer of collaboration and partnerships between entities and agencies in Butte and Anaconda to facilitate higher levels of tourism in the region. Lost among the recommendations and initiatives of prior tourism and heritage area planning is that both communities already comprise the Butte-Anaconda National Historic Landmark District — one of the largest in the country. At this point in time, the Butte-Anaconda NHL District already serves as a strong foundation and reason for mutual collaborations to take place between the communities to promote regional heritage tourism.

Implementation Actions

- Explore means and ways in which Anaconda-Deer Lodge County, the Historic Resources Board and the Anaconda Chamber of Commerce could collaborate with counterpart entities in Butte-Silver Bow County to implement various aspects of the 2012 Action Plan, including a region-wide wayfinding and interpretive programming.

INITIATIVE #4.2

Expand the digital presence of Anaconda heritage assets through the use of digital media.

Numerous websites, including that of the National Park Service and others, are important sources of information on the Butte-Anaconda National Historic Landmark District and Anaconda's and the region's heritage assets. However, apart from the annual tourism guide, its history bus tours, and the listing of several local heritage attractions, the website of the Anaconda Chamber of Commerce and Visitors Bureau lacks in-depth content on the National Landmark District, Anaconda's National Register Districts and Landmarks, and other features that can help inform potential heritage travelers as they plan their trip itineraries.

Ways in which the Visitors Bureau can enhance its website content for heritage tourism include:

- **Historic District Tours.** The Chamber can work with the Historic Resources Board to develop downloadable portable digital format (PDF) versions of historic district walking and driving tours. Alternatively, the Chamber and the Historic Resources Board may elect to create such tours in StoryMaps, a web-based application that can create multi-media versions of the tours using a combination of maps and narrative text.
- **Heritage Travel Itineraries.** Itineraries that highlight the different ways visitors can experience the heritage attractions in Anaconda as well as in the Butte-Anaconda National Historic Landmark District can also help travelers plan their visits to the community. Itineraries could also include information on the region's heritage and recreational trails and amenities, local events and festivals, and the dining and entertainment options found in Anaconda.

- **Podcasts.** The Chamber could collaborate with the Historic Resources Board and the Butte Convention and Visitors Bureau on creating downloadable podcasts describing various aspects of Anaconda history, its built heritage, and the historic resources and attractions within the Butte-Anaconda NHL District.
- **Videos.** As with podcasts, the Chamber could also partner with Historic Resources Board, the Butte Convention and Visitors Bureau and other entities to research and produce short videos promoting Anaconda's history and historic resources. The Chamber could post such videos to its own YouTube channel for broader public access.

Implementation Actions

- Form a working committee with the Historic Resources Board to create and develop historic district walking and driving tours for downloadable PDFs, podcasts and videos.
- Partner with the Historic Resources Board and the ALDC in creating StoryMap versions of walking and driving tours. Area web developers and students from Montana Technological University may also assist in content creation and development.

INITIATIVE #4.3

Encourage additional bed and breakfast lodging options in residential neighborhoods and in Downtown Anaconda.

Anaconda currently has one bed and breakfast operation, although there are a number of small scale lodges, ranches and resorts within the county. Given the potential for growing both recreational and heritage tourism within the region, there may be possibilities for attracting additional bed and breakfast lodging ventures, especially as turn-key vacation rentals in the upper-stories of downtown commercial buildings. In these instances, the County and the ALDC can provide technical assistance and regulatory relief if needed under an adaptive use program (see Initiative 2.3) to facilitate upper-story space conversions to bed and breakfast or vacation rentals. Encouraging new bed and breakfasts in the residential neighborhoods also supports the rehabilitation and preservation of Anaconda's historic housing stock.

Implementation Actions

- The County and the ALDC could collaborate on creating an informational marketing piece that provides an overview of available properties and lodging investment opportunities, a description of the target market profiles, such as recreational and heritage travelers, and available technical assistance programs offered by the County or the ALDC.



INITIATIVE #4.4

Undertake creative business entrepreneurship efforts that contribute to Anaconda's authenticity.

Heritage travelers visit destinations not only with compelling stories and history narratives to tell but also with unique experiences — whether they be dining and entertainment in a historic downtown, festivals and events or distinctive businesses that add to a community's sense of authenticity. For Anaconda, enhancing its authenticity could focus on attracting more creative businesses to the community — artists, craftsmen, and restaurateurs, for instance — that can create products, services and experiences that uniquely associate and identify with Anaconda's heritage. One example, Smelter City Brewing in Downtown Anaconda links its brand to the community's industrial past. Other examples may include a business selling artistic wares fabricated with copper or a photography gallery specializing in the landscapes of southwest Montana. To attract such businesses, the ALDC could assist with its existing programs to train, finance, and provide marketing support for prospective entrepreneurs.

Implementation Actions

- Market and leverage existing ALDC-managed business development programs to boost and promote creative entrepreneurial activities.
- Explore feasibility of securing ground floor space in the downtown for temporary or permanent use as an incubator space for local creatives seeking to start up new business endeavors.
- Consider implementing a "Made in Anaconda" marketing campaign in support of creative business producing original products and services in Anaconda.

INITIATIVE #4.5

Enhance the Washoe Smelter Stack visitor experience.

The annual Smelterman's Day festival is Anaconda's most important heritage event, drawing residents and newcomers alike to participate in a variety of events, including touring the former Anaconda Mining Company Washoe Smelter Stack, the tallest, free-standing masonry structure in the world. The Friends of the Anaconda Stack, the Anaconda Community Foundation, Anaconda Smoke Stack State Park, and the current owners of the site, ARCO-British Petroleum, are the festival's principal sponsors. However, several issues, including roadway access, limit visitorship to the Smelter Stack itself with the Anaconda Smoke Stack State Park serving as the only year-round access point for visitors. The State Park is approximately one and one-quarter mile from the Smelter Stack. The Friends of the Anaconda Stack and other entities are working with ARCO-British Petroleum to consider road access improvements to the Smelter Stack to allow for year-round on-site tours as well as construction of a small visitor center.

On-site tours can provide a more hands-on, tangible experience to visitors of what remains of Anaconda's industrial past. The Anaconda community should continue to work with ARCO-British Petroleum on addressing Smelter Stack access and visitorship issues.

Implementation Actions

- Explore potential for using the state rest area at the junction of Montana State Route 1 and Interstate 90 east of Anaconda as a potential visitor center and tour bus staging area for the Smelter Stack if the Smelter Stack site itself cannot accommodate one. The 2012 Building Montana's Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda National Heritage Corridor suggested the state rest area as a visitor center for a future Copperway National Heritage Corridor.
- Form an ad-hoc task force with participation from the Friends of the Anaconda Stack, the Anaconda Community Foundation, the County, the ALDC and ARCO-British Petroleum to consider avenues for achieving year-round visitor access to the Smelter Stack.



INITIATIVE #4.6

Create new heritage events and activities that help tell the different dimensions of the Anaconda heritage story.

In addition to Smeltermen Days, Anaconda offers a number of other special events designed to draw in residents and visitors to the community throughout the year. However, there are opportunities to create smaller-scale events and experiences that can help celebrate different aspects of Anaconda's heritage — its architecture, its ethnic groups, and the unknown people that influenced the community's development and civic life. Producing such activities can target a diverse audience set and involve an array of organizations to participate in their planning.

Potential new heritage events may include:

- **Children History Walks.** The Copper Village Museum and Arts Center in partnership with local schools could sponsor an annual history walk for children. At the conclusion of each tour, parents can join the children at the Arts Center to participate in arts activities related to the historic architecture seen during the tour.
- **Coordinated Events and Exhibitions.** The Copper Village Museum and Arts Center and the Chamber of Commerce other could organize, and sponsor coordinated exhibit at the Museum and in downtown storefronts celebrating different aspects of Anaconda's heritage. For example, the Museum can host a pop-up exhibit on Anaconda's ethnic enclaves at the Arts Center with additional exhibits presented in downtown storefronts.
- **Storytelling Events.** Annually, during Historic Preservation Month in May, the Copper Village Museum, the Friends of the Anaconda Stack, and other entities could host storytelling events featuring guest speakers knowledgeable about a particular aspect of Anaconda's historic or pre-historic past. One story-telling event could focus on "ghost stories" highlighting Anaconda's forgotten but significant events and people.
- **Paint Your History.** The Copper Village Museum and Arts Center could host a history painting party that teaches participants painting skills using artifacts and photos as inspirational models. Intended audiences can include youth, teenagers, adults and seniors.

Implementation Actions

- Convene an ad-hoc working committee, meeting annually or bi-annually, between the Historic Resources Board, the Copper Village Museum and Arts Center, the Chamber of Commerce, Friends of the Anaconda Stack and local Anaconda schools to plan events for National Historic Preservation Month and other heritage education activities during the course of the year.
- Seek outside grant and funding support for new special events and initiatives focused on heritage storytelling and education.

INITIATIVE #4.7

Advocate for the creation of a Butte-Anaconda National Heritage Area.

As described previously, various past heritage planning studies explored the viability of establishing a National Historical Park or Heritage Area incorporating the Butte-Anaconda National Historic Landmark District. Both designations require Congressional approval along with the support of the National Park Service and local political and community leaders. National historical parks are formal units of the National Park Service, which may own and manage historic resources located within them, whereas national heritage areas are honorary designations that recognize the cultural or historical importance of particular areas or landscapes. Most often, a local or regional organization serves as the management entity for a national heritage area in partnership with the Park Service, which provides technical and matching grant assistance for local heritage planning and tourism efforts — key benefits of heritage area designation.

The County, Heritage Resources Board, the ALDC and other local preservation partners should explore with Butte-Silver Bow County potential local political support for revisiting national heritage area designation with the National Park Service. A national historical park, on the other hand, requires more intensive investment of National Park Service resources to manage and maintain historic properties and facilities in its ownership. Therefore, it is unclear whether there is strong political support for a national historical park in the U.S. Congress at this time. If local support is evident, both counties may explore organizational options for a regional heritage management entity.

Implementation Actions

- Form a task force with Butte-Silver Bow County on measuring local and regional support for pursuing heritage area designation and determining organizational options for a heritage area management entity.
- Evaluate need for commissioning a new heritage area feasibility and management study.



INITIATIVE #4.8

Create and enhance “imageable” spaces that contribute to Anaconda’s sense of history and place.

Anaconda’s downtown district and unique neighborhoods are already memorable, “imageable” spaces — they exude a sense of time and place and contribute to the community’s visual character and identity. Over time as Anaconda works to enhance building appearances and revitalize its historic neighborhood districts, the community will exude an even higher level of authenticity that will make it a compelling destination for people seeking quality environments in which to live, work and play. As noted in the 2012 Building Montana’s Copperway: An Action Plan for Heritage Tourism in the Butte-Anaconda National Heritage Corridor, there are opportunities to implement placemaking and urban design initiatives that build on Anaconda’s original imageable spaces, including public art and space design, along with interpretive and wayfinding signage programs.

Ways in which to encourage placemaking and urban design efforts to the enhance the quality of place in Anaconda include:

- **Wall Murals and Ghost Signs.** Downtown Anaconda has a few wall murals located in prominent locations. The community can encourage additional murals in appropriate locations as well as ghost sign restoration as they bring local history stories into the public sphere. Generally, blank walls — not front facades — make ideal places for wall murals.
- **Public Art.** Various forms of public art in different locations can help tell and interpret the Anaconda story and reinforce local authenticity.

- **Streetscape and Public Space Enhancements.** The 2016 Downtown Master Plan recommends streetscape improvements and landscape treatments throughout the downtown district to enhance visual appeal and walkability. Streetscape enhancements can be opportunities to incorporate interpretive programming, public art, custom designed street signage, special streetscape details and any vestiges of the past — such as the original street lights.

Implementation Actions

- Create a set of policies regarding the commissioning and installation of public art in Anaconda, including the restoration and maintenance of ghost signs and wall murals and the respective roles of the ALDC, the Downtown URA, ADLC and the Historic Resources Board in managing a public art program.
- Consider devoting one percent of the Urban Renewal Agency funds or other ADLC funds in the installation of public art, placemaking and streetscaping initiatives suggested in the 2016 Downtown Master Plan.
- Explore and secure other sources of funding at the state level for public art, placemaking and streetscaping initiatives.
- Consider wall murals as a permitted expense under the Downtown Façade Improvement Grant program.



INITIATIVE #4.9

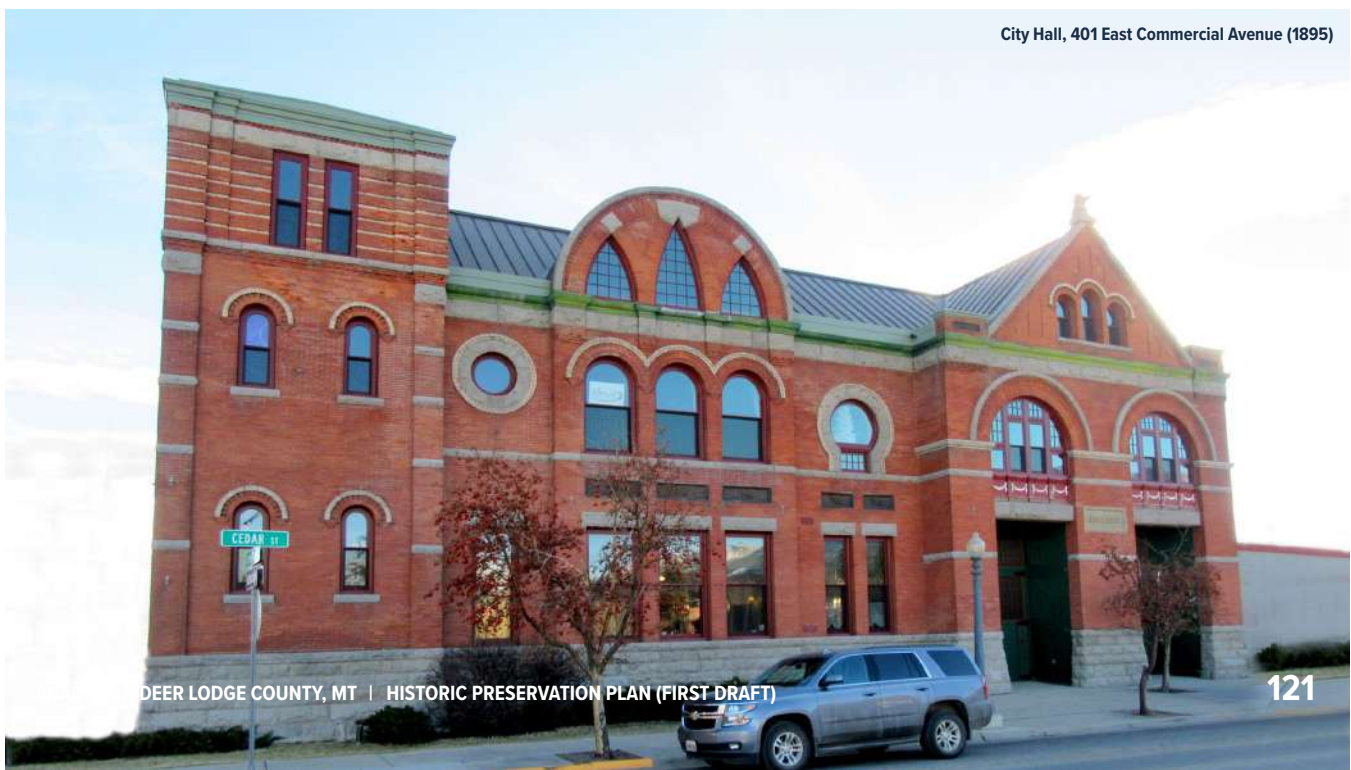
Digitize the Marcus Daly Historical Archives for public accessibility.

The Marcus Daly Historical Museum and Archives, now the Copper Village Museum and Art Center housed in the former Anaconda City Hall, plays an important role in protecting and preserving the historical record and interpreting the past to the public. While the museum is open to the public, much of the archives are not easily accessible, and include artifacts, manuscripts, articles, photographs and other items. Greater organization and access to the public, both in person and online, will provide residents and visitors numerous opportunities for education and research. For example, digitizing the archive's collection of photographs and providing online viewing, as well as creating an online museum shop for selling prints along with other items, will assist researchers and expand local knowledge and interest in the community's heritage.

Around the country, there are approximately more than 10,000 local historical societies, most of which are small, understaffed and underfunded. Allocating time and resources to the organization and digitization of the archive, with the assistance of volunteers or a professional archivist, will ensure its continued role as a valuable community resource. The Historic Resources Board and the Copper Village Museum and Art Center, as well as other community partners, should collaborate on seeking funds for modernization of the museum archives.

Implementation Actions

- Identify and create a preferred organizational system.
- Work with the Americorps VISTA program to secure volunteers to assist in museum and archival organization.
- Seek funding through local and statewide organizations and foundations such as the Anaconda Community Foundation, Montana History Foundation, the Montana Arts Council and others to hire a professional consultant to organize and digitize the archives.
- Consider fundraising events for future needs.



City Hall, 401 East Commercial Avenue (1895)

INITIATIVE #4.10

Host an annual historic house tour.

In many communities, annual historic house tours prove to be one of the most popular community events for engaging with the community. For participants, being where history happened can personalize the experience and provide an effective means for connecting the places, stories and people important to Anaconda-Deer Lodge County's significant heritage. Providing an annual house tour promotes the community's identity and can provide economic benefits through heritage tourism.

Implementation Actions

- Include a house tour as part of an annual work plan for the Historic Resources Board (see Initiative 3.5).
- Train local volunteers to give guided walking tours.
- Identify potential properties and work with property owners to organize interior tours. Consider including a non-residential property as part of each tour.
- Create an interactive self-guided house tour using applications such as StoryMaps or Vamonde.



Tuttle House, 518 Hickory Street (1892)

THEME #5

Fostering Awareness

Building awareness of historic preservation's benefits can help encourage more community and stakeholder involvement in the Anaconda preservation program. To foster such awareness, the Historic Resources Board and its preservation partners should undertake a number of initiatives that help educate and inform Anaconda residents and property owners about preservation's numerous benefits and how maintaining historic resources achieves Anaconda's economic vitality and quality of life goals. Educational activities may take the form of periodic workshops, technical assistance, pamphlets and educational materials, and videos and podcasts. Such efforts will help building owners understand appropriate preservation procedures and the range of rehabilitation options, available financing tools and how historic preservation contributes — not hinders — community progress. Last, raising awareness promotes good stewardship of local heritage — stewardship that can transcend generations to build a strong historic preservation ethic.

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.

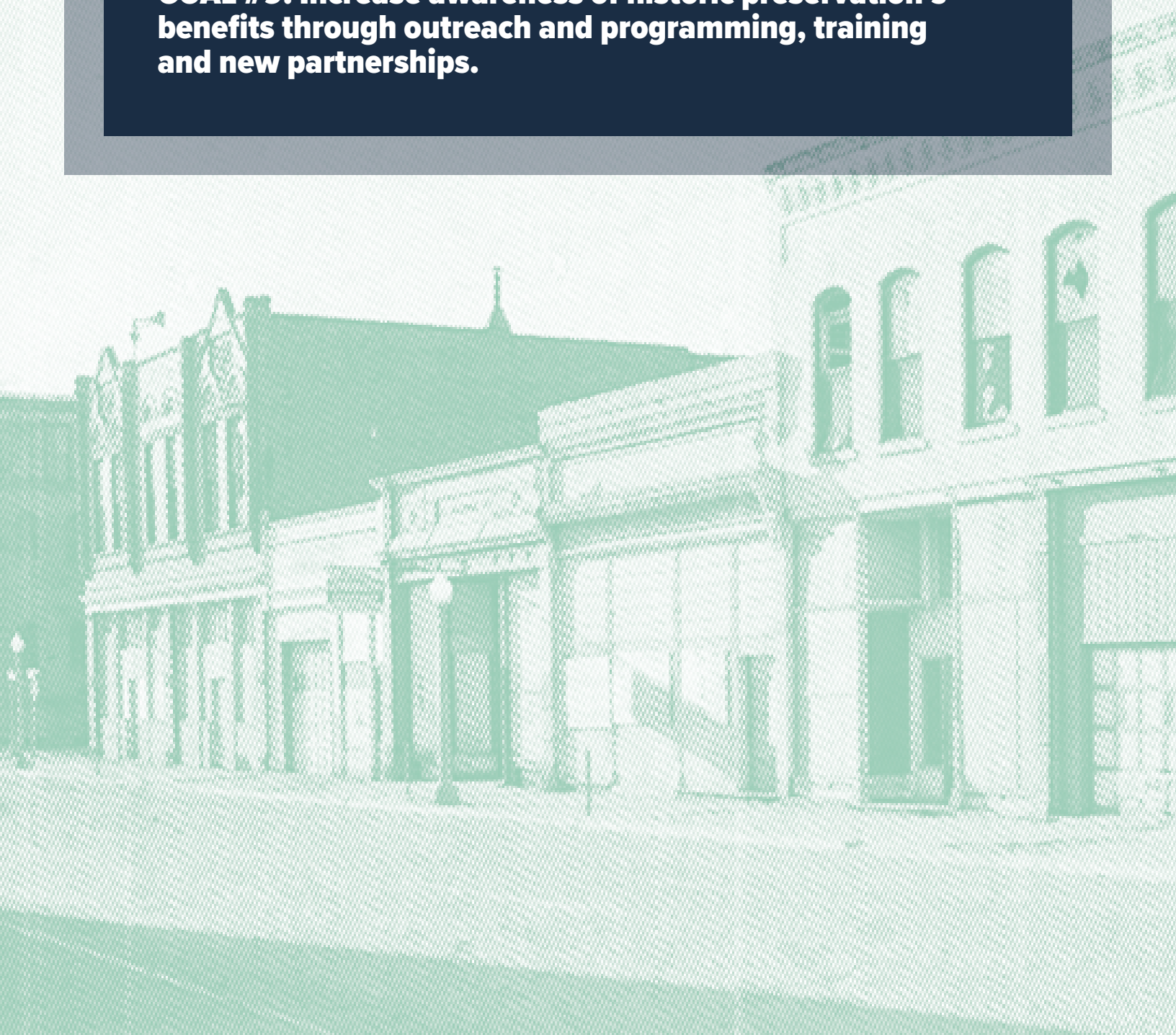


Torgerson Brothers, 7 East Main Street

THEME #5 GOALS

Fostering Awareness

GOAL #9: Increase awareness of historic preservation's benefits through outreach and programming, training and new partnerships.



INITIATIVE #5.1

Create educational and marketing publications and outreach activities to promote local historic preservation activities.

Ongoing education and advocacy efforts are critically important to building and maintaining local support for historic preservation activities. Education activities can include publications and brochures explaining the historic preservation program, researching house histories, providing information on historic districts and landmarks and others relevant topics. Other education initiatives could include a lecture series on local architecture and history, training sessions for local contractors, developers and realtors and a regular column on “Preservation in Anaconda” in local newspapers.

Advocacy initiatives should inform local stakeholders about preservation’s benefits in order to encourage long-term investment and stewardship in historic properties. In most communities, the local historic preservation board or commission, as part of their annual work plan, often takes the lead in organizing various educational and outreach efforts, such as training workshops, annual awards programs, lectures and historic house tours. The Historic Resources Board should collaborate with local partners such as the Copper Village Museum and Art Center, the Anaconda Restoration Association, the Hearst Library, the Chamber of Commerce and Visitor’s Center and others, in order to create an effective and comprehensive education and advocacy program.

Implementation Actions

- Prioritize education and advocacy initiatives as part of an annual work plan for the Historic Resources Board (see Initiative 3.5).
- Create publications, both digitally and in print, which inform the public regarding historic preservation in Anaconda-Deer Lodge County. These publications could include:
 - The County’s historic preservation program and Board procedures.
 - The benefits of historic preservation.
 - Historic district and landmark brochures.
 - Historic walking tour brochures.
 - Brochures outlining available economic incentives for preservation.
 - The National Register of Historic Places.
 - Anaconda-Deer Lodge County history.
- Publish and distribute quarterly a newsletter of the Historic Resources Board.
- Organize hands-on preservation workshops with local craftsmen.
- Organize and conduct training programs in person or online that educate the developer community, realtors and bankers on historic preservation procedures and available incentives.
- Collaborate with the Anaconda Leader and Montana Standard newspapers to publish articles on local history, architecture and historic preservation activities.
- Organize an ongoing lecture series on Anaconda-Deer Lodge County history and architecture.
- Prepare an annual report that summarizes key historic preservation activities and investment statistics.
- Create an annual historic building tour featuring residential, commercial and/or industrial properties.
- Host a preservation booth at the annual Smelterman’s Day celebration.
- Organize an annual Historic Preservation Awards program (see Initiative 5.3).

INITIATIVE #5.2

Engage the next generation in historic preservation activities.

Preparing a new generation of preservation leaders is vital to securing long-term support for Anaconda-Deer Lodge County's historic preservation program. Going forward, the next generation should represent the community's diversity and continue in the footsteps of those who have led and participated in the local preservation success story. The Historic Resources Board and its community partners should develop and organize initiatives and activities to engage local youth and young adults in preservation activities involving local schools, existing youth organizations, religious institutions, as well as the Anaconda Local Development Corporation, the Chamber of Commerce and Visitor's Center and the Copper Village Museum and Art Center. Research has shown that today's younger generation values communities who celebrate their character and authenticity.

The means with which to attract a new generation can include Integrating preservation and local history in the local school curriculum and facilitating field trips to important places; offering heritage education opportunities to youth and young adults in different settings, such as local historic sites, Kennedy Commons, Downtown Anaconda, the County Courthouse and the Hearst Library; and organizing a preservation leadership group affiliated with and sponsored by local community organizations and religious institutions.

Implementation Actions

- Collaborate with the Anaconda School District to discuss new ways to further integrate local history and preservation topics into curricula.
- Work with the Anaconda Local Development Corporation, the Community Foundation, the Anaconda Restoration Association, the Copper Village Museum and Art Center, the Hearst Library, the Americorps VISTA program, local religious institutions, and other organizations on forming a youth or young adults preservation group focused on building preservation projects, survey and documentation projects, organizing the Marcus Daly Historical Archives (see Initiative 4.9), cemetery stewardship and other community preservation initiatives.
- Collaborate with the Anaconda Local Development Corporation and the Chamber of Commerce and Visitor's Center on social mixers and events for young adults in historic downtown commercial buildings.
- Ensure that the Historic Resources Board represents a diverse range of age and racial groups.

INITIATIVE #5.3

Create an annual historic preservation awards program.

A preservation awards program recognizes property owners, contractors, developers, architects and others who complete preservation projects worthy of recognition. An awards program is an ideal way to advocate for preservation to local officials and the public in way that highlights the positive impact preservation can play in community revitalization and economic development. In many communities, the presentation of annual preservation awards in May during National Preservation Month is common. The awards ceremony could include a luncheon, dinner or social event held in a community event space or include a presentation at a meeting of the County Council.

Implementation Actions

- Include planning and budget for the Historic Preservation Awards on the annual work plan of the Historic Resource Board (see Initiative 3.5).
- Determine the awards program format, including award categories, eligibility requirements, a nomination form and who can nominate a project.
- Collaborate with the Anaconda Local Development Corporation, the Chamber of Commerce and other interested organizations on potential nominations and awards ceremony planning.
- Publicize the awards program on the County's website, social media platforms and notify the local media both to seek applications and to highlight award recipients (see Initiative 5.4).



Source: Village of Oak Park, Illinois

INITIATIVE #5.4

Increase the online and social media presence of the Historic Resources Board and the County's historic preservation program.

The Anaconda-Deer Lodge County website currently provides some information on the Historic Resources Board on its website, including a list of current Board members, recent agendas and meeting minutes, and a link to the Historic Preservation Code. The Planning Department's webpage includes no references to the County's historic preservation program. Going forward, the County can enhance the website's value as an educational tool by incorporating new features and information, such as a basic overview of local history, links to information and maps for the Butte-Anaconda National Historic Landmark district, the County's four National Register historic districts, and the twenty-six individual National Register properties. Additional information can include information on the benefits of National Register listing, links to future survey inventory databases, and available economic incentives for rehabilitation. The County should also link the website to others, such as the Copper Village Museum and Arts Center, Preserve Montana and the Montana Historical Society (Montana SHPO). As an alternative, the County could create a dedicated webpage on its site to the historic preservation program.

In addition to the County's website, social media is another means of effectively communicating historic preservation activities and events that is immediate and easily accessible. Social media is a dynamic outlet for the use of images and videos and provides the opportunity for updates about Historic Resources Board meetings, National Register listings, rehabilitation projects, preservation awards, and walking tours, among others. Facebook, Instagram and other social media platforms, such as YouTube, allow the County and the Historic Resources Board to create a more personal connection with the community. Collaborating with other local community organizations on social media efforts, such as the Hearst Library, Copper Village Museum and Arts Center, the Chamber of Commerce and others, can increase awareness of the historic preservation program.

Implementation Actions

- Digitize all relevant preservation documents in PDF format.
- Update the Historic Resources Board and Planning Department webpages or create a dedicated preservation webpage on the Anaconda-Deer Lodge County website with relevant preservation documents, historic district maps and links to preservation resources.
- Create a social media plan that defines key activities, targeted audiences, potential partners and posting calendar.
- Post regular updates of preservation news and activities on the Anaconda-Deer Lodge County Facebook page.
- Create a dedicated account on Instagram, YouTube and other social media sites for historic preservation activities and events.
- Schedule and organize social media live video events highlighting preservation events and successes.



Design Guidelines







Anaconda-Deer Lodge County has a rich architectural heritage represented in its downtown commercial district, various neighborhoods and remaining industrial complexes — a heritage built over the decades as Anaconda developed as a copper smelting center for one of America’s most celebrated regions for industry. Anaconda’s collection of historic resources ranges in styles and property types from its Shotgun “smelterman” homes and Queen Anne cottages to its two-story, brick-constructed downtown commercial buildings, to the production sheds of the AFFCO building complex and the Butte, Anaconda and Pacific Railway Yards. Together, these buildings contribute immeasurably to Anaconda’s sense of scale, authenticity and community identity.

Design Guidelines Purpose

This Historic Preservation Plan includes a set of historic preservation design guidelines for building owners, architects and engineers, contractors, and developers and investors regarding important information on the appropriate preservation, maintenance and rehabilitation of historic resources and their character-defining features in Anaconda-Deer Lodge County. In addition, new construction should also be compatible with existing architecture as exemplified in the County’s National Register Historic Districts (see Section 2).

In addition, the Design Guidelines serve the following purposes:

- **Guidelines for the Downtown Facade Improvement Grant Program.** The Urban Renewal Agency will use these design guidelines for assessing the appropriateness of proposed commercial building rehabilitation projects for the Downtown Facade Improvement Grant Program. The Agency, Anaconda Deer-Lodge County, the ALDC and other entities may use the design guidelines for other local incentive and design review programs.
- **Project Planning and Preservation Procedures.** The guidelines assist property owners, architects, contractors and others involved in preserving historic buildings to plan and undertake rehabilitation projects that are appropriate to the style and period of the original building. New construction should ensure compatibility with adjacent historic architecture.
- **Building Maintenance and Stewardship.** The guidelines provide practical guidance for property and business owners on exterior maintenance issues as proper maintenance preserves and extends the life of original materials — a more sustainable and cost-effective option than material replacement.
- **Educational Resource.** The design guidelines should also serve as an educational resource to the Historic Resources Board and other County departments, as well as local building owners in making well-informed decisions essential to maintaining the architectural integrity and character-defining features of Downtown’s historic commercial buildings.



213 East 7th Street (1889)
Old County Jail, 800 Main Street (1898)
701 West 4th Street (1935)
St. Peter’s Austrian Roman Catholic Church, 401 Alder Street (1898)

Design Guidelines Contents

The design guidelines comprise three principal sections: guidelines for residential dwellings and for commercial and institutional buildings. There are also background sections on Anaconda's architectural styles and building forms as well as a list of key definitions and terms used throughout the design guidelines.

Design Guidelines Approach

In general terms, design guidelines help to inform and guide the planning for a historic resource preservation and rehabilitation project. In addition, design guidelines help to meet certain standards — good sense principles that promote best practices in preserving and protecting properties of architectural and historical significance. These design guidelines interpret and apply the *Secretary of the Interior's Standards for the Treatment of Historic Properties* — namely the Standards for Preservation and Rehabilitation as described in this section. The National Park Service created the Standards for the Treatment of Historic Properties to provide a framework of procedures and technical recommendations for preserving, repairing and replacing historic building materials and architectural features as well as new addition and construction.

Treatment of Historic Properties

Secretary of the Interior's Standards for Preservation

Preservation is the act of conducting methods and procedures that maintain the original materials, features, workmanship and integrity of a historic property. The emphasis is on material maintenance with limited replacement, the preservation of major architectural features, and the sensitive introduction of new mechanical, electrical and plumbing systems where needed to meet local code requirements. In general, the Standards for Preservation do not consider exterior additions — addressed more completely in the Secretary of the Interior's Standards for Rehabilitation.

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation emphasize methods and procedures for adapting historic properties for compatible uses by repairing, altering and adding new additions where appropriate but by also maintaining the property's historical and architectural features. The Standards for Rehabilitation acknowledge that some level of alterations and additions are necessary to meet the needs of continuing and new uses. The Montana SHPO and the National Park Service uses the Secretary of the Interior's Standards for Rehabilitation in evaluating applications for the Federal and Montana Historic Preservation Tax Credit programs. They will also serve as the standards used by the Urban Renewal Agency in reviewing applicant submission to the Downtown Facade Improvement Grant Program.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Project Planning

Building owners should always plan ahead before undertaking a project involving preservation and rehabilitation to ensure project outcomes are of high quality and value and maintain the property's architectural integrity. In addition, even without undertaking a project, property owners should be mindful of ongoing maintenance planning to avoid against the common causes of building deterioration, such as water infiltration, missing mortar joints, and vegetation that can grow near foundations. The lack of regular inspections is another common cause. Property owners should keep a regular maintenance log that assists in preserving and retaining historic building materials and key architectural features. Key elements in maintenance plan or log include:

Maintenance and Rehabilitation Planning

Document Building Materials and Architectural Features. Document the property's significant architectural features — porches for residential dwellings and storefronts for commercial buildings, for instance — and its materials through visual inspection, photography and by reviewing information from architectural surveys, National Register nominations or property identification reports available from the Historic Resources Board of Anaconda-Deer Lodge County or other sources. Understanding a property's materials and defining architectural features is the first step toward making appropriate decisions on preservation and maintenance procedures.

- **Construction Chronology.** Using available information such as building permit and architectural survey report research, a property owner may be able to determine the dates of the building original construction or any subsequent alterations and additions. Such documentation should aid in understanding what features or materials are original or later changes that may or may not be significant to the building's history and architecture.
- **Photographs and Drawings.** In addition to taking a current set of photographs documents existing conditions, collect any available historic photographs, and architectural plans and drawings to gain an understanding of the property's original appearance, including its materials, features and setting. Such photos and images may be available from the Historic Resources Board, the Hearst Library or the Copper Village Museum and Arts Center.
- **Maintenance Schedule.** Once construction chronology, photographs, drawings and other documentation are at hand, then create a schedule for periodic inspections. Going forward, take photographs annually to compare older photos with current ones to determine any maintenance and material deterioration needs. Inspect annually signs of deteriorating paint and rotting wood, plant growth on masonry and over doors and windows, and loss of any roof elements such as coping joints and flashing. In addition, also inspect chimneys, exterior walls, porches, windows, vents, and doorways. Every six months inspect and clean gutters.
- **Record Keeping.** Lastly, include in the maintenance plan, keep copies of all estimates, contracts, warranties, paint colors, mortar recipes, and anything else related to a building's preservation and maintenance work.

Planning for Additions and New Construction

Property owners considering additions to an existing historic property or new construction in an Anaconda Deere Lodge County historic district should undertake the following planning:

- **Construction Chronology and Documentation.** As with maintenance planning, collecting existing documentation on a building's past construction through permits, photographs and drawings, and architectural surveys can help aid in understanding how the property evolved over time, including historic and non-historic alterations and additions. In considering new construction within a historic district, historic photographs can help understand what may have existed on a vacant or undeveloped lot.
- **Engage Design Professionals.** When at all possible, consider hiring a professional architect or preservation architect to guide design planning for a building addition or new construction as they can navigate the complexities of addition placement and siting, building materials choices, and ensuring compatibility in size and scale to an existing historic building in the surrounding neighborhood. Design professionals can also provide blueprints as a form of documentation, which contractors can then use for providing cost estimates.

Consult with Anaconda-Deer Lodge County Historic Preservation Officer before seeking any required permits and finalizing construction drawings for maintenance, rehabilitation and new construction projects within Anaconda's historic districts.

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 from the community's founding in the late-19th century through the construction of post-war subdivisions of the mid-20th century. Most buildings dating to the 19th and early 20th century exist within the Butte-Anaconda National Historic Landmark District (NHL), while the mid-20th century housing developments occurred further to the west. There are few high-style buildings – those that clearly represent a specific architectural style – constructed in the County due to the working class preference for common vernacular building forms. 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 and stylistic features derived from a particular style.

The examples of residential architectural styles found within Anaconda-Deer Lodge County represent those popular nationally during periods of local and national economic growth. Some of the most prevalent styles from the late 19th century include the Queen Anne, Romanesque Revival and Shingle styles, found in the West Side Historic District. In the early 20th century, Craftsman bungalows, as well as bungalows with other stylistic elements, were popular throughout the community, and there are also several examples of the Dutch Colonial Revival and Classical Revival styles on the west side. Some residential and commercial buildings in Goosetown and the west end of the NHL district incorporate the Art Deco and Art Moderne styles, popular in the 1930s. Residential building forms from this period include bungalows and Cottages, some with Queen Anne, Colonial Revival or Craftsman details. The Goosetown Historic District and portions of the National Historic Landmark District include many of this housing type.

Most commercial buildings in Anaconda-Deer Lodge County do not have a specific architectural style and represent traditional One-Part and Two-Part Commercial building forms. Several commercial and institutional buildings exhibit elements and details of the Classical Revival style, including the National Bank of Anaconda, Hearst Library, the U. S. Post Office and the County Courthouse. Some downtown commercial buildings include Queen Anne elements.

Religious architecture in the community includes examples of the Romanesque Revival style, found in the design of St. Mark's Episcopal Church, the Gothic Revival style designs of the United Methodist Episcopal Church and St. Paul's Austrian Roman Catholic Church, and the Queen Anne style First Baptist Church. The west yard of the Butte, Anaconda and Pacific Railway, the Washoe Brewing Company and the AFFCO Foundry are excellent examples of early industrial buildings.

Salisbury House, 604 Locust Street (1894)



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.

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 facade, 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.

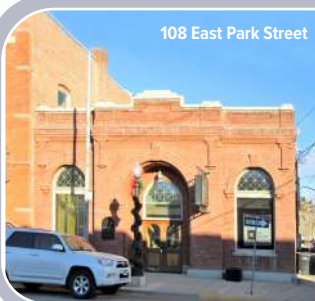
500 Pine Street



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 Craftsman 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 and 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.

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.

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.

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.

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.

116 East Park Avenue



Commercial Vernacular Brickfront (1900-1950s)

Commercial vernacular brickfronts were simple one to two-story buildings in brick construction featuring simple and spare ornamentation and storefronts with brick bulkheads and framing in wood, copper or aluminum. Ornamentation was relatively simple in design to non-existent. Vernacular brickfronts were commonly built side-by-side along a portion of an entire blockface. Rooflines featured a simple stone or clay tile cap.

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

Awning: A fabric covering extending over a commercial storefront or window opening.

Awning Sign: A sign logo or image applied directly on to an awning.

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 facade.

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.

Bulkhead: The lower panels constructed of wood or masonry on which the display window rests.

Canopy: A fixed roof structure constructed in metal placed over a commercial storefront.

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.

Corbelling: Courses of stone or brick angled out from a facade surface.

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

Dentils: One of a series of small projecting rectangular blocks forming a molding especially under a cornice.

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.

Fanlight: A window above a door or another window, rectangular, semicircular, or semi-elliptical (also called elliptical), with glazing bars radiating out like a fan.

Fascia Sign: A sign placed on the fascia or horizontal space between the storefront and the second floor.

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.

Stringcourse: A horizontal band or course, as of stone, projecting beyond or flush with the face of a building, often molded and sometimes richly carved.

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.

Preservation Briefs

The Technical Preservation Services division of the U. S. Department of the Interior, National Park Service, publishes the Preservation Briefs, a series of technical publications which provide guidance for property owners, contractors and architects looking to preserve and rehabilitate historic buildings and their materials and features. The Preservation Briefs approach rehabilitation with the goal of maintaining the historic character of a building or site. Consulting the Briefs can help property owners, developers and investors meet the standards used in various incentive programs, such as the Federal and State of Montana Historic Preservation Tax Credits. The documents are free to the public and are available to view and download on the National Park Service website.

Briefs:

1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings

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27. The Maintenance and Repair of Architectural Cast Iron
 28. Painting Historic Interiors
 29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
 30. The Preservation and Repair of Historic Clay Tile Roofs
 31. Mothballing Historic Buildings
 32. Making Historic Properties Accessible
 33. The Preservation and Repair of Historic Stained and Leaded Glass
 34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
 35. Understanding Old Buildings: The Process of Architectural Investigation
 36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
 37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
 38. Removing Graffiti from Historic Masonry
 39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
 40. Preserving Historic Ceramic Tile Floors
 41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
 42. The Maintenance, Repair and Replacement of Historic Cast Stone
 43. The Preparation and Use of Historic Structure Reports
 44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
 45. Preserving Historic Wood Porches
 46. The Preservation and Reuse of Historic Gas Stations
 47. Maintaining the Exterior of Small and Medium Size Historic Buildings
 48. Preserving Grave Markers in Historic Cemeteries
 49. Historic Decorative Metal Ceilings and Walls
 50. Lightning Protection for Historic Buildings



General Building Material Preservation and Rehabilitation Guidelines

As mentioned previously, proper maintenance of materials is a key factor for the long-term preservation of historic commercial buildings and residential dwelling. Regular maintenance and repair can help detect early deterioration and structural issues thereby limiting the need for replacement of building features and materials. The following section provides guidance on the preservation, maintenance, repair and replacement of building materials commonly found on historic commercial institutional and residential buildings in Anaconda-Deer Lodge County.

A. Masonry

The primary building materials of Anaconda Deer Lodge County's historic commercial and institutional buildings and residential dwellings are masonry — brick, concrete, granite, sandstone and terra cotta. Other materials include wood and certain metals, including aluminum, copper and stainless steel. Brick is the most common material for exterior walls, chimneys and porch elements. The West Side Historic District and the western half of the National Historic Landmark District include many brick-constructed Queen Anne and Gothic Revival style homes as well as Bungalows and Gable-Front cottages. Downtown Anaconda almost exclusively features buildings constructed in brick with stone detailing and ornamentation. Masonry walls may have different patterns or coursings and the width, color and profile of mortar joints contribute to the appearance of a masonry-constructed building. Mortar joints can range from up to a half-inch in width with a variety of profiles.

Keeping care of historic masonry building materials requires careful planning and the right procedures as to not damage nor destroy brick, terra cotta, granite and sandstone. For instance, masonry that has endured more than one hundred years or more could easily see the material's future life span cut dramatically with improper cleaning and mortar repointing. Property and business owners should consult and retain experienced and well-qualified professional contractors wherever necessary on planning a material repair and preservation project.

Masonry Preservation and Rehabilitation Guidelines

- A.1 Retain and preserve original exterior building materials and surface treatments whenever feasible and not severely deteriorated.
- A.2 Remove non-historic exterior siding or coverings where feasible, such as brick veneers, aluminum siding, contemporary or faux stucco products (insulation board and cement panels), vinyl siding and plywood.
- A.3 Clean exterior buildings materials only when necessary — in the instances of heavy dirt deposits, mildew or soiling or when to halt cause of deterioration, such as plant growth.
- A.4 Clean exterior surfaces with the gentlest method possible such as low-pressure water and detergents using natural brushes. Soaking, water-washing, water washing with detergents, and steam water cleaning are the most acceptable cleaning methods. Inspect masonry surfaces and mortar joints prior to any water cleaning.
- A.5 Do not use sandblasting, high-pressure water blasting above 300 pounds per square inch (PSI), or acidic, hydrochloric, or caustic chemical treatments for cleaning historic exterior masonry building materials as they will permanently damage exterior surfaces.
- A.6 Use appropriate chemical cleaning methods or thermal devices only to remove paint and stains not cleaned by water and brush scraping. Conduct tests with qualified contractors before using any chemical cleaning methods on historic materials. Using inappropriate cleaning methods may result in discolored brick or stone, dissolved mortar, efflorescence and cracks and spalling.

- A.7 Do not paint masonry surfaces unless historically painted.
- A.8 Remove of deteriorated mortar joints in preparation for repointing when there are obvious signs of mortar disintegration, mortar joint cracks and when loose bricks or masonry units are evident.
- A.9 Prepare masonry joints repointing by carefully raking (scraping) to a uniform depth of 2 and 1/2 inches the width of the joint or a minimum of 1/2 inch. Conduct the raking preferably by hand so that there is minimal damage to the brick and masonry edges. Reserve use of power grinders to professional contractors experienced with such repair and repointing methods.
- A.10 Do not use pneumatic power chisels in raking masonry joints.
- A.11 Capture dust generated by grinding through a dust extraction/ recuperation system.
- A.12 Replace raked mortar joints with mortar that duplicates the original in strength, composition, texture and color. Do not use mortar that is harder in substance than the original mortar; otherwise, this will risk future masonry cracking and spalling. Maintain all joint profile widths.
- A.13 Ensure joints are damp prior to filling so that the mortar can bond with the masonry.
- A.14 Remove and replace, when necessary due to severe deterioration, exterior masonry units such as brick or stone, with materials that match the original material in size, shape, profile, texture, and type as closely as possible. Replacement materials should meet the performance expectations of the original material and not be discernable from the original. Find salvaged bricks, stone or concrete masonry units wherever possible that match the original in size, texture color and age.
- A.15 Cure repointed walls by periodic wetting through a hand sprayer and protected from sunlight by a plastic covering. Wetting should occur periodically for two days.

Encouraged



Clean exterior surfaces with the gentlest method possible such as low-pressure water and detergents using natural brushes.

Discouraged



An example of brick which has been sandblasted, eroding the exterior masonry surface.

B. Stucco

While less commonplace than brick or wood cladding, there are several examples of stucco residential dwellings in Anaconda-Deer Lodge County, most often in Craftsman bungalows. Other examples, such as on Queen Anne cottages, are the result of the application of stucco over original brick or wood materials, common in the early 20th century when stucco grew in popularity. Stucco is a Portland cement-based material created from a mixture of water, sand and lime. Applications over exterior walls can include a variety of textures and colors created through the use of adding pigment. Once the surface is hard it is ready for painting. If properly maintained, stucco can last decades. However, successful repair of stucco-walled surfaces usually requires the skill and experience of a professional craftsman or plasterer.

Stucco Preservation and Repair Guidelines

- B.1 Inspect the condition of stucco facades, surfaces and architectural features on an annual basis. Small cracks should be the focus of repair work as water can infiltrate the stucco layers below causing further deterioration.
- B.2 Cover cracks with a slurry coat or with paint. For more extensive damage, remove the original stucco layers and patch with stucco that matches the original in materials, color and texture. For wall surfaces where stucco repair patches are visible, consider applying new stucco to the entire wall section or feature.
- B.3 Retain original stucco siding whenever possible and do not cover with modern or artificial materials, including Exterior Insulation Finishing Systems (EIFS).
- B.4 When cleaning stucco surfaces, use the gentlest means possible, such as soap and water with a soft bristle brush. Abrasive cleaning methods, including sandblasting, chemical cleaning and high-pressure washing, can damage stucco surfaces causing pits and cracks.
- B.5 To remove flaking paint, dirt and plant growth from a stucco surface, use the gentlest means possible, such as a soft bristle brush. Paint stucco wall surfaces using a limewash or cement-based latex or oil-based paint.

Encouraged



Retain original stucco surfaces whenever possible.

Discouraged



Do not cover original stucco siding with modern or artificial materials, including Exterior Insulation Finishing Systems (EIFS).

C. Metal

Historic metal features and finishes may include roofs, gutters and fencing on residential dwellings and cornices, storefront framing and posts, and window bays and doors on historic commercial buildings. Historic metal surfaces may include cast and wrought iron, steel, stainless steel, chrome, copper, tin and aluminum. Maintaining and repairing historic metal materials will help to extend the useful life of the material.

Metal Preservation and Repair Guidelines

- C.1 Inspect the condition of metal surfaces, element and architectural features on an annual basis. Note where maintenance, repair, replacement and repainting are necessary.
- C.2 Retain and preserve historic metal architectural elements and features wherever possible. Where metal is too deteriorated to repair, replace with matching or compatible materials with a similar profile, form and appearance.
- C.3 To remove rust from metal surfaces, spray the area with white vinegar and sprinkle with baking soda then use a ball of aluminum foil to scrub the area. Salt and lime juice will serve as an appropriate substitute to baking soda.
- C.4 Replace rusted or cracked metal anchors with new anchors of the same type.
- C.5 When cleaning historic metal surfaces, use the gentlest means possible. This is especially important when dealing with softer metals such as tin, zinc, lead, copper or aluminum. While a wire brush can remove flaking paint, harsher cleaning methods such as sandblasting can damage and destroy metal surfaces. For harder metals such as copper and iron, sandblasting at very low pressure is acceptable.
- C.6 Do not paint metal surfaces not currently or historically painted. For existing painted metal surfaces, clean flaking paint as previously outlined and repaint.
- C.7 When adding a new metal features to replace one that is missing, consult historic photographs or other documentation to determine the appropriate design and placement. When no evidence exists, consult other historic dwellings of similar architectural style and time period. New metal features should be compatible with the architectural styles of the commercial building or dwelling.

Encouraged



For existing painted metal surfaces, clean flaking paint and repaint.

Discouraged



Retain and preserve historic metal architectural elements and features wherever possible.

D. Wood

Wood frame construction with wood siding exteriors are the most common residential construction method and material in Anaconda-Deer Lodge County, found mainly in the County's stock of Queen Anne homes and cottages, Dutch Colonial Revival residences, and bungalows and ranches, among others. Frame dwellings include horizontal wood clapboard siding where the long, narrow wood boards have one edge thicker than the other. Other types of wood siding include beveled, shiplap and v-rustic. Other common wood exterior wall elements include wood shingles in various shapes and patterns such as fish scale, hexagonal and staggered. The various siding types and styles are significant character-defining features that represent particular building periods or architectural styles. Regular maintenance and repair of wood siding is important in order to avoid deterioration and future material replacement as exposure to the elements will cause deterioration over time.

Wood Preservation and Repair Guidelines

- D.1 Inspect the condition of exterior wood siding and shingles on an annual basis, as well as other wood material elements and architectural features. Note where maintenance, repair, replacement and repainting are necessary.
- D.2 Preserve and maintain original wood siding, shingles and architectural features whenever possible and do not cover with modern or artificial materials, including aluminum and vinyl siding. Remove artificial siding whenever possible to expose the original wood siding.
- D.3 Clean wood siding and shingles using the gentlest means possible, including soap and water or mild household cleaners using a soft bristle brush. Abrasive cleaning measures, such as sandblasting and power washing, can damage wood surfaces resulting in water infiltration and wood deterioration.
- D.4 When repainting wood surfaces, first scrape away loose and peeling paint down to the bare wood. Thermal tools and heat guns to strip painted surfaces is also an acceptable method for removing paint. Following paint removal, prime and repaint wood siding and shingles to protect them from the elements and extend the life of the material.
- D.5 Use the Dutchman repair method for minor replacement of damaged wood clapboard by replacing the damaged portions with similar wood clapboard or wood object. Use wood of the same species, grain pattern and color as the original.
- D.6 Repair severely damaged or deteriorated sections of wood siding or wood surfaces in windows using wood epoxies where appropriate. If replacement is necessary due to rot or deterioration, only remove and replace the damaged sections using matching material, width and reveal.
- D.7 Replace damaged or deteriorated wood shingles with matching material and in width and shape.

Encouraged



Wood siding and shingles are character-defining features that represent particular architectural styles.

Discouraged



Regular maintenance and repair of wood siding is important in order to avoid deterioration and future material replacement.

Encouraged



Remove artificial siding whenever possible to expose the original wood siding.

Discouraged



Do not cover original siding with modern or artificial materials, including aluminum and vinyl siding.

E. Terra Cotta

Several downtown Anaconda buildings contain terra cotta and decorative ceramic veneer panels and facades. Terra cotta is clay mixed with sand and fired at hot temperatures to obtain hard masonry qualities. Commercial buildings started featuring terra cotta ornamental at the turn of the 20th century. As with brick and stone repair and cleaning, building owners should consult a professional masonry contractor on the proper methods of cleaning, repairing or replacing terra cotta.

Terra Cotta Preservation and Repair Guidelines

- E.1 Clean terra cotta with the gentlest means possible. Use water, detergent, or chemical-alkaline cleaner with an acid neutralizer with a natural or nylon brush to clean most dirt and grime. Use steam and weak solutions of muriatic acids for more stubborn stains.
- E.2 Do not use abrasive cleaning methods such as sandblasting, which will cause permanent damage to the terra cotta.
- E.3 Repoint terra cotta joints with a similar mortar in strength and composition to the old mortar. Do not use hard Portland cement or waterproofing, which will result in cracking and spalling.
- E.4 Address spalling of terra cotta glazing with special masonry paints with colors that match the original terra cotta glazing. Expect to repaint such surfaces every three to five years.
- E.5 Seal terra cotta cracks with a one-part silicone sealant with an epoxy material injected behind the sealant into the depths of the crack.
- E.6 Replace terra cotta elements have lost much of their material and structural integrity with a suitable replacement terra cotta, if found. Other replacement materials may consist of stone, fiberglass and precast concrete. Each material has its advantages and disadvantages so consider the material with the greatest longevity.

Encouraged



Use steam and weak solutions of muriatic acid for more stubborn stains.

Discouraged



Severe deterioration of terra cotta can lead to water infiltration and further damage to exterior masonry.



Guidelines for Historic Commercial Buildings

The guidelines presented below focus on Anaconda's historic commercial buildings, including the preservation and rehabilitation of key architectural features and materials specific to storefronts, upper facades and cornices.

Architectural Features of a Traditional Commercial Building Facade

Historic commercial buildings constructed from the mid-19th to the 20th centuries have three principal division or elements: the storefront level with an entry to the ground floor commercial space and expansive merchandise display windows, the upper floors or upper façade if a multi-story building, and the cornice marking the roofline and the top of the building. For One-Part Commercial buildings there are no upper floors. Generally, historic commercial buildings from the late 19th to the first decades of the 20th century featured elaborate detail, ornamentation and stylistic characteristics while counterparts constructed from the 1920s had simpler, less ornamented façade surfaces.

Commercial Storefronts

Commercial storefronts have their own architectural elements, including the “bulkheads” or “kneewalls” that support the store windows, display and transom windows, entryways, and the storefront lintel and posts of cast iron that support the upper facade. Store windows serve to showcase merchandise and display items for sale or otherwise designed to attract customers to the business establishment. Bulkheads of brick, stone or wood and framing elements of wood, cast iron posts, copper, or aluminum are key elements that support the store windows. Commercial buildings built before the 1920s typically feature transom windows above the main store windows to help disperse light into the interior space.

Store entrances were centrally located within the storefront, often recessed to provide shoppers protection from the weather. Awnings, typically installed above the store windows and beneath the transom, also served that purpose. In addition, ground floor storefront levels normally had a secondary entrance to the side to provide access to the upper floors. Signage forms consisted of painted store windows, signage flush the façade surface above the storefront, or suspended sign perpendicular to the building.

Several buildings in Downtown Anaconda retain their original storefronts or portions of the storefronts, most often constructed in copper, aluminum, cast iron, stone and wood elements. Recessed entries are common in most historic commercial buildings.

Upper Facades

The main elements of the upper façade are the window openings, the windows, and other ornamentation, including stone and brick stringcourses and banding, corbelling and window bays. Window openings may be varying sizes and shapes corresponding to particular architectural styles. For instance, Italianate commercial buildings may feature upper façade windows with arched tops and stone window hoods.

Mesker Facades

Downtown Anaconda currently has two commercial buildings with Mesker sheet metal façades, the Smith Building at 210 East Park Avenue and the commercial building at 219 East Commercial Avenue. Mesker is the name of a family that operated several Midwestern businesses that manufactured sheet metal and cast iron façade components from the 1880s to the 1960s, adorning traditional commercial building facades in communities across the country. The Meskers marketed their products principally through illustrated catalogs. A 1905 catalog from the Evansville, Indiana-based George L. Mesker Company featured the Joseph Petritz Building at 319 East Commercial Avenue (1896), which is no longer extant. The 219 East Commercial Avenue buildings features Mesker cast iron storefront posts while the Smith Building has a full pressed metal façade. Take special care to follow proper procedures for preserving, cleaning a repainting historic metal and cast iron metals as described in the General Building Material Preservation and Rehabilitation Guidelines.



Cornice Line

The cornice ornaments the tops of the building at the roof line. Cornices may feature elaborate ornamentation in wood or pressed metal depending on the architecture style. Italianate and Queen Anne Commercial buildings may have detailing such as brackets and Classical-inspired dentils, brick patterns or corbelling just below the roof line or pediment above. In later commercial buildings, decorated cornices largely disappeared in favor of simple stone coping joints.

F. Guidelines for Storefront Preservation and Rehabilitation

- F.1 Maintain original and historic storefronts through regular maintenance of building materials and features. If the existing storefront is original to the building's construction date — including its display windows, transoms, entryways, columns, doors, architectural details, and materials — undertake efforts to preserve the original features and materials, entryway and display window openings as possible.
- F.2 Do not remove or radically change the original storefront appearance and its elements by enclosing storefront openings or covering storefront character-defining features with non-historic cladding, false fronts or inappropriate additions.
- F.3. Preserve wherever possible storefront elements not original to the building's construction but have historical and architectural significance in their own right. For example, consider maintaining a 1920s storefront to an 1890s commercial building if the storefront materials and elements retain a high level of integrity. If possible, consult historic photographs or permits to determine the sequence of storefront alterations.
- F.4 Do not alter historic commercial storefronts so that they appear residential in character.
- F.5 Do not remove original cast iron posts and lintels.
- F.6 Rehabilitate original bulkheads and kneewalls wherever feasible. Replace kneewalls with similar or in-kind materials. Refer to historic photographs to determine original kneewall materials. Historically, most kneewalls featured brick, stone, and wood materials. Rehabilitate bulkhead materials according to the material preservation procedures outlined in General Building Material Preservation and Rehabilitation Guidelines.
- F.7 Rehabilitate storefront framing materials, especially if they consist of aluminum, copper and wood framing elements, according to the procedures outlined in General Building Material Preservation and Rehabilitation Guidelines.
- F.8 Do not enclose or remove original transom windows, including transoms consisting of prism or luxfer glass.
- F.9 Re-open transom windows with suitable glazing where feasible to allow natural light into the storefront spaces. However, in some cases, substantial interior rehabilitation, such as the removal or alteration of dropped ceilings, may be necessary to allow for transom light transmission to the storefront's interior.
- F.10 Maintain original window display dimensions and recessed entries, including doors. Install a double-door entry if the storefront originally had a double-door entry. Install fully-glazed or half-panel doors only. Replacement windows should match the original opening and duplicate proportions and pane configurations of the original. If installing aluminum windows, select a baked and painted factory finish that matches the existing storefront trim color as closely as possible.
- F.11. Reconstruct partially or completely removed storefronts based on historical, pictorial or physical documentation. Incorporate all original and extant storefront elements into the storefront reconstruction, such as cast iron posts, as much as feasible. Although new storefronts can have a contemporary design compatible with the rest of the building, refrain as much as possible from all aluminum storefronts.
- F.12 Do not create new storefront openings on the primary elevation unless there is no other option for the necessary opening.
- F.13 Retain and preserve ground-floor garage doors where practical, feasible and desired. Operable ground floor garage doors may come into service for certain retail and restaurant uses.

In addition to these guidelines, historic commercial storefronts may have other materials of special maintenance, preservation and rehabilitation concern.

Encouraged



Maintain original and historic storefronts through regular maintenance of building materials and features.

Discouraged



Do not radically change the original storefront appearance by enclosing storefronts or removing features.

Encouraged



Retain and preserve original cast iron posts and lintels.

Discouraged



Do not alter historic storefronts so that they appear residential in character.

Porcelain Enamel/Vitreous Enamel Panels

Porcelain enamel or vitreous panels were common in commercial buildings from the Art Deco period to the 1960's. These panels consist of steel with a fired-on vitreous colored glaze that often appears to have the texture of terra cotta. As for its maintenance, do not paint or sandblast panels. Strip applied paint with a mild chemical stripper. If there are blemishes in the glaze finish, touch up with a similarly colored glaze.

Copper Storefront Window Frames

Of the existing original storefronts left in Downtown Anaconda, some feature copper frames and trim. However, over the years, paint covers some of the copper storefront framing. Copper is one of the more durable building materials is mostly maintenance free. Leave unpainted copper parts should to the weather to oxidize and form a green patina that protects the copper over time. Strip paint can be with a mild chemical cleaner.

Aluminum Storefront Framing

Unlike black-colored anodized aluminum used in contemporary storefronts today, aluminum as a storefront material came into increasing use during the 1930's, 40's, 50's and 60's. Maintain original aluminum by cleaning periodically with a wet sponge and a mild cleaner such as Comet. Do not polish historic aluminum.

Terrazzo Flooring

Several Downtown Anaconda buildings have terrazzo flooring at the storefront entrances. Their increasing use as a storefront element coincide with the rise of the Art Deco architectural style from the 1920's to the 1940's. Composed of colored stone chips, terrazzo flooring is usually white, and placed in a cemented base with thin strips of brass as its frame — then poured into place and ground and polished to reveal the chips. Repairing this flooring requires specialized assistance.

Wood

Although already discussed in General Building Material Preservation and Rehabilitation Guidelines, storefronts may have wood elements in bulkheads and framing. Maintain and preserved such elements whenever feasible. Scrape off old paint, prime and then repaint. For deteriorated wood elements, patch and consolidate using putty, caulking and special epoxies, or replace storefront parts with new pieces. Some pieces may require skilled carpenters to make and install.

Encouraged

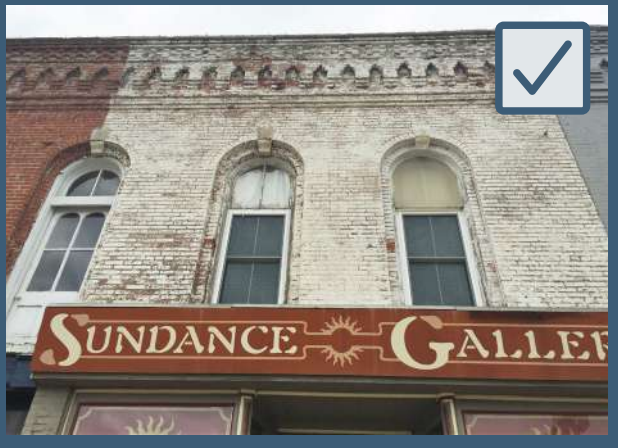


Do not paint or sandblast porcelain enamel or vitrolite storefront panels.

G. Guidelines for Upper-Story Preservation and Rehabilitation

- G.1 Identify, preserve and maintain original and historic character-defining elements of commercial upper stories, such as windows, window openings, architectural details and materials.
- G.2 Do not remove or radically change an upper façade's original appearance and architectural features. Do not cover or alter original upper facades with new materials or coverings. In addition, do not cover or alter an upper façade with a designs and features that promotes a false sense of history.
- G.3 Retain and preserve where feasible materials and architectural features, such as window bays, to upper stories that have become significant over time or historic in their own right.
- G.4 Remove non-historic cladding, false fronts, or inappropriate additions to historic upper stories whenever feasible.
- G.5 Retain, preserve and rehabilitate upper façade wall materials according to the procedures outlined in General Building Material Preservation and Rehabilitation Guidelines.
- G.6 Retain, preserve and rehabilitate existing windows, including window sashes, glass, lintels, sills, frames, moldings, hardware and openings according to the General Building Material Preservation and Rehabilitation Guidelines. Replace original materials only if significantly deteriorated with in-kind materials or with compatible substitute materials compatible in size, scale, material, and design to the existing parts of the upper façade.
- G.7 Replace windows if only this severe deterioration of materials or missing components. All replacement windows should match the original opening and duplicate proportions and pane, muntin and mullion configurations of the original window. Select wood or aluminum-clad window replacements with a baked finish.
- G.8 Do not fill or cover historic window openings unless absolutely necessary for the rehabilitation of the building. Any infill treatment should be reversible.
- G.9 Do not introduce residential details, such as shutters, mansard designs and lighting lanterns unless documented historically.
- G.10 Reconstruct missing upper façade elements based on historical, pictorial or physical documentation.
- G.11 Conduct weatherization treatments for historic upper-story windows including caulking of window frames, repairing missing panes and installing compatible storm windows.

Encouraged



Identify, preserve and maintain character-defining elements of commercial upper stories.

Discouraged



Do not fill or cover historic window openings unless absolutely necessary.

H. Guidelines for Cornices and Roofs

- H.1 Identify, preserve and maintain original and historic cornices, including such elements as brackets, corbelling, dentils and other decorative features.
- H.2 Do not remove or radically alter an original or historic cornice unless there are signs of significant structural deterioration.
- H.3 Repair original or historic cornices and their materials according to the General Building Material Preservation and Rehabilitation Guidelines. Many cornices feature wood, pressed tin or other metal material.
- H.4 Design and reinstall cornices where feasible and desired according to historic photos and other documentation.
- H.5 Do not alter the original roof form unless no other feasible option is available.
- H.6 Retain and repair historic roofing materials, such as clay tile, slate, etc., whenever feasible or replace in-kind. Be mindful that replacing roofing materials in-kind will result in longer-lasting roofs. If in-kind is not feasible, use materials that match as closely as possible to the scale, texture, and coloration of the historic roofing material.
- H.7 Install “cool” reflective or green roofs on flat roofs only and not visible from the ground floor or public right-of-way.
- H.8 Do not install roof skylights easily visible to the public right-of-way. Ensure they are not noticeable from the ground level.
- H.9 Install new mechanical equipment behind parapets. The installation of the systems should be done in such a way to cause the least damage possible to historic building materials.

In addition to these guidelines, historic cornices may have other materials of special maintenance, preservation and rehabilitation concern.

Pressed Tin

Pressed tin is a common material for cornices as well as window bays, especially for Queen Anne commercial buildings. To maintain press tin, remove any rust using a rust converter, a water-based primer that contains an organic polymer and tannic acid. The organic polymer provides a protective primer layer with the tannic acid chemically converting the rust to a stable, black, protective polymeric coating. That in turn serves as an excellent primer for oil, urethane, direct-to metal and epoxy-based paints. Like any historic material, remove old paint using the gentlest means possible. For significant holes and dents, use auto body filler and then sand and paint. Replace missing tin elements with customized replacement pieces.

Encouraged



Identify, preserve and maintain original and historic cornices.

Encouraged



Repair original or historic cornices and their materials.

Discouraged



Do not alter the original roof form unless no other feasible option is available.

Encouraged



Retain and repair historic roofing materials whenever feasible or replace in-kind.

Discouraged



Do not remove or radically alter the historic cornice unless there are signs of significant structural deterioration.

I. Guidelines for Signage

Signage is an important feature of any historic commercial building as it projects an image and identity of the business(es) occupying the first or upper floors. Overall, signage that is properly designed in scale, placement and appearance, is creative as well as appropriate for the building's architecture and meets business owner needs, will also enhance Downtown Anaconda's overall image.

- I.1 Identify, retain and preserve any original or historic signage where feasible and desired.
- I.2. Remove A-frames or previous sign structures unless intended for new signage use.
- I.3 Limit new signage to one primary and one sign secondary to the primary. More than two signs will clutter the appearance of the storefront and building.
- I.4 Install the primary sign or fascia sign on the building façade above the storefront flat to the surface but below the first set of upper-story windows or suspended perpendicular to the façade (perpendicular or projecting sign). A primary sign may also be an awning sign.
- I.5 Install secondary signs — such as applied window lettering — in storefront windows.
- I.6 Place signage for One-Part Commercial buildings at the top of the storefront, not between the top of the storefront and the cornice line unless the upper façade surface limits available space.
- I.7 Consider a building's architectural style and form when designing primary and secondary signage. For instance, neon signage is appropriate for Art Deco style buildings while for more vernacular, less ornamented commercial buildings, variation and creativity in signage design is suitable.
- I.8 Design, construct and install new signs with quality materials, including wood, metal, and etched or stained glass, among other materials. In addition, encourage traditional and creative contemporary use of historic signage materials, such as neon, porcelain enamel and gold leaf, among other techniques for signage designed within the scale of the façade and storefront.
- I.9 Keep primary signage information simple. Use secondary signs to include additional information such as store hours, products sold, and other business branding content.
- I.10 Keep signage colors harmonious and complimentary to the colors found in the building's facade and storefront materials and details.
- I.11 Encourage icon signs — signage depicting symbols of the business — if designed within the scale of the façade and storefront.
- I.12 Install a signage lighting system that is indirect and unobtrusive and does not distract attention from the sign itself. Appropriate lighting systems include gooseneck lamps, halo illumination, and channel light lettering.
- I.13 Preserve, retain and rehabilitate historic signage that demonstrates distinction in its materials and design and is integral to the overall building design and style.
- I.14 Preserve and repaint "ghost" signs in accurate colors where practical and desired.
- I.15 Do not design and install signage that is out of scale and inappropriate to a building's architectural style and form
- I.16 Do not design backlit signage, illuminated cabinet signs or signage with plastic signage lettering.
- I.17 Avoid designing and installing signage panels with significant areas of white color, which may make the sign appear visually separate from the building.
- I.18 Do not use flashing light sources in new signs.

Encouraged



Identify, retain and preserve any original or historic signage where feasible and desired.

Discouraged



Do not design and install signage that is out of scale and inappropriate to a building's architectural style.

Encouraged



Preserve and repaint "ghost" signs in accurate colors where practical and desired.

Discouraged



Limit new signage to one primary and one secondary. More than two signs will clutter the appearance of the building.

J. Guidelines for Awnings and Canopies

Awnings and canopies became common features of traditional commercial buildings right after the Civil War, installed mainly to protect merchandise from sunlight damage and to shelter shoppers and pedestrians from rain and snow. Operable awnings with retractable arms became more popular towards the end of the 19th century. Today, awnings or canopies can also incorporate different forms of business signage as well as serve their traditional function of shielding storefronts from heat gain and providing protection to the pedestrian in the case of bad weather. A variety of awning and canopy types that respect and complement Anaconda's historic commercial architecture will help to unify and strengthen the community's sense of place.

In general, there are two principal types of awnings, fixed or retractable. Retractable awnings are more restricted in shape than fixed ones but are more useful in dealing with heat, light and loads imposed by wind rain and snow. Historically, lateral arm retractable awnings were more common on many downtown commercial buildings. Spring-loaded lateral arms helped keep the fabric taut and when rolled-up, wrapped around a roller with the arms folded back against the building. Awnings may consist of different fabric types, including painted army duck, vinyl-coated cotton, vinyl-laminated polyester and solution-dyed acrylic. Canopies are typically fixed features above the storefront.

- J.1 Install awnings and canopies that respect and fit within the storefront frame and in scale in relation to the rest of the building.
- J.2 Do not install awnings or canopies that cover up strong storefront vertical elements, such as a cast iron storefront posts and piers, which can detract from the visual relation between the storefront and upper façade.
- J.3 Use historic photographs wherever available to document the original placement of awnings in the case of a storefront rehabilitation. Historic photographs will determine if the awning placement was below the transom window line or above it. In the case where no photographs exist, installation either above or below the transom line is suitable. Place fixed canopies below the transom line where a transom line exists.
- J.4 Consider reusing existing awning hardware, such as retractable arms, if they are present.
- J.5 Do not install new awning hardware that damages historic building materials.
- J.6 Install awnings with gentle slopes and that match the storefront shape. In almost all cases, One Part Commercial and Vernacular Brickfronts should have gently sloping awnings that start just above the storefront level. Art Deco buildings, with their horizontal emphasis, may require a lower pitched awning or fixed canopy to reinforce this style's visual character.
- J.7 Do not install awnings in the middle or top of the upper façade in One-Part Commercial buildings.
- J.8 Incorporate primary signage into awnings with silk-screening, sewn applique, adhesive vinyl and hand painting.
- J.9 Do not install backlit, bubble, domed, and plastic awnings.

Encouraged



Install awnings and canopies that respect and fit within the storefront frame and building scale.

Discouraged



Example of an awning that does not respect the size of the window openings or building scale.

Encouraged



Install awnings with gentle slopes and that match the storefront shape.

Discouraged



Do not install backlit, bubble, domed, and plastic awnings.

Guidelines for Historic Residential Dwellings

The following section provides an overview of the main architectural features of a traditional residential dwelling in Anaconda-Deer Lodge County and guidelines for property maintenance and rehabilitation.

Architectural Features of a Traditional Residential Dwelling

Historic residential dwellings in Anaconda-Deer Lodge County incorporate traditional elements typical of most houses of the late-19th to mid-20th century and their architectural styles and building forms. Common elements of traditional homes include:

- Roofs
- Exterior Siding/Materials
- Windows and Doors
- Porches
- Foundations
- Garages and Rear Buildings
- Architectural Features
 - Dormers
 - Chimneys
 - Soffits and Fascia
 - Bays and Turrets
 - Decorative Features

A traditional residential dwelling in Anaconda-Deer Lodge County is one- to two-stories of masonry or frame construction and including a front door, multiple windows in a particular pattern, a front porch of full or partial-width, and a foundation, usually of stone, brick or concrete. In some instances, homes may have side doors and porches. Exterior construction and surface finishes include wood siding, wood shingles, brick, stucco and concrete.

Depending on the architectural style or property types, some homes include elements such as dormers, wood banding, friezes, dentils, brackets, bays and turrets. Larger homes tend to have more architectural features, though some modest houses include stylistic elements such as brackets. Beginning in the 1930s to the 20th century, contemporary housing styles, such as Ranch had little to no ornamentation.

Roofs

Roofs are one of the most important character-defining features of a historic residential dwelling. Their design and shape help to define particular architectural styles or building forms. Common roof shapes found in Anaconda-Deer Lodge County include front or side gable, cross gable, hipped, pyramidal, gambrel or a combination of gable and hipped. The pitch of a roof — the angle of the roof slope — helps to define the overall roof shape. There are a variety of roof slopes in Anaconda's historic districts. While asphalt shingles are the most common roofing material, others include wood shingles and standing seam metal. Preserve, retain and repair historic roofing materials in order to maintain the character of a historic residential dwelling. New roofing materials should be compatible in appearance to historic materials.

Exterior Siding and Materials

A residential dwelling's exterior building materials and siding helps to define its character and appearance. Wood siding, wood shingles, brick and stucco are all found within Anaconda-Deer Lodge County's historic districts. Repair and preserve historic building materials and siding whenever feasible.

- **Wood Siding and Wood Shingles.** Wood clapboard siding was common to all housing types and architectural styles of the 19th and early 20th century in Anaconda, including Queen Anne Cottages and Houses, Craftsman Bungalows, and mid-20th century Ranches. In addition to horizontal wood siding, many houses in Anaconda include wood shingles as a design element in gable ends or on window bays and turrets. Wood shingles come in various shapes and patterns such as fish scale or hexagonal.
- **Brick.** Brick is common building material on larger houses in the West Side Historic District — a departure from Anaconda's wood-sided working class homes, indicating the homes of the wealthier people in the community. Elsewhere on the western portions of the National Historic Landmark District are smaller brick gabled houses and cottages as well as some mid-20th century Ranch houses.
- **Stucco.** Stucco is a common building material on Craftsman Bungalows. There are several examples scattered through the National Historic Landmark District with most of them in the West Side Historic District. Stucco was a popular material in the early 20th century, sometimes applied to older 19th century houses in order to modernize their appearance. There are several examples of Queen Anne Cottages and other housing types with stucco cladding applied to the exterior.
- **Concrete Block.** Beginning in the early 20th century, new construction techniques and the wider availability of Portland cement, allowed contractors to build foundations and entire houses using concrete materials. Building with concrete was a less expensive alternative to using brick or stone, and its use gained in popularity. Concrete may also appear as decorative ornaments and features rather than just structural. There are several examples of Craftsman Bungalows built using decorative concrete located in the western portion of the National Historic Landmark District.

Windows

Windows are an important character-defining feature of a historic residential dwelling. They are also prominent visual features and often display craftsmanship and quality not easily replicated today. Historic windows are mostly of wood construction and come in various configurations, including double-hung sashes with multi-lights, casements, fixed, and awning and picture windows, the latter commonly found in Minimal Traditional and Ranch houses. Some windows located on the front façade often include more intricate designs in the sashes. Repair and preserve historic windows in order to maintain the character of a historic residential dwelling. When used with storm windows, historic windows provide sufficient energy efficiency when compared to replacement windows. Replacing historic windows can significantly alter the historic character of a historic house.

Doors

As with windows, doors and door surrounds add to the character of a residential dwelling. Door openings are one element in the overall proportion, scale and character of a specific house architectural style. Historic residential front doors are usually wood, often with raised or recessed panels, one or more windows or other design details common to a particular architectural style. Other styles and building types, such as a Minimal Traditional or the Ranch house, have simpler doors with little to no details. Historic wood doors are superior in strength and endurance compared to wood used today.

Porches

Porches are prominent features on most historic houses in Anaconda-Deer Lodge County, including Craftsman bungalows and Queen Anne homes most particularly. In others, such as Minimal Traditional or Ranch homes, the porch may only include a roof overhang and front stoop. Most porches are of wood, concrete, brick or stone construction and located on the front or side elevation. Porches may be full-width or partial-width, located beneath a projecting gable or inset beneath the main roofline. Repair and preserve historic porches in order to maintain the character of a historic residential dwelling.

Common porch elements include:

- **Ceilings.** Most porch ceilings have wood construction and often include beadboard siding — narrow wood boards with routed details to create the look of narrow strips.
- **Floorings.** Depending on the style of the house, most porch floors have wood or concrete construction.
- **Columns.** Historic porch columns in Anaconda-Deer Lodge County are typically of wood or brick construction with some examples clad with stucco.
- **Handrails and Balusters.** Porch railings are usually of wood or metal construction. In cases where there are no railings, there may be solid porch walls of wood and brick construction. Historic railings are typically 30 inches in height. Current building codes often require porch railings to be taller on decks 30 inches above the ground, which may alter the appearance of historic porches.
- **Porch Screens.** Some porches include window screens to provide relief from insects, debris, and other undesirable objects from entering the interior porch space.
- **Roofs.** Most historic porch roofs match the material and appearance of the main roof on the dwelling. Porch roof pitch varies based on the style of home.
- **Skirting.** Skirting boards or panels, usually of wood construction, protect open areas underneath the porch floor. Skirting may include open lattice patterns, such as hatched or diamond shapes, or use wood siding or shingle panels, brick or stone to enclose the space. Skirting is most common on raised porches.
- **Staircases, Steps, Platforms.** Wood steps and landings are common in homes predating World War II, while concrete steps and platforms occurred in mid-20th century residential dwellings.

Foundations

Foundations are a structural feature of a house, which can also be a character-defining feature for some architectural styles and building forms. Foundations may be of stone or concrete construction with stucco, stone, or brick serving as a veneer finish to the main foundation material. Most late 19th and early 20th century houses in Anaconda-Deer Lodge County use stone or brick foundation materials, often in rusticated or smooth blocks. Later housing often used poured concrete foundations with a smooth finish. As foundations can be costly to replace, ongoing maintenance and repair helps to prevent significant deterioration.

Garages and Rear Dwelling Units

Historically, garages evolved from coach houses used originally to stable horses and store buggies and carriages. With the advent of the automobile in the early 20th century, single-story detached garages became more common for storing automobiles. Following World War II, garages became part of the design of the house or attached along the side. Typically, garages were of simple frame construction, though sometimes featuring the same materials, detailing and ornamentation as the house. Most garages in Anaconda-Deer Lodge County were rear alley accessed, though there are a few examples of attached garages with front driveways in the western sections of Anaconda.

Rear dwellings were common in the older neighborhoods of Anaconda, especially in the Goosetown National Register Historic District, where most of the working class resided. Due to the small narrow lots platting in the neighborhood and the need for additional housing for extended family and single workers, homeowners often permitted the construction of small cottages in rear yards along the alley.

There are few that remain with others lost to demolition or garage conversions. Those that so remain add to the working-class character of the neighborhood.

Architectural Features

Dwellings that represent a specific architectural style or building form often include architectural features that help to define its historic character. Features such as dormers, chimneys and bays are functional while still contributing to the overall character of the house. Other features, such as brackets and dentils, are decorative in nature and provide no structural function. Whether a dwelling has one or a combination of these features, they are important to defining the character of the house worth preserving.

- **Dormers.** Dormers are common to most Bungalows and other vernacular housing types providing additional light and headroom in the attic or upper floor. Dormers project out from the roof slope with side walls, a roof and one or more windows. The dormer roof shape — commonly gabled, hipped or shed-roofed — usually mirrors the shape of the main roof as well as the materials and window configuration of the main house. Most historic dwellings in Anaconda-Deer Lodge County have dormers.
- **Chimneys.** Chimneys are a character-defining feature of some historic residential dwellings. Functionally, they allow ventilation for interior fireplaces. Visually, they are square or rectangular in form which extend up from or adjacent to the roof slope. Most historic chimneys in Anaconda-Deer Lodge County are of brick construction and simple in design. The West Side Historic District includes examples of larger, more elaborate chimneys with corbelling and other decorative brickwork. Regular maintenance and repair to chimneys, including mortar joints, will help to preserve chimneys and their decorative details.
- **Soffits and Fascia.** Soffit and fascias cover the edge of the roof and below the eaves, usually with materials that match those of the house. In Anaconda-Deer Lodge County, historic soffits are mostly clad with wood beadboard or clapboard siding with some in stucco. Most fascia are wood boards, often hidden by a gutter system. Most historic soffits do not have vents to allow for ventilation and reduce heat buildup in the roof.
- **Bays and Turrets.** Bays and turrets, like dormers, are functional features that provide additional interior space while contributing to the historic character of the house. Many late 19th and early 20th century houses in Anaconda-Deer Lodge County include one or two-story bays, commonly located on the front façade but also found on side elevations as well. Bays are a common design feature on Queen Anne houses, mostly found on large frame and brick houses in the West Side Historic District as well as the more modest Queen Anne Cottages found in the Goosetown Historic District and elsewhere. While turrets are less common in Anaconda, there are several examples on some of the more elaborate Queen Anne houses located in the West Side Historic District.
- **Decorative Features.** Brackets, dentils, bargeboard and other decorative architectural features are significant character-defining features of historic residential dwellings. Most decorative elements are associated with a particular architectural style, such as brackets on a Craftsman Bungalow or dentils on a Classical Revival or Queen Anne house. Most decorative features on residential dwellings are of wood construction.

K. Guidelines for Roofs

- K.1 Preserve and maintain the original or historic roof shape and slope. Do not alter the original roof shape unless no other feasible option is available. Locate roof alterations or additions where not visible from the public right-of-way.
- K.2 Preserve and maintain original or historic roofing materials, such as wood shingles, clay tile, metal and others, whenever feasible. Replacing roofing materials in-kind will result in longer-lasting roofs. If in-kind replacement is not feasible, use materials that match as closely as possible to the scale, texture, profile and color of the historic roofing material.
- K.3 Do not install roof skylights easily visible to the public right-of-way. Ensure they are not noticeable from the ground level.
- K.4 Preserve, maintain and repair original or historic masonry roof parapets according to the General Building Material Preservation and Rehabilitation Guidelines.
- K.5 Preserve and maintain original or historic gutters and downspouts whenever possible. If necessary due to significant deterioration or missing gutter portions, replace using in-kind materials or ones similar in color and finish.
- K.6 Preserve and maintain historic roof vents whenever possible. Replace, if necessary, in instances of significant deterioration, with in-kind vents of similar design and materials when deteriorated beyond repair.
- K.7 Preserve, maintain and repair original or historic cupolas and finials whenever possible. Replace with in-kind materials or one similar in appearance and color when deteriorated beyond repair.
- K.8 Preserve, maintain and repair original or historic flashing and coping where needed. Replace deteriorated flashing with similar or in-kind materials using metal flashing materials.

Encouraged



Preserve and maintain original or historic roofing materials whenever feasible.

Discouraged



Locate roof alterations or additions where not visible from the public right-of-way.

L. Guidelines for Exterior Siding and Materials

- L.1 Preserve, maintain and repair the original or historic siding and exterior materials, such as wood clapboard, wood shingles, brick, stone and concrete whenever feasible.
- L.2 Repair original or historic siding and exterior materials according to the General Building Material Preservation and Rehabilitation Guidelines.
- L.3 Replace the original or historic siding or exterior materials using in-kind materials to match the appearance, profile, texture and color when deteriorated beyond repair.

Encouraged



Preserve, maintain and repair the original or historic siding and exterior materials whenever feasible.

Encouraged



Scrape and repaint siding on a regular basis to avoid deterioration and future materials replacement.

Encouraged



Example of restored historic wood siding and wood shingles.

Discouraged



Example of replacement of historic materials that does not match the appearance of the house.

M. Guidelines for Windows

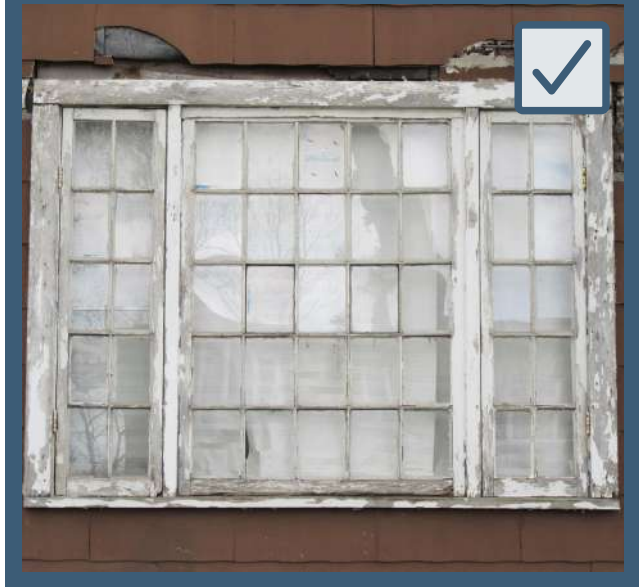
- M.1 Preserve, maintain and repair the original or historic windows, including sashes, frames, glazing and muntin materials and configuration.
- M.2 Repair original or historic window materials according to the General Building Material Preservation and Rehabilitation Guidelines. Most historic windows feature wood materials.
- M.3 Remove sashes for cleaning, repainting and repairing broken glazing using clear glass. Do not replace original patterned, leaded, or colored glass with clear glazing.
- M.4 Install weather-stripping around windows to prevent air leakage. Install caulking around the perimeter of windows, if necessary, to reseal and prevent air infiltration.
- M.5 Clean original or historic window materials according to the General Building Material Preservation and Rehabilitation Guidelines.
- M.6 Repaint original or historic window materials according to the General Building Material Preservation and Rehabilitation Guidelines.
- M.7 Replace deteriorated parts of a window frame or sash with new matching pieces when too deteriorated to repair.
- M.8 Replace historic windows using in-kind materials, matching the size, configuration and glazing pattern when too deteriorated to repair. All replacement windows should match the original opening and duplicate proportions and pane, muntin and mullion configurations of the original window. Do not use snap-on or internal muntins in replacement windows. Select wood or aluminum-clad window replacements with a baked finish. Alternative window materials may be appropriate on facades not visible from the public right-of-way.
- M.9 Replace non-historic windows with new windows to match missing original windows or use windows appropriate to the architectural style of the dwelling.
- M.10 Install window screens or storm windows that are wood or baked-on or anodized aluminum and fit within the window frames.
- M.11 Consider retrofitting existing windows and sashes with insulated glazing units whenever feasible.
- M.12 Preserve, maintain and repair original or historic window shutters. Shutters should match the width and height of a window opening and be operational. Do not install shutters where inappropriate to a particular residential architectural style.
- M.13 Do not fill or cover historic window openings unless absolutely necessary for the rehabilitation of the dwelling. Any infill treatment should be reversible.

Encouraged



Preserve, maintain and repair the original or historic windows.

Encouraged



Replace deteriorated parts of a window frame or sash with matching pieces when too deteriorated to repair.

Encouraged



Do not replace patterned, leaded, or colored glass with clear glazing.

Discouraged

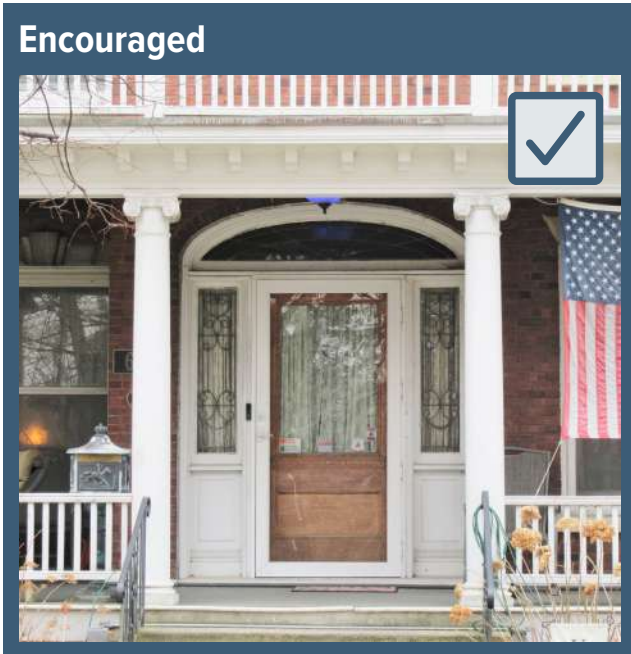


Do not replace historic windows that are inappropriate to the style of the dwelling.

N. Guidelines for Doors

- N.1 Preserve, maintain and repair the original or historic door, including materials, glazing, sidelights, transom windows, framing, associated door surround and opening.
- N.2 Repair original or historic door materials according to the General Building Material Preservation and Rehabilitation Guidelines. Most historic doors feature wood materials, some with glazing units.
- N.3 Install weather stripping where necessary to reduce air infiltration or install a new storm door using wood or aluminum. Use a full glazing design in order to retain visibility of the original or historic door.
- N.4 Do not remove, alter or resize original or historic door openings or replace original doors with new designs that are incompatible with the style or period of the dwelling.
- N.5 Replace doors too deteriorated to repair with in-kind materials whenever possible that match the material, size and profile of the original historic elements, including glazing, surrounds and hardware. Replacement doors should fit the original door opening and be appropriate for the style and period of the home or building.
- N.6 Do not add new door openings where none existing previously or do not reflect the building's architectural style. If needed to meet building safety codes or to enhance the use of a property, add doors at the rear or secondary facades of a dwelling where they are not readily visible from the public right-of-way.
- N.7 Do not fill or cover historic door openings unless absolutely necessary for the rehabilitation of the dwelling. Any infill treatment should be reversible.

Encouraged



Preserve, maintain and repair the original or historic door, including glazing, sidelights, transom and surround.

Discouraged



Do not add new door openings where none existing previously or do not reflect the house's architectural style.

O. Guidelines for Porches

- 0.1 Identify, preserve and maintain historic porches and porch elements including roofs, columns, porch walls, railings, skirting and screens. Note where maintenance, repair, replacement is necessary.
- 0.2 Preserve and maintain historic porches including architectural features whenever possible. Avoid removing or covering historic porch materials in good condition. Alterations to porches over time is common, and some elements may not be historic.
- 0.3 Do not add new porches in locations where a porch did not exist historically.
- 0.4 Do not enclose historic porches.
- 0.5 Do not cover or remove architectural features if installing screens where none exist.
- 0.6 Repair original or historic porch materials according to the General Building Material Preservation and Rehabilitation Guidelines. For the replacement of damaged or deteriorated porch elements, use matching or similar materials from the following list:
 - Porch columns: wood, plaster, metal, stucco (as a coating material), and wood composite or original materials.
 - Railing: wood, wood composite, metal or original materials.
 - Skirting: wood, wood composite or original materials.
 - Ceiling: wood or original materials.
 - Flooring: wood, wood sawdust composite lumber, concrete, paving, tile or original materials.
 - Roof: asphalt shingles or original materials.
 - Trim: wood or original materials.
 - Staircase and step: consistent with the material of the porch floor.
- 0.7 Repair porch features using matching materials. Whenever possible, replace only the deteriorated or damaged elements and match the original in scale, dimension, style, design and material. Use treated lumber to replace wood elements for increased durability.
- 0.8 Repair or replace historic skirting to match the materials and appearance. Where no skirting exists, use a material and design appropriate to the style of the dwelling, such as wood lattice, brick or stone.
- 0.9 When constructing a new porch to replace one that is missing, consult historic photographs or physical evidence to determine the design, materials, placement and scale. When no evidence exists, consult other historic dwellings of similar architectural style and time period. New porches should be compatible with the style, scale and materials of the dwelling.

Encouraged



Preserve and repair historic porches whenever possible.

Discouraged



Do not enclose historic porches.

Encouraged



New porches should be compatible with the style, scale and materials of the dwelling.

Discouraged



New porches should be compatible with the style, scale and materials of the dwelling.

P. Guidelines for Foundations

- P.1 Preserve and maintain original or historic foundations when visible from the public right-of-way.
- P.2 Preserve and repair original and historic foundation materials according to the General Building Material Preservation and Rehabilitation Guidelines. Most foundations in Anaconda-Deer Lodge County feature masonry materials including stone, brick and concrete.
- P.3 Preserve, maintain and repair visible foundation exposure, height and other details including basement windows and vents.
- P.4 Install or maintain ventilation to prevent moisture and mildew from forming on foundations. Keep foundations clear of vegetation and direct drainage from downspouts away from foundations.
- P.5 Clean original and historic foundation materials according to the General Building Material Preservation and Rehabilitation Guidelines.
- P.6 Replace foundation materials and any decorative elements which are too deteriorated to repair using in-kind materials matching in size, design and proportion. Properly shore historic foundations during repair and replacement projects.
- P.7 Do not cover or conceal historic foundation materials.
- P.8 Do not install utility and mechanical equipment through the foundation when visible from the public right-of-way.

Encouraged



Preserve and maintain original or historic foundations when visible from the public right-of-way.

Discouraged



Do not paint masonry foundation surfaces unless historically painted.

Q. Guidelines for Garages and Rear Buildings

- Q.1 Preserve and maintain original or historic garages and rear buildings, including floors, foundations, walls, piers and posts, roofs, access doors, windows and garage doors.
- Q.2 Preserve and repair original and historic materials for garages and rear buildings according to the General Building Material Preservation and Rehabilitation Guidelines. Most historic garages and rear buildings feature wood, masonry, stucco or concrete materials.
- Q.3 Replace garage and access doors using in-kind materials and appearance or ones appropriate the architectural style of the dwelling. While solid wood doors may be more appropriate, metal garage doors may substitute if compatible with the architectural style of the dwelling.
- Q.4 Replace windows too deteriorated to repair following the Guidelines for Windows.
- Q.5 Retain and reuse original or historic rear building s whenever feasible. Adapt rear buildings for a new residential, garage or other permitted use to prevent demolition.
- Q.6 Avoid converting or enclosing attached garages found on mid-20th century houses in order to maintain the historic character of the dwelling. However, when converting or enclosing an attached garage is necessary, use materials, detailing and ornamentation compatible with the dwelling.

Encouraged



Preserve and maintain original or historic garages and rear buildings, including garage doors and windows.

Encouraged



Retain and reuse original or historic rear buildings and adapt for a new residential, garage or permitted use.

R. Guidelines for Architectural Features

Dormers

- R.1 Preserve and maintain original and historic dormers.
- R.2 Do not radically alter or expand an original or historic dormer.
- R.3 Repair original or historic siding and roofing materials according to the General Building Material Preservation and Rehabilitation Guidelines. Most historic roofing and siding materials feature wood, brick or stucco, though other substitute materials are appropriate.
- R.4 Retain and preserve where feasible materials and architectural features, such as window bays, to upper stories that have become significant over time or historic in their own right.
- R.5 Remove non-historic cladding, false fronts, or inappropriate additions to historic upper stories whenever feasible.
- R.6 Retain, preserve and rehabilitate upper façade wall materials according to the procedures outlined in General Building Material Preservation and Rehabilitation Guidelines.
- R.7 Retain, preserve and rehabilitate existing windows, including window sashes, glass, lintels, sills, frames, moldings, hardware and openings according to the General Building Material Preservation and Rehabilitation Guidelines. Replace original materials only if significantly deteriorated with in-kind materials or with compatible substitute materials compatible in size, scale, material, and design to the existing parts of the upper façade.
- R.8 Replace windows if only this severe deterioration of materials or missing components. All replacement windows should match the original opening and duplicate proportions and pane, muntin and mullion configurations of the original window. Select wood or aluminum-clad window replacements with a baked finish.

Chimneys

- R.9 Preserve and maintain original or historic chimneys, including design and materials.
- R.10 Repair original or historic chimney materials according to the General Building Material Preservation and Rehabilitation Guidelines. Most historic chimneys feature masonry materials such as brick, stone or concrete, though other substitute materials are appropriate.
- R.11 Do not remove or alter a chimney that is a character-defining feature of the dwelling.
- R.12 Preserve, maintain and repair original or historic flashing and coping where needed. Replace deteriorated flashing with similar or in-kind materials using metal flashing materials.
- R.13 Clean, repoint and repair original or historic masonry chimneys according to the General Building Material Preservation and Rehabilitation Guidelines.
- R.14 Rebuild masonry chimneys with matching salvaged brick or in-kind materials to match the historic chimney whenever possible.

Soffit and Fascia

- R.15 Preserve and maintain original or historic soffit and fascia configuration and materials. Use similar or in-kind materials when replacing deteriorated or missing soffit and fascia elements.
- R.16 Repair soffit and fascia materials according to the procedures outlined in General Building Material Preservation and Rehabilitation Guidelines.

- R.17 Replace severely deteriorated soffit and fascia materials with in-kind materials to match profiles, shapes, and color of the original. Do not install artificial or modern materials that cover historic soffit and fascia detailing.
- R.18 Retrofit historic soffits with small and narrow vents to provide attic installation if they are unobtrusive in appearance and color.

Bays and Turrets

- R.19 Preserve and maintain original and historic bays and turrets, including the configuration, materials and roof shape.
- R.20 Do not remove or radically alter an original or historic bay or turret unless there are signs of significant deterioration.
- R.21 Repair original or historic bays and turrets according to the General Building Material Preservation and Rehabilitation Guidelines. Most bays and turrets are of wood construction.
- R.22 Design and reinstall missing bays and turrets where feasible and desired according to historic photos and other documentation.

Decorative Features

- R.23 Identify, preserve and maintain original and historic decorative features such as brackets, bargeboard, dentils and other decorative features.
- R.24 Do not remove or radically alter an original or historic decorative feature unless there are signs of significant deterioration.
- R.25 Repair original or historic decorative features according to the General Building Material Preservation and Rehabilitation Guidelines. Most architectural features are of wood construction.
- R.26 Design and reinstall decorative features where feasible and desired according to historic photos and other documentation.

Encouraged



Preserve and maintain original and historic bays and turrets, including materials and roof shape.

Encouraged



Preserve and maintain original or historic dormers.

Guidelines for New Construction

Encouraging new construction and infill development where appropriate in Anaconda-Deer Lodge County's historic districts helps to strengthen and unify the building fabric in both the downtown and in Anaconda's neighborhoods. In general, a historic district serves to maintain and preserve the historic and architectural character and integrity of a traditional downtown or neighborhood. Long-term maintenance, preservation and repair of a historic district's buildings and resources serves to accomplish this end. While careful conservation and management of historic resources are the principal objectives of a historic district, the existence of a historic district does not prevent new construction on vacant lots or to replace a building which threatens public health and safety.

The following section presents general guidelines for new additions and construction in the County's National Register Historic Districts.

S. Guidelines for Building Height and Scale

The majority of Anaconda's historic building stock — both residential and commercial — is one to two stories in height with consistent proportions in size, and window and door openings. Scale is the size of a building in relation to surrounding buildings and includes the ratio of lot width to building width, the number of stories and the size of architectural features and materials. Generally, in downtown and the neighborhood historic districts, new development — whether property additions or new infill construction — should respect and align with predominate rooflines and proportions found on the immediate block. A new building with a compatible scale to the surrounding buildings will fit in to the streetscape and help to maintain the historic district's character. For example, constructing a two-story house on a block surrounded by one-story dwelling will alter the overall character of the block. The overall scale of houses in the Goosetown Historic District is smaller than those in the West Side Historic District, for instance.

Historic Residential Dwellings

- S.1 Do not design and construct an addition to an existing historic residential dwelling that overwhelms and overpowers the historic house and surrounding homes on the block in its scale, proportions and height
- S.2 Design and construct a new residential infill home to maintain a height and overall scale consistent with that of neighboring homes of the block and neighborhood. To achieve consistency, a new dwelling should not exceed others by more than one story.
- S.3 Ensure foundation and porch heights in new buildings are consistent with those of adjacent dwellings.

Historic Commercial Buildings

- S.4 Design and construct new infill commercial or addition that maintains the overall height and scale consistent with buildings along the commercial block.

T. Guidelines for Placement of Additions and New Construction

Placement concerns the location of additions and new construction on an existing building or undeveloped or vacant lot and its setback from the street and adjacent buildings. Proper placement ensures continuity of building rhythms within a downtown or neighborhood and ensures that new additions and infill construction do not adversely impact a historic district's architectural integrity. Typically, a historic residential neighborhood has certain setback characteristics whereas in a traditional downtown setting, commercial buildings are set close to the street with no setback.

Historic Residential Dwellings

- T.1 Place new residential dwelling additions on the rear facade of a home permitting space and lot requirements. If a rear addition is not feasible, an addition on a side, secondary facade is acceptable provided there is adequate space and within side yard setback requirements.

- T.2 Set back side elevation additions from the plane of the primary façade elevation facing the sidewalk or public right-of-way.
- T.3 Do not design an addition to the front of the house.
- T.4 Orient a new residential home with the front façade and main entrance facing the street, which respects the overall design characteristics of the block.
- T.5 A new residential building shall maintain front and side lot setbacks consistent with the surrounding homes on the block and neighborhood. Use the median setback of buildings along the street frontage where a variety of setbacks exist.

Historic Commercial Buildings

- T.6 Place new additions to the rear, side or top of a commercial building elevation wherever possible to minimize any visual impact to the main building. Subordinate and step back ground floor or rooftop additions from the main building's wall plane as a means of differentiation.
- T.7 Place new infill commercial development to the sidewalk in alignment with neighboring buildings.

U. Massing

Similar to scale, the massing of a new residential and commercial buildings and additions in a historic district directly impacts the overall character of the block. Massing concerns the overall shape of an addition or new construction, including its roof form, in relation to surrounding buildings. Buildings with similar massing help to define the character of a block, such as a row of narrow, one-story cottages in the Goosetown Historic District or a block of one-story rectangular Ranch homes in the New Addition neighborhood. In other historic districts, such as the West Side Historic District, specific blocks include a variety of massing and form, such as one-story rectangular Bungalows as well as two-story houses with irregular shapes. Roof forms contribute to the overall massing of a new dwelling, including the slope and pitch of the roof, the use of dormers and the placement of chimneys. The roof form should be appropriate to the design of the house, while the overall massing and form of the new dwelling should be compatible with neighboring houses on the block. In Downtown Anaconda, commercial building massing is mostly square or rectangular with flat roofs.

Historic Residential Dwellings

- U.1 Ensure that residential additions match the roof shape and slopes of the existing historic house.
- U.2 Ensure that new addition ridgelines are lower than the dominant roof ridgeline found on the historic house. However, if necessary, to accommodate the addition, higher roof heights may be acceptable if the addition's height remains compatible with the common and predominant building height found on other buildings along the block.
- U.3 Design a new residential dwelling to maintain a similar massing and three-dimensional form typical of the architectural style or relate to the massing to the existing residences on the block. Dormers, porches and bay windows can also help to maintain appropriate scale.

Historic Commercial Buildings

- U.4 Design new additions and infill construction to commercial buildings that respect the massing and shape of surrounding buildings.

V. Guidelines for Materials

New residential and commercial buildings and addition in historic districts should use materials compatible with the architectural style as well as the neighboring buildings on the block. This refers directly to those materials used on the exterior, including roofing materials. Exterior siding materials, including wood clapboard, wood shingles, stucco and brick, are character-defining features of particular architectural styles and building periods. In most Anaconda-Deer Lodge County historic districts, wood siding, wood shingles, brick and stone, and asphalt and standing seam metal roofs are common materials. In general exterior building materials on new construction and additions should be appropriate to the architectural design and style of the house and compatible with the neighboring buildings.

Historic Residential Dwellings

- V.1 Avoid removing or damaging historic building materials when installing an addition. Salvage and reuse historic materials covered or removed as a result of an addition construction.
- V.2 Use a subtle change in compatible building materials to differentiate this historic house from a new addition.
- V.3 Incorporate the same material palette in the new addition as found in the existing house to ensure compatibility but also accounting for the need for suitable replacement and contemporary building materials where needed. Substitute materials may have slight variations in color, texture and surface finish to help differentiate the addition from the main building. Most of all, materials for new additions must be durable and of high quality.
- V.4 Employ the same material palette for new residential construction typical of the architectural style and compatible with adjacent buildings.
- V.5 Avoid the use of vinyl siding on new additions and new construction within historic districts.

Historic Commercial Buildings

- V.6. Avoid removing or damaging historic building materials when installing a commercial building addition. Salvage and reuse historic materials covered or removed as a result of an addition construction.
- V.7 Use a subtle change in compatible building materials to differentiate this historic commercial building from the new addition.
- V.8 Incorporate the same material palette in the new addition as found in the existing commercial building to ensure compatibility but also accounting for the need for suitable replacement materials where needed. Substitute materials may have slight variations in color, texture and surface finish to help differentiate the addition from the main building.
- V.9 Employ an appropriate material palette for new commercial construction that respects the style of adjacent or nearby historic commercial buildings in terms of color and texture. Generally, brick and stone should be the primary exterior material. As an alternative to stone, new commercial buildings may use pre-cast concrete units.

W. Residential Bridge Additions

Much of the housing stock in Anaconda-Deer Lodge County, especially in Goosetown National Register Historic District, includes worker's cottages on small, narrow lots. The design and layout of these lots result in very narrow, if non-existent, side yards making them non-conforming in some instances under the County's Goosetown Neighborhood Conservation District regulations. In some cases, many of the dwellings touch neighboring buildings at the eave line. In Goosetown, given the Conservation District minimum lot size requirements, there are more than 400 non-conforming lots. While they are legal non-conforming lots, there may be future instances where demolition of the existing home on the non-conforming lot may occur to create a conforming lot size.

The Anaconda-Deer Lodge County Historic Preservation Plan suggests the use of bridge additions and lot mergers to create one conforming lot and one larger single-family house out of two historic dwellings. Depending on the width of separation of the dwellings, the addition could connect the properties along the side walls between the dwellings or along the rear facades.

Guidelines for Residential Bridge Additions

- W.1 Consult with the Planning Department to determine the feasibility of creating a lot merger and bridge addition for your property.
- W.2 Ensure a setback of at least 50 percent in order to maintain the historic character of the properties when viewed from the public right of way for bridge additions along the side walls between dwellings.
- W.3 Match materials selection of the existing house to the bridge addition to ensure compatibility in appearance. For example, fiber cement board siding may be compatible on an addition to houses with wood siding.
- W.4 Ensure roof lines for bridge additions along the side walls between dwellings do not compete visually with the roof lines of the historic dwellings. A flat or low sloping roof is appropriate. Avoid extending the roof above the eave line of the existing dwellings or maintain the original eave lines at the front.
- W.5 Ensure bridge additions along the rear facades have required side and rear yard setbacks. For corner properties where the rear addition will be visible from the public right of way, material selection should match that of the existing houses or be compatible in appearance.
- W.6 Design bridge addition roof shapes to be compatible with the existing dwellings.

X. Guidelines for Storefronts

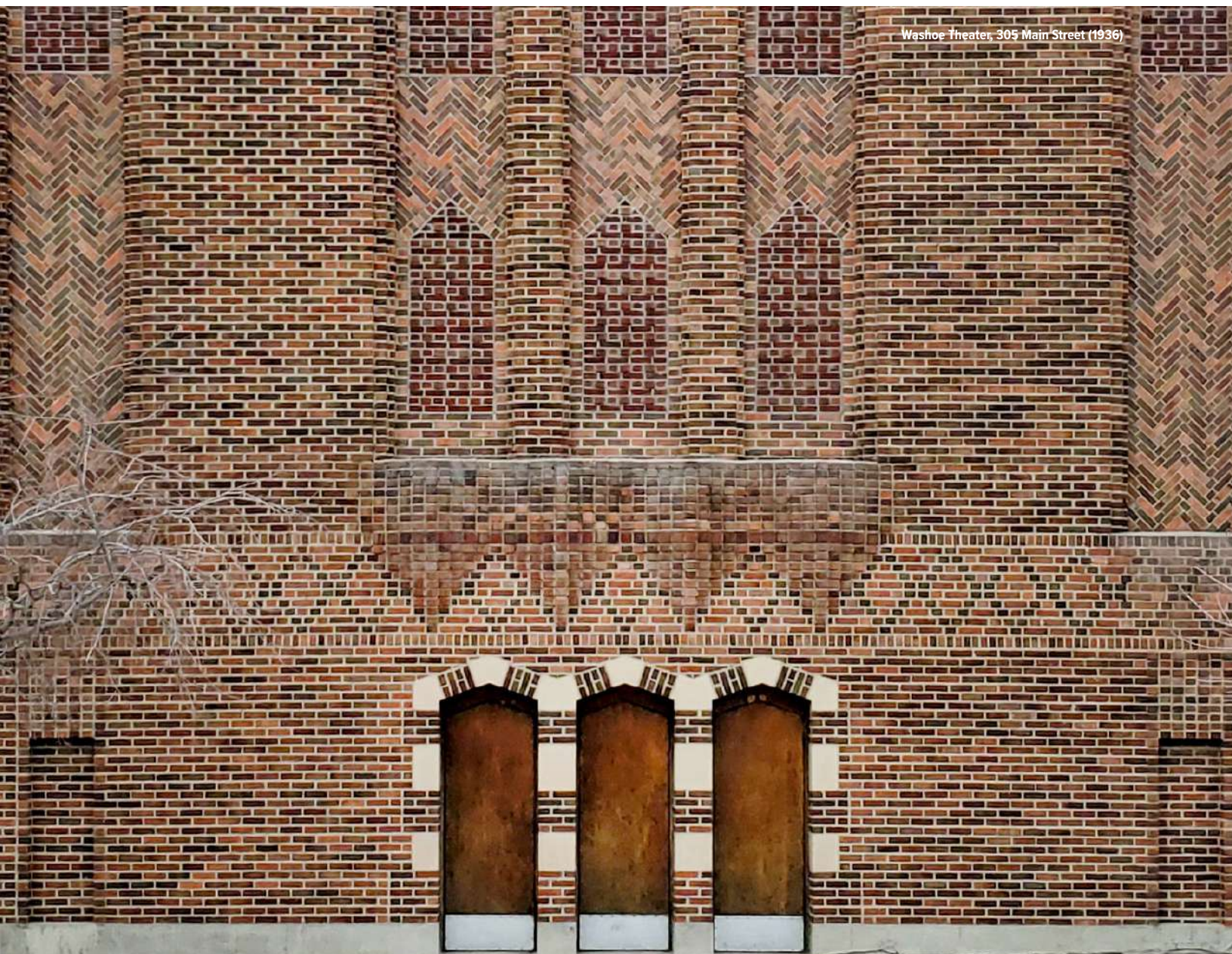
- X.1 New commercial construction within downtown commercial district should continue to feature ground floor storefront spaces compatible in design, format and scale as storefronts found in traditional commercial buildings. Well-designed and articulated storefronts that are compatible and compliment surrounding storefronts are desirable.
- X.2 Design storefronts in new commercial building to include bulkheads not more than 3 to 5 feet high from the ground. The height from the start of the bulkheads to the top of the storefront should be anywhere between 10 to 15 feet.
- X.3 Design the storefront to incorporate recessed entryways that opens at the center of the storefront.
- X.4 Install storefront glazing that is fully transparent rather than tinted.
- X.5 If the infill development will include multiple storefronts, then the storefront width and dimensions will reflect the predominant width and dimensions of existing storefronts found in other adjacent buildings.
- X.6 Install signage according to guidelines suggested in Section I. Guidelines for Signage.

Y. Architectural Style and Design

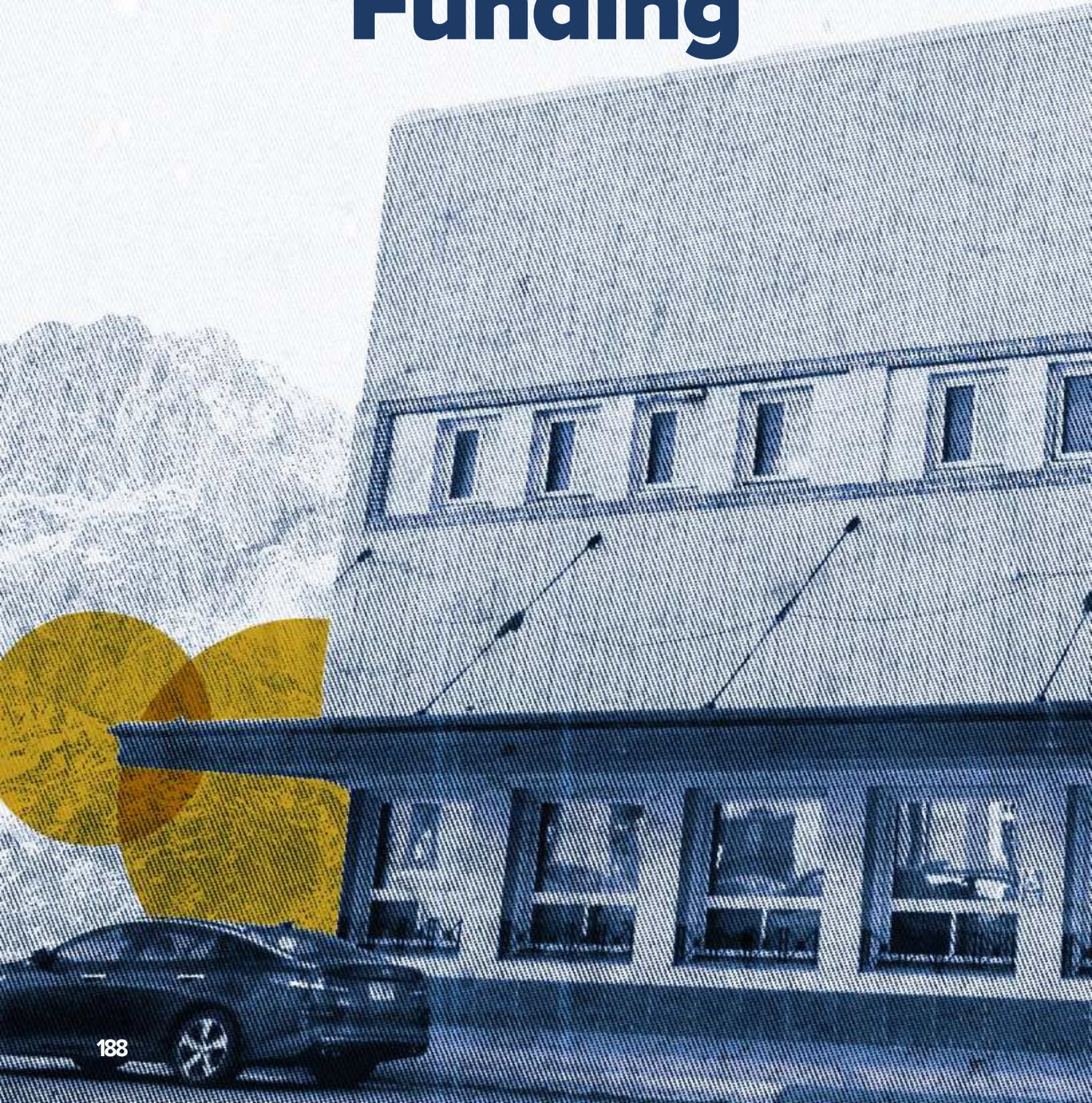
According to the Secretary of the Interior's Standards for Rehabilitation, new additions and construction should be of its time and not project a sense of false history with architectural features, materials, detailing and ornamentation not reflective of the historic house, commercial building or the context of the surrounding neighborhood or downtown district.

Guidelines for Architectural Style and Design

- Y.1 Use contemporary building materials and architectural features and detailing that conveys the addition or new construction is of its time but are also compatible to the existing building and surrounding blocks.
- Y.2 Consider using abstract references, ornamentation and articulation to the architectural style and property type when designing an addition to ensure continuity between the existing house and the new addition.
- Y.3 Consider flexibility in the selection of building materials and design of architectural features concerning elevations not viewed from the sidewalk or public right-of-way and if they do not detract from the appearance and integrity of the historic building and surrounding neighborhood.



Implementation Funding







Implementation Funding

The following section describe available funding sources for both public and private sector historic preservation efforts.

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. Grant 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.



Methodist Episcopal Church, 321 Oak Street
 Washoe Theater, 305 Main Street (1936)
 St. Paul's Rectory, 218 East Park Avenue (1888-1902)
 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.



Tuttle House, 518 Hickory Street (1892)
Matheson Garage, 1300 West 3rd Street (1917)
412 West 3rd Street (1895)
City Hall1, 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.

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.

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:

- 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
- That are associated importantly with the lives of persons nationally significant in the history of the United States; or,
- That represent some great idea or ideal of the American people; or,
- 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,
- 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,
- 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:

- a. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or,
- b. 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,
- c. 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,

- d. 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,
- e. 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,
- f. 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,
- g. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or,
- h. 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:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- That are associated with the lives of significant persons in our past; or,
- 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,
- 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:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
2. 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,
3. 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
4. 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,
5. 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,
6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
7. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix 3: Contributing and Non-Contributing Properties within the National Historic Landmark District and National Register Historic Districts

The following lists include properties classified as Contributing and Non-Contributing within the four National Register Historic Districts and one National Historic Landmark District in Anaconda. The list for the National Historic Landmark District includes only those properties that fall outside of the National Register historic district boundaries. Properties classified as Contributing within the National Register Historic Districts are also contributing to the National Historic Landmark District.

Butte-Anaconda National Historic Landmark District (1961/2006)

Contributing

	508 Cedar Street	714-1/2 Cedar Street	508 Cherry Street
7-9 Cedar Street	512 Cedar Street	715 Cedar Street	509 Cherry Street
10 Cedar Street	512-1/2 Cedar Street	717 Cedar Street	511 Cherry Street
310 Cedar Street	514 Cedar Street	721 Cedar Street	514 Cherry Street
311 Cedar Street	514-1/2 Cedar Street	400 Cherry Street	515 Cherry Street
312 Cedar Street	518 Cedar Street	401 Cherry Street	518 Cherry Street
314 Cedar Street	524 Cedar Street	406 Cherry Street	520 Cherry Street
400 Cedar Street	600 Cedar Street	410 Cherry Street	521 Cherry Street
403 Cedar Street	604 Cedar Street	411 Cherry Street	604 Cherry Street
405 Cedar Street	607-1/2 Cedar Street	413 Cherry Street	607 Cherry Street
407 Cedar Street	608 Cedar Street	414 Cherry Street	618 Cherry Street
409 Cedar Street	610 Cedar Street	415 Cherry Street	620 Cherry Street
412 Cedar Street	615 Cedar Street	415-1/2 Cherry Street	621 Cherry Street
416 Cedar Street	701 Cedar Street	417 Cherry Street	701 Cherry Street
416-1/2 Cedar Street	707 Cedar Street	420 Cherry Street	705 Cherry Street
417 Cedar Street	708 Cedar Street	421 Cherry Street	709 Cherry Street
419 Cedar Street	709 Cedar Street	501 Cherry Street	710 Cherry Street
424 Cedar Street	710 Cedar Street	502 Cherry Street	717 Cherry Street
500 Cedar Street	712 Cedar Street	505 Cherry Street	719 Cherry Street
504 Cedar Street	714 Cedar Street	507 Cherry Street	720 Cherry Street

2 Chestnut Street	611-1/2 West Commercial Avenue	416 Elm Street	325 East Front Street
4 Chestnut Street		418 Elm Street	325-1/2 East Front Street
5 Chestnut Street	613 West Commercial Avenue	419 Elm Street	411 East Front Street
8 Chestnut Street	615 West Commercial Avenue	420 Elm Street	505 East Front Street
12 Chestnut Street		504 Elm Street	505-1/2 East Front Street
214 Chestnut Street	617 West Commercial Avenue	506 Elm Street	509 East Front Street
310 Chestnut Street	707 West Commercial Avenue	508 Elm Street	511 East Front Street
119-125 West Commercial Avenue	707-1/2 West Commercial Avenue	509 Elm Street	511-1/2 East Front Street
300 West Commercial Avenue	709 West Commercial Avenue	510 Elm Street	521 East Front Street
305 West Commercial Avenue	711 West Commercial Avenue	516 Elm Street	603 East Front Street
307 West Commercial Avenue	713 West Commercial Avenue	520 Elm Street	613 East Front Street
311 West Commercial Avenue	100 Elm Street	521 Elm Street	615 East Front Street
317 West Commercial Avenue	104-106 Elm Street	523 Elm Street	617 East Front Street
323 West Commercial Avenue	108 Elm Street	605 Elm Street	619 East Front Street
403 West Commercial Avenue	110 Elm Street	606 Elm Street	621 East Front Street
405 West Commercial Avenue	214 Elm Street	606-1/2 Elm Street	9 Oak Street
405-1/2 West Commercial Avenue	215 Elm Street	608 Elm Street	313 Oak Street
415 West Commercial Avenue	309-311 Elm Street	608-1/2 Elm Street	317 Oak Street
511 West Commercial Avenue	310 Elm Street	610 Elm Street	401 Oak Street
607 West Commercial Avenue	312 Elm Street	611 Elm Street	411 Oak Street
609 West Commercial Avenue	315 Elm Street	613 Elm Street	421 Oak Street
611 West Commercial Avenue	400 Elm Street	614 Elm Street	501 Oak Street
	401 Elm Street	615 Elm Street	507 Oak Street
	406 Elm Street	617 Elm Street	511 Oak Street
	408 Elm Street	619 Elm Street	517 Oak Street
	409 Elm Street	700 Elm Street	518 Oak Street
	411 Elm Street	207 East Front Street	521 Oak Street
	412 Elm Street	307 East Front Street	611 Oak Street
		307-1/2 East Front Street	617 Oak Street
		309 East Front Street	621 Oak Street
		309-1/2 East Front Street	700 Oak Street

701 Oak Street	512-1/2 West Park Avenue	401 Pine Street	315 Spruce Street
704 Oak Street	516 West Park Avenue	404 Pine Street	321 Spruce Street
705 Oak Street	519 West Park Avenue	406 Pine Street	403 Spruce Street
706 Oak Street	520 West Park Avenue	408 Pine Street	415 Spruce Street
709 Oak Street	521 West Park Avenue	411 Pine Street	417 Spruce Street
714 Oak Street	604 West Park Avenue	412 Pine Street	506 Spruce Street
717 Oak Street	606 West Park Avenue	414 Pine Street	508 Spruce Street
721 Oak Street	607 West Park Avenue	422 Pine Street	510 Spruce Street
809 Oak Street	611 West Park Avenue	500 Pine Street	513 Spruce Street
813 Oak Street	612 West Park Avenue	501 Pine Street	514 Spruce Street
211 West Park Avenue	614 West Park Avenue	510 Pine Street	518 Spruce Street
213 West Park Avenue	617 West Park Avenue	514 Pine Street	520 Spruce Street
305 West Park Avenue	618 West Park Avenue	516 Pine Street	523 Spruce Street
312 West Park Avenue	621 West Park Avenue	520 Pine Street	607 Spruce Street
316 West Park Avenue	701 West Park Avenue	522 Pine Street	608 Spruce Street
319 West Park Avenue	714 West Park Avenue	604 Pine Street	611 Spruce Street
322 West Park Avenue	715 West Park Avenue	606 Pine Street	614 Spruce Street
400 West Park Avenue	716 West Park Avenue	607 Pine Street	622 Spruce Street
402 West Park Avenue	717 West Park Avenue	608 Pine Street	101 Walnut Street
409 West Park Avenue	720 West Park Avenue	612 Pine Street	210 Walnut Street
410 West Park Avenue	721 West Park Avenue	618 Pine Street	212 Walnut Street
412 West Park Avenue	801 West Park Avenue	619 Pine Street	215 Walnut Street
414 West Park Avenue	803 West Park Avenue	619-1/2 Pine Street	310 Walnut Street
415 West Park Avenue	817 West Park Avenue	622 Pine Street	409 Walnut Street
418 West Park Avenue	204 Pine Street	623 Pine Street	417 Walnut Street
419 West Park Avenue	206 Pine Street	111-1/2 Spruce Street	501 Walnut Street
500 West Park Avenue	300 Pine Street	210 Spruce Street	507 Walnut Street
502 West Park Avenue	304 Pine Street	212 Spruce Street	510 Walnut Street
503 West Park Avenue	306 Pine Street	309 Spruce Street	513 Walnut Street
508 West Park Avenue	310 Pine Street	310 Spruce Street	514 Walnut Street
512 West Park Avenue	400 Pine Street	312 Spruce Street	515 Walnut Street

516 Walnut Street	419 East Third Street	720 West Third Street	512 West Fourth Street
522 Walnut Street	420 East Third Street	721 West Third Street	513 West Fourth Street
523 Walnut Street	421 East Third Street	804 West Third Street	514 West Fourth Street
600 Walnut Street	423 East Third Street	805 West Third Street	516 West Fourth Street
610 Walnut Street	503 West Third Street	806 West Third Street	606 West Fourth Street
611 Walnut Street	504 West Third Street	811 West Third Street	610 West Fourth Street
614 Walnut Street	506 West Third Street	813 West Third Street	611 West Fourth Street
616 Walnut Street	507 West Third Street	814 West Third Street	614 West Fourth Street
617 Walnut Street	510-512 West Third Street	820 West Third Street	616 West Fourth Street
618 Walnut Street	511 West Third Street	202 East Fourth Street	618 West Fourth Street
619 Walnut Street	515 West Third Street	204 East Fourth Street	621 West Fourth Street
622 Walnut Street	517-519 West Third Street	208 East Fourth Street	700 West Fourth Street
409 Willow Street	520 West Third Street	213 East Fourth Street	710 West Fourth Street
200 East Third Street	521 West Third Street	216 East Fourth Street	714 West Fourth Street
208 East Third Street	602 West Third Street	220 East Fourth Street	800 West Fourth Street
210 East Third Street	604 West Third Street	309 East Fourth Street	806 West Fourth Street
216 East Third Street	611 West Third Street	312 East Fourth Street	807 West Fourth Street
218 East Third Street	614 West Third Street	313 East Fourth Street	808 West Fourth Street
301 East Third Street	616 West Third Street	314 East Fourth Street	820 West Fourth Street
305 East Third Street	617 West Third Street	317 East Fourth Street	119 East Fifth Street
321 East Third Street	620 West Third Street	320 East Fourth Street	314 East Fifth Street
401 East Third Street	700 West Third Street	409 East Fourth Street	315 East Fifth Street
407 East Third Street	701 West Third Street	400 West Fourth Street	416 West Fifth Street
407-1/2 East Third Street	705 West Third Street	410 West Fourth Street	417 West Fifth Street
409 East Third Street	708 West Third Street	411 West Fourth Street	501 West Fifth Street
411 East Third Street	710 West Third Street	412 West Fourth Street	508 West Fifth Street
412 East Third Street	711 West Third Street	416 West Fourth Street	510 West Fifth Street
413 East Third Street	714 West Third Street	502 West Fourth Street	520 West Fifth Street
414 East Third Street	715 West Third Street	508 West Fourth Street	612 West Fifth Street
415 East Third Street	717 West Third Street	510 West Fourth Street	710 West Fifth Street
416-1/2 East Third Street	719 West Third Street	511 West Fourth Street	711 West Fifth Street

720 West Fifth Street	• Auto Shed2	Non-Contributing	412 Cherry Street
801 West Fifth Street	• Stable	401 Cedar Street	419 Cherry Street
819 West Fifth Street	510 West Sixth Street	406 Cedar Street	510 Cherry Street
821 West Fifth Street	512 West Sixth Street	408 Cedar Street	513 Cherry Street
309 East Sixth Street	519 West Sixth Street	410 Cedar Street	516 Cherry Street
311 East Sixth Street	610 West Sixth Street	415 Cedar Street	601 Cherry Street
312 East Sixth Street	611 West Sixth Street	418 Cedar Street	610 Cherry Street
1015 East Sixth Street	614 West Sixth Street	420 Cedar Street	611 Cherry Street
• Foundry Complex	615 West Sixth Street	423 Cedar Street	614 Cherry Street
• Foundry	709 West Sixth Street	501 Cedar Street	615 Cherry Street
• Brass Foundry	714 West Sixth Street	506 Cedar Street	617 Cherry Street
• Machine Shop	723 West Sixth Street	607 Cedar Street	619 Cherry Street
• Boiler Shop	815 West Sixth Street	609 Cedar Street	624 Cherry Street
• Pattern Warehouse	815-1/2 West Sixth Street	612 Cedar Street	700 Cherry Street
• Pattern Shop	115 East Seventh Street	614 Cedar Street	704 Cherry Street
• Office and Machine Shop	209 East Seventh Street	616 Cedar Street	706 Cherry Street
	213 East Seventh Street	617 Cedar Street	707 Cherry Street
• Bar Iron Storage Building	216 East Seventh Street	619 Cedar Street	714 Cherry Street
• Blacksmith Shop	315 East Seventh Street	620 Cedar Street	715 Cherry Street
• Change House	405 East Seventh Street	621 Cedar Street	718 Cherry Street
• Ball Bin	512 West Seventh Street	700 Cedar Street	722 Cherry Street
• Storage Shed	100 East Eighth Street	705 Cedar Street	723 Cherry Street
• Pattern Storage Shed	201 East Eighth Street	706 Cedar Street	115 West Commercial Avenue
• Paint Shed	203 East Eighth Street	711 Cedar Street	201 West Commercial Avenue
• Carpenter Shop	205 East Eighth Street	718 Cedar Street	409 West Commercial Avenue
• Boiler House	210 East Eighth Street	722 Cedar Street	411 West Commercial Avenue
• Lime and Charcoal Storage	215 East Eighth Street	213 Cherry Street	509 West Commercial Avenue
	317 East Eighth Street	404 Cherry Street	513 West
• Oil House	321 East Eighth Street	407 Cherry Street	
• Hardware Warehouse	409 East Eighth Street	408 Cherry Street	
• Auto Shed1	Anaconda Smoke Stack	409 Cherry Street	

Commercial Avenue	213 East Front Street	710 Oak Street	609 West Park Avenue
619 West Commercial Avenue	215 East Front Street	715 Oak Street	610 West Park Avenue
715 West Commercial Avenue	305 East Front Street	716 Oak Street	615 West Park Avenue
715-1/2 West Commercial Avenue	311 East Front Street	718 Oak Street	616 West Park Avenue
	317 East Front Street	719 Oak Street	624 West Park Avenue
	413 East Front Street	100 West Park Avenue	705 West Park Avenue
101 Elm Street	415 East Front Street	119 West Park Avenue	706 West Park Avenue
109 Elm Street	601 East Front Street	120 West Park Avenue	708 West Park Avenue
109-1/2 Elm Street	605 East Front Street	200 West Park Avenue	711 West Park Avenue
114 Elm Street	611 East Front Street	216 West Park Avenue	713 West Park Avenue
123 Elm Street	2-8 Oak Street	218 West Park Avenue	718 West Park Avenue
127 Elm Street	5 Oak Street	219 West Park Avenue	722 West Park Avenue
211 Elm Street	312 Oak Street	221 West Park Avenue	821 West Park Avenue
314 Elm Street	314 Oak Street	222 West Park Avenue	101 Pine Street
405 Elm Street	316 Oak Street	300 West Park Avenue	102 Pine Street
407 Elm Street	400 Oak Street	301 West Park Avenue	103 Pine Street
415 Elm Street	409 Oak Street	307 West Park Avenue	104 Pine Street
423 Elm Street	415 Oak Street	311 West Park Avenue	105 Pine Street
501 Elm Street	417 Oak Street	320 West Park Avenue	112 Pine Street
505 Elm Street	419 Oak Street	321 West Park Avenue	212 Pine Street
507 Elm Street	505 Oak Street	406 West Park Avenue	309 Pine Street
512 Elm Street	506 Oak Street	416 West Park Avenue	405 Pine Street
513 Elm Street	512 Oak Street	417 West Park Avenue	413 Pine Street
514 Elm Street	513 Oak Street	422 West Park Avenue	419 Pine Street
515 Elm Street	514 Oak Street	423 West Park Avenue	503 Pine Street
517 Elm Street	519 Oak Street	501 West Park Avenue	504 Pine Street
600 Elm Street	520 Oak Street	514 West Park Avenue	505 Pine Street
612 Elm Street	601 Oak Street	518 West Park Avenue	506 Pine Street
616 Elm Street	607 Oak Street	522 West Park Avenue	508 Pine Street
618 Elm Street	613 Oak Street	600 West Park Avenue	512 Pine Street
622 Elm Street	615 Oak Street	608 West Park Avenue	513 Pine Street

515 Pine Street	617 Spruce Street	417 Willow Street	308 East Fourth Street
517 Pine Street	618 Spruce Street	421 Willow Street	310 East Fourth Street
519 Pine Street	102 Walnut Street	511 Willow Street	411 East Fourth Street
523 Pine Street	105 Walnut Street	519 Willow Street	406 West Fourth Street
609 Pine Street	106 Walnut Street	113 East Third Street	414 West Fourth Street
611 Pine Street	110-116 Walnut Street	117 East Third Street	420 West Fourth Street
613 Pine Street	111 Walnut Street	121 East Third Street	506 West Fourth Street
614 Pine Street	412 Walnut Street	219 East Third Street	520 West Fourth Street
615 Pine Street	414 Walnut Street	317 East Third Street	600 West Fourth Street
621 Pine Street	415 Walnut Street	320 East Third Street	604 West Fourth Street
111 Spruce Street	416 Walnut Street	416 East Third Street	617 West Fourth Street
209 Spruce Street	418 Walnut Street	417 East Third Street	620 West Fourth Street
211 Spruce Street	420 Walnut Street	424 East Third Street	701 West Fourth Street
400 Spruce Street	421 Walnut Street	516 West Third Street	705 West Fourth Street
401 Spruce Street	504 Walnut Street	518 West Third Street	709 West Fourth Street
404 Spruce Street	505 Walnut Street	600 West Third Street	711 West Fourth Street
408 Spruce Street	511 Walnut Street	609 West Third Street	802 West Fourth Street
409 Spruce Street	518 Walnut Street	610 West Third Street	815 West Fourth Street
412 Spruce Street	519 Walnut Street	615 West Third Street	816 West Fourth Street
413 Spruce Street	604 Walnut Street	704 West Third Street	821 West Fourth Street
416 Spruce Street	605 Walnut Street	706 West Third Street	113 East Fifth Street
420 Spruce Street	607 Walnut Street	802 West Third Street	115 East Fifth Street
504 Spruce Street	608 Walnut Street	816 West Third Street	209 East Fifth Street
507 Spruce Street	609 Walnut Street	817 West Third Street	210 East Fifth Street
515 Spruce Street	612 Walnut Street	821 West Third Street	212 East Fifth Street
516 Spruce Street	615 Walnut Street	112 East Fourth Street	305 East Fifth Street
517 Spruce Street	210 Willow Street	120 East Fourth Street	312 East Fifth Street
519 Spruce Street	212 Willow Street	209 East Fourth Street	317 East Fifth Street
600 Spruce Street	315 Willow Street	212 East Fourth Street	511 West Fifth Street
606 Spruce Street	405 Willow Street	300 East Fourth Street	515 West Fifth Street
615 Spruce Street	413 Willow Street	302 East Fourth Street	522 West Fifth Street

613 West Fifth Street	712 West Seventh Street
713 West Fifth Street	212 East Eighth Street
713-1/2 West Fifth Street	219 East Eighth Street
807 West Fifth Street	301 East Eighth Street
809 West Fifth Street	316 East Eighth Street
810 West Fifth Street	319 East Eighth Street
811 West Fifth Street	401 East Eighth Street
210 East Sixth Street	403 East Eighth Street
211 East Sixth Street	410 East Eighth Street
212 East Sixth Street	411 East Eighth Street
213 East Sixth Street	
306 East Sixth Street	
308 East Sixth Street	
313 East Sixth Street	
315 East Sixth Street	
511 West Sixth Street	
517 West Sixth Street	
521 West Sixth Street	
612 West Sixth Street	
619 West Sixth Street	
710 West Sixth Street	
719 West Sixth Street	
812 West Sixth Street	
214 East Seventh Street	
307 East Seventh Street	
316 East Seventh Street	
401 West Seventh Street	
405 West Seventh Street	
610 West Seventh Street	
612 West Seventh Street	
710 West Seventh Street	

Butte, Anaconda and Pacific Railway National Register Historic District (1961/2006)

Contributing

Butte, Anaconda and Pacific Railway Line

Truck Scale and House – East Anaconda Yard

Bunk House – East Anaconda Yard

Washer House – East Anaconda Yard

Air Compressor Shed – East Anaconda Yard

Hand Car and Tool Shed – East Anaconda Yard

Shed – East Anaconda Yard

Montana Union Railroad Depot – Main and Front Streets

Butte, Anaconda and Pacific General Office – 300 West Commercial Avenue

Butte, Anaconda and Pacific Round House – 900 West Commercial Avenue

Butte, Anaconda and Pacific Turntable and Pit – 900 West Commercial Avenue

Butte, Anaconda and Pacific Machine Shop – 900 West Commercial Avenue

Butte, Anaconda and Pacific Blacksmith/Boiler Shop – 900 West Commercial Avenue

Butte, Anaconda and Pacific Store House and Office – 900 West Commercial Avenue

Butte, Anaconda and Pacific Welding Building – 900 West Commercial Avenue

Butte, Anaconda and Pacific Shop Toilet – 900 West Commercial Avenue

Butte, Anaconda and Pacific Oil House – 900 West Commercial Avenue

Butte, Anaconda and Pacific Wrecking Crane – 900 West Commercial Avenue

Butte, Anaconda and Pacific Sand House – 900 West Commercial Avenue

Butte, Anaconda and Pacific Coal Dock – 900 West Commercial Avenue

Butte, Anaconda and Pacific Paint Shop – 900 West Commercial Avenue

Butte, Anaconda and Pacific Coal Dock – 900 West Commercial Avenue

Acetylene Generator Building – 900 West Commercial Avenue

Acetylene and Oxygen Storage Building – 900 West Commercial Avenue

Tool Repair House – 900 West Commercial Avenue

Hose House – 900 West Commercial Avenue

Gasoline House – 900 West Commercial Avenue

Brass Storage Shed – 900 West Commercial Avenue

Storage Parts Structure – 900 West Commercial Avenue

Bridges and Building Carpenter Shop – 900 West Commercial Avenue

Bridges and Building Paint Shop – 900 West Commercial Avenue

Bridges and Building Lumber Shed1 – 900 West Commercial Avenue

Bridges and Building Lumber Shed2 – 900 West Commercial Avenue

Bridges and Building Truck Garage – 900 West Commercial Avenue

Bridges and Building Pipe Shop – 900 West Commercial Avenue

Bridges and Building Fire House – 900 West Commercial Avenue

Bridges and Building Tool House – 900 West Commercial Avenue

Bridges and Building Carpentry Tool Shed – 900 West Commercial Avenue

Bridges and Building Cement Shed1 – 900 West Commercial Avenue

Bridges and Building Cement Shed2 – 900 West Commercial Avenue

Bridges and Building Shed1 – 900 West Commercial Avenue

Bridges and Building Shed2 – 900 West Commercial Avenue

Non-Contributing

Dispatcher's Building – East Anaconda Yard

Compressed Air Tank Shed – East Anaconda Yard

Yard Master's Office – East Anaconda Yard

Warehouse – Main and Front Streets (moved 1970)

Shed – Main and Front Streets (moved 1970)

Yard Office – 900 West Commercial Avenue (moved)

Diesel Tanks – 900 West Commercial Avenue

Pump House – 900 West Commercial Avenue

Dawson Substation – 900 West Commercial Avenue

Goosetown National Register Historic District (1998)

Contributing	418-1/2 Alder Street	707 Alder Street	709 Ash Street
209 Adams Street	419 Alder Street	708 Alder Street	709-1/2 Ash Street
401 Adams Street	420 Alder Street	710 Alder Street	714 Ash Street
403 Adams Street	421 Alder Street	712 Alder Street	715 Ash Street
405 Adams Street	422 Alder Street	714 Alder Street	715-1/2 Ash Street
415 Adams Street	500 Alder Street	720 Alder Street	720 Ash Street
509 Adams Street	501 Alder Street	722 Alder Street	12 Birch Street
9 Alder Street	502 Alder Street	723 Alder Street	213 Birch Street
12.5 Alder Street	506 Alder Street	724 Alder Street	213-1/2 Birch Street
109 Alder Street	507 Alder Street	214 Ash Street	311 Birch Street
109-1/2 Alder Street	510 Alder Street	304 Ash Street	314 Birch Street
113 Alder Street	511 Alder Street	313 Ash Street	400 Birch Street
117 Alder Street	513-1/2 Alder Street	406 Ash Street	404 Birch Street
119 Alder Street	518 Alder Street	408 Ash Street	406 Birch Street
308 Alder Street	519 Alder Street	410 Ash Street	407 Birch Street
311 Alder Street	521 Alder Street	411 Ash Street	409 Birch Street
314 Alder Street	600 Alder Street	415 Ash Street	413 Birch Street
404 Alder Street	607 Alder Street	416 Ash Street	415 Birch Street
404-1/2 Alder Street	609 Alder Street	418 Ash Street	417 Birch Street
405 Alder Street	610 Alder Street	507 Ash Street	418 Birch Street
410 Alder Street	610-1/2 Alder Street	512 Ash Street	419 Birch Street
410-1/2 Alder Street	611 Alder Street	514 Ash Street	422-424 Birch Street
411 Alder Street	615 Alder Street	522 Ash Street	500 Birch Street
412 Alder Street	616 Alder Street	604 Ash Street	501 Birch Street
413 Alder Street	618 Alder Street	609 Ash Street	503 Birch Street
416 Alder Street	620 Alder Street	612 Ash Street	505 Birch Street
416-1/2 Alder Street	700 Alder Street	615 Ash Street	506 Birch Street
417 Alder Street	704 Alder Street	619-1/2 Ash Street	506-1/2 Birch Street
418 Alder Street	706 Alder Street	620 Ash Street	514 Birch Street

516 Birch Street	813 Birch Street	511 Chestnut Street	505 East Commercial Avenue
518 Birch Street	814 Birch Street	515 Chestnut Street	
518-1/2 Birch Street	817 Birch Street	600 Chestnut Street	505-1/2 East Commercial Avenue
519 Birch Street	818 Birch Street	601 Chestnut Street	506 East Commercial Avenue
520 Birch Street	823 Birch Street	605 Chestnut Street	
521 Birch Street	834 Birch Street	607 Chestnut Street	507 East Commercial Avenue
522 Birch Street	9 Chestnut Street	609 Chestnut Street	509 East Commercial Avenue
523 Birch Street	101 Chestnut Street	611 Chestnut Street	
600 Birch Street	103 Chestnut Street	613 Chestnut Street	510 East Commercial Avenue
606 Birch Street	111 Chestnut Street	614 Chestnut Street	
610 Birch Street	215 Chestnut Street	615-1/2 Chestnut Street	512 East Commercial Avenue
611 Birch Street	217 Chestnut Street	616 Chestnut Street	514 East Commercial Avenue
614 Birch Street	221 Chestnut Street	618 Chestnut Street	
617 Birch Street	223-227 Chestnut Street	620 Chestnut Street	515 East Commercial Avenue
618 Birch Street	313 Chestnut Street	621 Chestnut Street	517 East Commercial Avenue
621 Birch Street	313-1/2 Chestnut Street	622-1/2 Chestnut Street	
622 Birch Street	400 Chestnut Street	700 Chestnut Street	518 East Commercial Avenue
703 Birch Street	406 Chestnut Street	701 Chestnut Street	
706 Birch Street	408 Chestnut Street	706 Chestnut Street	519 East Commercial Avenue
710 Birch Street	411 Chestnut Street	706-1/2 Chestnut Street	520 East Commercial Avenue
711-1/2 Birch Street	412 Chestnut Street	709 Chestnut Street	
716 Birch Street	414 Chestnut Street	711 Chestnut Street	521 East Commercial Avenue
717 Birch Street	415 Chestnut Street	712 Chestnut Street	
720 Birch Street	416 Chestnut Street	713 Chestnut Street	522 East Commercial Avenue
721 Birch Street	421-1/2 Chestnut Street	714 Chestnut Street	600-1/2 East Commercial Avenue
722 Birch Street	422 Chestnut Street	717 Chestnut Street	
723 Birch Street	424 Chestnut Street	719 Chestnut Street	608 East Commercial Avenue
801 Birch Street	427 Chestnut Street	720 Chestnut Street	611 East Commercial Avenue
808 Birch Street	505 Chestnut Street	721 Chestnut Street	
809 Birch Street	507 Chestnut Street	500 East Commercial Avenue	612 East Commercial Avenue
812 Birch Street	509 Chestnut Street		

613 East Commercial Avenue	817 East Commercial Avenue	408 Madison Street	905 East Park Avenue
614 East Commercial Avenue	823 East Commercial Avenue	411 Madison Street	906 East Park Avenue
702 East Commercial Avenue	905 East Commercial Avenue	212 Monroe Street	910 East Park Avenue
706 East Commercial Avenue	921 East Commercial Avenue	214 Monroe Street	911 East Park Avenue
707 East Commercial Avenue	1003 East Commercial Avenue	601 East Park Avenue	913 East Park Avenue
708 East Commercial Avenue	1007 East Commercial Avenue	605 East Park Avenue	914 East Park Avenue
710 East Commercial Avenue	1015 East Commercial Avenue	613 East Park Avenue	914-1/2 East Park Avenue
713 East Commercial Avenue	1111 East Commercial Avenue	615 East Park Avenue	917 East Park Avenue
714 East Commercial Avenue	1113 East Commercial Avenue	616 East Park Avenue	918 East Park Avenue
715 East Commercial Avenue	1115 East Commercial Avenue	619 East Park Avenue	922 East Park Avenue
716 East Commercial Avenue	707 East Front Street	620 East Park Avenue	1001 East Park Avenue
719 East Commercial Avenue	711 East Front Street	621 East Park Avenue	1005 East Park Avenue
722 East Commercial Avenue	717 East Front Street	623 East Park Avenue	1007 East Park Avenue
800 East Commercial Avenue	719 East Front Street	624 East Park Avenue	1015 East Park Avenue
802 East Commercial Avenue	106 Jefferson Street	706 East Park Avenue	1020 East Park Avenue
807 East Commercial Avenue	107 Jefferson Street	709-711 East Park Avenue	1022 East Park Avenue
808 East Commercial Avenue	405 Jefferson Street	714 East Park Avenue	1104 East Park Avenue
815 East Commercial Avenue	409 Jefferson Street	718 East Park Avenue	1108 East Park Avenue
815-1/2 East Commercial Avenue	409-1/2 Jefferson Street	719 East Park Avenue	1200 East Park Avenue
	412 Jefferson Street	720 East Park Avenue	1213 East Park Avenue
	103 Madison Street	800 East Park Avenue	1219 East Park Avenue
	107 Madison Street	803 East Park Avenue	1223 East Park Avenue
	209 Madison Street	805 East Park Avenue	105 Washington Street
	307 Madison Street	807 East Park Avenue	112 Washington Street
	310 Madison Street	807-1/2 East Park Avenue	116 Washington Street
		811 East Park Avenue	210 Washington Street
		813 East Park Avenue	211 Washington Street
		814 East Park Avenue	212 Washington Street
		815 East Park Avenue	213-215 Washington Street
		816 East Park Avenue	213-1/2 Washington Street
		817 East Park Avenue	217 Washington Street

311 Washington Street	704 East Third Street	905 East Third Street	513 East Fourth Street
314 Washington Street	704-1/2 East Third Street	905-1/2 East Third Street	516-1/2 East Fourth Street
315 Washington Street	705 East Third Street	908 East Third Street	518 East Fourth Street
317 Washington Street	706 East Third Street	909 East Third Street	604-1/2 East Fourth Street
511-1/2 Washington Street	707 East Third Street	912 East Third Street	607 East Fourth Street
515 Washington Street	708 East Third Street	917 East Third Street	608-1/2 East Fourth Street
501 East Third Street	709 East Third Street	919 East Third Street	612 East Fourth Street
503 East Third Street	714 East Third Street	1000 East Third Street	612-1/2 East Fourth Street
504 East Third Street	716 East Third Street	1001 East Third Street	614 East Fourth Street
505 East Third Street	718 East Third Street	1004 East Third Street	615 East Fourth Street
505-1/2 East Third Street	719 East Third Street	1008 East Third Street	616-1/2 East Fourth Street
507 East Third Street	720 East Third Street	1009 East Third Street	618 East Fourth Street
508 East Third Street	720-1/2 East Third Street	1012 East Third Street	711 East Fourth Street
509 East Third Street	721-1/2 East Third Street	1012-1/2 East Third Street	712 East Fourth Street
510 East Third Street	722 East Third Street	1013 East Third Street	713 East Fourth Street
511 East Third Street	723 East Third Street	1015 East Third Street	714 East Fourth Street
520 East Third Street	801 East Third Street	1017 East Third Street	715 East Fourth Street
521 East Third Street	803 East Third Street	1019 East Third Street	717 East Fourth Street
522 East Third Street	804 East Third Street	1020 East Third Street	720 East Fourth Street
600 East Third Street	805 East Third Street	1101-1/2 East Third Street	800 East Fourth Street
604 East Third Street	806 East Third Street	1103 East Third Street	801 East Fourth Street
605 East Third Street	807 East Third Street	1105 East Third Street	804 East Fourth Street
609 East Third Street	807-1/2 East Third Street	1117 East Third Street	805 East Fourth Street
609-1/2 East Third Street	811 East Third Street	1119 East Third Street	806 East Fourth Street
610 East Third Street	812 East Third Street	1204 East Third Street	808 East Fourth Street
611 East Third Street	812-1/2 East Third Street	1210 East Third Street	810 East Fourth Street
612 East Third Street	813 East Third Street	1213 East Third Street	812 East Fourth Street
613 East Third Street	814 East Third Street	1214 East Third Street	816 East Fourth Street
615 East Third Street	815 East Third Street	413-1/2 East Fourth Street	820 East Fourth Street
617 East Third Street	818 East Third Street	415-1/2 East Fourth Street	901 East Fourth Street
618 East Third Street	902 East Third Street	500 East Fourth Street	905 East Fourth Street
		508 East Fourth Street	

906 East Fourth Street	1202 East Fourth Street	812 East Fifth Street	1108 East Fifth Street
906-1/2 East Fourth Street	1202-1/4 East Fourth Street	814 East Fifth Street	1109 East Fifth Street
907 East Fourth Street	1202-1/2 East Fourth Street	815 East Fifth Street	1111 East Fifth Street
909 East Fourth Street	1204 East Fourth Street	815-1/2 East Fifth Street	1111-1/2 East Fifth Street
912 East Fourth Street	1205 East Fourth Street	816 East Fifth Street	1112 East Fifth Street
914 East Fourth Street	1206 East Fourth Street	816-1/2 East Fifth Street	1114 East Fifth Street
914-1/2 East Fourth Street	1211 East Fourth Street	817 East Fifth Street	1116 East Fifth Street
916 East Fourth Street	1212 East Fourth Street	821 East Fifth Street	1119 East Fifth Street
918 East Fourth Street	1213 East Fourth Street	900 East Fifth Street	1201 East Fifth Street
1000 East Fourth Street	1215 East Fourth Street	902 East Fifth Street	1202 East Fifth Street
1002 East Fourth Street	1216 East Fourth Street	907 East Fifth Street	1204 East Fifth Street
1003 East Fourth Street	1218 East Fourth Street	908 East Fifth Street	1205 East Fifth Street
1006 East Fourth Street	509 East Fifth Street	909 East Fifth Street	1206 East Fifth Street
1007 East Fourth Street	510 East Fifth Street	910 East Fifth Street	1207 East Fifth Street
1009 East Fourth Street	512 East Fifth Street	911 East Fifth Street	1214 East Fifth Street
1011 East Fourth Street	513 East Fifth Street	912 East Fifth Street	1216 East Fifth Street
1013 East Fourth Street	518 East Fifth Street	915 East Fifth Street	1217 East Fifth Street
1014 East Fourth Street	606 East Fifth Street	917 East Fifth Street	513 East Sixth Street
1016 East Fourth Street	610 East Fifth Street	924 East Fifth Street	515-517 East Sixth Street
1017 East Fourth Street	612 East Fifth Street	1000 East Fifth Street	518 East Sixth Street
1020 East Fourth Street	614 East Fifth Street	1002 East Fifth Street	519 East Sixth Street
1100 East Fourth Street	617 East Fifth Street	1003 East Fifth Street	601 East Sixth Street
1105 East Fourth Street	713 East Fifth Street	1009 East Fifth Street	605 East Sixth Street
1105-1/2 East Fourth Street	715 East Fifth Street	1011 East Fifth Street	606 East Sixth Street
1107 East Fourth Street	721 East Fifth Street	1016 East Fifth Street	607 East Sixth Street
1110-1/2 East Fourth Street	722 East Fifth Street	1018 East Fifth Street	704 East Sixth Street
1112-1/2 East Fourth Street	802 East Fifth Street	1018-1/4 East Fifth Street	707 East Sixth Street
1114 East Fourth Street	804 East Fifth Street	1018-1/2 East Fifth Street	708 East Sixth Street
1116 East Fourth Street	804-1/2 East Fifth Street	1020 East Fifth Street	713 East Sixth Street
1117 East Fourth Street	805 East Fifth Street	1104 East Fifth Street	810 East Sixth Street
1200 East Fourth Street	809 East Fifth Street	1105 East Fifth Street	813 East Sixth Street
	811 East Fifth Street		

820 East Sixth Street	612 East Seventh Street	Non-Contributing	701 Alder Street
902 East Sixth Street	613 East Seventh Street	211 Adams Street	709 Alder Street
910 East Sixth Street	614 East Seventh Street	312 Adams Street	215 Ash Street
910-1/2 East Sixth Street	714 East Seventh Street	314 Adams Street	303 Ash Street
912 East Sixth Street	717 East Seventh Street	406 Adams Street	318 Ash Street
916 East Sixth Street	719 East Seventh Street	511-521 Adams Street	414 Ash Street
1004 East Sixth Street	721 East Seventh Street	1 Alder Street	504 Ash Street
1006 East Sixth Street	801 East Seventh Street	5 Alder Street	506 Ash Street
1008 East Sixth Street	806 East Seventh Street	12 Alder Street	508 Ash Street
1010 East Sixth Street	807 East Seventh Street	102 Alder Street	511 Ash Street
1012 East Sixth Street	807-1/2 East Seventh Street	214 Alder Street	516 Ash Street
1014 East Sixth Street	808 East Seventh Street	215 Alder Street	518 Ash Street
1020 East Sixth Street	808-1/2 East Seventh Street	301 Alder Street	601 Ash Street
1102 East Sixth Street	414 East Eighth Street	310 Alder Street	602 Ash Street
1104-1/4 East Sixth Street	415-1/4 East Eighth Street	322 Alder Street	607 Ash Street
1104-1/2 East Sixth Street	415-1/2 East Eighth Street	414 Alder Street	610 Ash Street
1106 East Sixth Street	503 East Eighth Street	415 Alder Street	610-1/2 Ash Street
1108 East Sixth Street	513 East Eighth Street	423 Alder Street	614 Ash Street
1110 East Sixth Street	611 East Eighth Street	505 Alder Street	616 Ash Street
1112 East Sixth Street	613 East Eighth Street	509 Alder Street	619 Ash Street
1120 East Sixth Street	615 East Eighth Street	512 Alder Street	623 Ash Street
1200 East Sixth Street	617 East Eighth Street	513 Alder Street	716 Ash Street
1212-1/2 East Sixth Street	619 East Eighth Street	516 Alder Street	718 Ash Street
1220 East Sixth Street	623 East Eighth Street	517 Alder Street	801 Ash Street
416 East Seventh Street	703 East Eighth Street	601 Alder Street	13 Birch Street
513 East Seventh Street	711 East Eighth Street	606 Alder Street	14 Birch Street
514 East Seventh Street	805 East Eighth Street	613 Alder Street	110 Birch Street
515 East Seventh Street	809 East Eighth Street	614 Alder Street	313 Birch Street
519 East Seventh Street	812 East Eighth Street	617 Alder Street	321 Birch Street
601 East Seventh Street	611 East Ninth Street	619 Alder Street	402 Birch Street
609 East Seventh Street		621 Alder Street	405 Birch Street

410 Birch Street	506 Chestnut Street	704 East Commercial Avenue	1117 East Commercial Avenue
411 Birch Street	513 Chestnut Street		
412 Birch Street	517 Chestnut Street	709 East Commercial Avenue	1119 East Commercial Avenue
414 Birch Street	519 Chestnut Street	717 East Commercial Avenue	709 East Front Street
416 Birch Street	523 Chestnut Street		715 East Front Street
418-1/2 Birch Street	606 Chestnut Street	720 East Commercial Avenue	105 Jefferson Street
423 Birch Street	612 Chestnut Street	819 East Commercial Avenue	401 Jefferson Street
509 Birch Street	615 Chestnut Street		311 Madison Street
510 Birch Street	617 Chestnut Street	919 East Commercial Avenue	402 Madison Street
511 Birch Street	619 Chestnut Street		410 Madison Street
517 Birch Street	622 Chestnut Street	1005 East Commercial Avenue	413 Madison Street
615 Birch Street	708 Chestnut Street	1009 East Commercial Avenue	208 Monroe Street
615-1/2 Birch Street	715 Chestnut Street		210 Monroe Street
620 Birch Street	716 Chestnut Street	1011 East Commercial Avenue	220 Monroe Street
709 Birch Street	513 East Commercial Avenue	1013 East Commercial Avenue	409 Monroe Street
711 Birch Street	523 East Commercial Avenue		413 Monroe Street
712 Birch Street		1017 East Commercial Avenue	414 Monroe Street
715 Birch Street	600 East Commercial Avenue		415 Monroe Street
724 Birch Street		1019 East Commercial Avenue	512 Monroe Street
800 Birch Street	609 East Commercial Avenue	1019-1/2 East Commercial Avenue	600 East Park Avenue
802 Birch Street	610 East Commercial Avenue		617 East Park Avenue
804 Birch Street		1021 East Commercial Avenue	617-1/2 East Park Avenue
816 Birch Street	615 East Commercial Avenue		619-1/2 East Park Avenue
817-1/2 Birch Street		1023 East Commercial Avenue	627 East Park Avenue
820 Birch Street	616 East Commercial Avenue	1101 East Commercial Avenue	701 East Park Avenue
403 Chestnut Street	620 East Commercial Avenue		708 East Park Avenue
409 Chestnut Street		1103 East Commercial Avenue	712 East Park Avenue
418 Chestnut Street	624 East Commercial Avenue		712-1/2 East Park Avenue
421 Chestnut Street		1107 East Commercial Avenue	
425 Chestnut Street	700 East Commercial Avenue	1109 East Commercial Avenue	713 East Park Avenue
501 Chestnut Street			715 East Park Avenue

716 East Park Avenue	1209 East Park Avenue	900 East Third Street	608 East Fourth Street
717 East Park Avenue	1212 East Park Avenue	901 East Third Street	616 East Fourth Street
718-1/2 East Park Avenue	1215 East Park Avenue	907 East Third Street	617 East Fourth Street
719 East Park Avenue (carriage house)	1221 East Park Avenue	910 East Third Street	710 East Fourth Street
801 East Park Avenue	214 Washington Street	911 East Third Street	716 East Fourth Street
812 East Park Avenue	307 Washington Street	913 East Third Street	718 East Fourth Street
821 East Park Avenue	309 Washington Street	920 East Third Street	719 East Fourth Street
822 East Park Avenue	312 Washington Street	1003 East Third Street	803 East Fourth Street
823 East Park Avenue	409 Washington Street	1006 East Third Street	803-1/2 East Fourth Street
900 East Park Avenue	511 Washington Street	1007 East Third Street	807 East Fourth Street
902 East Park Avenue	608 Washington Street	1010 East Third Street	809 East Fourth Street
909 East Park Avenue	514 East Third Street	1011 East Third Street	900 East Fourth Street
919 East Park Avenue	517 East Third Street	1101 East Third Street	903 East Fourth Street
920 East Park Avenue	519 East Third Street	1107 East Third Street	910 East Fourth Street
920-1/2 East Park Avenue	523 East Third Street	1109 East Third Street	911 East Fourth Street
921 East Park Avenue	602 East Third Street	1111 East Third Street	913 East Fourth Street
1003 East Park Avenue	608 East Third Street	1113 East Third Street	914-1/2 East Fourth Street
1012 East Park Avenue	614 East Third Street	1202 East Third Street	917 East Fourth Street
1013 East Park Avenue	617-1/2 East Third Street	1206 East Third Street	919 East Fourth Street
1014 East Park Avenue	619 East Third Street	1208 East Third Street	919-1/2 East Fourth Street
1015-1/2 East Park Avenue	623 East Third Street	1212 East Third Street	1004 East Fourth Street
1018 East Park Avenue	702 East Third Street	1215 East Third Street	1010 East Fourth Street
1100 East Park Avenue	712 East Third Street	1217 East Third Street	1012 East Fourth Street
1102 East Park Avenue	715 East Third Street	413 East Fourth Street	1015 East Fourth Street
1110 East Park Avenue	716-1/2 East Third Street	415 East Fourth Street	1016-1/2 East Fourth Street
1111 East Park Avenue	717 East Third Street	514 East Fourth Street	1018 East Fourth Street
1112 East Park Avenue	721 East Third Street	516 East Fourth Street	1019 East Fourth Street
1114 East Park Avenue	808 East Third Street	520 East Fourth Street	1102 East Fourth Street
1121 East Park Avenue	809 East Third Street	603 East Fourth Street	1104 East Fourth Street
1205 East Park Avenue	816 East Third Street	604 East Fourth Street	1106 East Fourth Street
	819 East Third Street	606 East Fourth Street	1110 East Fourth Street

1111 East Fourth Street	906 East Fifth Street	612 East Sixth Street	421 East Eighth Street
1112 East Fourth Street	913 East Fifth Street	614 East Sixth Street	508 East Eighth Street
1115 East Fourth Street	914 East Fifth Street	706 East Sixth Street	509 East Eighth Street
1118 East Fourth Street	916 East Fifth Street	804 East Sixth Street	512 East Eighth Street
1201 East Fourth Street	1001 East Fifth Street	806 East Sixth Street	701 East Eighth Street
1203 East Fourth Street	1004 East Fifth Street	807 East Sixth Street	715 East Eighth Street
1206 East Fourth Street	1006 East Fifth Street	808 East Sixth Street	719 East Eighth Street
1207 East Fourth Street	1007 East Fifth Street	815 East Sixth Street	611-1/2 East Ninth Street
1208 East Fourth Street	1012 East Fifth Street	817 East Sixth Street	
1209 East Fourth Street	1013 East Fifth Street	818 East Sixth Street	
1210 East Fourth Street	1015 East Fifth Street	821 East Sixth Street	
1214 East Fourth Street	1019 East Fifth Street	822 East Sixth Street	
1217 East Fourth Street	1100 East Fifth Street	900 East Sixth Street	
605 East Fifth Street	1101 East Fifth Street	906 East Sixth Street	
611 East Fifth Street	1102 East Fifth Street	908 East Sixth Street	
711 East Fifth Street	1103 East Fifth Street	1016 East Sixth Street	
712 East Fifth Street	1106 East Fifth Street	1104 East Sixth Street	
716 East Fifth Street	1107 East Fifth Street	1114 East Sixth Street	
718 East Fifth Street	1110 East Fifth Street	1202 East Sixth Street	
720 East Fifth Street	1115 East Fifth Street	1206 East Sixth Street	
800 East Fifth Street	1118 East Fifth Street	1208 East Sixth Street	
801 East Fifth Street	1121 East Fifth Street	1210 East Sixth Street	
803 East Fifth Street	1200 East Fifth Street	1212 East Sixth Street	
806 East Fifth Street	1203 East Fifth Street	1216 East Sixth Street	
807 East Fifth Street	1209 East Fifth Street	521 East Seventh Street	
818 East Fifth Street	1210 East Fifth Street	616 East Seventh Street	
819 East Fifth Street	1215 East Fifth Street	713 East Seventh Street	
820 East Fifth Street	1218 East Fifth Street	715 East Seventh Street	
901 East Fifth Street	508 East Sixth Street	803 East Seventh Street	
903 East Fifth Street	516 East Sixth Street	809 East Seventh Street	
905 East Fifth Street	609 East Sixth Street	415 East Eighth Street	

West Side National Register Historic District (1998)

Contributing	705 Hickory Street	514 Locust Street	418 Main Street
214 Hickory Street	706 Hickory Street	521 Locust Street	420 Main Street
218-220 Hickory Street	707 Hickory Street	522 Locust Street	500 Main Street
300 Hickory Street	708 Hickory Street	601 Locust Street	504 Main Street
306 Hickory Street	712 Hickory Street	602 Locust Street	508 Main Street
310 Hickory Street	715 Hickory Street	603 Locust Street	510 Main Street
314 Hickory Street	720 Hickory Street	604 Locust Street	520 Main Street
318 Hickory Street	214 Locust Street	609 Locust Street	600 Main Street
410 Hickory Street	223 Locust Street	610 Locust Street	601 Main Street
414 Hickory Street	308 Locust Street	615 Locust Street	606 Main Street
415 Hickory Street	311 Locust Street	617 Locust Street	610 Main Street
418 Hickory Street	312 Locust Street	618 Locust Street	614 Main Street
422 Hickory Street	400 Locust Street	620 Locust Street	700 Main Street
500 Hickory Street	405 Locust Street	700 Locust Street	701 Main Street
504 Hickory Street	406 Locust Street	705 Locust Street	704 Main Street
505 Hickory Street	406-1/2 Locust Street	708 Locust Street	708 Main Street
506 Hickory Street	408 Locust Street	709 Locust Street	709 Main Street
518 Hickory Street	409 Locust Street	710 Locust Street	710 Main Street
519 Hickory Street	410 Locust Street	711 Locust Street	711 Main Street
522 Hickory Street	411 Locust Street	712 Locust Street	712 Main Street
602 Hickory Street	414 Locust Street	716 Locust Street	715 Main Street
604 Hickory Street	502 Locust Street	717 Locust Street	800 Main Street
608 Hickory Street	505 Locust Street	300 Main Street	213 Maple Street
610 Hickory Street	507 Locust Street	321 Main Street	215 Maple Street
618 Hickory Street	508 Locust Street	405 Main Street	217 Maple Street
619 Hickory Street	509 Locust Street	408 Main Street	218 Maple Street
624 Hickory Street	510 Locust Street	415 Main Street	309 Maple Street
701 Hickory Street	511 Locust Street	416 Main Street	400 Maple Street
703 Hickory Street	512 Locust Street	417 Main Street	404 Maple Street

410 Maple Street	306 West Third Street	108 West Fifth Street	Non-Contributing
414 Maple Street	307 West Third Street	121 West Fifth Street	215 Hickory Street
420 Maple Street	308 West Third Street	122 West Fifth Street	320 Hickory Street
504 Maple Street	309 West Third Street	214 West Fifth Street	402 Hickory Street
509 Maple Street	311 West Third Street	215 West Fifth Street	408 Hickory Street
510 Maple Street	312-1/2 West Third Street	220 West Fifth Street	514 Hickory Street
511 Maple Street	313 West Third Street	302 West Fifth Street	517 Hickory Street
514 Maple Street	318 West Third Street	305 West Fifth Street	523 Hickory Street
515 Maple Street	320 West Third Street	321 West Fifth Street	601 Hickory Street
520 Maple Street	321 West Third Street	411 West Fifth Street	617 Hickory Street
521 Maple Street	322 West Third Street	412 West Fifth Street	709 Hickory Street
602-604 Maple Street	401 West Third Street	211 West Sixth Street	710 Hickory Street
610 Maple Street	403 West Third Street	214 West Sixth Street	212 Locust Street
611 Maple Street	406 West Third Street	215-1/2 West Sixth Street	213 Locust Street
612-614 Maple Street	409 West Third Street	224 West Sixth Street	401 Locust Street
616 Maple Street	410 West Third Street	315 West Sixth Street	407 Locust Street
617 Maple Street	411 West Third Street	321 West Sixth Street	412 Locust Street
620 Maple Street	412 West Third Street	410 West Sixth Street	415 Locust Street
711 Maple Street	415 West Third Street	112 West Seventh Street	501 Locust Street
721 Maple Street	417 West Third Street	218 West Seventh Street	503 Locust Street
110 West Third Street	418 West Third Street	305 West Seventh Street	504 Locust Street
112 West Third Street	419 West Third Street	307 West Seventh Street	519 Locust Street
208 West Third Street	422 West Third Street	309 West Seventh Street	605 Locust Street
210 West Third Street	208 West Fourth Street	312 West Seventh Street	608 Locust Street
211 West Third Street	208-1/2 West Fourth Street	320 West Seventh Street	613 Locust Street
212 West Third Street	308 West Fourth Street	407 West Seventh Street	614 Locust Street
218 West Third Street	312 West Fourth Street	110 West Eighth Street	704 Locust Street
219 West Third Street	317 West Fourth Street	210 West Eighth Street	706 Locust Street
221 West Third Street	320 West Fourth Street	316 West Eighth Street	713 Locust Street
301 West Third Street	407 West Fourth Street		719 Locust Street
305 West Third Street	409 West Fourth Street		720 Locust Street

721 Locust Street	317 West Third Street
301 Main Street	407 West Third Street
305 Main Street	414 West Third Street
419 Main Street	420 West Third Street
515 Main Street	423 West Third Street
615 Main Street	212 West Fourth Street
618 Main Street	215 West Fourth Street
622 Main Street	216 West Fourth Street
707 Main Street	222 West Fourth Street
216 Maple Street	302 West Fourth Street
317 Maple Street	304 West Fourth Street
403 Maple Street	311 West Fourth Street
408 Maple Street	318 West Fourth Street
412 Maple Street	319 West Fourth Street
500 Maple Street	107 West Fifth Street
505 Maple Street	112 West Fifth Street
506 Maple Street	212 West Fifth Street
507 Maple Street	109 West Sixth Street
516 Maple Street	215 West Sixth Street
517 Maple Street	310 West Sixth Street
518 Maple Street	110 West Seventh Street
607 Maple Street	111 West Seventh Street
608 Maple Street	201 West Seventh Street
615 Maple Street	207 West Seventh Street
715 Maple Street	314 West Eighth Street
116 West Third Street	318 West Eighth Street
214 West Third Street	
215 West Third Street	
302 West Third Street	
312 West Third Street	
316 West Third Street	

Anaconda Commercial National Register Historic District (1998)

Contributing

104-108 East Commercial Avenue
109 East Commercial Avenue
113 East Commercial Avenue
215-217 East Commercial Avenue
219 East Commercial Avenue
222 East Commercial Avenue
224 East Commercial Avenue
229 East Commercial Avenue
300 East Commercial Avenue
310 East Commercial Avenue
318 East Commercial Avenue
401 East Commercial Avenue
402 East Commercial Avenue
402-1/2 East Commercial Avenue
408 East Commercial Avenue
408-1/2 East Commercial Avenue
410 East Commercial Avenue
412 East Commercial Avenue

414 East Commercial Avenue
418 East Commercial Avenue
420 East Commercial Avenue
422 East Commercial Avenue
15 Main Street
17-19 Main Street
21-1/2 Main Street
23 Main Street
101-103 Main Street
107 Main Street
115-119 Main Street
121 Main Street
123 Main Street
200-208 Main Street
211-213 Main Street
218 Main Street
108-110 Oak Street
116-130 Oak Street
112 East Park Avenue
113-115 East Park Avenue
116 East Park Avenue
119-125 East Park Avenue
205 East Park Avenue
206-208 East Park Avenue
210 East Park Avenue
212 East Park Avenue
213 East Park Avenue

218 East Park Avenue
301 East Park Avenue
406 East Park Avenue
408 East Park Avenue
413 East Park Avenue
415 East Park Avenue
416-420 East Park Avenue
501 East Park Avenue
504 East Park Avenue
505 East Park Avenue
509 East Park Avenue
511 East Park Avenue
519 East Park Avenue
523 East Park Avenue
524 East Park Avenue

Non-Contributing

112 East Commercial Avenue
124 East Commercial Avenue
204 East Commercial Avenue
213 East Commercial Avenue
218 East Commercial Avenue
220 East Commercial Avenue
225 East Commercial Avenue
228 East Commercial Avenue
312 East Commercial Avenue
315 East Commercial Avenue
324 East Commercial Avenue
421 East Commercial Avenue
7 Main Street
105 Main Street
109 Main Street
111 Main Street
207 Main Street
209 Main Street
221-223 Main Street
107 Oak Street
117 East Park Avenue

122 East Park Avenue
200 East Park Avenue
201 East Park Avenue
209 East Park Avenue
211 East Park Avenue
221 East Park Avenue
307 East Park Avenue
308 East Park Avenue
400-404 East Park Avenue
401 East Park Avenue
412 East Park Avenue
417 East Park Avenue
421 East Park Avenue
506 East Park Avenue
507 East Park Avenue
513 East Park Avenue
514-520 East Park Avenue
517 East Park Avenue

Glenn's Dam National Register Historic District (2020)

Contributing

Spring Pond Dam

Main Embankment

Dike

Reservoir

Timber Ruin

Pipeline Remnant

Appendix 4: Anaconda-Deer Lodge County, Local Historic Preservation Code

Subdivision XIV: Historic Resources Board

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