

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00001519

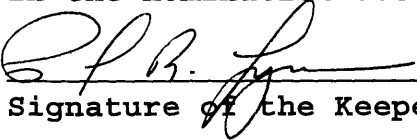
Date Listed: 12/18/2000

Sheehan Boardinghouse
Property Name

Deer Lodge MT
County State

Anaconda MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

12/18/2000
Date of Action

=====
Amended Items in Nomination:

Level of Significance:
The correct level of significance is: *local*

Significance:
Architecture is added as an area of significance to reflect the historic contributions of the property under NR Criterion C.

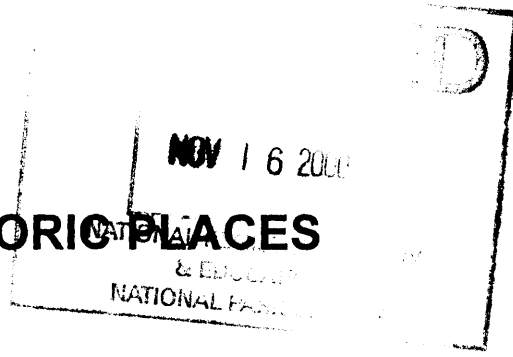
U. T. M. Coordinates:
The correct UTM coordinates should read: 12 349487 5109931

These revisions were confirmed with Katherine Hampton, MT SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

1519



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Sheehan Boardinghouse

other name/site number: Empty Arms Boardinghouse

2. Location

street & number: 412 East Third Street

not for publication: n/a

vicinity: n/a

city/town: Anaconda

state: Montana

code: MT

county: Deer Lodge

code: 023 zip code: 59711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark F. Saunders
Signature of certifying official/Title

11/09/2000
Date

Montana State Historic Preservation Office

State or Federal agency or bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

[Signature]

12/18/00

- entered in the National Register
 see continuation sheet
- determined eligible for the National Register
 see continuation sheet
- determined not eligible for the National Register
 see continuation sheet
- removed from the National Register
 see continuation sheet
- other (explain): _____

5. Classification

Ownership of Property: Private	Number of Resources within Property	
	Contributing	Noncontributing
Category of Property: Building	<u> 2 </u>	<u> </u> building(s)
Number of contributing resources previously listed in the National Register: 0	<u> </u>	<u> </u> sites
	<u> </u>	<u> </u> structures
	<u> </u>	<u> </u> objects
Name of related multiple property listing: Historical and Architectural Properties of Anaconda, MT	<u> 2 </u>	<u> </u> TOTAL

6. Function or Use

Historic Functions: DOMESTIC/Single Family Dwelling COMMERCE/Combined Coal & Wood Store/Residence DOMESTIC/Boardinghouse	Current Functions: DOMESTIC/Single Family Dwelling, Bed & Breakfast
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7. Description

Architectural Classification: LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Western Commercial	Materials: foundation: CONCRETE walls: BRICK other: n/a
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Narrative Description

The 2-story, flat-roofed brick boardinghouse at 412 East Third Street is currently both a private residence and bed and breakfast. The rectangular building rests on a concrete-wall foundation, and has a full basement. Pressed brick composes the exterior walls. The building features original doors and window units. A detailed brick cornice and a belt course, composed of a double row of header brick, define the parapet wall on the facade. Two end-wall chimneys appear. Typical of its modest Western Commercial style, the original detailing includes, in addition to the corbeled cornice, flat and segmental brick relieving arches located over the windows, and regular fenestration of the facade. Alterations are limited to a shed-roofed porch, dating to 1920s, on the north (rear) elevation.

The south (front) elevation of the building features an original, hip-roofed porch across the lower level. The foundation and floor of the porch have been replaced with concrete. Original rectangular wood columns support the asphalt-shingled hip roof, and lap siding covers the solid balustrade. The main entrance to the building is located on the east side of the lower level, and features the original 1-light transom and 1-light wood door. A 5/1 double-hung cottage window is centered on the west side of the lower level. Four 1/1 double-hung window units are evenly spaced across the second story.

Both the east and west elevations of the building contain seven, wood-frame, 1/1 double-hung windows: four at the first story, and three at the second story. In addition to the shed-roofed, wood-frame, enclosed porch across the lower level, the north (rear) elevation features a centered, original door at the second story. A small shed-roofed, wood-frame balcony shelters the entrance.

A rectangular, gable-roofed, one-story, wood-frame garage is located north of the main building. Constructed in 1930, the garage rests on a concrete foundation. Rolled composition material covers the roof, and modern brick-patterned asphalt sheet siding covers the exterior walls. Fenestration is limited to a four-panel wood door and six-light wood-frame window on the south elevation; two, evenly-spaced 2-by-2 sliding windows on the west elevation; and wooden, x-braced, double doors on the north elevation. Although the siding and roofing material are not original, the building retains the form and style that contribute to the historic character of the neighborhood.

Prior to the construction of this boardinghouse, a wood-frame dwelling and a rear frame tenement building, constructed in approximately 1890, occupied the lot. The Sheehan Boardinghouse is one of the few remaining boardinghouses in town that remains in original condition. Its architectural integrity is high, and it is an important attribute to the historic East Third Street corridor.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Community Planning and Development,

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1904-1940

Significant Person(s): n/a

Significant Dates: 1904

Cultural Affiliation: n/a

Architect/Builder: Jacobson, John Lund

Narrative Statement of Significance

The Sheehan's/Empty Arms boardinghouse at 412 East Third is a Western Commercial style, brick building constructed in approximately 1904 by John Jacobson. Jacobson, the premier residential contractor in Anaconda between 1900 and 1920, designed the building as a combination coal/wood shop and single-family dwelling for himself. By 1910, however, it had been converted into a boardinghouse. The boardinghouse is significant under Criterion A for its associations with Anaconda's residential development as one of the many boardinghouses and roominghouses in Anaconda during the 1890s and early 1900s. The building is also significant under Criterion C, as an example of simple Western Commercial architecture and as a representative example of the work of Anaconda builder and designer John Jacobson. It is one of the few remaining boardinghouses in Anaconda that retains a high level of architectural integrity, and it is one of the few constructions that is documented and can be directly credited to Jacobson.

Background History

Anaconda, established in 1883, was founded as a company town, driven by the gigantic Anaconda Company smelting and reduction complex located on Anaconda's east side. During the 1890s and 1900s, the town experienced unprecedented growth. The Company was embarking on a variety of new construction and expansion projects that increased the number of jobs available for laborers. The new Washoe Works facility, built in 1902 and the third smelting complex constructed in Anaconda, was one of these projects. The availability of housing during the early 1900s suffered as a large number of immigrant families moved to the community looking for work.

To curb the shortage of available housing, the Company, as well as many private entrepreneurs, began building boardinghouses, roominghouses, apartments, and rented rear cabins. General lodging expenses in Anaconda ranged between \$8.00 per month to \$25.00 per month depending on the accommodations and whether or not board was provided. Similar Company-owned boardinghouses in the area charged \$6.00 per week in 1901.¹ Some Anaconda boardinghouses doubled as rooming houses, charging room and board separately. Discretionary accommodations allowed roomers to produce a punch card if a meal was desired, with the cost of a meal approximately \$.35 in the early 1900s.

Despite their seeming-unfriendliness and regimentation, boarding and roominghouses in Anaconda, like in other industrial cities of America, provided lodgers with more than the primary service of a place to eat and sleep. The boardinghouse became a surrogate household complete with a substitute family for the many workers who had left their wives and other family members behind in their native lands. Boardinghouses were often established along ethnic lines: Irish owners rented to Irish boarders; Austrian owners rented to Slavic lodgers. Lodgers sought ethnically-homogeneous boardinghouses for reasons of comfort and convenience. Lodgers with similar backgrounds shared the same language, the same problems, and the same interests. For the majority of immigrants who had come from small European villages, boardinghouses also gave them some semblance of the closeness and camaraderie inherent to village life, yet absent from the independent and self-indulgent life that the general American city offered.

Long-time Anaconda resident and builder of Sheehan's Boardinghouse, John Lund Jacobson, immigrated to the United States from Norway during the early 1880s. He arrived in Anaconda in approximately 1885, working on numerous residences and buildings in Anaconda between 1895 and 1925. He originally worked for the Anaconda Company on the Upper Works, but he soon established himself as a contractor and was able to secure a number of contracts over the years, specializing in residential constructions. Other buildings with which he is associated as a builder include the Anaconda City Hall at 401 East Commercial, 404 East Park (now demolished), and 318 East Commercial. A number of building permits listed in the local newspapers during the 1910s also credit him with constructing a large number of the Craftsman-styled cottages and bungalows in town; however, the exact locations of these residences were not recorded.

¹ Agreement, 1901. Anaconda Company Records. Manuscript Collection #169, Box 51, File 13. Helena, MT: Montana Historical Society Archives.

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Jacobson originally intended the building to serve as his coal./wood shop and private residence. Indeed the Western Commercial style of the building, with its plain brick façade and large first-story window, reflects these functions. Only six years after construction, however, the building became a boardinghouse. Census records indicate that Peter McGuire, an Irishman who was born in 1870 and had emigrated to the United States in 1887, rented the building. Six Irish lodgers lived there in 1910, in addition to McGuire, his wife Annie (who ran the boardinghouse), and his 4 children. By 1920, Thomas Sheehan had bought the building, and, with his wife Flora, continued to maintain it as a boardinghouse. Thomas Sheehan was born in Canton, MA in 1876 to Irish immigrant parents. He came to Anaconda in 1910 and worked as a boilermaker and a lead burner for the Anaconda Company starting in 1914. He and his wife Flora had 6 children and operated the boardinghouse until at least 1940, the year in which Mr. Sheehan passed away.²

The Sheehan Boardinghouse is one of the best preserved examples of combination commercial and residential construction in Anaconda, and one of the few buildings directly attributable to important local builder John Lund Jacobson. Additionally, its associations with the development of Anaconda, and its adaptation into one of many multiple-family dwellings in order to meet the housing demands of laborers, make the building one of the most significant resources in the town.

² Anaconda City Directories.; Federal Census Records, 1910 & 1920. Anaconda, Montana.

Sheehan Boardinghouse
Name of Property

Deer Lodge, Montana
County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other -- Specify Repository: Anaconda-Deer Lodge County Preservation/Planning Office

10. Geographical Data

Acreage of Property: Less than one.

UTM References:	Zone	Easting	Northing
	12	349487	5110069

Legal Location (Township, Range & Section(s)): NW1/4NE1/4SE1/4 of Sec. 3, T4N, R11W

Verbal Boundary Description

The Sheehan Boardinghouse is located on the East Half of Lot 9 in Block 35 of the Original Townsite in Anaconda, Montana.

Boundary Justification

The East Half of Lot 9 in Block 35 of the Original Townsite of Anaconda, platted in 1883, has been associated with the Sheehan Boardinghouse since its construction in 1904.

11. Form Prepared By

name/title: Kimberly Morrison, Community Surveyor
organization: Montana SHPO date: March, 1996
street & number: P.O. Box 201202, 1410 8th Avenue telephone: 406/444-7715
city or town: Helena state: MT zip code: 59620-1202

Property Owner

name/title: Andrew Forsythe
street & number: 716 East Third telephone: (406)563-2235
city or town: Anaconda state: MT zip code: 59711

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Agreement, 1901. Anaconda Company Records. Manuscript Collection #169, Box 51, File 13. Helena, MT: Montana Historical Society Archives.

Anaconda City Directories.

Anaconda Company Employee Records. Anaconda, Montana: Anaconda-Deer Lodge County Historical Society, 1940.

Anaconda-Deer Lodge County Property Ownership Records.

Federal Census Records, 1910 & 1920. Anaconda, Montana.

Sanborn Fire Insurance Maps. 1907, 1930, 1938.