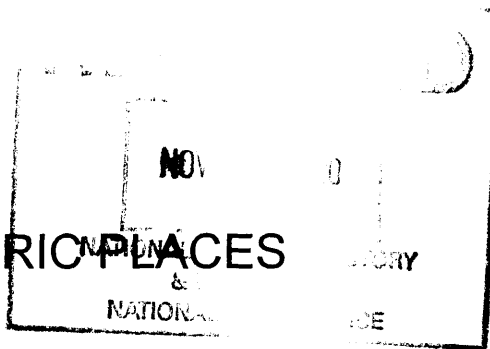


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Lorraine Apartments

other name/site number: None

2. Location

street & number: 218 East Third

not for publication: n/a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.)

Signature of certifying official/Title

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

[Handwritten 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

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

 2 ___ building(s)

Number of contributing resources previously
listed in the National Register: 0

___ sites

___ structures

___ objects

Name of related multiple property listing:

Historic and Architectural Properties of Anaconda, Montana

 2 ___ TOTAL

6. Function or Use

Historic Functions:

DOMESTIC/Multiple Dwelling

Current Functions:

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification:

LATE 19TH & EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Commercial Style, Vernacular

Materials:

foundation: CONCRETE
walls: PRESSED BRICK
roof: ASPHALT
other: None

Narrative Description

The two-story Lorraine Apartment Complex at 218 East Third is rectangular in design and is five bays wide and seven bays long. The south facade features a symmetrical fenestration, and all door and window units are original. Pressed brick composes the walls, and there is a concrete foundation with a daylight basement, giving the building a 3-story appearance. Brick arches and sills appear.

The south elevation of the building features an engaged entry. This small entryway features a flat projecting cornice that is supported by scrolled brackets and shelters an original 15-light wood door. The main entrance accesses a landing in between the first level and the daylight basement level. The window units are predominantly original paired 1-light casement units, above which is a fixed transom light.

Identical original paired casement windows and transoms appear in each bay on the non-primary elevations as well. However, engaged balconies with original wood doors compose the central bays on each level of the east and west elevations.

The vernacular detailing on this apartment building is original and elaborate for a multi-family dwelling. The south facade reveals a flat parapet wall delineated by a wood-molded cornice. A similar wood molding separates the main levels of the apartment house and the daylight basement level. All windows in the upper story feature a brick segmental relieving arch composed of a double course of header brick and feature a wood window head. These arches are connected by a brick belt course. Windows on the other levels feature a flat brick relieving arch. And on the south facade a recessed panel of brick, displaying a herringbone pattern, connects the upper level windowsills with the lower level flat brick relieving arches. No chimneys are visible.

A wood-frame, gable-roofed addition, dating to approximately 1940 or 1950 has been attached to the north elevation, connecting the apartment complex with the outbuilding that is located on the northern perimeter of the lot. Only one outbuilding appears: flat-roofed garage with a parapet, dating to the historic period of the building. The garage mimics the general materials and style of the primary building.

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The building's interior has been somewhat modernized over the years, although some of the original trim and features remain. Kitchens and bathrooms have been updated. The original oak trim still appears. Prior to the construction of this building, a large beer garden originally appeared on this lot, adjacent to Robert Fenner's Brewery and the Anaconda Bottling Works Company located to the west. Later, a large frame dwelling was constructed on the lot. The original dwelling, constructed in approximately 1885, as well as the beer gardens, had been abandoned by 1896 and remained vacant until demolished by John Furst in 1915.

The Lorraine Apartment complex is an excellent example of multi-family residential construction in Anaconda and retains its architectural integrity.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Community Planning and Development, Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1915-1916

Significant Person(s): n/a

Significant Dates: 1915-16

Cultural Affiliation: n/a

Architect/Builder: Hyslop & Westcott, Architects
Furst, John, Builder

Narrative Statement of Significance

The Lorraine Apartment Complex at 218 East Third is one of four early twentieth-century apartment complexes that were constructed in Anaconda during the 1910s. Designed by local architect W.W. Hyslop, the building was constructed in 1915-1916 by John Furst to meet the demands of a housing shortage that plagued Anaconda during the 1910s. It represents a shift in multiple dwelling construction from boardinghouses/hotels to large apartment complexes with self-sufficient units. It contributes to the patterns of Anaconda development and social history, and it therefore qualifies for individual listing under Criterion A of the National Register of Historic Places. It also is eligible under Criterion C for its architectural integrity. It features a plain commercial style with little elaboration. Both the interior and the exterior of the building remain largely intact. The Lorraine is also one of the few surviving examples of the work of local architect W.W. Hyslop. A majority of Mr. Hyslop's work in Anaconda has been destroyed by fire or demolished.

Background History

The town of Anaconda was established in 1883 as the site for the largest ore reduction works in the world. Built by Irish immigrant, miner and millionaire Marcus Daly, the Anaconda Company smelting complex, dramatically expanded between 1890 and 1918 as the demand for copper increased with new inventions and new developments in foreign relations.

Anaconda became a mecca for western-bound immigrants who embraced the abundance of jobs that the Anaconda Company offered and the diverse immigrant working-class environment of this small mountain village. Population increased dramatically between 1890 and 1910, a time during which the Anaconda Company facilities in Anaconda were expanding with new construction projects.

From the onset of development, multiple dwellings played a significant role in the social history of the town and in the historic-built landscape. Boardinghouses, hotels and rooming houses began appearing, predominantly on the east side of town. Despite their seeming-unfriendliness and regimentation, Anaconda's boardinghouses, as 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 comraderie inherent to village life, yet absent from the independent and self-indulgent life that the general American city offered.

New construction projects during the 1910s translated into more jobs and the housing market failed to keep up with the burgeoning workforce and their families. Tented villages, such as Ingleside, east of Anaconda, sprouted up on the fringes of town as the availability of houses and rooms diminished.

In an effort to satisfy a portion of this demand, local developers began building apartment complexes in Anaconda. John Furst was one of original developers, buying a lot and vacant building on the northwest corner of Cherry and East Third Streets in 1914. The seller, Robert Fenner, had operated a small beer garden on the lot with an adjacent brewery and bottling works during the mid-1880s. A small dwelling also appeared on the lot at that time.

John Furst followed the lead of butcher and developer John Wenger, who had constructed the first substantial apartment complex, the Alpine, in Anaconda in 1915 at 200 Hickory. Furst employed the local architectural firm of W.W. Hyslop and George Westcott, who had planned the Alpine, to design the Lorraine, which he then constructed.

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John Furst was one of Anaconda's most versatile businessmen. Born in Alsace Lorraine, France in 1852, John Furst immigrated to America in 1870, settling in Kansas City, Missouri. In Kansas City, he learned a trade as a cobbler. In 1878, he moved to Montana, establishing one of the first boot and shoe shops in Butte. Mr. Furst had sold his shoe shop by 1881, investing his earnings in a small ranch six miles northeast of Anaconda. For nearly thirty years, Furst conducted a dairy and cattle business from his ranch, in addition to a milk delivery business in Anaconda. During his latter years, he was involved in the building trade in Anaconda. In addition to the Lorraine Apartment House, which he named after his native land, Furst also constructed the Furst Block at 113 East Park Avenue, and a large dwelling for his daughter at 1403 West Third.

Little is known about the background and training of W. W. Hyslop, the main architect of the Lorraine. However, Mr. Hyslop was the most popular architect in Anaconda during the 1890s, designing a number of buildings in Anaconda, almost all of which have been demolished. Some of Hyslop's earlier works, now gone, included the Edgcombe Block at 305 East Park constructed in 1896, the Beaudry Building at 322 East Park constructed in 1895, a building at 508 East Park constructed in 1897, the Shields Block at 122 Main constructed in 1895, and the original Church of Christ building at 520 Oak constructed in 1895 and surviving in an altered state. Only this apartment building, the Alpine Apartment building on Hickory Street and St. Peter's Austrian Roman Catholic Church at 401 Alder remain in their original conditions. Hyslop employed a variety of styles in his work. He preferred the Gothic Revival style for his church designs and modest vernacular compositions for his residential constructions. His commercial constructions tended to display Victorian elements in design.

Mr. Hyslop was a graduate of Columbia College in New York City, coming to Anaconda and establishing an architectural office in 1894. The local newspaper two years later credited him with designing at least one-half of all of the architect-designed buildings in Anaconda constructed between 1894 and 1896.¹ In approximately 1900, he left Anaconda and moved to Spokane. Evidence of his work in Anaconda during the first decade of the twentieth century diminished until 1915, when Hyslop reemerged with a partner, George Westcott of Spokane, to design four substantial buildings in Anaconda: the Elks Building at 219 Main constructed in 1913, the Alpine Apartments at 210 Hickory constructed in 1915, the Blue Bird Theater at 202 East Park, constructed during 1915 and 1916, and Furst's Lorraine Apartment Complex at 218 East Third in 1915 and 1916. Of these later constructions, only the two apartment complexes remain.

The Lorraine Apartments is an excellent example of multiple dwelling construction in Anaconda and is significant as a representation of the work of architect W.W. Hyslop, the most important local architect during the 1890s and 1910s. As expressed by the design of this building, Hyslop's work became more subdued near the end of his career, exhibiting less elaborate detailing and more vernacular expressions. The Lorraine Apartments also signifies a transitional period in residential development, as multiple housing evolved to include units with more privacy and better sanitary conditions. It is an important part of the Anaconda landscape and community.

¹ "A Successful Architect". *Anaconda Standard*. 12/20/1896, 17:6-7.

Lorraine Apartments
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 Preservation/Planning Office

10. Geographical Data

Acreage of Property: Less than one.

UTM References:	Zone	Easting	Northing
	12	349307	5110109

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

Verbal Boundary Description

The Lorraine Apartments is located in Lot 12 of Block 37 of the Original Townsite of Anaconda, Montana.

Boundary Justification

Lot 12 of Block 37 of the Original Townsite of Anaconda, platted in 1883, has been associated with the Lorraine Apartments since its construction in 1915.

11. Form Prepared By

name/title: Kimberly Morrison, Community Surveyor	date: March, 1996
organization: MT SHPO	telephone: 406/444-7715
street & number: P.O. Box 201202, 1410 8th Avenue	state: MT zip code: 59711
city or town: Anaconda	

Property Owner

name/title: Mary Dobson, c/o Olson Family Trust	telephone: None
street & number: P.O. Box 1278	state: MT zip code: 59711
city or town: Anaconda	

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Anaconda City Directories.

Anaconda Property Ownership Records.

"Apartment House to be Built by Furst." *Anaconda Standard*. 10/16/15, 4:4.

"John Furst, Early Settler in Anaconda, Dies in Butte." *Anaconda Standard*. 8/15/27, 1:1-2 & 7:5.

"A Successful Architect". *Anaconda Standard*. 12/20/1896, 17:6-7.

Sanborn Fire Insurance Maps. 1884, 1888, 1890, 1891, 1896, 1907, 1930.