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### 5. Classification

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|  |                                     |                 |
|--|-------------------------------------|-----------------|
| Ownership of Property: Private   | Number of Resources within Property |                 |
|  | Contributing                        | Noncontributing |
| Category of Property: Building   | <u>  1  </u>                        | ___ building(s) |
| Number of contributing resources previously listed in the National Register: 0                         | ___                                 | ___ sites       |
|  | ___                                 | ___ structures  |
|  | ___                                 | ___ objects     |
| Name of related multiple property listing:<br>Historic & Architectural Properties of Anaconda, Montana | <u>  1  </u>                        | ___ TOTAL       |

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### 6. Function or Use

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|                            |                            |
|----------------------------|----------------------------|
| Historic Functions:        | Current Functions:         |
| DOMESTIC/Multiple Dwelling | DOMESTIC/Multiple Dwelling |

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### 7. Description

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|                               |                      |
|-------------------------------|----------------------|
| Architectural Classification: | Materials:           |
| COMMERCIAL/Vernacular         | foundation: CONCRETE |
|                               | walls: BRICK         |
|                               | roof: TAR            |
|                               | other: STEEL         |

### Narrative Description

The two-story Granite Apartments at 214 East Third is rectangular in design, and is three bays wide and four bays long. All elevations feature symmetrical fenestrations, and all window units are original. Pressed brick composes the walls, and there is a concrete foundation with a partial basement. Brick pilasters with corbeled brick caps outline the bays of the apartment complex, which also features a detailed brick cornice, brick belt courses, and brick sills. Two interior and one exterior brick chimneys also appear.

The south facade of the building features an engaged entry on the first level of the bay. This entrance originally retained a wood door. The original door has recently been replaced with a steel door that is in keeping with the style of the building. Above the door is a one-light transom, and a new canvas awning shelters the engaged entry. Each flanking bay features three pairs of 1-over-1 double-hung windows with single-light, fixed transoms on each level. A course of soldier brick appears above the first level windows, and header brick courses appear above and below the second story windows.

The non-primary elevations of this building also feature a symmetrical fenestration. Each bay of the east and west walls of the building houses a single 1-over-1 double-hung window in each level. The windows on the east and west elevations predominantly display a wood window head, a projecting brick sill, and a segmental brick relieving arch. The rear (north) elevation displays a single double hung window unit and a pair of double hung window units in each level. Centrally located on each level is a rear entrance that mimics the entrance on the south facade. A frame stairway accesses the entrance on the second level.

The interior of the building features eight, one-bedroom apartments of similar size and layout. The interior of the building was renovated by Sandra Reiter and Fred Hartwell in 1994, and many of the original features survive, including the original fir wood work and the clawfoot bathtubs, produced in 1916 and 1917. The main stairwell retains original 4x4 newel posts and original balusters. During this period of renovation, dropped ceilings and modern wall paneling, carpets and flooring were removed to return the apartments to their original appearances. The second level is also characterized by original skylights.

A shed-roofed garage and storage shed dating to the historic period originally appeared at the rear of the lot. It has recently been removed, however, because of structural instability. It featured a concrete foundation and brick walls that were clad in stucco.

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Prior to the construction of the Granite Apartments on this site in approximately 1917, the Anaconda Bottling Works complex occupied this lot. The Anaconda Bottling Works complex was built in approximately 1887 and consisted of a large frame factory building that housed an icehouse and the bottling works. In addition, a rear frame stable and another icehouse also appeared. By 1896, the Anaconda Bottling Works no longer occupied these buildings and the main factory and its ancillary structures were converted for other uses as stables, carpenters' workshops, and a roominghouse.

The Granite Apartments is an excellent example of early twentieth-century multiple dwelling construction in Anaconda.

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## 8. Statement of Significance

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Applicable National Register Criteria: A, C

Areas of Significance: Community Planning & Development,  
Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: ca. 1917

Significant Person(s): n/a

Significant Dates: ca. 1917

Cultural Affiliation: n/a

Architect/Builder: Jacobson, John Lund

### Narrative Statement of Significance

The Granite Apartments at 214 East Third Street is one of at least five early twentieth-century apartment complexes that were constructed in Anaconda during the 1910s. The building, which dates to approximately 1917, was built to help curb a serious housing shortage in the community during the 1910s. It represents the shift in multiple dwelling construction during this decade from large boardinghouse/hotels and roominghouses in commercial blocks to large apartment complexes with self-sufficient units. Reflective of the patterns of Anaconda development and social history, it qualifies for individual listing under Criterion A of the National Register of Historic Places.

A transitional building, the Granite Apartments gains significance under Criterion C for its architectural values. The building is locally representative of the spare, multiple-unit buildings designed in early twentieth-century Anaconda to provide needed housing. And it reflects the work of John Lund Jacobson, a local builder whose residential buildings helped characterize Anaconda architecture.

### Background History

The town of Anaconda was established in 1883 as the site of 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 substantially between 1890 and 1920, 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, 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 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 address this housing shortage, local entrepreneurs and contractors began building large apartment houses in Anaconda. Unlike their early boardinghouse counterparts, apartments offered residents a more private home-life, complete with private bathrooms, kitchens, bedrooms, and living areas accessed by common interior hallways. Large construction projects preceding the Granite Apartments included the Alpine Apartments at 200 Hickory in 1914 and the Lorraine Apartments, just down the street in 1915.

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Granite Apartments  
Deer Lodge County, Montana

Page 1

The Granite Apartments was the third complex constructed in Anaconda. Unlike many of the other apartment houses in town, the Granite Apartments did not house Anaconda Company employees during the historic period. Early tenants include two electricians, a railroad yardmaster, a department store clerk, and a Salvation Army Officer. Lipman Coldwater, one of Anaconda's most successful businessmen, was also an early tenant of the building. Coldwater owned and operated a shoe store in town for over fifty years.<sup>1</sup>

## Architectural Significance

The Granite Apartments was constructed by long-time Anaconda resident and builder **John Lund Jacobson**. 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. Although originally employed for the Anaconda Company at the Upper Works, he soon established himself as an independent contractor and was able to secure a number of contracts over the years, specializing in residential constructions.

Building permits listed in the local newspapers during the 1910s credit J. L. Jacobson with construction of a large number of the Craftsman-styled cottages and bungalows in town; however, the exact locations of these residences were not recorded. Jacobson was actively employed as a contractor in Deer Lodge and Missoula, as well as in Anaconda. In addition to the Granite Apartments at 214 East Third Street, Jacobson is known to have built the following residences and buildings in Anaconda:

- Anaconda City Hall, 401 East Commercial (constructed, 1895; condition, National Register Listing)
- 404 East Park (constructed, ca. 1890; demolished, ca. 1915)
- 318 East Commercial (constructed, 1896; condition, altered)
- 412 East Third (constructed, ca. 1904; condition, original)
- The original Our Savior's Evangelical Norwegian Lutheran Church, 424 Chestnut (constructed, 1904-05; condition, destroyed by fire, 1927)
- 601 Chestnut (constructed, ca. 1914 ; condition, original)

The Granite Apartments is an excellent example of multiple dwelling construction in Anaconda and is significant as a representative of the early twentieth-century transition in multi-unit residential development. As multiple housing evolved to include units with more privacy and better sanitary conditions, the building is an important part of those patterns in the Anaconda landscape and community.

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<sup>1</sup> Anaconda City Directories. Various years, but specifically 1918. Anaconda & Helena, Montana: R.L. Polk & Company of Montana, 1918, 1925, 1930, 1940.

Granite Apartments  
Name of Property

Deer Lodge, Montana  
County and State

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### 9. Major Bibliographic References

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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

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### 10. Geographical Data

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Acreage of Property: Less than one.

| UTM References: Zone | Easting | Northing |
|----------------------|---------|----------|
| 12                   | 349279  | 5110114  |

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

#### Verbal Boundary Description

The Granite Apartments is located in Lot 10 of Block 37 of the Original Townsite of Anaconda, Montana

#### Boundary Justification

Lot 10 of Block 37 of the Original Townsite of Anaconda, platted in 1883, has been associated with the Granite Apartments since its construction c. 1917.

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### 11. Form Prepared By

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

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### Property Owner

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name/title: Sandra Reiter & Fred B. Hartwell  
street & number: P.O. Box 1468                      telephone: (406)563-2065  
city or town: Anaconda                      state: MT    zip code: 59711

United States Department of the Interior  
National Park Service

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Anaconda City Directories. Anaconda & Helena, Montana: R.L. Polk & Company of Montana. 1918, 1925, 1930, 1940.

Anaconda Property Ownership Records.

Deer Lodge County Building Permit, #3413.

Meidl, Ruth & Wellcome, George. The Anaconda Centennial: 1883-1983. Anaconda, Montana: Anaconda Centennial Committee, 1983.

Reiter, Sandra S. Letter to Kimberly Morrison. Research and remodeling information included. 6/14/1996. Letter in possession of MT SHPO, Helena, Montana.

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