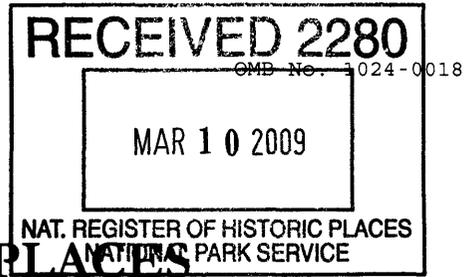


237



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Parberry Block East
other name/site number: Parberry Brick Block, Parberry Brick Building, McDonald & Armitage, Coad & McDonald Store, Wilts Bros. Building, the Edwards, Library, the Western Building, the Scoop, Parberry East

2. Location

street & number: 18 - 20 East Main Street not for publication: n/a
city/town: White Sulphur Springs vicinity: n/a
state: Montana code: MT county: Meagher code: 059 zip code: 59645

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.
Mark F. Jaume/SHTD 3/3/2009
Signature of certifying official/title Date
Montana State Historic Preservation Office
State or Federal agency or bureau (See continuation sheet for additional comments.)

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:
 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): _____
Eric Signature of the Keeper Date of Action
Edson H. Ball 4-22-09

5. Classification

Ownership of Property: Private	Number of Resources within Property	
Category of Property: Building	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register: n/a	<u> 1 </u>	<u> 0 </u> buildings
Name of related multiple property listing: n/a	<u> 0 </u>	<u> 0 </u> sites
	<u> 0 </u>	<u> 0 </u> structures
	<u> 0 </u>	<u> 0 </u> objects
	<u> 1 </u>	<u> 0 </u> Total

6. Function or Use

Historic Functions:

COMMERCE/TRADE/business
 COMMERCE/TRADE/specialty store
 COMMERCE/TRADE/professional
 SOCIAL/meeting hall
 EDUCATION/library
 HEALTH CARE/clinic
 DOMESTIC/multiple dwelling
 INDUSTRY/PROCESSING/EXTRACTION/energy facility

Current Functions:

WORK IN PROGRESS
 COMMERCE/TRADE/business
 COMMERCE/TRADE/specialty store
 COMMERCE/TRADE/professional

7. Description

Architectural Classification:

OTHER: Western Commercial
 LATE VICTORIAN/Romanesque/Romanesque Revival

Materials:

foundation: STONE
 walls: BRICK
 roof: ASPHALT
 other: STONE: Sandstone, METAL: Iron

Narrative Description

The Parberry Block East Building is a two-story, rectangular, brick building, approximately 40 ft. by 80 ft. in size, which presents two storefront spaces and second-story rooms over a full basement. It was completed in the latter half of 1891. The Parberry Block East Building is located in White Sulphur Springs, Montana, a community of about 1000 individuals. White Sulphur Springs is located in the Smith River Valley in Meagher County, east of the Big Belt Mountains, south of the Little Belt Mountains and northwest of the Castle Mountains. The South Fork of the Smith River (five miles west of White Sulphur Springs) and the North Fork of the Smith River (one mile north of White Sulphur Springs), empty into the Smith River five miles west of town where it flows north 70 miles to its confluence with the Missouri River. The building is situated on the south side of East Main Street in the main commercial district, between South Central Avenue and First Avenue Southeast. An alley parallels the east length of the building. It is an excellent architectural element in the area, being a well preserved example of Western Commercial architecture with Late Victorian Romanesque Revival style details.

The Parberry Block East Building is constructed from brick and covered by a half-gable roof. Large plate-glass windows and centered entry doors, set in cast iron frames, dominate the first-story storefronts of the north elevation. Sandstone capitals and lintels, together with a sandstone belt course, highlight the north (street-front) elevation at the second story. A central, narrow, slightly protruding bay at the center of the north elevation features a pressed-iron pediment. Arched windows, corbelled brick belt courses and cornices, and pilasters with small pedimented capitals are representative of the Romanesque Revival style.

Dr William Parberry is the original owner and developer of the Parberry Block East Building; it is adjacent to his first East Main Street Property, the Parberry Building, immediately to the west, which he built shortly after platting the original township.

(see continuation sheet: Section number 7 - Description of Resources)

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: ARCHITECTURE, COMMERCE;

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1891 -1959

Significant Person(s): n/a

Significant Dates: 1891

Cultural Affiliation: n/a

Architect/Builder: Unknown

Narrative Statement of Significance

The Parberry Block East Building is directly associated with the commercial development boom of downtown White Sulphur Springs at the end of the nineteenth century. Dr. William Parberry, one of the founders of White Sulphur Springs, constructed Parberry Block East in 1891, during a time of optimism and heady commercial development in the town and across the state. Parberry's investment signaled a continued unflagging belief in the sustained growth and success of the locality, and added substantially to the built environment. Through the twentieth century, the Parberry Block East Building continued to serve as an important part of the commercial environment. It housed a number of different businesses through the years serving the downtown community, including clothing and food stores. It is one of a handful of extant buildings in White Sulphur Springs dating to the turn of the twentieth century and the only one displaying Western Commercial architecture with Late Victorian Romanesque Revival style details. It is eligible under Criterion A for its strong association with the commercial history of White Sulphur Springs during the late nineteenth and early-to-middle twentieth centuries. The Parberry Block East gains additional significance under Criterion C. It is a fine example of Western Commercial architecture with Late Victorian Romanesque Revival style details.

Regional Historic Context

The region now known as Meagher County was originally part of the French and Spanish colony of Louisiana, acquired by the United States through the Louisiana Purchase of 1803. In 1812, it was included in the newly organized Territory of Missouri. These lands were later included in the Dakota Territory, organized in 1861. It was subsequently included within the Idaho Territory when gold was discovered throughout the region. In 1864, President Abraham Lincoln signed a bill creating the Montana Territory. Meagher County was created in 1867 from parts of Chouteau and Gallatin counties. Meagher County was reduced in size to create Fergus County in 1885, and Broadwater County in 1897. Other portions were annexed to Sweet Grass County in 1885, and Cascade and Lewis and Clark counties from 1890 to 1900. In 1911, part of Fergus County was annexed back to Meagher County. The county was named for Thomas Francis Meagher a Irish patriot who became a general and served the Union in the Civil War. After the war he became the acting governor of the Montana Territory.¹ The state formally entered the Union in 1889.

The Smith River is the main arterial waterway in the area. The Lewis and Clark expedition passed the mouth of the river on July 15, 1805 and named it in honor of Robert I. Smith, the Secretary of the Navy. Jim Bridger is mentioned on two occasions for activities along the Smith River. It is likely the Smith River was used as a travel corridor between the Yellowstone and Missouri rivers by aboriginals and trappers.² In 1860, the Reynolds-Maynadier expedition followed the Smith River from its headwaters to its juncture with the Missouri River. This expedition helped cement the role of the Smith River as an established transportation route in the area.³

The first gold in Montana was discovered in 1858 on Gold Creek, in the Deer Lodge Valley. In 1862, the Grasshopper Creek gold rush led to the creation of the town of Bannick, and the pursuit of gold through out much of the mountains of Montana. The chase for gold included the investigation of all of the smaller mountain ranges bounding the Smith River and present day town of White Sulfur Springs. One of the state's richest gold strikes was in Confederate Gulch, twenty-five miles west of White Sulphur Springs. The Confederate Gulch strike led to the creation of Diamond City, known as one of the toughest places in Montana. It boasted a population of 5000 people by 1867.⁴

See Continuation Sheet: Section Number 8 - Statement of Significance

¹ Roberta Carkeek Cheney, *Names on the Face of Montana*, (Missoula, MT: Mountain Press Publishing Company, 1996), p 181.
² Stephen A. Aaberg et al. *6666Ranch-Dry Range Proposed Land Exchange, Class III Cultural Resource Survey Results, Meagher County, Montana, Volume I: Management Report*. (For Burnett Ranches, Inc., Fort Worth: TX and Douglass, Inc. Missoula: MT), p. 38.
³ Kenneth W. Karsmizki, *South Fork of the Smith River: Historic Cultural Resources Adjacent to U.S. Highway 89*. (For Aaberg Cultural Resource Consulting Service, Bozeman: MT, 1994), p. 4.
⁴ Carkeek Chaney, p. 73.

9. Major Bibliographic References

(see continuation sheet Section Number 9 - Bibliography)

Previous documentation on file (NPS): N/A

- 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: N/A

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify Repository:

10. Geographical Data

Acreage of Property: less than one

UTM References:	Zone	Easting	Northing	(NAD27)
	12	507528	5154714	

Legal Location (Township, Range & Section(s)): T9N, R7E, NE ¼ NW ¼ NW ¼ section 18

Verbal Boundary Description

East 42.1 ft. of Lot 3 of Block 18, White Sulphur Springs Original Townsite (aka Parberry Townsite)

Boundary Justification

The boundary is drawn, according to legally recorded lines, to include the property historically associated with the Parberry Block East Building.

(see continuation sheet: Section number 10 - Site Maps)

11. Form Prepared By

name/title: Rich Noonan - Architect (Crazy Mountain Line Works)
organization: Missouri Headwaters Preservation Trust **date:** 11 December 2007
street & number: 115 West Cleveland **telephone:** (406) 579 6965
city or town: Bozeman **state:** MT **zip code:** 59715

Property Owner

name/title: Brick & Brains, LLC
street & number: POB 160722 **telephone:** (406) 579-6965
city or town: Big Sky **state:** MT **zip code:** 59716

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7

Parberry Block East Building
Meagher County, Montana

Page 1

Description of Resources, [continued]

Roof

The Parberry Block East is protected by a low-slope half gable roof with a parapet surround. The roof is in good condition and gently slopes to the south. It is covered by rolled asphalt roofing. The parapet wall that surrounds the building on the north and east elevations features decorative brickwork capped by pressed-iron. An original sky light needs restoration. A gutter is located on the south roof edge and a downspout is attached to the south elevation.

North elevation - Street Façade

The Parberry Block East's north (street-front) elevation features four brick pilasters, capped at each story with decorative brick coursing and rough-faced sandstone blocks that divide the elevation into a narrow central bay flanked by single, wider bays. Each storefront contains cast-iron lintels, each highlighted with four, evenly-spaced, decorative rosettes. Above these lintels, across the first and second story junction, a corbelled brick cornice further defines the division between the storefront level and the rooms/office space above.

The west storefront, which is the original design and materials, features a centered entry flanked by large, two-light display windows. Three wooden steps lead to the recessed, one-light, six-panel wood door. A tall, one-light transom fills the space above the door and below the iron lintel. Wood-framed walls support the display windows from the sidewalk level.

The central bay of the north elevation is narrow, and at the first story contains a multi-paneled wood door below a tall one-light transom. A single concrete step leads to the door.

The east storefront, between the eastern two pilasters on the first story, contains two different modifications: an altered storefront, constructed prior to 1980, and an open porch covering the side walk, constructed in 1994 or 1995. During the pre-1980 modification, the original cast iron storefront across the first floor portion of the primary elevation (façade) was removed and replaced with a design and materials similar to the original storefront. Three centered concrete steps lead to a one-light wood entry door. Two-light display windows flank the door on each side, with the panes to the center canted from the entry to the front of the building matching the building's original plan. Brick half-walls are located below the windows replacing the wood of the original storefront. Above the windows, vertically-placed T-111 plywood siding covers the original clearstory space below the iron lintel. It is reported that the original clearstory lights on the eastern storefront were removed to affix the T-111 siding.

The open porch, erected in 1994 or 1995, features a rolled metal shed-roof across the sidewalk, supported by a six-inch by six-inch horizontal wood beam braced by four, bracketed, eight-inch round vertical lumber posts. The porch attaches to the building just above the remodeled windows and below the original clearstory. The ledger and rafters are exposed to the sidewalk.

The second story features six one-over-one, wood-framed, original, double-hung windows: three across the east bay, one at the center, and two more spaced across the west bay. A narrow, smooth-faced, sandstone belt course forms the sill for each of these windows, and above, a rough-cut granite course between the east and west pilasters forms the lintels. Round arches, formed by two soldiered courses of brick, define the individual window openings. Intricately carved stone panels fill the space within each arch. The arch within the central bay has a large sandstone keystone. Above the keystone, limited to the central bay, is a narrow sandstone course, topped by decorative brickwork that forms a corbelled cap flanked by single recessed crosses. The west and east bays both feature a corbelled brick cornice below the parapet wall. The parapet wall surrounds the building on the north, west, and east elevations, and features decorative brickwork capped by pressed iron. Each pilaster is capped with a pressed-iron, pedimented capital. The capitals feature pairs of small columns. Telephone wire insulators are on all the exposed façades from the days when the building housed the community's telephone exchange.

East elevation - alley

The east stepped parapet features decorative brickwork capped by pressed iron. There are ten boarded-over (with plywood) window openings on the second floor. These window openings were likely filled with one-over-one double-hung wood-framed windows; the same as the north elevation. The first floor contains four boarded-over (with plywood) wood frame single-light fixed windows. These

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

**National Register of Historic Places
Continuation Sheet**

Section number 7

Parberry Block East Building
Meagher County, Montana

Page 2

windows are currently covered in T-111 plywood but they are intact with many broken glass panes. The windows have a brick Jack Arch lintel above each window and a brick masonry sill. The Jack Arch lintel is made from alternating brick soldiers and rowlocks. The sill is made from a course of brick stretchers supporting a course of headers. The doorframe of a wood door in the south end of the wall displays a Jack Arch lintel. Approximately 15 percent of the exposed bricks need tuck-pointing; the remainder of the wall would also benefit from such action.

The east elevation features the remnants of three very faded painted advertisements. A Levi Strauss advertisement (circa 1900) is visible on the street level, the word "CLOTHING" surrounded by a vertical box is along the front corner, and a former proprietor's sign, "WILTSE BROS." is legible along the top of the wall. The Wiltse Brothers, George E. and Jesse A., are listed in the R. L. Polk Montana Gazetteer and Business Directory for 1898, pg. 1993 as a retailer of men's furnishings.

South elevation - rear

The south wall is the most modified wall of the building. It is about twenty feet short of the south property line, which is encroached on by the building to the south on lots 7 and 8. The original brick masonry is covered in stucco; it is unknown when this occurred. The original windows, two on the ground floor and four on the second floor, and the entire elevation are covered by stucco. They are readily visible in the cold joints of the stucco application. Both the ground floor and second story contain two-light/four panel wood doors topped with plywood. Penetrations resulting from various utility connections are visible in the south elevation.

West wall - common wall

This elevation is a common wall shared with the building to the west, known as the Parberry Building. It is only visible from the south or the roof where the brick masonry parapet of the western structure extends beyond the Parberry Block East Building roof. The adjoining roof's single-ply membrane caps the common parapet.

Floor plans

Parberry Block East is a two-story building with a full basement. The first floor is divided into two retail spaces both fronting East Main Street. Between the storefronts is a stairway to the second floor where there are six rooms on either side of the central hallway. In the middle of the floor is a skylight that is currently closed off. The skylight originally illuminated the widened portion of the central hall, adjacent to the original bathroom, with natural light. Four-panel doors with overhead transom windows provide ingress into the interior rooms. The basement is divided into two spaces. Two in-filled widow wells and an in-filled doorway are visible in the south basement elevation.

The Parberry Building, which shares the common west wall of the Parberry Block East Building, is situated on lot 4 and extends 2.97 feet into lot 3. The Parberry Block East Building is sited on the remainder of lot 3. Both buildings are about twenty feet short of the south property line which is encroached upon by the building to the south on lots 7 and 8. The south yard area behind the Parberry Block East Building was originally a graded slope leading to the bottom of the south basement elevation containing two windows and a door. The graded slope is now filled with soil and is the same elevation as the surrounding ground level. The windows and door in the south basement elevation are only visible from the interior of the building.

Integrity

The Parberry Block East Building retains a high degree of integrity and is easily able to convey its historic association with commerce in White Sulphur Springs in the late nineteenth and early twentieth centuries. The location, setting, association, and feeling are strengthened by intact surrounding buildings constructed at a similar time. Though some design and material elements have been compromised from alterations to the north and south elevations, they are not enough to greatly detract from the historic and architectural associations. Plywood covers and protects the east elevation windows which also serves to decrease additional damage from the elements to the interior of the building. In the past, issues with water penetration through the roof were a problem; these issues for the most part have been addressed. A few minor water penetration points in the roof/parapet interface are noticeable and water has caused some interior damage, which is repairable. The workmanship is still apparent as an architecturally important representation of a well-executed example of the Western Commercial style with Romanesque Revival elements.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 3

The Euroamerican presence in the region due to the discovery of gold led to increased hostilities with Indian tribes. To combat the hostilities, Fort Shaw was established on the Sun River and Fort Ellis was erected in the Gallatin Valley with communication between the two forts transpiring via the Smith River corridor which was regularly patrolled by troops. Camp Baker, later renamed Fort Logan, was established in 1869, on the west side of the Smith River, twenty miles northwest of the present town of White Sulphur Springs. The fort was operated until 1880.⁵

Although the area was well-suited for ranching, the large herds of bison that continued to feed on the valley's grass and the presence of Indians curtailed such activities until after 1869. After 1869, however, the presence of Fort Baker encouraged the stocking of the Smith and Musselshell valleys with an estimated 10,000 head of cattle by 1875, and by the 1880s, the Smith River Valley had developed an extensive cattle and sheep ranching industry.⁶ Many of the herds brought north were Texas longhorns. Overcrowding of the ranges throughout Montana in the 1880s, combined with a hot dry summer in 1886 (resulting in poor grass), and the frigid winter of 1886-1887, proved too much resulting in a loss of 60 percent of the territory's cattle population.⁷

The town of Castle sprang up in the Castle Mountains with the discovery of silver and lead in 1886. The Cumberland Mine was the state's highest producing lead mine with 100 lb. bars of bullion shipped to Livingston by teams of ox. However, the boom was short lived and operations ceased by 1893.⁸ Many of the buildings associated with Castle, located less than 20 miles southeast of White Sulphur Springs, are still standing.

In 1910, Montanans began to see the results of the modified homesteading laws, designed to make it easier for citizens to be self-sufficient on their 320-acre claims. The Enlarged Homestead Act was passed in 1909; one year later homestead entries in Montana increased from 7,500 filed to nearly 22,000.⁹ Nationally, homestead entries jumped from one million acres claimed in 1909, to over four million acres in 1910.¹⁰ In many parts of the country, this boom continued until 1917, when the United States entered into World War I. Additionally, Congress reduced the amount of time homesteaders needed to reside on and prove up their claims from five years to three years. The passage of these laws and a few years of very favorable growing conditions encouraged further settlement in Montana. By 1910, agriculture had surpassed mining as the state's major source of income.¹¹ By 1922, homesteaders had claimed 42 percent of the land area in the Montana.¹² However, while a mad rush was underway through most of the state to settle land, the Smith River area was relatively undisturbed. Cattle and sheep raising, smaller logging operations, and limited mining continued as the staples of the economy.¹³ Today, ranching and agriculture continue to drive the economy of the area, though a growing tourism and outfitting industry is also beginning to emerge.

⁵ Carkeek Chaney, p. 73.

⁶ Merrill G. Burlingame. *The Montana Frontier* (Bozeman, MT: Big Sky Books), 267.

⁷ Michael P. Malone and Richard B. Roeder. *Montana, A History of Two Centuries* (Seattle, WA: University of Washington Press, 1976), p. 125.

⁸ Carkeek Chaney, p. 44, 45.

⁹ James Muhn and Hanson R. Stuart. *Opportunity and Challenge: The Story of BLM* (Washington, D.C.: U.S. Government Printing Office, 1988), p. 35.

¹⁰ Robert E. Miller. "Homesteaders," *Montana Magazine of the Northern Rockies* Vol. 7 #2, Spring 1977.

¹¹ Malone and Roeder, p. 186.

¹² Karsmizki, p. 16.

¹³ Aaberg et al., p. 39.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 4

Local Historic Context

Along the valley floor, omens still go on. The South Fork of the Smith River turns out to be little more than a creek named by an optimist. Or, rather, some frontier diplomat, for as an early newspaperman explained in exactly the poetry the pawky little flow deserved, the naming took the notice of a politician in the era of the Lewis and Clark expedition – *Secretary Smith of the Navy Department/the most progressive member of Jefferson's cabinet/...thus the great statesman, the expedition giver/is honored for all time in the name of "Smith River."* The overnamed subject of all that merely worms its way across the valley, generally kinking up three times the distance for every mile it flows and delivering all along the way more willow thickets and mud-browed banks than actual water. On the other hand, the water that is missing from the actual streambed may arrive in some surprise gush somewhere else. A hot mineral pool erupting at an unnotable point in the valley gave the name to the county seat which built up around the steaming boil, White Sulphur Springs.¹⁴

The town of White Sulphur Springs is located at the head of the Smith River valley in Meagher County at the white-encrusted sulphur springs that gave the town its name. These springs were well known to Indian people of the area and were used regularly by a half dozen different tribes prior to their development by prospector James Scott Brewer in the spring of 1866. When he arrived, James Brewer's first cabin in the Smith River valley, at the spot called Trinity Springs and later Brewer's Springs, was the only cabin on the east side of the Big Belt mountain range or east of the mining boom town of Diamond City. Though Brewer operated the springs for several years, a patent was not issued until 1876.¹⁵ Brewer's development of the springs undoubtedly progressed more smoothly with the presence of nearby Camp Baker, which was established in 1869. Camp Baker, later named Fort Logan in 1879, was constructed by the U.S. Army in the nearby Big Belt Mountains to protect miners coming into the area.

By 1872, the developed springs included a bathhouse with three single bath rooms as well as a twelve-foot square plunge. "Baths cost 75 cents-whiskey was extra. The hotel a short distance to the north was made up of a cluster of individual cabins, all constructed of logs with sod roofs."¹⁶ In 1874, the Helena Carroll Road opened, and Brewer's Springs became a stopping place along the route.¹⁷ Guests came from the Missouri Valley, Helena, Fort Benton and Camp Baker. Brewer's Springs became White Sulphur Springs when the post office was established in 1876. Brewer sold a partial interest in the springs to Dr. William Parberry in August 1876, and lost his remaining interest by foreclosure proceedings in May of 1877 when Timothy Collins acquired the remaining portion.¹⁸ Dr. Parberry acquired Collin's interest in the springs later in 1877.

¹⁴ Ivan Doig, *This House of Sky*, (New York: Harcourt, 1978, 1992), p. 21.

¹⁵ Deed Book F, page 98-99, Office of Clerk and Recorder, Meagher County Courthouse, White Sulphur Springs, MT; hereinafter referred to as Deed Book.

¹⁶ Lee Rostad, "White Sulphur Springs," *Montana Magazine*, November/December 2003, <http://www.montanamagazine.com/0306/40weekender.html>.

¹⁷ "The Carroll Trail was a wagon road in Montana used to ship freight from Carroll Landing on the Missouri River to Helena, Montana and the Montana gold fields. The Carroll Trail was established by the merchants of Helena to serve as a freight wagon route between Helena and a suitable steamboat landing on the Missouri River. They wanted a third alternative to the two principal routes already in existence -- the Helena-Fort Benton Wagon Road and the wagon road that went past Virginia City and ended at Corinne, Utah. Both existing routes had problems of high cost and poor reliability. ...Freight shipping with minimum cost and maximum reliability was very important to the merchants of Helena who were a main source of supplies for the gold fields of central Montana." Steve F. Russell, "The Carroll Trail 1875," Historic Trails Research, Ames, Iowa, 2002, <http://www.historic-trails.com/H-trails/Carroll-1875/Carroll-Intro.pdf>.

¹⁸ Deed Book F, pg. 99-101; Deed Book F, pg. 154-157.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 5

The *Helena Herald* reported:

White Sulphur Springs, on the north fork of the Smith River, Meagher County, is now the sole property of Dr. William Parberry, he having recently purchased the one-half interest of H.B. Brainard. Mr. and Mrs. Brainard, the popular host and hostess of the Springs for the last three years will vacate the property next month...Dr. Parberry and wife will locate at the Springs and invalids seeking this health-giving resort can rely upon the best medical advice and treatment.¹⁹

He quickly replaced Brewer's log cabin with a large brick hotel and began promoting the springs. Parberry and Robert Sutherlin, who relocated his newspaper to the resort, platted the White Sulphur Springs townsite in 1878. They were not the only entrepreneurs in the locality, however, and soon were embroiled in a confrontation with Jonas Higgins, who owned land immediately to the east. Local historian Lee Rostad explains:

[Parberry] decided his business probably would be enhanced if the main street ran between his hotel and the springs. He apparently neglected to consider that Jonas Higgins, from Diamond City, already had built his general store along the main road. Parberry put in a corduroy road, had the land surveyed, platted, and presented to the county commissioners for approval. It was accepted and became the original townsite, leaving Jonas Higgins's store stranded about 150 feet from the main street.

This, naturally, infuriated Mr. Higgins, who proceeded to survey and plat his own property. He presented that to the county commissioners, who accepted and filed this additional townsite. The *Rocky Mountain Husbandman* commented dryly: *Had they had a vestige of business judgment or vision, they would have rejected Higgins' plat, but they were not business men. They were three old ranchers, friends of both Parberry and Higgins, reluctant to take sides ... in what seemed to them only a personal quarrel.*

This battle of real estate was evident for sixty years, when people going through town were obliged to drive around the Higgins Hotel that extended twelve feet into the street—on Higgins's plat, not Parberry's. The state finally resolved the problem when a new highway forced the destruction of the hotel.²⁰

By 1880, White Sulphur Springs replaced Diamond City as the county seat. The town and its resort industry boomed for a period. In addition to the resort and civic services, the town benefitted as a trade center for the surrounding mining districts of Smith River, Neihart, Castle Mountains, and Beaver Creek. The high valley also attracted cattle and sheep ranches.

By 1891, the mining industry in the surrounding areas was reaching its zenith. Large stock companies also prospered in the valley, as testified by B. R. Sherman's residence, his 1891 "Stone Castle" which still stands in the town (NR Listed 1977). The town had grown to 640 people.²¹

The town's commercial enterprises grew until 1893, when lawmakers repealed the Sherman Silver Purchase Act, ending the mandatory government purchase of silver.²² This resulted in the shutdown of many of the area's mines, including most of the silver mines. The loss of the mines resulted in difficulties for both the resort and community that relied upon their trade. After the panic, the community of White Sulphur Springs and some of the mining enterprises held on, resulting in slower development through the years. Despite its position as county seat, the transcontinental railroads bypassed the town, leaving it relatively isolated. By 1900, the town's population had dropped to 446 people.²³ The resort lasted until 1902, when Dr. Parberry died. At that time, the Conrad-Stanford Company of Helena acquired the resort as part of the purchase of the assets of the Merchants National Bank of White Sulphur Springs. After 1910, more homesteaders began to arrive and a railroad spur brought relative prosperity back to the area.

¹⁹ A.J. Fisk, *Helena Herald*, 1877, as quoted in the *Great Falls Tribune*, February 17, 1935.

²⁰ Rostad, "White Sulphur Springs," *Montana Magazine*.

²¹ U.S. Bureau of the Census. *Populations of Incorporated Places* (Cities/Towns) in Montana, 1890 to 2000*.

<http://ceic.mt.gov/Demog/historic/Censusplace1890-2000.xls>. Hereinafter referred to as U.S. Bureau of the Census.

²² Malone and Roeder, p.146.

²³ U.S. Bureau of the Census.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 6

The area soon attracted John Ringling, of the Ringling Brothers circus empire, who purchased ranchland in the valley, as well as the large Parberry residence in town. Ringling also financed a railroad line, the White Sulphur Springs and Yellowstone Park Railroad (WSS & YP railroad), between White Sulphur Springs and Dorsey, a stop along the Milwaukee Road twenty miles south.

John's railroad may be only twenty miles long, but its just as wide as any man's railroad, the other Ringling brothers joshed, but John Ringling was serious as any squire about his sagebrush empire. He held to his investments in the valley for a quarter of a century, and the valley people talked casually about the Ringling family, as if they were neighbors who happened to come into a bit more flash and fortune than anyone else.²⁴

In the 1920s, Ringling envisioned a spa style retreat in the town based around the hot springs.²⁵ This never came to fruition however, as in 1929, Ringling's wife Mabel died, and shortly thereafter, the Stock Market Crash and the ensuing depression took nearly all his fortune, including his Montana dreams.

The Chicago, Milwaukee, St. Paul and Puget Sound Railroad (Milwaukee Railroad) also invested in the WSS & YP railroad. After the collapse of the agricultural industry in the 1920, many railroads, including the Milwaukee Railroad, suffered enormous losses. The Milwaukee Railroad attempted to abandon the WSS and YP line in 1944 but failed due to political pressure. The line was shortly thereafter purchased by George Weatherall of White Sulphur Springs and a partner from Missouri who kept the line going through logging transport. However, in 1980, the Milwaukee Road filed for bankruptcy and closed all their mainlines resulting in the subsequent closure of the WSS & YP line.²⁶

By 1920, the town's population rose to 574 people.²⁷ After the mines closed, timber became the area's driving economic force. Pulpwood traveled out of the area by rail in the early twentieth century and lumber followed in the second half of the century. Dryland farming and the development of sheep and cattle ranches was the mainstay of agricultural development. While some ranchers had difficulty succeeding in the business, others such as the Bair family and B. R. Sherman achieved great wealth.

Like most Montana towns, the population of White Sulphur Springs remained steady through the 1920s and rose through the 1930s, despite the drought and agricultural downturn that drained the surrounding homesteads. In 1930, wool growers shipped almost 1.75 million lbs. of wool, an increase over the previous year. The year 1937 was marked by the passage of state legislation allowing the sale of hard alcohol. There were 858 residents in White Sulphur Springs in 1940.²⁸ Improved climate conditions and the economic upswing during and after the World War II helped the town rise from the Depression. The 1950s witnessed the passage of bond for the construction of a new high school at an anticipated cost of \$382,000 and an additional \$40,000 for new equipment. Since the 1950s, the population has fluctuated between 1025 in 1950, to a high of 1302 persons in 1980.²⁹

The town presently boasts a population of about 1000 individuals.³⁰ Ranching and farming still play a vital role in the economy of White Sulphur Springs. Outfitting and tourism is now opening new economic opportunities for the town. In addition to the hot springs, hunting, skiing, snow-mobiling, hiking, fishing, and rafting are being promoted.

History of the Parberry Block East Building

William Parberry was born in 1833 in Bourbon County, Kentucky. Soon after, his family moved to Missouri. Parberry became a teacher at Jefferson City, and went on to get his medical degree from Philadelphia's Jefferson Medical College. He came to Diamond City, then the Meagher County seat, in 1865. There he both prospected and maintained a medical practice. Through his many mining investments he was able to purchase the springs.³¹

²⁴ Doig, p. 47.

²⁵ Rostad, "White Sulphur Springs," *Montana Magazine*.

²⁶ Stephen A. Aaberg et al. *24ME333 and 24ME334 Site Investigations in the South Fork Smith River Valley, Meagher County, Montana*. (For Montana Department of Transportation, Helena, MT: 2004), p.69, 70.

²⁷ U.S. Bureau of the Census.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid.

³¹ *Progressive Men of Montana* (Chicago: A.W. Bowen & Co., 1901), pp. 1176-1177; Deed Book F, pp 162-163.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 7

Parberry invested in the town, and by 1883 constructed the Parberry Building (immediately west and adjoining the Parberry Block East Building) on the corner of Main and Third Streets. It housed the First National Bank where Parberry became president, as well as the Masonic Hall of which he was a member. The town continued to prosper under the guidance of Parberry, who was influential in politics, serving as a member of the territorial council in 1879, as well as a delegate to the constitutional convention. Locally, he served as assessor, county treasurer, and county commissioner. His influence expanded when he was named to the first state legislature on October 1, 1889.³²

During the initial platting in 1878, and the subsequent property transactions of lots in White Sulphur Springs, the lot where the Parberry Block East Building now stands underwent numerous ownership changes over a short period of time. However, by July 1884, the lot was acquired by Dr. Parberry.³³ When Parberry constructed the Parberry Block East Building in 1891, the economy was booming, both in White Sulphur Springs and in the outlying areas, and the population was growing. Parberry's choice of Romanesque Revival design complemented the adjoining 1883 Parberry Building, and added substantially to the community's built environment. Because masonry construction is inherently more expensive and requires laborers skilled in their craft, the brick edifice signaled a continuing optimism and sense of permanence in the community.

With the panic of 1893, and the ensuing economic downturn, the town's population had dropped to 446 people. Dr. Parberry passed away in 1902 leaving his widow, Matilda, the Parberry Block East Building. When Matilda passed away in 1909, the property was acquired in April, 1910 by the First National Bank of White Sulphur Springs for \$4500 through an estate sale.³⁴ Three months later, in July, Alice Shaw of Boston Massachusetts, obtained the property, which she held for fourteen years.³⁵ In December of 1924, a half interest in the property was conveyed by Alice Shaw, now of Portland, Oregon, to Minnie G. Stevens, also of Portland.³⁶ Ms. Stevens subsequently transferred her half interest to J.S. Kern, of Portland, in April, 1932.³⁷ Five months later, in September, 1932, Alice Shaw transferred the other half interest to William Stevens and J.S. Kern, both of Portland.³⁸ A Warranty Deed was issued from J.S. Kern and her husband, Lowell Kern, in January, 1934 in favor of William Stevens for the property.³⁹ With the passing of William Stevens, the property transferred to his wife, Katherine Stevens, in January, 1942.⁴⁰ Katherine retained the property until November, 1971, when she passed it to James G. Stevens and Katherine McGraw.⁴¹ In June of 1979, a Quit Claim Deed was issued in favor of Florence R. McAfee of White Sulphur Springs from James G. Stevens, Nancie S. McGraw, and J.S. Kern.⁴² Florence McAfee transferred the property to Kenneth G. and Evalyn A. Hiltens of White Sulphur Springs in July, 1980.⁴³ The Hiltens were one of the many clothing store proprietors that operated out of the Parberry Block East Building.⁴⁴ The Hiltens sold the business and building to their nephew, Jackie Shinabaryer and his wife Ronda in August, 1996.⁴⁵ The Shinabargers transferred the property to LeRoy E. and Catherine M Rach of Troy, Montana in November, 2003.⁴⁶ In September, 2005, Donna Whitman of Bozeman, Montana (Bricks&Brains, LLC) acquired the property.⁴⁷

Upon completion of the Parberry Block East Building, the east storefront was soon occupied by the brothers George and Jesse Wiltze who opened a clothing store. Their painted business sign is still visible on the east elevation. By 1910, the Wiltze brothers sold their clothing store to Fred McDonald. McDonald and his partner began their clothing business as McDonalds and Armatages. McDonalds

³² *Progressive Men of Montana*, p. 1176.

³³ Deed Book N, pg. 44.

³⁴ Deed Book 26, pg. 27.

³⁵ Deed Book 25, pg. 211.

³⁶ Deed Book 51, pg. 46-47.

³⁷ Deed Book 53, pg. 120-121.

³⁸ Deed Book 53, pg. 161.

³⁹ Deed Book 53, pg. 240.

⁴⁰ Deed Book 58, pg. 1.

⁴¹ Deed Book 99, pg. 308.

⁴² Deed Book, F9, pg. 253.

⁴³ Deed Book F10, pg. 553.

⁴⁴ *The Meagher County News*, 10 November 1983, 94th year #45, White Sulphur Springs, Montana

⁴⁵ Deed Book F43, pg. 713.

⁴⁶ Deed Book F60, pg. 256-257.

⁴⁷ Deed Book F62, pg. 608-609.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 8

and Armatages clothing store closed in 1929, though the business was sold the same year to Art Watson, who changed the name to Watson Toggery. Art's brother, Rob Watson, bought him out in 1931. In 1946, Watson's clothing store came under the management of Jim Ross, who renamed it Ross Dry Goods. In 1952, Rob Watson sold the business to Black and Betty Heffner, who in turn sold it as Western Clothing, to the (first name unknown) Dempseys in 1959. Bud and Shirley Watson Fogland purchased the clothing business from the Dempseys in 1967. Kenneth and Evelyn Hiltten subsequently bought the business from the Foglands and later purchased the building.⁴⁸ Jackie Shinabaryer and his wife Ronda purchased the business (and building) in 1996 from Jackie's uncle and aunt, Kenneth and Evelyn Hilton. The Shinabaryers sold the building and clothing business to Catherine and Roy Rach in 1999. With the acquisition of the building by Bricks&Brains, LLC, in 2007, the eastern side of the building's continuous operation as a clothing store came to an end.

The rental history of the west storefront is less well known. By 1920, the west storefront was rented and used as a grocery store by John Coad. Coad rented his grocery store in the west storefront for decades, but sold to Russell Edwards in 1948. In 1955, Coad was admitted to the Castle Mountain Rest Home following a stroke. In 1952, Edwards moved the grocery to a larger building, leaving the west storefront vacant. The space remained empty until the late 50s when it housed the county library for a brief time.⁴⁹ The library was subsequently moved to the City Hall.

By 1920, more amenities came to town, including telephone service. Beginning in May 1911 and continuing to 1926 or 1927, the telephone office operated from the second floor of the Parberry Block East Building. The upstairs spaces continued to house a variety of professional service offices as well as residential rooms through out much of the 1930s and 1940s.

When it was constructed in 1891, the Parberry Block East Building was important to the early community planning and development of White Sulphur Springs as envisioned by one of the town founders, William Parberry. In the building, enduring businesses and services were maintained, whose fortunes were closely tied to the commercial trends of the locality. The Parberry Block East Building has been, and is, a significant and substantial building in the town; it continues to clearly convey its historic associations. It has housed numerous businesses throughout its more than 100 year history, through prosperous times and periods of economic uncertainty; it continues to serve in such a capacity to this day. For these reasons, it is eligible for listing in the National Register under Criterion A.

Architectural Significance

The Parberry Block East Building gains additional significance under Criterion C. It is a fine example of Western Commercial architecture with Late Victorian Romanesque Revival style details. It is a well-executed example of the Western Commercial style in two-part commercial block form. The building also retains Romanesque Revival elements, such as round arches, pilasters, a pedimented central bay, and pressed metal details.

The building is a largely unaltered example of early twentieth century commercial architecture. The building can be described as a two-part commercial block. Though the stylistic influences of the building are largely uniform, subtle differences indicate a separate function between the first and second story. The large windows across the first story are clearly associated with the public commercial space, and create an inviting atmosphere for the customers and ample display space. The ornate second story windows display round arches. They are large enough to provide ample light to the space, and create a pleasant working atmosphere for the office tenants.

The builders of the Parberry Block East Building, particularly town founder William Parberry, understood that substantial masonry construction fostered an impression of stability and permanence. Brick and stone construction is inherently more expensive than log or frame buildings, and requires laborers skilled in their craft. Like other commercial blocks in growing towns throughout Montana and the West, the brick buildings on Main Street invited visitors to patronize their business and consider staying in the community.

⁴⁸ *The Meagher County News*, 10 November 1983, 94th year #45, White Sulphur Springs, Montana

⁴⁹ *The Meagher County News*, 10 November 1983, 94th year #45, White Sulphur Springs, Montana

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

**National Register of Historic Places
Continuation Sheet**

Section number 8

Parberry Block East Building
Meagher County, Montana

Page 9

Overall, the building displays standard Western Commercial style elements, in that it is simple in form and is not ornate. Detailing is limited to the pressed metal capitals and pediment, decorative brickwork, sandstone coursing, and round arches. Its two-part form, with retail space below and office space above followed a building style common to Main Street construction throughout the West. The detailed Romanesque Revival elements are most prominent at the second story and cornice.

The Parberry Block East Building is associated with White Sulphur Springs' late nineteenth and early twentieth century economic boom as the community emerged as a trade and transportation hub for the region. The building reflects the large-scale commercial architecture built to serve the local boom economy, and Parberry's vision of a planned, sustainable community. The building is a fine local example of period commercial design as it evolved during the late nineteenth century and eligible for listing on the national Register under Criterion C.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9

Parberry Block East Building
Meagher County, Montana

Page 10

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

**National Register of Historic Places
Continuation Sheet**

Section number 9

Parberry Block East Building
Meagher County, Montana

Page 11

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United States Department of the Interior
National Park Service

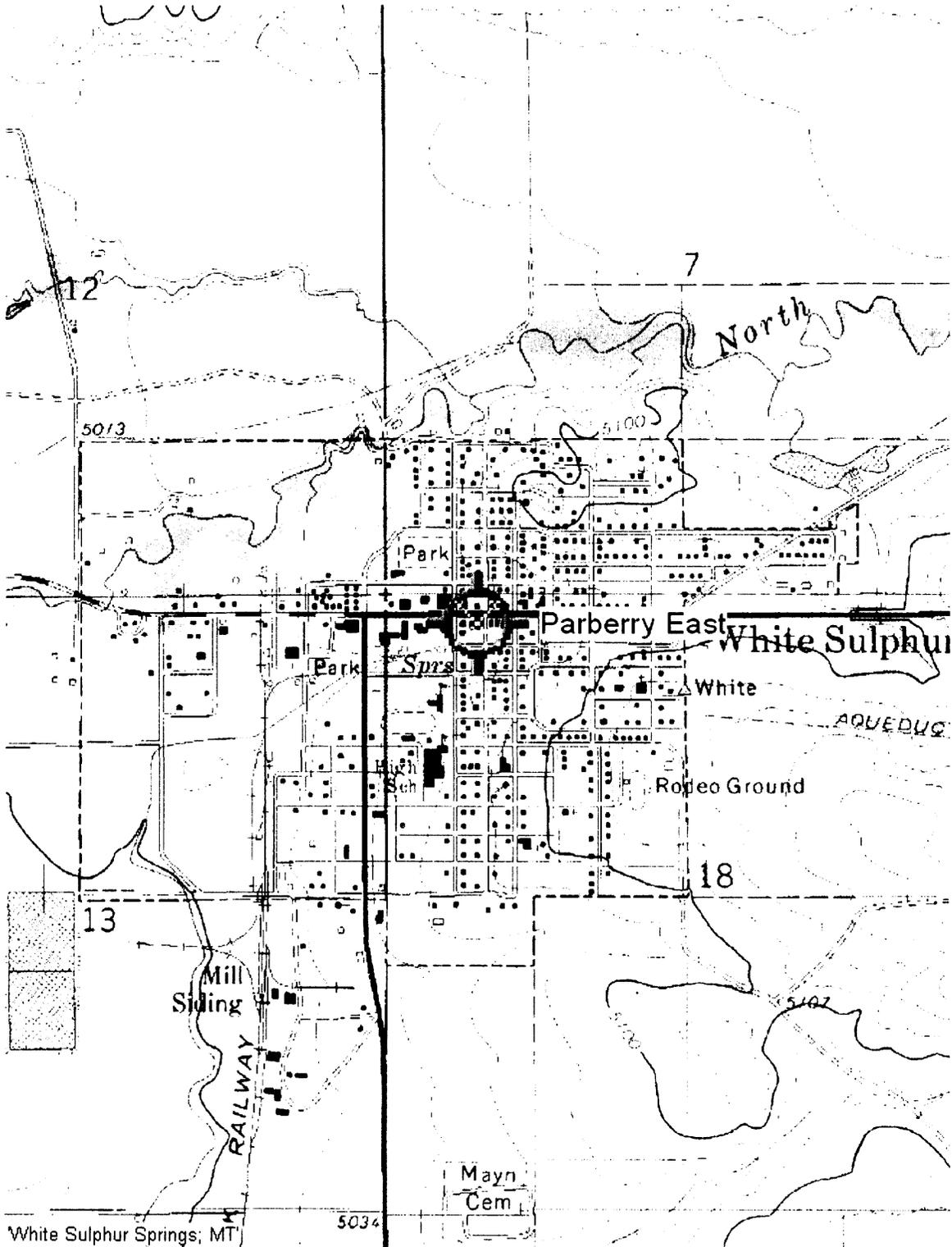
National Register of Historic Places
Continuation Sheet

Section number 10

Parberry Block East Building
Meagher County, Montana

Page 12

Site Maps -- USGS



United States Department of the Interior
National Park Service

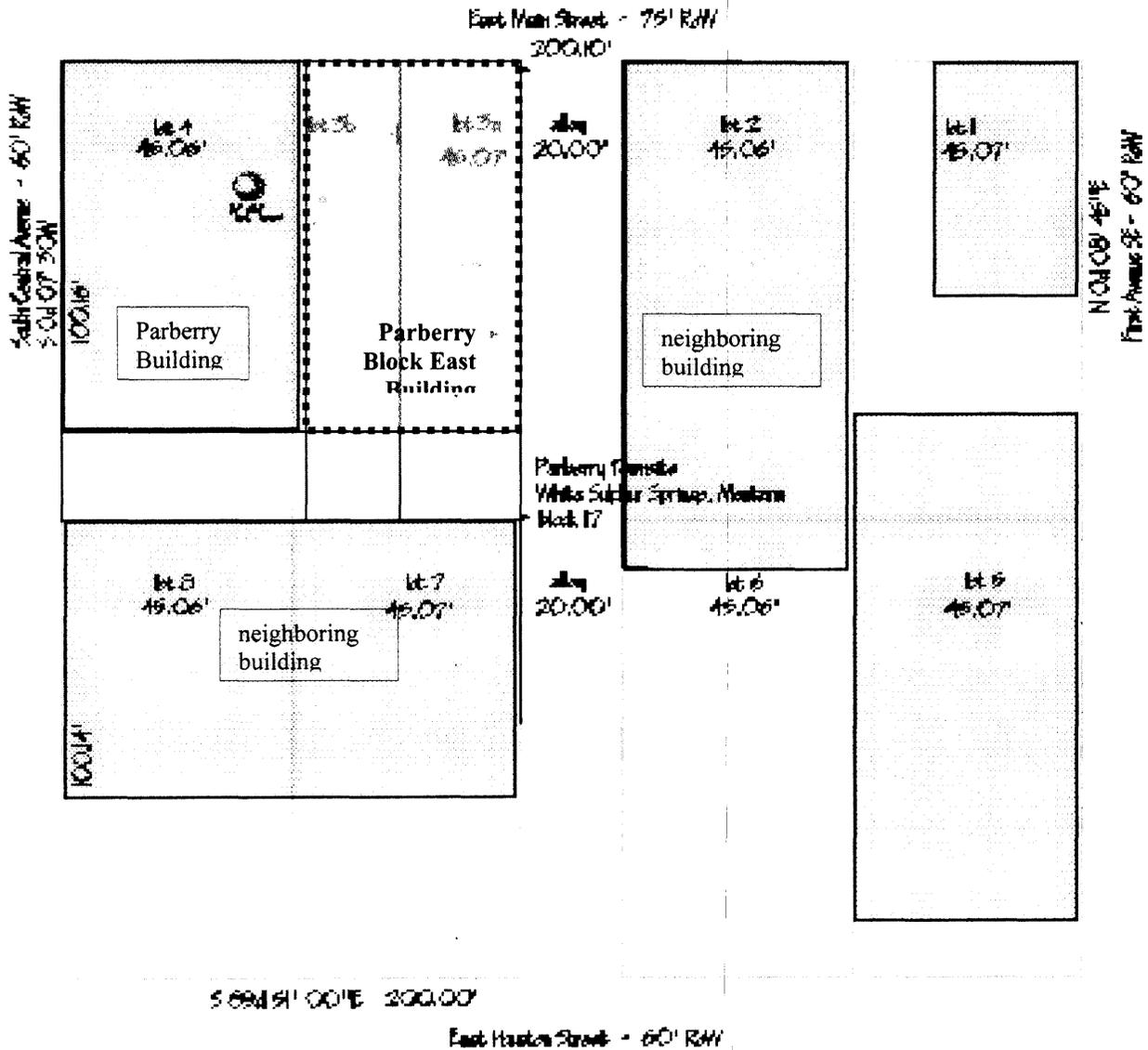
National Register of Historic Places
Continuation Sheet

Section number 10

Parberry Block East Building
Meagher County, Montana

Page 13

Plat plan for Parberry Block East Building



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

**National Register of Historic Places
Continuation Sheet**

Photographs

Parberry Block East Building
Meagher County, Montana

Page 14

In accordance with the March 2005 Photo Policy expansion, the photos that accompany this nomination are printed on HP Premium Plus Photo Paper, using a Hewlett Packard 100 gray photo cartridge. This combination of paper and inks is included on the NR's list of "Acceptable Ink and Paper combinations for Digital Images." The images are also recorded on an archival CD-R with a resolution at least 1200x1800 pixels, 300 dpi in "true color" 24-bit format.

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Block East Building, North Elevation, view to the South.
Photograph Number: 0001

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Block East Building, North and East Elevations, view to the Southwest.
Photograph Number: 0002

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Block East Building (on right), South Elevation, view to the Northwest (south elevation of adjoining Parberry Building is west of Parberry Block East Building).
Photograph Number: 0003

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Block East Building (on left) and Parberry Building, North Elevations, view to the Southeast.
Photograph Number: 0004

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Block East Building (upper right portion of photograph), early 1890s, South elevation, view to Northwest. From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.
Photograph Number: 0005

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

**National Register of Historic Places
Continuation Sheet**

Photographs

Parberry Block East Building
Meagher County, Montana

Page 15

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: East edge of Parberry Building prior to construction of Parberry Block East Building, circa 1887, view to the west. From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.
Photograph Number: 0006

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: East and North elevations of Parberry Block East Building (on right side), circa 1900, view to the Southwest.
From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.
Photograph Number: 0007

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Parberry Building prior to construction of Parberry Block East Building, pre-1891, view to the Southeast From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.
Photograph Number: 0008

Name: Parberry Block East Building
County and State: Meagher County, Montana
Photographer: Rich Noonan
Date of Photograph: July, 2007
Location of original negative: MT SHOPO
Description and view of camera: Dr William Parberry. From: *Progressive Men of the State of Montana*, A W. Bowen & Co, Chicago, Illinois, 1902; p. 1176-1178.
Photograph Number: 0009

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 16



Photo #0001-Parberry Block East Building, North Façade, view to the South.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 17



Photo #0002-Parberry Block East Building, North and East Elevations, view to the Southwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 18



Photo #0003-Parberry Block East Building (on right), South Elevation, view to the Northwest (south elevation of adjoining Parberry Building is west of Parberry Block East Building).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 19



Photo #0004-Parberry Block East Building (on left) and Parberry Building (on right), North Elevations, view to the Southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 20



Photo #0005-Parberry Block East Building (upper right portion of photograph), early 1890s, South elevation, view to Northwest. From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 21



Photo #0006-East edge of Parberry Building prior to construction of Parberry Block East Building, circa 1887, view to the west.
From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967, 1967, 1968.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 22



Photo #0007-East and North elevations of Parberry Block East Building (on right side), circa 1900, view to the Southwest.
From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 23



Photo #0008-Parberry Building prior to construction of Parberry Block East Building, pre-1891, view to the Southeast
From: Meagher County Historical Society; *Meagher County An Early-Day Pictorial History 1867-1967*, 1967, 1968.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photographs

Parberry Block East Building
Meagher County, Montana

Page 24

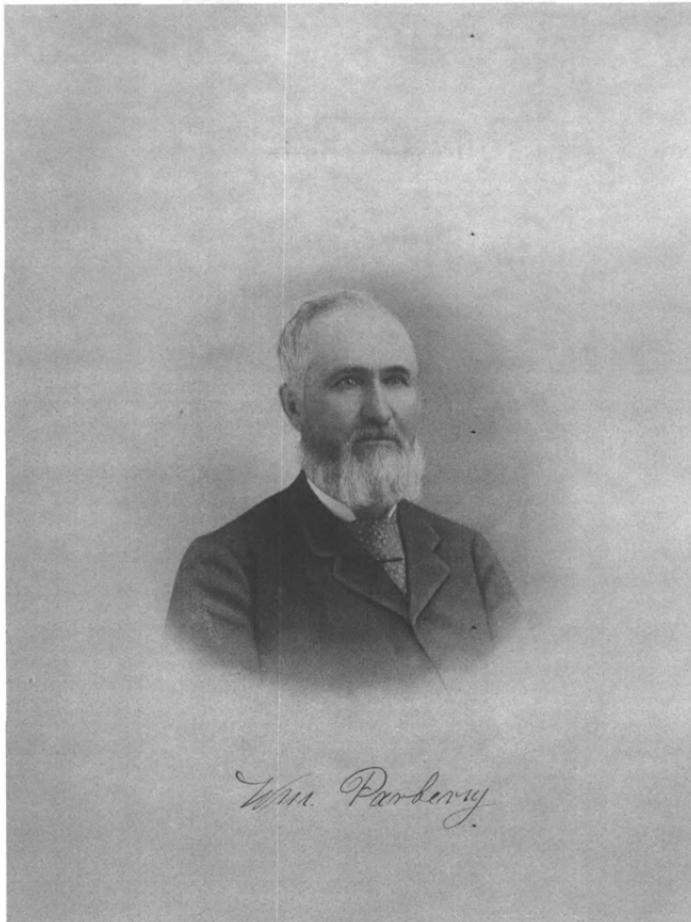


Photo #0009-Dr William Parberry. From: *Progressive Men of the State of Montana*, A W. Bowen & Co, Chicago, Illinois, 1902; p. 1176-1178.