

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

AUG 27 1986

date entered SEP 30 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Philipsburg, Montana

and or common same

2. Location

street & number Properties within the Original Townsite and
selected Additions

N/A not for publication

city, town Philipsburg N/A vicinity of

state Montana code 030 county Granite code 039

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> multiple	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple

street & number

city, town _____ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Granite County Courthouse

street & number

city, town Philipsburg state Montana

6. Representation in Existing Surveys

title Philipsburg Historic Resource Survey has this property been determined eligible? ☐ yes ☒ no

date 1981-1984 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Montana State Historic Preservation Office

city, town Helena state Montana

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Philipsburg Multiple Resource Area nomination consists of one historic district and four individually significant structures outside of the district, the Philipsburg Grade School, the M.E. Doe Residence, the Ringeling Residence and the Anderson Lumber Mill. The Philipsburg Historic District contains the major commercial, residential, governmental and religious structures in town. Philipsburg, Montana (1980 pop. 1138), the county seat of Granite County, is located in the western part of the State on the east side of the Flint Creek Valley approximately halfway between Butte and Missoula just off U.S. Highway 10, which is also known as the Pintler Scenic Route. Both sides of the valley have partially wooded, gently sloping hills which provide good grazing land. The town is situated at the foot of the Deerlodge National Forest, nestled between the Flint Creek and Pintler mountain ranges at an elevation of 5,270 feet.

The Original Townsite of Philipsburg stretches in a generally east-west direction with five of the twenty blocks located south of Broadway St., which curves through the center of town. In addition to the Original Townsite, Philipsburg is surrounded to the north, west and south by a cluster of six additions dating from the 1880s and 1890s. All of the Original Townsite and additions, as well as 25 structures scattered around Philipsburg on mining claims were recorded during the survey.

The Original Townsite encompasses most of Philipsburg's major commercial buildings (primarily along Broadway St., see fig. 1), and a variety of residences north of Broadway up a hill along Granite, Kearney, Sansome, California and Sutter Sts. The Granite County High School, now a private residence, is built on the hill on one-half of Block 7 in the Churchill Addition, while the Philipsburg Grade School and the M.E. Doe Residence, two of the independently eligible resources, are located immediately west of the Doe and Morse Addition on Schnepel St., and in Block 7 of the same addition, respectively. The Ringeling Residence is located on a slight rise east of the Doe and Morse Addition, and the Anderson Lumber Mill is situated on the far west side of town, near the former location of the railroad depot.

Philipsburg's built environment is today comprised mostly of buildings and structures erected during the town's period of significance from the late 1870s to 1920. A large percentage of these buildings, particularly along the eastern end of Broadway St., remain largely intact from their date of construction. Others have been altered with modern siding and materials or additions, but these buildings still retain enough historic architectural integrity, through their form, massing and fenestration, to clearly convey an association with Philipsburg's boom period of construction in the late 1880s. The largest concentration of historic residences are located in the northern part of the Original Townsite, but many very well preserved dwellings of primary architectural and/or historical significance were built in the eastern area of the Pardee and McDonald Addition, along Sutter St. in Block 13 of the Churchill Addition, and in the southern part of the Wilson Addition. Most modern buildings are interspersed throughout the historic district although a cluster are located in Blocks 3 and 7 of the Pardee and McDonald Addition.

The boundary for the historic district generally follows the eastern edge of

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion	
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1878-1930 Builder/Architect multiple

Statement of Significance (in one paragraph)

The historic resources of Philipsburg being nominated are significant because they vividly illustrate the evolution of a prosperous town that was, during the approximate 50 year historic period between 1878-1930, one of the largest silver, sapphire and manganese mining areas in the world. Philipsburg has retained a large number of well preserved late-1880s and early-1900s buildings and structures which clearly indicate the degree of wealth and stability of the community when it had a mining-based economy. The greatest concentration of commercial and residential buildings were erected within a five year period between 1887-1891, and represent a construction boom that resulted directly from active silver mining beginning in the mid-1880s, and the arrival of the Philipsburg branch of the Northern Pacific Railroad on September 15, 1887. The town's strong ties with the mining industry are depicted by numerous commercial buildings financed and built with mining-related funds, and in the large number of mining structures located south of Philipsburg at the BiMetallic Mill Site. In addition, several prominent commercial and public buildings constructed in the early 20th century represent a second major period of economic prosperity, which was brought on first, by sapphire mining and later by the extraction of manganese which provided 40 percent of the total of the U.S. production of manganese ore between 1916 and the late 1920s.

EARLY SETTLEMENT

The Deer Lodge Valley, which branches from the Flint Creek Valley, was a major travel route of Native Americans. Several tribes including the Nez Perce, Flatheads and Pend Oreilles used the valley when moving from their residences in western Montana to buffalo hunting grounds in the Judith Basin area and along the Yellowstone River, but were discouraged from establishing permanent settlements due to conflicts with the Blackfeet, Bannock and Snake tribes.

The first record of white man in the Deer Lodge Valley was in September, 1831 by Warren Ferris of the Hudson's Bay Company. As early as 1857 cattle grazing had begun in the lower Flint Creek Valley, and one year later James and Granville Stuart entered the upper part of the same valley in search of gold. Gold was discovered in 1864 south of Philipsburg, and in early 1865 Hector Horton located silver-bearing quartz and staked the Cordova lode claim adjacent to what would become the Hope Mill in Philipsburg.

The earliest transportation routes servicing Philipsburg were crude wagon trails that provided access to the town from what would become Drummond (to the north) and Anaconda (to the southeast). In 1867, after the construction of several stamp mills, silver bullion was transported to Corrine, Utah (head of the Union Pacific Railroad) out of the Flint Creek Valley by horsedrawn wagons. In the early 1880s, ore was taken to Butte (56 miles southeast) by the narrow gauge Utah and Northern Railway, and to Drummond in 1883 by the Northern Pacific Railroad.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property approx. 235

Quadrangle name Philipsburg

Quadrangle scale 1:24000

UTM References See Continuation Sheets

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Michael Koop/Survey Coordinator/NR Assistant

organization Montana SHPO

date July 15, 1986

street & number 225 N. Roberts

telephone 406-444-7715

city or town Helena

state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Maureen Shufy

title

SHPO

date

Aug 21, 1986

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I hereby certify that this property is included in the National Register

William B. Bushong
Keeper of the National Register

date

7/30/86

Attest:

Chief of Registration

date

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development north to Harrison Ave., extending northwest to Carter Ave., west to Cedar St., south to Broadway and east to Duffy St., and south to Mill and Madison Sts. Over half of the Wilson Addition and Blocks 9-28 of the Pardee and McDonald Addition (northwest of the Original Townsite) were not included in the district because of the infill construction and extensive alterations to historic resources. In addition, all of the Doe, Doe and Morse, Parker and Rosalind Additions were excluded from the historic district due to an excessively high number of non-contributing buildings.

As a mining town, Philipsburg historically has been linked to the local mineral resources. During its earliest development the community grew adjacent to and west of Camp Creek Gulch where suitable land was available for building. In the early 1880s Broadway St., bending as it does today through the gully, was the center of commercial development with wooden and log structures lining both sides of the street (fig. 2). Residential, religious and government structures were concentrated along secondary streets up several small hills to the north and south leading away from Broadway.

Architectural development in the commercial district followed a design pattern common to many young but rapidly growing western towns. In ca.1880 it featured two-story, false-fronted frame buildings with retail businesses on the first floors and apartments or offices on the second floors. Wood frame saloons were erected first along Broadway, with brick, pressed metal and cast concrete hotels, dry goods and grocery stores appearing afterwards. Crudely constructed temporary residences were initially built south of Broadway while substantial, stylized homes for more prominent residents were constructed north of Broadway on "Nob Hill" (also known as "School Hill" for the 1879 frame school building formerly located where the courthouse stands) and to the west on Franklin and Granite Sts. The majority of the residences were built on the south-facing slope opposite Broadway to take advantage of the views, sunlight and to achieve a separation from the commercial district.

In 1887 Philipsburg had a population of about 1500, a grade school for 75 students and one church under construction. Other businesses included 9 saloons, 5 restaurants, 3 hardware stores, 5 clothing stores, 2 hotels, 2 drugstores, 2 furniture stores, 2 liquor stores, 2 livery buildings, 2 fruit and produce stores, an assay office, opera house, hospital and iron works. Based on Sanborn Fire Insurance maps, Philipsburg had by 1899 17 brick commercial buildings located along Broadway, Montgomery and Sansome Sts., 17 wood frame "female boarding" buildings comprising the city's red light district south of Broadway, and about 35 frame structures in the downtown business area. In the same year there were two solid brick, one brick veneer and approximately 60 frame or log residences concentrated around what is today the central business district. Within three years five more brick buildings, including the two story McDonald Opera House (1891, fig. 3) at the corner of Stockton and Sansome Sts., were built, as well as three brick veneer buildings, two stone structures and 14 buildings of other construction materials. A residential area had begun to develop north of Broadway on Granite, Kearney and Sutter Sts., with additional infill occurring west of Duffy St. to Railroad

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St. By 1902, however, only one other brick building, the Granite County Jail (1896, fig. 4) on Kearney St. had been built; dwellings were erected north of Sutter and west of Franklin Sts. in the Pardee and McDonald and Wilson Additions.

Six of the sixteen major commercial buildings along Broadway were built between 1887-1888. Examples include the two story Wilson Building (1888), the McLeod and Doe Block (1887), the Lawrence and Imkemp Building (1888), and the one story Pizer Building (1887). Each of the two story buildings feature a variety of Victorian period architectural detailing: tall, double hung windows on the upper floor, a corbeled brick parapet, and a recessed entrance flanked by large display windows. Most, if not all, of these buildings were constructed with brick, while earlier structures such as the two story Hynes Boarding House (1880, fig. 5), and one story Allison and Sherman Furniture Store (1881) are of wood frame construction with a false front. While the buildings located in the central business district on Broadway, Sansome and Montgomery Sts. can be generally characterized as exhibiting a Victorian period influence, no particular architectural style can be attributed to each building, and they would best be described as vernacular in design. The Granite County Jail (1896, National Register 8-22-80), for example, was built by local contractor Grant Williams and displays numerous stylistic influences with its medieval turret, classical triangular pediment and Queen Anne massing.

Among the three public buildings, the 2 1/2 story brick and granite Philipsburg Grade School (1896, fig. 6) is the most notable. The symmetrical, Classic Revival building is dominated by a five story, square brick tower in the center flanked by 2 1/2 story, three bay, pedimented blocks. Still functioning as an elementary school, it is reported to be the oldest school building in continuous use in Montana. The Neo-Classical County Courthouse (1912 fig. 7), was designed by the noted architectural firm of Link and Haire, and constructed with Montana granite and buff-colored brick at a cost of \$49,000. The building occupies an imposing space on the hill above Broadway St. in Block 12 of the Original Townsite.

There were four churches built in Philipsburg prior to 1900, all of which are included in the historic district. The Presbyterian Church, known by local residents as the "White Church," was constructed in 1883 and, although no longer used for religious purposes, still retains its historic architectural integrity. The main feature of the structure, the lantern and vestibule sited asymmetrically, still has its scroll-sawn wood detailing, original siding and inviting door with lancet transom. St. Andrew's Episcopal Church had its cornerstone laid in October, 1888. It is a small, wood frame structure with a high-pitched gable roof, a gable-roofed vestibule, and a square open lantern with a bell and pyramidal roof. St Paul's Methodist Episcopal Church was built in 1889 and sited adjacent to St. Andrew's on the opposite side of Sansome St. This church was slightly more pretentious than the frame Episcopal church and featured brick walls with lancet windows, an oculus above the gabled vestibule, wood detailing at the peak of the gable, and a slim open lantern with a high pyramidal roof. St. Phillip's Catholic Church (1894), is a large, gabled roofed, rectangular-shaped wood frame

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structure with a double door entrance in the gable end. Above the door is a lanceted transom surmounted by a radially arched window, squat square tower, and an octagonal lantern with a conical roof and a large cross.

Most of Philipsburg's earlier residences are located throughout the Original Townsite while later, more pretentious dwellings are found on "Nob Hill" and within the city's additions. As with the commercial buildings, the largest percentage of residences can best be described as vernacular in design, fitting into one of three basic categories: 1) a one story, brick or wood frame, four square, hip roofed form, frequently with a hip-roofed front porch; 2) a one or one-and-one-half story gable fronted, wood frame or (less commonly) brick "L"-shaped plan with intersecting gable roofs, eave returns and an open or closed porch; and 3) a one or one-and-one-half story wood frame, rectangular-shaped, gable end or side entrance plan with a gable roof. Of the total 114 residences in the district, 27 are built in the four square hip roofed form, with the largest concentration along Sutter St. in Blocks 14-17 of the Original Townsite. Clusters are also located on Alpha and Sutter Sts. in the Wilson Addition, and on Kearney St. in the Pardee and McDonald Addition. The brick residence (1890) located on Lots 1-2 in Block 7 of the Pardee and McDonald Addition is an excellent example of the four square plan and features an elaborate hip roofed, front porch with bracketed, turned posts, spindle frieze and Japanese style railing (fig. 8). This house form was most commonly built between 1890-1895, but also appears as early as 1885 and as late as 1900. Gable-fronted, "L"- and rectangular-shaped vernacular houses that generally appeared between ca.1880-1900 were erected throughout the town and comprise the majority of the other dwellings within the district. The residence on Lots 1-3, Block 4 of the Pardee and McDonald Addition (1895) is a good example of the gable fronted design, while the Botscheider Residence (1885) on Lots 8-9 in Block 17 of the Original Townsite characterizes the simple, rectangular vernacular form (figs. 9-10).

Approximately ten residences exhibit a clear architectural style such as the Queen Anne, Italianate, Queen Anne cottage or Colonial Revival design, or can be attributed to the vernacular Victorian influence. The Bowen Brothers' Houses (1885, 1890), perhaps the most notable residences in Philipsburg, are both striking examples of the Queen Anne style (figs. 11-12), while the Hauck House (1912) represents the Colonial Revival design using brick and wood shingles (fig. 13).

Twelve Bungalow style residences are located throughout the district that date from 1913-1920, well after the most substantial building period in Philipsburg. While none of these houses are clustered in groups, several are paired together on adjoining lots. Two excellent examples - one stone and one wood frame - date from 1914 and are located in the Pardee and McDonald Addition on Block 2, Lots 14-15 and 16-17 (figs. 14-15).

With few exceptions, Philipsburg's residential and commercial buildings were not designed by architects, but rather represent the work of local builders and contractors. The Walker Commercial Company (1905) on Broadway St. was designed by the Missoula architect A.J. Gibson, noted for his use of primarily Richardsonian

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stylistic features until 1901 followed by a reliance on Classical architectural details. Gibson designed by 1915 all of the buildings on the University of Montana campus as well as the Missoula and Ravalli County courthouses and numerous residences in Missoula. The most prominent architectural firm in Montana, Link and Haire, designed the 1912 Granite County courthouse in the Neo-Classical style. Architects Bell and Kent designed the Philipsburg Grade School in 1896.

Among the local carpenters and builders G.S. Williams was one of the better known. He constructed the unusual Granite County Jail in 1896, and with another builder named Edwards, was responsible for the wood frame Methodist Church parsonage (1888). Allison and Sherman, "dealers in furniture, sash, doors and mouldings," established their business in 1881 and operated out of the extant wood frame false fronted building "located one door west of [the] Hynes Hotel" on Broadway (fig. 16). They built and furnished Allen's Hospital (1887), a simple and attractive two story, brick vernacular Victorian building, furthering their claim as "the most prominent house-furnishers and builders of the town." Botscheider and Wipf also reportedly constructed many of the four square hip houses in Philipsburg, particularly in the area known as "Nob Hill" along Granite St. Indeed, long-time Philipsburg resident Nell Sheperd commented in an interview that Botscheider had built many of the "flat-roofed" (four square hip) houses in town about 100 years ago.

The historical resource survey was coordinated by James R. McDonald Architects, P.C., who conducted all architectural field work. Historian William A. Babcock, Jr. provided the historical research and wrote the overview.

The first part of the project involved an intensive architectural survey of Philipsburg including about 500 buildings. Each building was recorded on a Montana Historical and Architectural Inventory form and photographed in black and white film. The second part of the survey involved an extensive literature and records search of historical materials related to Philipsburg, the Flint Creek Valley and the surrounding area. Tax cards at the County Appraiser's Office, land books and plat maps in the Clerk and Recorder's Office were examined to establish property ownership and to determine the dates of platting for the Original Townsite and subsequent additions. Sanborn Fire Insurance maps, tax appraisal cards and oral interviews were used to date the structures and determine their historical occupancy and use. Historical literature, including government documents and archival holdings of the Montana Historical Society and the Mansfield Library at the University of Montana, and the New North-West and Philipsburg Mail newspapers from 1868-1920 were also consulted for background information.

Each structure within the survey area was evaluated and assessed based upon criteria and guidelines established for the National Register of Historic Places. No archaeological survey or testing was performed, in accordance with the terms of the contract between the survey coordinator and the Montana Historic Preservation Office.

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Until 1887 five stage lines operated between Philipsburg and Granite (immediately west in the mountains) but other routes to the east and north were rough and poorly maintained. Transportation to Granite was essential because in the 1880s and 1890s it was the home to between 1,500-2,500 miners who worked day and night in the Granite Mountain Mine extracting millions of dollars worth of silver ore. At its peak, the town's population reached 2,500 persons crammed into rooming and boarding houses that were built on the side of Granite Mountain at a height of 8,000 feet. The Panic of 1893, however, resulted in the total desertion of the community, and today Granite is a ghost town. With the construction of the Granite and BiMetallic mills in 1886 and the arrival of the Drummond-Philipsburg Railroad in 1887, Philipsburg became the "natural railroad and commercial center of a section of rich territory embraced within the radius of ten to thirty miles" (Philipsburg Mail May 11, 1893).

Philipsburg's townsite was laid out on June 15, 1867. An August 10, 1867 issue of the Montana Post reported that the town was growing at a "rate of one house per day" and the new structures give "the place a business-like appearance." By December, 1867, Philipsburg had a population of approximately 1500 with about 250 houses. A military officer touring the mining camp commented that "there are on Main Street [Broadway], quite a number of well-finished commodious two-story business houses and several hotels..."

In 1865, Samuel Hauser, who later became Territorial Governor of Montana, and others, organized the St. Louis and Montana Mining Company to develop lode claims in Beaverhead and Deer Lodge Counties (the latter of which encompassed Philipsburg). The St. Louis and Montana Co. was the first firm to invest large amounts of money in mining operations around Philipsburg, and this company was to be the chief source of development capital for large-scale mining and milling activity in Philipsburg and Granite from the 1860s through the 1920s. They initially invested \$100,000 and hired Philip Deidesheimer (for whom the town was named), a consultant at the Comstock mine in Nevada and graduate of the Freiberg School of Mines in Germany, which at the time was the world's leading mining and milling technology school.

In the spring of 1867, Deidesheimer built a wagon road up Flint Creek to the planned mill site and completed construction of the \$75,000, 10-stamp Stuart Mill, which was named for James Stuart, its first Superintendent and the brother of Granville Stuart. The mill was finished in October near the east end of the flat gulch that extended eastward from Flint Creek on a road that was to become Philipsburg's main street (Broadway). The Stuart Mill, which was renamed the Hope Mill, was the first pan amalgamation process mill constructed in Montana. The Hope operated only intermittently after opening, and by 1869, when it was temporarily shut down, most of the residents had left town and Philipsburg's "streets were empty, its buildings tenantless..." In 1872 the community was still largely deserted, but slowly revived because of mining operations near Philipsburg owned by the Philadelphia-based New Northwest Company. The same year the St. Louis and Montana Mining Co. failed and was reorganized as the Hope Mining Co., which did not make a significant strike on the Hope mining claim until 1881. The only structure remaining from the mill site is the independently eligible Superintendent's or Ringeing Residence (1887), located on upper Broadway outside the boundaries of the historic district.

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Several notable buildings remain that were constructed prior to 1880: the Kaiser House (1878) located at the corner of Broadway and Montgomery Sts., and a wood frame vernacular residence built in 1879 in Block 1 of the Pardee and McDonald Addition. Both buildings retain good historic architectural integrity, and as the only buildings associated with early development in Philipsburg, have primary significance in the historic district. The two story brick Kaiser House had an elaborate bar, billiard and gambling room, and dining room on the first floor. The building had a wrought iron porch on the second floor, and retains three sets of original recessed, glass double doors with arched fanlight transoms facing Broadway.

Two very early wood frame, false fronted buildings are located on adjoining lots, the Hynes House (ca.1880) and Allison and Sherman's furniture store (ca.1881) located on the eastern end of Broadway. These two structures are especially important to Philipsburg's history because first, they depict an early building phase that utilized log and wood frame materials which were normally replaced at a later date by masonry buildings, and second, because of their depiction of early development. The expansive, two story Hynes building was a boarding house complete with spacious parlor, kitchen and dining room, and rental rooms upstairs. W.T. Allison was a prominent Philipsburg contractor and politician who, with C.V. Sherman, established a furniture and building supply store in his one story building. One of the earliest masonry commercial structures was built by William Weinstein, a Polish-born businessman who was the first merchant to sell goods in the area. Weinstein constructed the eastern portion of his well preserved building in Block 5, Lots 14-17 in the early 1880s. First floor windows have been altered, but otherwise the building appears as it was originally built.

Beginning in the mid-1880s and extending into the mid-1890s a mining boom based on increased investments by mining corporations in the area transformed Philipsburg into a prosperous and substantial community. The main source of the town's wealth was the Granite Mountain lode claim located about four miles east of Philipsburg. The Granite Mountain Mining Co. was formed through the initiative of Charles D. McClure, and owned by St. Louis businessmen who initially invested \$10 million in their venture. When McClure was unable to sell the James G. Blaine claim (an extension of the Granite Mountain lode) to the Granite Mountain Co., he formed the BiMetallic Mining Co. along with Charles Clark and J.M. Merrill. About 80 per cent of the stockholders were those who also owned the Granite Mountain Mining Co.

The discovery of a rich vein led the Granite Mountain Mining Co. to build a dry-crushing 20-stamp mill with a chlorodizing roasting furnace from Fraser and Chalmers of Chicago, on Granite Mountain in 1884. In 1886, a 40-stamp mill was built adjacent to the first mill and later that year it was enlarged. Total capacity for both mills was 80 stamps. By 1888, the company had constructed a 100-stamp Fraser and Chalmers mill on Fred Burr Creek at Rumsey (three miles south of Philipsburg) to keep pace with mine production, and constructed an 8,900-foot gravity tramway from the mine to the mill, which was about 2,000

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feet lower than the mine site at nearby Granite. In 1886, the BiMetallic Mining Co. began developing the James G. Blaine lode claim, and constructed a 50-stamp, chlorodizing, dry-crushing Fraser and Chalmers mill about 1 1/4 miles south of Philipsburg on Douglas Creek in 1889. The mill was connected to the Blaine shaft in Granite by a two-mile tramway. The company added 50 stamps in 1890, constructed a leaching plan in 1894 to treat tailings, and in 1897 built an experimental concentration plant to treat ore from the mine. None of these mill sites is included in this nomination.

The Granite and BiMetallic mines and mills quickly established Philipsburg as one of the wealthiest silver-producing areas in the region and created three new mining settlements - Granite, Rumsey and Kirkville - almost overnight. Between 1883 and 1898, when the Granite and BiMetallic Mining Companies consolidated, the Granite Mountain Mining Company shipped bullion valued at \$21,717,864, \$353,671 worth of ore, and slag valued at \$21,570. The BiMetallic Mining Co. during the same period shipped \$6,466,373 worth of bullion, ore valued at \$395,344, sulfide valued at \$361,992 and \$44,102 worth of concentrates. Net profit to both companies from 1883-1893 was \$13,770,000 paid mostly to shareholders in St. Louis. Indeed, Muriel Wolle suggests in A Guide to the Mining Camps of the Treasure State that proceeds from the Granite Mountain mines laid the foundation for St. Louis' first major real estate boom.

The direct result of dramatically increased mining activity in the mid-1880s and the arrival of the railroad in 1887 was the largest building boom in Philipsburg, lasting until close to the turn of the century. The approximately ten year period of growth caused widespread development of land surrounding the already established commercial area of Broadway. The Pardee and McDonald Addition, located between the Original Townsite and the railroad depot on the western fringe of town, was surveyed in 1887 and approved in 1890. The Wilson Addition to the northwest of the Original Townsite on the hill overlooking Philipsburg was also platted in 1887, and the Churchill Addition, east of Wilson's Addition was surveyed in 1889 and approved in 1890. Schnepel's Addition, a small, four block area located south of the southeast corner of the Pardee and McDonald Addition, was platted in 1888.

Only six contributing and three non-contributing buildings built from 1882-1886 remain within the historic district. Yet, 56 buildings (12 commercial) dating from 1887-1891, and 25 more structures from 1893-1898 remain in the district.

Much of this construction is particularly evident today in the area north of Broadway on "Nob Hill", around the former railroad depot (destroyed by fire in 1914) approximately 300 yards west of town, and in the business district. Contractors Botscheider and Wipf remarked in the Philipsburg Mail in October, 1889 about the sustained nature of residential construction since 1887, the latter suggesting that improvements made since 1887 had exceeded those made in any previous five-year period. Many of the houses built during this time were relatively simple, wood frame or brick buildings, usually gable-fronted "L"-shaped or four square hip roofed in design. Although solidly built, they

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reflect rapidly-constructed working class housing styles used commonly during boom periods in Western mining towns. Minimal ornamentation accompanied these vernacular dwellings, although sometimes decorative porches and Victorian details such as scrollwork or stained glass windows were added by the owner or builder. The extant houses are not outstanding examples of architectural styles or architect-designed buildings but well represent the bulk of the residences built in Philipsburg during the 1887-1891 boom period. These vernacular buildings are historically significant for their association with the many carpenters and craftsmen who built them, such as Grant Williams, Allison and Sherman and Tom Botscheider.

To accomodate the increasing population downtown, businessmen erected masonry buildings that replaced earlier frame structures to provide commercial and residential rental space. For example, Michael Kaiser had a three-story brick annex built in 1889 on Montgomery St. behind the two-story hotel he constructed in 1881. The new structure's first floor was used for stores while the second and third floors served as sleeping rooms. William Weinstein and Angus McDonald in 1887 financed the construction of a two story brick addition to Weinstein's original building, of which the lower floor was used as a branch bank of the First National Bank of Helena. The iron front for the addition was cast by the Bowen Brothers Foundry in Philipsburg. Both buildings are of primary significance to the district for their relatively intact appearance and association with the construction boom. Hotels also were constructed near the railroad depot, including the Edwards House and Dave Works' Hotel in 1887, and the People's Hotel in 1893. None of these are extant.

Other businesses opened downtown on or near Broadway during the late 19th century building boom. J.K. Merrill & Sons established their dry goods business in an elaborate two-story, colonnaded store with 17,000 square feet of floor space in 1893, and the two-story Hyde Block (1888) was built adjacent to it on the corner of Broadway and Sansome, originally serving as a bank and later as multi-purpose office space. M.E. Doe (for whom the Doe Addition was named) and Hoyer constructed a two-story brick building in 1887, part of which is still operated as the Doe Drug Store. The two-story brick J.C. McLeod Building was erected in 1891 as a shoe store, and the Wilson Building, another two-story brick structure, was built in 1887. All of these commercial buildings feature a variety of typical architectural features characteristic of the period such as brick friezes, highly decorative metal and corbeled brick cornices, and cast iron storefronts with central entrances flanked by large windows. Much to the delight of local residents, the two story McDonald Opera House and Theater opened in 1891 at the corner of Sansome and Stockton Sts. Inside, a large auditorium with a balcony and box seats faced a spacious stage used by dance companies, magicians, theater groups and other entertainers. Collectively these structures represent a cohesive group of relatively intact late 19th century commercial mercantile shops that were vitally important to the physical development of Philipsburg's business district.

Several significant public and religious buildings also were constructed in the midst of Philipsburg's most important period of growth. The J.W. Morse

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Building (1887), near the east end of Broadway, was originally constructed as a "commodious" lecture hall, also serving in 1893 as Granite County's first courthouse. Local contractors Allison and Sherman built a 2 1/2 story brick hospital for Dr. D.H. Allen in 1887 on the corner of Sutter and Sansome Sts. The hospital had 12 wards and a doctor's office located on the second floor. The need for permanent religious buildings spurred the construction of two churches directly across the street from each other: the wood frame St. Andrew's Episcopal Church in 1888, and the brick Methodist Church in 1889. The Presbyterian Church was erected in 1893 and one year later St. Phillip's Catholic Church was completed.

To meet the increasing demand for building materials during the boom period of construction, a number of lumber yards, saw mills and brick manufacturers opened around the town. McDonald and Morrison established the Philipsburg Granite Lumber Co. in 1893, and by 1895, after Morrison dropped out of the business, McDonald had constructed a large lumber warehouse and retail store on Broadway just east of the railroad depot. Unfortunately, the store does not retain enough historic architectural integrity to be considered as an independent resource. Purtle, Lynch and Wilson had a lumber yard on lower Broadway, and lumber dealer W.S. Twohy sold sash, doors, moldings, flooring and ceiling material out of his business one block north of the depot. Neither of these businesses are extant. Norwegian-born Charles Anderson built a number of structures two blocks east of the depot between Holland and Brown Sts. for his lumber business, which flourished during the late 19th century. Several warehouses and his residence are included in this nomination as independent resources, significant as the only extant structures related to the late 19th century lumber business in Philipsburg.

By 1887 Philipsburg had three brick yards operating "full force" but unable to supply the necessary materials for construction in the business district. Rustler Mac manufactured sand-rolled brick at a yard about 1 1/2 miles south of town that was "endorsed" by the Granite Mountain, BiMetallic and Black Pine Mining Companies. In 1888 the town had two brick yards, one operated by George H. Harn, the other by Simmons and Co., employing about 70 men and producing about 70,000 bricks per day, most of which were used for the BiMettalic Mine. No evidence of these yards exists today, however, their impact is indicated by the large number of extant masonry buildings in Philipsburg constructed after 1886.

The community's major manufacturing industry was the Philipsburg Iron Works, established at the peak of development by William and Frederick Bowen and Ezra R. Thompson. Located on the west end of Sutter St., the existing foundry was completed in 1891, apparently replacing an older, wooden building. The two story brick structure held a furnace and served as the casting building. It remains largely unaltered except for the replacement of four first floor double hung sashes. The original decorative wrought iron lintels for each window have been retained. In addition to manufacturing machinery for the mills of the Granite Mountain and BiMetallic Mining Companies, the Philipsburg Iron Works made general iron products and ornamental iron for buildings. Each of the brothers

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built elaborate Queen Anne residences on large, adjoining lots at the corner of Franklin and Granite Sts., one in 1885 and the other five years later.

Rapid development in Philipsburg was sharply curtailed as the Panic of 1893 and the repeal of the Sherman Silver Purchase Act, which ended the government's mandatory purchase of silver, directly impacted several mining operations near the city and throughout the entire Rocky Mountain region. Late in June of the same year 400 miners in Philipsburg and Granite were laid off. By the end of the summer, the Granite and BiMetallic mining operations had closed and the nearby community of Granite, with its 2,500 residents, became a ghost town overnight. The Hope Mine, located just east of Philipsburg, with less capital and operating overhead and more experience in the unstable mining industry, was able to continue its operations. Also aiding the Hope Mine was the discovery of the Whitewash ore body in 1892, which provided as much as 1,500 ounces of silver to the ton, and was actively mined until 1910 when the company closed their operations.

In 1898 the Granite Mountain and BiMetallic Mining Companies merged as the Granite BiMetallic Consolidated Mining Company to reduce operating costs. Under the merger, the company built a dam and power plant near Flint Creek Falls to provide electrical power for mining and milling operations. A subsidiary known as the Montana Water, Electric Power and Mining Company was formed in 1899 to construct the new power plant about nine miles from Philipsburg. The complex consisted of a dam, flume and powerhouse that was completed in 1901. Other improvements by the company included adding a seven-ton motor casting for the BiMetallic hoist and constructing a 300-ton concentrator below the collar of the BiMetallic shaft. These changes paid dividends, as the company made \$1 million per year from 1898-1905. In August, 1905, after the price of silver had dropped again, the company closed their business. None of these structures were included in the survey.

Also helping to stabilize the local economy was the discovery in the early 1890s of sapphires on the west fork of Rock Creek, about 15 miles west of town. Approximately 75 pounds of gems are believed to have been produced from the area in 1894. Shortly before 1900, the American Gem Syndicate, a subsidiary of the Granite-BiMetallic Mining Co., purchased the Rock Creek deposits, and conducted extensive mining operations there. Gems were sent to Geneva where they were cut, and the finished gems were sent to London, from where they were distributed throughout the world, largely for industrial uses.

Even with the fall in silver prices, Philipsburg continued to grow and expand. Indicative of this growth are the 25 extant structures in the district that were built between 1893-1898. Philipsburg's position in the Flint Creek Valley and its future were further strengthened in 1893 when the town became the county seat of the newly-formed Granite County. Three years after this designation, the brick Granite County Jail was constructed by local builder Grant Williams, and the striking Philipsburg Grade School was erected in the same year. Prominently located on a hill adjacent to the courthouse, the combined jail and sheriff's

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residence is an unusual building with a two story front tower and two arched entrances. The school was based on a design by the architects Bell and Kent, utilizing granite from a quarry above the BiMetallic Mill. While practicing together in Helena, Bell and Kent designed the courthouse and jail at Anaconda, the Flathead County Courthouse, a public school at Columbus, Montana, numerous commercial and residential buildings, and perhaps their most notable building, the original Montana Capitol Building.

Growth continued into the early 1900s as evidenced by 21 more houses that were constructed in the district during the years 1899-1904. The first decades of the 20th century saw a general decline in Philipsburg area mines, but World War I and the demand for manganese brought renewed economic vitality to the community. Despite relatively slow growth during the first decade of the century, a number of commercial buildings were built. The Walker Commercial Co. Building, a two story brick business block, designed by the Missoula architect A.J. Gibson, was constructed in 1905 at an estimated cost of \$20,000. In 1911, the two story brick Masonic Hall was built on the corner of Broadway and Sansome for about \$30,000. Both buildings, like those from the late 1800s, are good examples of well preserved, turn-of-the-century commercial architecture. As with similar buildings, these provided room for the necessary retail trade, bank or related business on the ground floor and apartments or large, open floor space for private and public groups on the second level.

The imposing Neo-Classical Granite County Courthouse was constructed in 1912 on the northwest corner of Block 12 of the Original Townsite, in the same location as one of Philipsburg's early schools. The courthouse was designed by John Link and Charles Haire, who had one of the most significant architectural firms in Montana during the early-to-mid 20th century. They had offices in Billings, Butte, Helena and Lewistown, and designed over 1,000 public, commercial, academic, private and institutional buildings in the northwestern United States including the wings to the Montana Capitol. The firm was responsible for the design of 18 of the 56 county courthouses in the State. To replace the former school, the Granite County High School, also a Neo-Classical design, was built in 1915 on the northern edge of town in the Churchill Addition.

Philipsburg experienced another major boom period during the manganese mining era at the height of, and immediately after, World War I. The war made it difficult for the U.S. to obtain manganese (necessary for the hardening of iron and steel) from South American countries such as Brazil and Argentina. The passage of the War Minerals Bill, which protected potential producers in the domestic manganese market, made it possible to mine and mill manganese in the Philipsburg district, which had the largest deposits of easily available high grade ore in the United States.

Most of the manganese ore in Philipsburg was located outside of the Hope and Granite-BiMetallic mines. The chief operators during and following WWI were the Philipsburg Mining Co., the Moorlight Mining Co., and the Courtney Brothers. The Philipsburg Mining Co. began mining manganese at the Algonquin mine in 1916

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and mined other manganese-bearing bodies in the area. Between 1916-1918 the Algonquin produced about 55,000 tons of ore, most of which was shipped east for producing steel. In 1918 the company constructed a concentrator (wet mill) on the old BiMetallic Mill properties south of town to treat the lower-grade manganese ores from the Algonquin and other mines. Productivity increased dramatically. Indeed, previous to WWI, Montana produced only 137 tons of high-grade manganese ore which was shipped as a test lot in 1900 to a steel mill in Chicago. Yet by 1918, Philipsburg had shipped 127,415 tons of high-grade manganese ore.

After the demand for manganese decreased following WWI, the Philipsburg Mining Co., like other manganese mining companies in the area, began producing manganese dioxide for the manufacture of dry cell batteries. The company built a second concentrator near the first which continued operation during the early 1920s. Both mills burned down in 1925 and were not rebuilt. The Philipsburg Mining Co. employed an estimated 800 men at its mine and at the concentrators.

The Moorlight Mining Co., incorporated in 1918, worked three different mines, also mining manganese for steel production and/or the production of dry cell batteries. The Courtney Mine, owned and operated by the Courtney brothers from Butte, produced 30,000 tons of ore from October, 1916 to November, 1918, much of it being shipped to Birmingham, Alabama. The Trout Mining Co., a division of the American Machine and Metals Co., incorporated in New Jersey in 1924. The company began operations on light mining claims and built a 50-ton per day manganese concentrator west of the Grade School.

During the first two decades of the century, the Philipsburg area contributed 40 percent of the total of the U.S. production of manganese ore. In addition, Philipsburg produced over 90 percent of the manganese dioxide produced in the U.S. during the mid- to late-1920s. According to area residents, the town experienced a slight boom from about 1917-1920. During this time, Philipsburg's population jumped from 1,109 to 1,724, the only period of pronounced growth in the century. Profits from manganese mining resulted in the construction of at least one major commercial building in the community. The three story, brick Courtney Hotel was built by the Courtney brothers in 1918 on the corner of Sansome and Stockton with profits from their manganese mine. It was constructed by Clifton, Applegate and Toole, and is significant not only for its architecture, but also because it reflects the advent of the transportation era, which prompted the inclusion of an automobile garage and service station in the basement and an Overland car dealership on the first floor.

A number of other companies such as the North Granite Mining Co., the Montana Prince Mining Co., and the Philipsburg Co., continued to mine or mill silver during the mid-1920s. Much of the work, however, was on a relatively small scale and involved reprocessing tailings from earlier silver mines using the oil flotation process.

While residential construction slowed during the first two decades of the 20th century, a number of Bungalow houses were built in town. Two of the finest

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examples are located on adjoining lots in the Pardee and McDonald Addition, each constructed in 1914. Both houses, one built with cut stone and the other of wood frame, have excellent historic integrity and exhibit numerous stylistic features including exposed rafters, wide, overhanging eaves supported by battered columns, and open front porches. Twelve more contributing Bungalows are located throughout the district (five others are non-contributing).

In general, mining declined after the war and many companies either reorganized or left town, taking with them much of the wealth that helped establish Philipsburg in the late 1800s. The destruction of several mining-related structures from fire and the failure of first the Philipsburg State Bank in 1924 and then the First State Bank in 1930 had a detrimental effect on the once robust economy. By 1930, the town seems to have settled into a stable but limited existence based on agriculture, government, limited mining interests and tourism.

The built environment of Philipsburg today represents one of the best preserved, late-19th century mining towns in Montana. Unlike many other mining communities that experienced rapid growth and change, Philipsburg has retained an extensive collection of commercial, residential and public buildings that clearly depict the impact of the silver and manganese mining industries during the late 1880s and early 1900s. A large number of intact, two story brick buildings in the central business district as well as many wood frame and masonry houses clustered along hilly, winding gravel streets contribute to an overall sense of the community's long-standing link with area mines.

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Multiple Resource Area
Thematic Group

dnr-11

Name Philipsburg MRA
State Granite County, MONTANA

Nomination/Type of Review

Date/Signature

1. Philipsburg Historic District

Submitted for Review

for Keeper

Attest

Concurred with William B. Bushong
9/3/82

2. Doe, M.E., House

Entered in the
National Register

for Keeper

Attest

William B. Bushong
9/3/82

3. Ringeling House

Submitted for Review

for Keeper

Attest

William B. Bushong
12/3/82

4. Anderson Lumber Company

Submitted for Review

for Keeper

Attest

William B. Bushong
12/3/82

5. Philipsburg Grade School

Entered in the
National Register

for Keeper

Attest

William B. Bushong
12/3/82

6.

Keeper

Attest

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