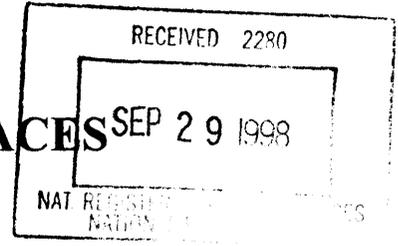


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: ALPINE APARTMENTS

other name/site number:

2. Location

street & number: 200 Hickory

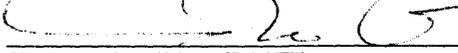
not for publication: na
vicinity: na

city/town: Anaconda

state: Montana code: MT county: Deer Lodge code: 023 zip code: 59711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.

 9-22-98
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.

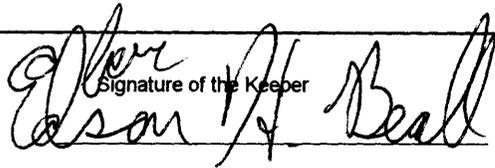
Signature of commenting or other official Date

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):

 Date of Action 10/30/96

5. Classification

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

6. Function or Use

Historic Functions:

DOMESTIC/Multiple Dwelling

Current Functions:

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification:

Other: 20th Century Apartment Building

Materials:

foundation: Concrete
walls: Brick
roof: Asphalt
other:

Narrative Description

The Alpine Apartments at 200 Hickory was constructed in 1915 by John Wenger. Wenger retained the local architectural firm of Hyslop and Westcott to design the building. Johnson & Law, Anaconda's largest building contracting firm, constructed the building. It was the first large-scale, modern apartment building built in Anaconda.

The building is three stories and rests on a raised basement. The plan is I-shaped: a rectangle flanked by wings. It features a concrete foundation and walls of red brick. Asphalt covers the flat roof of the building. The fenestration is symmetrical fenestration, and all doors and windows are original. Most window units feature a pair of one-light casement windows with square, fixed one-light transoms; the raised basement retains paired casement windows without transoms. A stepped parapet wall appears on the flanking wings, and a central recessed entry accesses the first level. Brick belt courses separate the daylight basement from the first floor, and the third story from the roof line. Sills and window surrounds are composed of rows of header brick.

The front (east) facade features two rectangular wings, which flank the main portion of the building. The wings have one set of paired casement windows at each level. The walls returning to the building's central wing retain a set of three one-light casement windows in each story. The main recessed, wall of the apartment building features five sets of casement windows in the upper two stories with a single casement window on the extreme north and south ends of the wall. The central, recessed entrance houses an original wood door with a three-light fixed transom and long, rectangular one-light sidelights. The entrance is accessed by concrete steps. The raised basement is accessed by concrete steps below the main entrance steps. It features a pair of ten-panel wood doors.

The north and south elevations of the Alpine Apartments are similar. Seven pairs of casement windows appear at each story. An original iron fire escape is attached near the center each the wall. The fire escapes extend from the parapet wall to the main level of the building. These two elevations also have a pair of vertical brick header courses at each end of the wall.

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Deer Lodge County, Montana

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The rear (west) elevation of the apartment house is partially concealed by an elaborate frame porch and a large manual elevator. A large brick platform, similar to a loading dock, entirely conceals the basement level of the main wall of the building. The wood walkways access each story of the building, including the opposing north and south faces of the wings. A wood stairway on the north end of the building provides exterior access to the porch on the north end of the building. Each apartment unit has a ten-panel wood door and two pairs of casement windows opening onto the porch. The manual elevator was installed to raise large pieces of furniture to the upper levels. The elevator is centrally-located. It operates by a hand-over-hand pulley system.

A frame shed-roofed addition, constructed during the historic period, projects from the brick platform to the south wall of the north wing. This addition is sheathed in drop siding and has a asphalt, rolled roofing. It retains a small window opening that has been boarded closed and an original five-panel wood door. A doorway accessing the raised basement at the north wing has been boarded closed.

A three-story, frame, flat-roofed addition and a one and one-half-story brick addition, both dating to the historic period, are located on the west face of the south wing. The frame addition is sheathed in a combination of historic wood clapboard and modern wood composition siding. The first level of the frame addition holds a modern wood garage door on the north elevation and a two-light modern casement window at the upper level. The north wall of the brick addition houses an original four-panel wood door. Attached to the west elevation of the brick addition is a one and one-half story, gable-roofed concrete masonry addition, constructed within the last twenty years.

8. Statement of Significance

Applicable National Register Criteria: A and C

Areas of Significance: Community Planning and
Development; Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1915

Significant Person(s): n/a

Significant Dates: 1915

Cultural Affiliation: European/American

Architect/Builder: Hyslop and Westcott,
Architects /Johnson & Law

Narrative Statement of Significance

The Alpine Apartments are significant for their association with the development of high-density apartments in Anaconda. As the housing shortage became critical, developers found a rewarding opportunity in apartment house construction. The Alpine Apartments was Anaconda's first and largest multi-unit apartment building; three other large apartment buildings followed in the 1910s. The construction of the Alpine Apartments portended a shift away from boarding houses. Typical of many apartments found in other urban areas, its design is severe. Savings in expenditures are evident in the lack of exterior ornamentation. The building remains today exactly as built, and is representative example of a high-density apartment building in Anaconda. The Alpine Apartments are eligible for listing in the National Register of Historic Places under Criteria A and C.

Background History

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

Anaconda became a mecca for western-bound immigrants who found ready with the Anaconda Copper Mining Company. The New arrivals created a diverse immigrant working-class environment of this small mountain city. The population dramatically increased each year until World War I.

From the onset of Anaconda's founding, multiple-unit dwellings played a significant role in the social history of the town and in the historic built environment. Boarding houses, hotels, and rooming houses began appearing, predominantly on the east side of town. Anaconda's boarding houses, like those in other industrial cities of America, provided lodgers with more than a place to eat and sleep. The boarding house became a surrogate household complete with a substitute family for the workers who had left their wives and other family members behind in their native lands. Boarding houses were often established along ethnic lines: Irish owners rented to Irish boarders; Austrian owners rented to Slavic lodgers, and Finlanders rented to Finlanders. Lodgers sought ethnically-homogeneous boardinghouses for a variety of reasons. Lodgers with shared ethnic backgrounds shared the same language, the same diets, and often the same political philosophies. For the majority of immigrants who had come from small European villages, boardinghouses also gave them some semblance of the closeness and comraderie inherent to village life, yet absent from the independent and self-divulgent life that the American city generally offered.

The Anaconda Company did not provide housing for its employees, leaving it up to the local market to fill the need. Expansion of the company's smelter during the 1910s translated into more jobs, and the housing market failed to keep up with the burgeoning workforce. Tent villages, such as Ingleside, sprouted up on the fringes of town to accommodate homeless laborers.

In an effort to satisfy a portion of this demand, local developers began constructing high-density apartment buildings. The Alpine Apartments was the first of these to be built in Anaconda. Unlike the earlier boarding houses, the concept of apartments appealed to retail and office workers, partly because they were expensive. These buildings provided privacy and modern conveniences while freeing their occupants of the responsibilities of home ownership.

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The Alpine Apartments

John Wenger, a local meat cutter and businessman, constructed the Alpine Apartments in 1915-16. Wenger retained the local architectural firm of Hyslop and Westcott to design the building. Johnson & Law, Anaconda's largest contracting company, received the construction contract. The twenty-nine unit building cost \$55,000. The \$1900 per unit cost was about equal to the cost of a three-room house on its own lot.

Wenger and partner Albert Bourbonniere owned the Imperial Meat Market at 413 East Park Avenue, one of the premier butcher shops in town. Mr. Wenger was the expert buyer for this company and was considered one of the best judges of cattle in the west. In addition to the butchering business, Wenger was also an active real estate developer and builder.

Little is known about the background and training of architects W. W. Hyslop or Westcott. However, Hyslop was the most popular architect in Anaconda during the 1890s. He design a number of buildings, almost all of which have been demolished. Some of Hyslop's earlier works, now gone, included the Edgcombe Block (1896) at 305 East Park, the Beaudry Building (1895) at 322 East Park, the Shields Block (1895) at 122 Main, and the original Church of Christ (1895) at 520 Oak and surviving in an altered state. Only one Hyslop of buildings from his early work in Anaconda is extant and retains architectural integrity: St. Peter's Austrian Roman Catholic Church (1898) at 401 Alder. Hyslop designed in a variety of styles. He preferred the Gothic Revival style for church designs and popular Victorian-era styles for commercial buildings.

Mr. Hyslop was a graduate of Columbia College in New York City, coming to Anaconda and establishing an architectural office in 1894. The local newspaper two years later credited him with designing at least one-half of all of the architect-designed buildings in Anaconda constructed between 1894 and 1896.¹ In approximately 1900, he moved to Spokane, Washington. Evidence of his work in Anaconda during the first decade of the twentieth century diminished until 1915, when Hyslop reemerged with a partner, George Westcott, also of Spokane, to design four substantial buildings in Anaconda: the Elks Building (1913) at 219 Main, the Lorraine Apartments (1915-16) at 218 East Third, the Blue Bird Theater (1915-16) at 202 East Park, and Alpine Apartments at 200 Hickory. Of these later projects, only the two apartment buildings remain.

The *Anaconda Standard* reported in late-1915, that "apartment houses are finding favor." Wenger's Alpine Apartments was the first to be completed, although two others were under construction at the time. Wenger fully-rented the apartments before it was completed, and had a waiting list for future vacancies. The newspaper described the twenty-nine, three room suites as "models of convenience, with no wasted space. They are provided with disappearing door-beds, electric ranges, refrigerating system and steam heat. Indirect lighting fixtures are installed and the windows are of the hinged-center type."

The Alpine Apartments are significant architectural as the first example of the "apartment house" in Anaconda. Typical of these buildings, the architect eliminated all exterior ornamentation to keep construction costs down. The stepped parapet is the sole design consideration in this otherwise plain building. The character of the facade is derived from the fenestration---the casement windows with transoms.

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

Alpine Apartments
Name of Property

Deer Lodge County, Montana
County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

10. Geographical Data

Acreage of Property: Less than one

UTM References: **Zone** **Easting** **Northing**
 12 349070 510070

Legal Location (Township, Range & Section(s)): Section 3, Township 4 North, Range 11 West, M.P.M.

Verbal Boundary Description

The Alpine Apartments is located on Lots 1 and 2, Block 40, Original Townsite of Anaconda, Montana

Boundary Justification

The boundary is the two lots on which the Alpine Apartments have been located since its construction.

11. Form Prepared By

name/title: Kimberly Morrison, Community Surveyor
organization: Montana SHPO
street & number: 1410 8th Avenue
city or town: Helena

date: March 1996
telephone: 406-444-7715
state: MT zip code: 59620

Property Owner

name/title: Goldberg Corporation c/o Herb and Rosemary Young
street & number: 200 Hickory
city or town: Anaconda

telephone: None
state: MT zip code: 59711

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

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Bibliography

Anaconda City Directories. 1916, 1925, 1930.

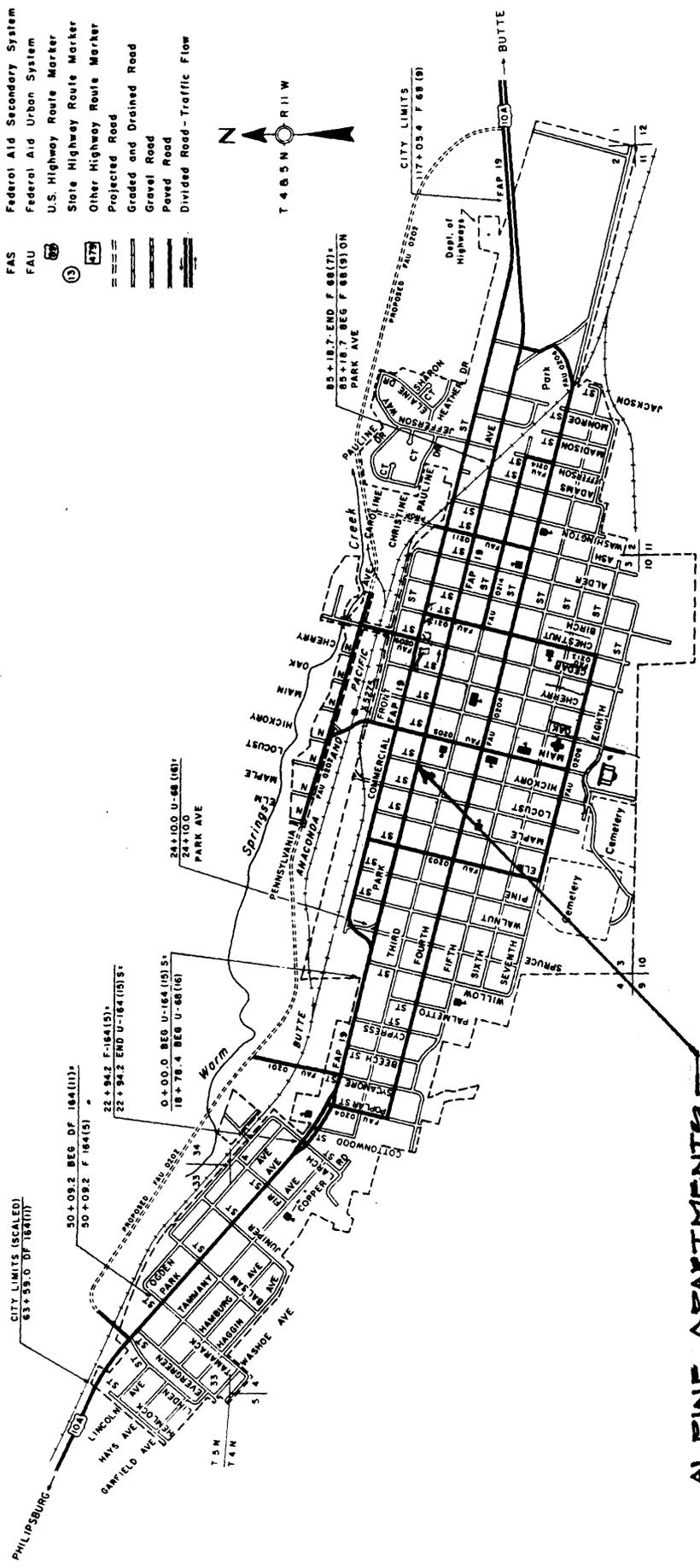
Anaconda Standard. November 12 and December 20, 1914; June 17 and December 12, 1915.

Deer Lodge County Property Ownership Records.

Sanborn Fire Insurance Maps. 1930.

LEGEND

- Corporate Boundary Line
 - Central Business District
 - Non-existent Dedicated Street
 - Railroad and Station
 - Elevation
 - Courthouse
 - Post Office
 - Hospital
 - Elementary School
 - High School
- FEDERAL AID HIGHWAY SYSTEMS**
- FAI Federal Aid Interstate System
 - FAP Federal Aid Primary System
 - FAS Federal Aid Secondary System
 - FAU Federal Aid Urban System
 - U.S. Highway Route Marker
 - State Highway Route Marker
 - Other Highway Route Marker
 - Projected Road
 - Graded and Drained Road
 - Gravel Road
 - Paved Road
 - Divided Road - Traffic Flow



**ALPINE APARTMENTS
200 HICKORY**

CITY PLAT
ANACONDA
DEER LODGE COUNTY
MONTANA

1970 CENSUS 9,771



REVISED DEC 31, 1978

1961 & 1971 USGS BASE

Copies of this map are available at
several east from the Montana Department
of Highways - Helena, Montana 59601

DI HILL QUINN UU UI HILL U

ANACONDA STANDARD 12.12.1915



ALPINE APARTMENTS

HYSLOP AND WEJTCOTT ARCHITECTS

