

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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



1. Name

historic RED LODGE COMMERCIAL HISTORIC DISTRICT

and/or common

2. Location

street & number N/A Broadway between 8th and 11th St. N/A not for publication

city, town Red Lodge N/A vicinity of ~~Congressional district~~

state Montana code 030 county Carbon code 009

3. Classification

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

4. Owner of Property

name Multiple Ownership (see Continuation Sheet)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Carbon County Courthouse

street & number 106 Broadway

city, town Red Lodge state Montana

6. Representation in Existing Surveys

title Red Lodge Historic Survey has this property been determined eligible? yes no

date August 1981 federal state county local

depository for survey records Carbon County Historical Society

city, town Red Lodge state Montana

7. Description

Condition		Check one	Check one
<input 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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

At an elevation of 5,557 feet above sea level, Red Lodge is located in a long, narrow north-south drainage through the broad foot hills of the Beartooth Mountains in southeastern Montana. Red Lodge grew up between the coal mines located on the mountainside to the east and the west of town. Although initially settled in the early 1880s, the present townsite of Red Lodge was not platted until 1889. The commercial center of Red Lodge was relocated in 1896 from what has come to be known as "Old Town" on West 16th Street to the present commercial corridor of Billings Avenue (Broadway). Because the town had been settled in a rather haphazard fashion, the town Council decided in 1895 that owners of dwellings and businesses would need to relocate their buildings upon the newly platted lots. Although a few of the original log structures were moved to the new commercial lots along Broadway, the majority of the business owners were soon to be constructing new, one and two story, frame, stone, or brick structures as the commercial district of Red Lodge prospered.

Red Lodge's commercial district developed in the blocks immediately east of the Northern Pacific tracks. Like most Montana towns which have linear commercial districts, development was compact on both sides of Broadway with residential development occurring behind the commercial buildings. The Northern Pacific tracks run at an acute angle to the main street with a crossing at 6th Street. The three block Red Lodge Commercial Historic District has been identified along both sides of Broadway from 8th to 13th Streets and includes a high concentration of intact downtown buildings dating from the late 1890s through to 1915.

The Red Lodge Commercial Historic District is characterized by its modest, unpretentious, western vernacular commercial architecture. The vast majority of the buildings incorporate local materials - wood, log, brick, and sandstone; only a very few were designed by an architect. Detailing is usually limited to the mason's art, brick corbelling, stone quoining, etc. Many of the buildings retain interior decorative pressed metal ceilings and glass transom lightening, although many have experienced ground floor remodelling. The few public buildings located within the district are simple brick versions of Romanesque, Classical, and Gothic Revival styles.

The following buildings have retained a high degree of historic architectural integrity, especially at the second story level and are of primary significance within the district:

P-1 Red Lodge Carnegie Library, 1919

Located at north end of historic district. Single story masonry structure with full daylight basement. Central arched entrance with radial mullions in transom above. Built on the Carnegie Foundation plan. Serves as northern anchor for historic district.

P-2 Labor Temple, 224 North Broadway, 1909

Three story brick masonry building with a flat roof and stepped parapet. Double hung windows with a diamond pattern in the upper sash. Pressed tin ceilings on interior. Ground floor was commercial (originally the Kalva Cooperative Mercantile Association), second floor housed union offices, third floor was a dance hall. A major corner structures located at NE corner of district.

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- P-3 Mount Maurice Hospital, 206 North Broadway, 1909
2½ story brick masonry structure with two story, castellated round tower at SW corner. Original L-shape applied porch has been removed. One of several private hospitals constructed to serve miners and represented "state-of-the-art" in hospital design at the turn-of-the-century. Apartments for doctors and nursing staff on 2nd and 3rd floors. Now used as annex for courthouse.
- P-4 211 North Broadway, ca. 1910
Two story structure of rusticated, precast concrete units. Entry to second level at south side of front elevation. Recessed main entry with pressed tin vestibule ceiling and angled transom windows. One of few concrete masonry unit structures in community and exhibits very good integrity of design.
- P-5 Savoy Hotel, 201 North Broadway, ca. 1910
Two story concrete structure with ornate pressed metal cornice. Large arched window openings on first floor feature elegant stained glass transom lights. Broken arch recessed central entrance has been infilled with concrete masonry units. Pressed metal ceilings on interior. Once an elegant hotel, the building now serves as a funeral home.
- P-6 B.P.O.E. Lodge, 112 North Broadway, 1914
One story masonry structure with stucco finish. Front porch with battered columns enclosed in 1946. Small one story addition to south side. Very unusual combination of materials and decorative features.
- P-7 Carbon County Jail, 104 North Broadway (rear), ca. 1905
Two story brick structure with tin covered hipped roof. Cut stone foundation. Mass and proportions and articulated cornice of this structure contributes to scale and importance of County courthouse portion of block.
- P-8 Carbon County Courthouse, 102-104 North Broadway, 1899
Designed by P.J. Donahue of Butte, Montana and built by Leck and Coy of Anaconda, Montana. Two story brick-veneer building of classical proportions. A very significant structure within the district. Symmetrically composed with a central main entrance. Brick arch over entrance. limestone foundation. Second floor double hung windows feature rounded arch leads. Pediment gable over entrance. Two recent additions to rear of building are sympathetic to original design and compatible in use of materials. ✓
- P-9 Movie Theatre, 115 North Broadway, ca. 1905
Alternating bands of smooth and rusticated precast concrete masonry units are used on the front facade of this two story structure. Original side entrance to the second story still in place. Wood framed plate glass storefront with recessed entry. Upper floor features two arched window openings although new, incompatible windows have recently been installed.

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- P-10 Star of the West Lodge, Masonic Hall, 101 North Broadway, 1909
Two story masonry structure with polychrome decorative treatment of flat window arches, and beneath cornice. Large scale and massing of building add to its importance within the commercial district. Alterations include new signage applied over transom glass, removal of central recessed entrance, installation of new corner entrance and glass block in fill of second story window openings.
- P-11 Talmage Building, 23 North Broadway, 1905
Two story masonry building with three large arched windows on second story of front facade. First floor facade has been altered by the installation of modern plate glass. Sheet metal siding is currently being removed to restore original upper story architectural integrity. A significant corner anchor within historic district.
- P-12 Carbon Mercantile Company, 17 North Broadway, 1915
Two story masonry structure with portion of the original storefront intact. Entry to the upper level has been blocked in on the front facade. Four double hung windows with stone sills and flat brick arches span the 2nd story. Decorative blind arcading across the facade beneath the flat metal cornice, originally part of an early dry goods store. Retains a fairly high degree of integrity.
- P-13 9-13 North Broadway, 1900
Originally a three bay building with central portion exhibiting decorative brick archival and dentil work on second level. Two story masonry structure with first floor alterations consisting of covering original transom glass with modern signage and new metal facade, modification of original entrances, installation of plate glass and enclosing of portions of original storefront. Original side entrance to upper level intact. Second floor retains very good integrity. Continuous stone band, including window sills, spans facade. Two sets of paired double hung windows set in south and north bays. Decorative corbelling across window heads and parapet. Sandstone coping.
- P-14 7 North Broadway, 1900
Two story cut sandstone structure. Original wood frame storefront with recessed entry modified by application of half-log siding over transom lighting. Rusticated stone work features half round arches with decorative keystones over two pairs of double hung windows on second story, a central stone name panel rising above parapet, and two miniature carved dome turrets on each side of facade at parapet level. Building exhibits very good architectural integrity on second level.

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P-15 3-5 North Broadway, 1900

Unpretentious two-bay, two story brick structure with rusticated stone pilasters with coping rising to second floor level and marking the separation of bays. Original wood frame store front with recessed entry intact. Front facade entrance to upper level. Transom lighting has been covered by wooden and metal siding. One pair of double hung windows with stone sills on 2nd level of north bay, two pairs of windows on south bay. Recessed brick panel work above windows and decorative corbelling along parapet. Stone coping. Scale and proportion of structure contributes to the architectural significance of commercial district.

P-16 Carbon County Bank, 1 North Broadway, 1899

Two story brick structure with decorative sandstone detailing. Upper portion of arched first story windows are stained glass. Second story windows are paired double-hung 1/1 sash. The corner entry consist of two Romanesque arches that converge to a corner support pillar. Three cement steps lead to double, panelled entrance doors. On the south side of building, double doors set in arched opening lead to upper level. Brick pediments rise above parapet on front and south facades. An architecturally unique and important building located at the SW corner of historic district.

P-17 Carbon County Hospital and Sanatarium, 24 North Broadway, ca. 1902

Two story, concrete modular unit structure with decorative cornice. Iron spandrel at first floor level with two cast iron columns. Recessed entry and side entrance to upper level. Transom lighting covered. Four double hung windows with concrete lintels on second floor. Building retains a high degree of architectural integrity. Built by Dr. S. M. Sounders and operated as a private hopsital until Mount Maurice Hospital (P-3) was constructed in 1910.

P-18 Picket Block 20-22 North Broadway, 1902

Three bay, two story brick bearing wall structure. First floor commercial with central recessed entrance and stairway to second story I.O.O.F. Hall. Cut limestone foundation with iron spandrel above first floor original wood-frame store windows. Transom lighting in place. Paired double hung windows with sandstone sills at upper level of central bay. Large articulated brick arched windows used on upper level of other two bays. Decorative brick corbelling along parapet. Very good architectural integrity.

P-19 A. H. Davis Building, 16 North Broadway, 1902

Two story red brick structure with pressed metal cornice and two oriel windows which are accented by panelled wood, second floor level. Large plate glass window stretches the length of front facade flanked by two panelled doors, one leading to the upstairs apartment, the other opening to first floor business. Articulation of upper facade in particular contributes to architectural character of district and is an interesting manipulation of common commercial facade elements.

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P-20 Spofford Hotel, 2 North Broadway, 1893

Three story, brick masonry structure with Romanesque arches on first floor over large windows and pressed metal cornice over corbelled brick detail. Upper windows of hotel are double hung sash with brick relieving arches above. A monumental structure within the historic district, possessing a fair degree of historic integrity. The Spofford was the first brick structure to be built in Red Lodge. Constructed by the Rocky Fork Coal Company and serving as the social center of the community for over 30 years.

The following buildings contribute to the character of the historic district and help to create the essential streetscape rhythm of uninterrupted structures of similar size, scale, and material quality:

C-1 Service Station, 124 North Broadway, ca. 1920

One story, brick masonry covered with stucco set at a 45° angle to the corner. Porte cochere extends from west side. Corbelled brick cornice and string course. Contributes to the scale and character of the commercial district.

C-2 Automobile Dealership, 120 North Broadway, 1935

Two story brick. Front elevation features polychrome work: coping corners and door and window surrounds are delineated in a buff colored brick. An interesting combination of concrete and brick usage which contributes to the diversity of the facade treatments in the commercial district.

C-3 Jewelry Store, 113 North Broadway, 1910

Single story masonry structure with original wood frame store front with recessed double door entry. Corbelled brick cornice detailing.

C-4 105 North Broadway, 1914

One story masonry structure with leaded glass spandrel lighting and decorative relief brick work forming cornice and coping brick pilasters with molded brick crowns. Recessed side entry. New wooden awning and ground level stone facing recently applied.

C-5 Larkin and Fleming Hall, 19 North Broadway, 1915

Two story masonry structure. Although original brickwork has been stuccoed over and first floor alterations include the enclosing of the original storefront and the addition of a wood shingled awning, this building retains primary integrity of scale and massing.

C-6 Carbon County Mercantile Company, 15 North Broadway, 1899

This two story masonry building was the original section of an early dry goods store. The upper story retains good architectural integrity with four double hung 1/1 windows with rusticated stone sills, a corbelled brick band forming parapet, and sandstone coping. Entrance to upper level on front facade remains in place although first floor modern brick archways have compromised original architectural integrity.

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C-7 28 North Broadway, C. 1940

One story masonry structure with stucco finish. Unique example of art moderne architecture within historic district. Facade curved at NW corner with curved planar overhang. Recessed corner entrance set at right angle to main street. Display windows on front facade and double hung windows on front facade and double hung windows on north facade have brick sills. Although of a different character and style from the majority of buildings within the historic district, this structure contributes to architectural interest of block and is compatible in scale.

C-8 14 North Broadway, 1949

This small, one story masonry commercial front was built between two party walls in 1949. As an example of highly compatible infill construction, this building employs brick polychroming for added interest, and contributes to the scale and character of the historic district.

C-9 10 North Broadway, ca. 1905

One story structure with applied stucco. Large plate glass window area, side entrance with transom light. Contributes to scale and architectural character of streetscape.

The following buildings do not contribute to the character of the historic district. Older buildings which have undergone major and architecturally insensitive alterations are included in this category. Some buildings, less than 50 years of age, may be fairly compatible with the character of the district in design, scale or use of materials, but do not make a significant contribution to the sense of historicity possessed by the district at large.

N-1 Auto Dealership, 210-214 North Broadway, 1948

N-2 Service Station, 217 North Broadway, ca. 1948

N-3 Car Shop, 213 North Broadway, ca. 1920

N-4 Residence, 205 North Broadway, ca. 1920

N-5 Auto Dealership, 116 North Broadway, ca. 1920

N-6 Service Station, 119 North Broadway, ca. 1934

N-7 11 North Broadway, 1910

N-8 Auto Shop, 107-109 North Broadway 1952

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Boundary Description and Justification

Six opposing blocks of one and two story masonry commercial and public buildings are included within the boundaries of the Red Lodge Commercial Historic District (west half of blocks 30, 37, and 42 and the east half of blocks 29, 38, and 41). In addition to the six blocks included in this submission, and additional four blocks to the south of the present district have been determined eligible for inclusion in the National Register of Historic Places as a result of the Federal Highway compliance process (9/30/81). However, the lack of concurrence in the proposed nomination on the part of owners of property located within blocks 17, 18, 25, and 26 has lead us to present only the northern portion of the Red Lodge Commercial Historic District for listing in the National Register at this time.

The concentration of historic buildings within the Red Lodge Commercial Historic District is extremely high, especially toward the center of the district area. The Red Lodge Carnegie Library and the Labor Temple serve as northern anchors for the district. Since new one story construction and a car dealership parking lot occupy the northern half of block 41, it is the Savoy Hotel (P5) that acts as the major focus for that block and, introduction to the historic district. The complementary nature of the opposing blocks of commercial construction lends a great deal of coherency to the district.

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 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 type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1893-1915 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

One and two story masonry buildings line the main street of Red Lodge, Montana. The three facing blocks included in this nomination form a coherent grouping of significant western vernacular, commercial architecture, constructed primarily between 1893 and 1915, and reflect the relatively high degree of prosperity achieved in this coal mining community during this period.

The first coal mines in Red Lodge opened in the late 1880s. By 1889, the Northern Pacific Railroad had completed its branch line and was servicing this rapidly growing new town. European immigrants came to work in the mines in large numbers. By 1910, half of the residents of Red Lodge were of foreign birth, one fourth being from Finland. The balance of the immigrants came from Austria, England, Italy, Norway, Sweden, Russia, Scotland, Hungary, Ireland, Croatia, Serbia, and Montenegro. Each group tended to retain close ethnic ties, forming social and fraternal organizations, cooperative mercantile shops, opera and entertainment clubs, and special neighborhood service industries. Many of the structures located within the downtown commercial district are associated with these early ethnic organization.

The Red Lodge commercial district developed rapidly after the city relocated its commercial center from "Old Town" along West 16th Street to Billings Avenue (Broadway) in 1896. Although the townsite was platted by the secretary of the Rocky Fork Coal Company, Red Lodge was not to develop into a "company town". Adjacent mining towns had company housing, stores, and doctors and the miners and their families had to purchase the company's goods and services exclusively. In Red Lodge, however, a number of smaller coal mines were in operation years before the Rocky Fork Coal Company took control of the Eastside mine in 1887. Although the Company initially declared that bachelors were to use company boarding houses while families were to live in company duplexes, these housing requirements evidently were never strictly enforced. Early promoters of Red Lodge's commercial development, primarily Dr. J.M. Fox, manager of the Rocky Fork Coal Company from 1899-1900, encouraged the development of a competitive commercial community. The wholesale relocation of Red Lodge's business district in the mid-1890s to the newly platted lots adjacent to the railroad right-of-way reflected a major change in the commercial orientation and economic status of the community, occasioned by the completion of the NP branch line and the subsequent expansion of the company's coal mining activities.

Prosperity, however, was sharply curtailed in 1924 which the Westside mine closed. Numerous businesses were forced to close their doors and families to move. The elaborately appointed Theatorium, constructed in 1920, no longer staged performances. Few new buildings were constructed within the historic district after this period.

From 1931-1936 the Beartooth Scenic Highway was under construction, connecting Red Lodge to Cooke City and Yellowstone National Park. With the closing of all the mines

9. Major Bibliographical References

Interviews (May 1980 - Sept. 1981): Mrs. Shirley Zupan, Mrs. Norma Jarvi, Mr. Harry Owens, Mr. Douglas Hart.

Journal of a Trapper, Osborne Russell, 1834-1843

History of Montana, K. Ross Toole and Merrill G. Burlingame, 1957 (see continuation)

10. Geographical Data

Acreege of nominated property approx 10 acres

Quadrangle name Red Lodge, Montana

Quadrangle scale 1:625000

UMT References

A

1	2	6	3	7	7	0	0	5	0	5	9	5	0
Zone		Easting				Northing							

B

1	2	6	3	7	8	0	0	5	0	5	4	0	0
Zone		Easting				Northing							

C

1	2	6	3	7	8	0	0	5	0	5	0	5	0
Zone		Easting				Northing							

D

1	2	6	3	7	7	0	0	5	0	5	0	5	0
Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

Original Townsite of Red Lodge, Montana: Block 29, lots 1-12; Block 30, lots 7-18; Block 37, lots 7-18; Block 38, lots 1-12; Block 41, lots 1-11; Block 42, lots 7-18. Section 27, T7S; R20E

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

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title David L. Leavengood, architect edited by: Patricia Bick, architectural historian

organization Kommers, McLaughlin & Leavengood date September 1981

street & number 120 E. Callender telephone 406-222-1626

city or town Livingston 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 Marcella Sheffy

title Deputy SHPO date 2-22-83

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

David M. Callender date 2-22-83

Keeper of the National Register

Chief of Registration

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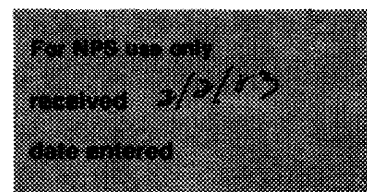
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by 1943, tourism became a very important source of income for the Red Lodge commercial community. The Beartooth Highway provided a major link with other recreational areas, rising to 10,697 feet and crossing a mountain wilderness abounding with dude ranches, hunting, fishing, and skiing. The turn-of-the-century western vernacular architecture of the Red Lodge Commercial Historic District has been affected by the tourist development. A number of the facades along Broadway have been "modernized", metal or stone false facades applied, doorways altered, windows reduced in size, and the newer signage very often has been placed to conceal original transom lighting. Most of the facade alterations have occurred on the street level only. The second floor of the main facades have retained a high degree of architectural integrity overall and the scale and rhythm essential to the character of a western main street remains intact. Many of the alterations to the original building designs are reversible; a number of the property owners within the district have begun or have expressed interest in restoring or simply uncovering hidden architectural elements.

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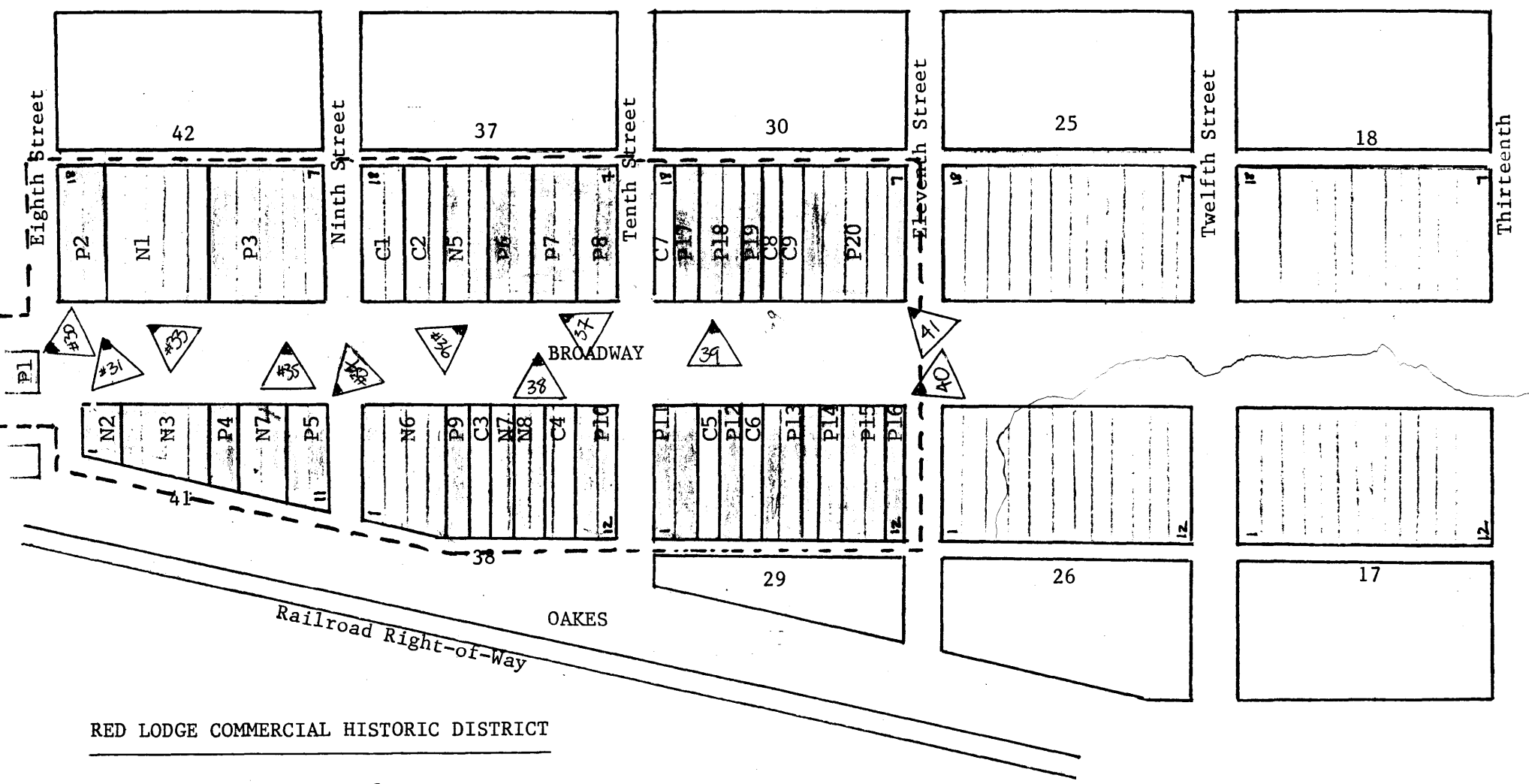
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Red Lodge, Saga of a Western Area, Shirely Zupan and Harry J. Owens, 1979
Carbon County Journal, Red Lodge, Montana 1901-1912
Livingston Enterprise, Livingston, Montana, 1884-1895
The Republican Picket, Red Lodge, Montana, 1892
A Focus on the Economy of Carbon County, TAP, Inc., 1979

PLATT AVENUE



RED LODGE COMMERCIAL HISTORIC DISTRICT

- Primary Significance
- ▨ Contributing
- Non-contributing or Intrusive







3/3/83

2/21/86

PLATT AVENUE



RED LODGE COMMERCIAL HISTORIC DISTRICT

-  Primary Significance
 -  Contributing
 -  Non-contributing or Intrusive
-  34

3/3/83