

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 18 1988
date entered

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

1. Name

historic Historic Resources of Hamilton, Montana

and or common

2. Location

street & number Incorporated city limits of Hamilton, Montana n/a not for publication

city, town Hamilton n/a vicinity of

state Montana code 030 county Ravalli code 081

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"/> 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 type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government |
| <input type="checkbox"/> multiple resource | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | n/a | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input checked="" type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input checked="" type="checkbox"/> religious |
| | | | <input checked="" type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <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. Ravalli County Courthouse

street & number 201 Bedford St.

city, town Hamilton state Montana

6. Representation in Existing Surveys

title Hamilton Historic Resource Survey has this property been determined eligible? ___ yes no

date 1987 ___ 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 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 |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | date <u> n/a </u> |

Describe the present and original (if known) physical appearance

Hamilton, Montana, the seat of government for Ravalli County, is located near the center of the Bitterroot Valley on the Bitterroot River. The town has an attractive setting, with the Bitterroot Mountains rising abruptly to the west and the rolling foothills of the Sapphire Mountains to the east. Hamilton was laid out in a traditional grid pattern in conformance with the cardinal points. Blocks are 300' square in the Original Townsite; the tree-lined streets are wider than average in Montana, measuring 80' in width, with the exception of Main Street, which is 100-foot wide. Main Street was laid out perpendicular to the railroad line. Generous setbacks in the Southside Residential Historic District create a very open feeling, with contiguous, well maintained lawns spreading to either side of the streets.

City Platting

The city limits of Hamilton have been considerably enlarged over the years, and major expansion occurred early in the town's history. A major percentage of buildings intensively inventoried during the 1987 historical and architectural survey are located in areas of Hamilton established between 1890 and 1910. The Original Townsite of Hamilton was platted on September 4, 1890 by James Hamilton, an agent for the town's founder, Marcus Daly. The Original Townsite consisted of 49 blocks set up in a 7 x 7 block grid-pattern laid out parallel to the existing railroad track. Main Street runs east-west and the large Bitter Root Development Co. lumber mill complex (later owned by the Anaconda Copper Mining Co.) was located at the far west end of Main Street, adjacent to the Bitterroot River. There now exist 28 blocks to the north and 21 blocks to the south of Main Street.

By 1890, a woman named Martha Allison, originally from the East Coast and more recently from Missoula, had gained title to land immediately to the north of the Original Townsite of Hamilton. In January, 1891, she platted a small, 12-block subdivision called the Riverview Addition, making the north side of Hamilton far greater in area than the south side. The town grew steadily during the early period, which soon dictated further subdivision. In 1894, the Daly-controlled Bitter Root Development Company expanded the city to the south by platting the Southside Addition, adding 27 new blocks to the city. The north side was also enlarged in 1894 by Martha Allison-Reinkeh who platted an addition to her Riverview subdivision, expanding the Riverview area to 41 blocks. This contiguous group of subdivisions served the city's needs through its founder's lifetime until the next surge of economic growth in the 1910's.

As the city developed, the north and south sides took on distinct identities. The north side became known as the working class district while the more affluent citizen tended to settle on the south side. A much higher level of architectural alteration can be seen today on the north side, due, in part, to the area's less affluent beginnings and the frequency of turnover in property ownership. The south side, developed by Hamilton's wealthier citizens, contains a greater number of 1 1/2 to 2 lot homesites, which allowed for the construction

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of larger buildings with more expansive grounds. These more expensive houses changed hands much less frequently and generally have retained a greater degree of architectural integrity.

Commercial Construction

The commercial core of Hamilton is comprised of predominantly one- and two-story masonry buildings, found in an eight block- commercial district. Although only one, wood frame, false-fronted building with good historic architectural integrity is found within the district today, each block has its share of early masonry buildings (c.1895-1905), a majority of early 20th century architect-designed buildings (1907-1917), a fair number of post-Depression era buildings (c.1930-1947), and a few newly constructed buildings to replace historic buildings lost to fire.

Early photos of Hamilton show a Main Street primarily composed of wood frame construction with a variety of false fronts, which follows the typical pattern of the initial development of Montana commercial districts. Almost all of these early wood frame buildings were replaced during the late 1890's by more substantial masonry buildings. The oldest of this group of vernacular brick buildings tended to be of masonry bearing wall construction and have single lot frontage. Later buildings, dating to the early 20th century, were generally constructed on multiple lots, and many were architect-designed. Missoula architect A.J. Gibson was responsible for the design of a number of buildings during this second boom period in Hamilton, and he used the latest technology of metal mullion and leaded glass transom storefront design as early as 1909. In his commercial block for Dr. George McGrath, Gibson chose to symmetrically locate an exquisite Neo-classical entry door to the second floor between two metal mullion storefronts. Although many of the first floor storefronts have been modernized or substantially remodeled during the past two decades, a few excellent individual examples of period styling remain to represent each period of construction. A sense of architectural cohesion within the district is bolstered by the high level of integrity of the second floor facades. Hamilton's commercial district remains very active today with a very low vacancy rate and a considerable number of occupied second floor spaces.

The Anaconda Copper Mining Co. (ACM) mill continued to be the major employment base through the 1890's and Marcus Daly's Stock Farm and horse racing endeavors influenced the city's development. Daly held weekly horse races at the two large race tracks he had built east of town, one covered and the other open-air. He also had a third race track at his estate a few miles from town. Daly built Hamilton's first bank in 1895, the Ravalli County Bank, currently the Banque Restaurant (225 W. Main), and erected another brick building for his newspaper in 1900, the Ravalli County Democrat (301 W. Main). Also in 1895, two of the most significant buildings in Hamilton were constructed: the Ravalli Hotel, built by Marcus Daly and the Lucas Opera House, built by Sam Lucas, the man in charge of Daly's thoroughbred operation. The Ravalli Hotel burned in 1919

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and the Opera House in 1986.

By the early 20th century, a number of men who would have a significant influence on the commercial development of the town had established themselves in business. Many of these businessmen constructed masonry buildings to replace their earlier wood frame, false-fronted commercial blocks, which dated to the 1890's. Frank Burns, a jeweler and one of the first businessmen in Hamilton, erected the Burns Block at 128-132 W. Main in 1900 and expanded the building in 1906. The Burns Block exhibits the typical characteristics of the western commercial vernacular style, a style that reigned in popularity in Hamilton until as late as 1918, when it was used in the construction of the I.O.O.F. building at 110 N. 2nd.

The Big Ditch Boom from 1905-1915 spurred considerable new construction in the commercial district. W.P. O'Brien built the O'Brien Block at 113-117 W. Main in 1910. Also in 1910, Dr. George McGrath and the Bitter Root Stock Farm retained Missoula architect A.J. Gibson for the design of two very similar double-lot commercial buildings, the McGrath Block at 215-219 W. Main and the Bitter Root Stock Farm building, which was constructed for use by the Chamber of Commerce, at 166-170 S. 2nd Street. The McGrath Block was richly ornamented with Neo-classical motifs at the central entry to the second floor and the cornice band. While the Stock Farm building followed an identical format and brick patterning, it lacked any classical ornamentation. Margaret Daly, widow of Marcus Daly, also commissioned Gibson to design a double-lot width commercial building, called the Daly Block and completed at 127 W. Main in 1909. Also, at this same time, F.H. Drinkenberg teamed up with various partners to construct three major commercial blocks on the west side of S. 2nd Street: the Wells Creamery at 162-164 S. 2nd in 1909; the Drinkenberg/Bell Block at 175 S. 2nd in 1910; and the Drinkenberg/Coulter Building at 179 S. 2nd, also in 1910.

These commercial buildings of the 1905-1915 era were Hamilton's "third generation" buildings, and utilized masonry bearing wall construction with steel lintels supported by pipe columns to create slightly recessed storefronts. The storefronts, themselves, were composed of large plate glass windows with very thin metal mullions and typically featured leaded glass transoms above. By 1914, most of Hamilton's commercial district had been rebuilt using permanent, masonry construction. For the most part, the few buildings erected after this period of intensive construction were built to replace historic buildings that had been destroyed by fire.

A distinct building style that was very popular in Hamilton from the 1930's through 1950 is a simplified block form built of a multi-colored, striated brick often exhibiting modified Moderne or Spanish detailing. The Roxy Theater built in 1935 at 120 N. 2nd was one of the earliest of this style. Considered a "fourth generation" commercial building type, this style of construction enriches Hamilton's commercial district, with a number of pleasing architectural variations. The Montana Telephone Exchange building, 339-345 West Main, built in

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1935, is unique with its Romanesque arch doorway accented with polychromatic brick detailing. After the second building of the Valley Mercantile (formerly the Bitterroot Development Co. Mercantile) burned, a 1930's replacement building was designed by Missoula architect H.E. Kirkemo for W.A. Bower. The Bower Block is a one-story masonry building in this local variation of the Moderne style, located at 209 W. Main. The Gieman Building, 1936-1939, at 186 South 3rd is also detailed with a polychromatic lintel motif, clay tile parapet cap, and glass block windows.

Several buildings of equal significance but of later date include the Ford's Clothing, 136 West Main, a two-story example with a stucco accent panel in the upper story front facade and a rich fenestration pattern on the second street elevation. Built in 1947, Ford's replaced a corner Standard Oil gas station and completed the block of solid commercial construction. Although less than fifty years of age, the Ford's Clothing building and Dr. Hayward's Medical Arts building at 216 S. 3rd (1946), and Dr. Teft's Residence and Office at 204 S. 4th (1950) are all examples of this building type that retain excellent integrity and must be considered integral components of the historic districts in Hamilton because they faithfully carry on architectural motifs initiated during the mid-1930's. Dr. Hayward's Medical Arts building is an exquisite example of an abstracted classical form and Dr. Teft's building exhibits a distinct southwestern architectural influence. Although a number of these buildings are less than 50 years old, it is important to recognize that this indigenous style began in the post-Depression period (1933) and remained an innovative and popular style through the post-Second World War era (1950). No longer practiced, the architectural merits of the type deem it worthy of recognition.

A final building of this locally significant Moderne building type and one that best illustrates the length of the style's popular use is the Ravalli Creamery. The original portion of the Creamery was built in 1933 at 404 West Main. Predating the Roxy Theater and the Montana Telephone Exchange by two years, it is the earliest example of the style. Using polychrome and abstracted classical motifs above the windows, builder of the Ravalli Creamery, John Peterson, set an example that would be popular for nearly two decades. When the Creamery was expanded in 1946, the form and detailing of the original portion was precisely mimicked in the addition, which doubled the size of the building.

Residential Construction

Hamilton's residential construction that is represented in this nomination encompasses stylistic developments from 1890 through the late 1930's. A total of 312 residential buildings were intensively surveyed in 1987, all within the city limits of Hamilton, with the exception of three properties located just outside the city. Most garages and the smaller outbuildings located along the service alleys were not included in the intensive inventory effort because they were not considered to be of substantial size and scale to warrant evaluation. Large carriage houses throughout the Multiple Resource Area, as well as a root cellar

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behind the house of 424 S. 2nd St., were inventoried and their historic and architectural values were assessed.

From the town's onset in 1890, early residential construction was strongly influenced by the ACM mill and the interests of the Daly Stock Farm. The company and Daly erected a number of homes. Laborer's houses erected by the company were frame construction and followed the economical 4-square plan or the

{ gable-front or gable-front and wing folk patterns. Early examples of workers' housing commonly exhibited simple Queen Anne details, such as turned porch columns, spindled balustrades and scroll bracketing. The 4-square, hip-roofed pattern had long been used in the area by the Northern Pacific Railroad in Missoula during the 1880's. The gable-front folk pattern, also of frame construction, were generally one- to two-stories in height, built in a rectangular or "L" shape plan. The porch was a key element of the style usually full width and detailing depicting the era of construction, with Queen Anne being used on the earliest examples.

The continued presence of barns, chicken coops, and other agriculturally oriented outbuildings on in-town residential lots reflect the pre-automobile and pre-supermarket period in Hamilton's history. The 1893 and 1896 Sanborn Fire Insurance maps clearly show the prevalence of these buildings. A number of these ancillary structures remain intact and exhibit unusually high architectural integrity. Vernacular construction and detailing of these structures followed simple patterns, usually with a 12/12 pitch gable roof, wood shingles, and shiplap siding. Shiplap siding was possibly viewed as a less sophisticated sheathing material as its use on residences in Hamilton is quite rare.

Simultaneous with the construction of laborers' houses, a number of more substantial homes for key people involved with the Company and Daly interests were erected. Marcus Daly, himself, had a house built in Hamilton, located just outside the Original Townsite plat and intended for his private residence. This building, currently the Dowling Funeral Home, occupied an entire city block and became the headquarters for the Bitter Root Development Company. The B.R.D. Co. was formed by Marcus Daly in 1890 to handle the sales of land in Hamilton. Like other buildings associated with Daly, this house exhibited strong Shingle style characteristics, a style popularized in the resort communities of the East Coast during the 1880's. In addition to the few Shingle style buildings in Hamilton, Daly's carpenters also used the Queen Anne and transitional Queen Anne/Colonial Revival styles for the houses of company managers and professionals brought to Hamilton by Daly.

Another popular housing type of the early period, which falls somewhere between the simple laborers' cottages and the larger, stylized homes, is the clipped gable-front house, commonly built by people not directly connected with the ACM mill or Marcus Daly. Good examples of this pattern are the William P. O'Brien and Miles Romney Houses, located at 309 and 425 S. 3rd, respectively.

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These houses typically exhibit a high level of craftsmanship and sophistication in porch detailing.

After the death of Marcus Daly, the era of prosperity brought on by the construction of the Big Ditch (1905 - 1917) generated a new surge of residential construction. Although houses with irregular massing would continue to be constructed during this period, busy Queen Anne style detailing gave way to Colonial Revival elements, including large, wooden, Doric columns, eave returns and crisp, narrow, clapboard siding. These classical elements replaced Queen Anne features on all housing types: 4-square, gable-front, and gable-front and wing plans. Also, during this era of the boom of a progressive city, a totally new housing style emerged: the Craftsman style. Documented in Hamilton as early as 1908, the Craftsman style is identified by its exposed rafter tails, broad pitch roofs, and simple timber brackets. This style would remain popular in Hamilton through the 1920's.

The depression of the late 1920's and early 1930's slowed development in Hamilton, as it did in the rest of the country. The major construction project of this period was the erection of the first of a series of three-story buildings at the Rocky Mountain Laboratory in 1927. However, as the Depression loosened its grip on the local economy in the mid-thirties, new formats in both commercial and residential construction were seen.

Open front porches were abandoned as a primary, character-defining feature on the 1930's housing styles. The Picturesque Revival cottages are identified by the use of tightly cropped eaves, steeply pitched gable roofs, arched doorways, stucco exterior wall finishes and, in many cases, a sweeping extensions of the front facade planes. The other popular residential style of the 1930's in Hamilton was the Cape Cod cottage, often characterized by medium pitch, 8/12 gable roofs with tightly cropped eaves, shingle or broad clapboard siding, multi-pane windows and, in many cases, engaged classical surrounds marking the entry doors.

The Hamilton multiple resource area nomination includes contributing properties found within three historic districts: the Commercial Historic District, the Southside Residential Historic District, and the Rocky Mountain Laboratory Historic District. In addition, 21 independently eligible resources located outside of the historic district boundaries are presented for nomination.

HISTORIC DISTRICTS

Hamilton Southside Residential Historic District

Period of Significance: 1890-1938, 1946

Areas of Significance: settlement, architecture, government

Contributing buildings: 149 Noncontributing buildings: 45

This 18-block historic district that encompasses a substantial portion of

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the early neighborhoods located to the south of Main St. includes portions of the Original Townsite, South Side, and Pine Grove Additions. The Southside Residential Historic District is composed of a high concentration of historic residences, churches and civic buildings that accurately portray three rather distinct eras of economic prosperity in the community. A number of ACM managers and associates of Marcus Daly built houses along S. 5th St., and a number of the houses along S. 4th St. were erected by successful local businessmen. Housing styles range from vernacular 4-square and gable-front residences, to fine examples of the Queen Anne, Colonial Revival and Craftsman styles, as well as a number of later Cape Cod and Picturesque Revival cottages. This district included one less-than-fifty-year-old property, which is a particularly fine example of the indigenous Moderne style, a Medical Arts building at 216 S. 3rd.

Hamilton Commercial Historic District

Period of Significance: 1890-1947

Areas of Significance: architecture, commerce

Contributing buildings: 48

Noncontributing buildings: 17

The T-shaped Commercial Historic District is composed of five and one-half blocks of uninterrupted commercial development that represent four distinct periods of architectural expression and commercial growth. Although founded as a company town, a diverse and lively commercial environment was established early in Hamilton, and continues today to serve as center of trade for the Bitterroot Valley. A single wood frame building represents the town's initial development phase. Vernacular brick construction characterizes the late 19th to early 20th century period, followed by the erection of a series of architect-designed masonry buildings during the 1905-1917 period. The final phase of historic development, from 1927-1947, resulted in the construction of a number of Moderne style brick buildings to house the new U.S. Post Office and the Telephone Exchange and to infill lots vacated by fire.

Rocky Mountain Laboratory Historic District

Period of Significance: 1927-1945

Areas of Significance: science, architecture

Contributing Buildings: 10

Noncontributing buildings: 0

Located at the south end of S. 4th St., the Rocky Mountain Laboratory Historic District is composed of a complex of six Collegiate Gothic style laboratory buildings, a power plant, two Colonial Revival style employees' residences and a garage. Pioneering research resulting in the development of vaccines for insect-borne diseases was accomplished here during the historic period. The period of significance extends to 1945 due to the important role that the laboratory played in providing vaccines during the Second World War.

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INDEPENDENTLY ELIGIBLE PROPERTIES:

The 21 properties found to be independently eligible for listing on the National Register are listed below. The building numbers are used on the accompanying multiple resource area map.

| NO. | HISTORIC NAME | ADDRESS | STYLE | DATE | NUMBER OF |
|-----|------------------------|--------------------|----------------------|----------------|------------------------|
| | | | | | CONTRIBUTING BLDGs. |
| 1 | Erick Troisdahl House | 206 S.7th | Queen Anne Cottage | 1892 | 2 |
| 2 | McGlaulin Residence | 518 S. 8th | Arts and Crafts | c.1910 | 1 |
| 3 | Chas. Hoffman House | 807 S. 3rd | Prairie School | c.1914 | 2 |
| 4 | Chas. Granke House | 406 S. 7th | Queen Anne/Col. Rev. | c.1906 | 2 |
| 5 | Oliver Blood House | 524 S. 1st | Queen Anne | c.1902 | 1 |
| 6 | Allison-Reihkeh House | 207 Adirondak | Queen Anne | 1889, c.1895 | 1 |
| 7 | E.G. Ellis House | 801 N. 3rd | Qu. Anne/Col. Rev. | c.1900, c.1908 | 2 |
| 8 | Sherman Gill House | 605 N. 3rd | Queen Anne Cottage | c.1907 | 1 |
| 9 | Goff House | 115 N. 5th | Queen Anne/Col. Rev. | 1910 | 1 |
| 10 | John Lagerquist House | 701 N. 4th | Queen Anne | c.1907 | 2 |
| 11 | Other C. Wamsley House | 200 N. 5th | Octagon House | 1909 | 1 |
| 12 | L. W. Wanderer House | 111 S. 6th | Craftsman/Prairie | 1910 | 1 |
| 13 | VFW Club | 930 Adirondak | Cape Cod Style | c.1937 | 1 |
| 14 | Daniel V. Bean House | 611 N. 2nd | Queen Anne/Col. Rev. | c.1900 | 1 |
| 15 | F.H. Drinkenberg House | 701 N. 2nd | Queen Anne | c.1895 | 3 |
| 16 | John Stout House | 1000 S. 1st | Queen Anne/Col. Rev. | c.1900 | 1 |
| 17 | Conway House | 805 S. 4th | Log Craftsman | c.1930 | 1 |
| 18 | Foye Rental Houses | 819 and 821 N. 4th | Vernacular | c.1894 | 2 |
| 19 | Frank Wallin House | 608 N. 7th | Queen Anne/Col. Rev. | c.1897 | 1 |
| 20 | Dr. Gordon House | 806 S. 4th | Colonial Revival | c.1938 | 1 |
| 21 | Pine Apartments | 804 S. 4th | Art Moderne | c.1938 | 2 |

Total Number of Contributing Buildings: 30
(22 residences and 8 carriage houses/garages)

Kirk Michels, architect of Michels Raffety Architects of Livingston, MT, conducted the historic building survey within the city limits of Hamilton in 1987. Extensive historical research was conducted by Ada Powell and a group of volunteers from the Bitter Root Valley Historical Society coordinated by Kirk Michels. All properties within a designated survey area were inventoried, researched, and photographed. Assessments of integrity and evaluations of historic and architectural significance for each building were completed by Kirk Michels.

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 checked="" 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/ |
| <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 checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |
| Specific dates | 1890-1947 | Builder/Architect | Multiple | |

Statement of Significance (in one paragraph)

Although Hamilton, Montana was established as a company town by Marcus Daly, who headed one of the most powerful mining syndicates in the State's history, the patterns of community development reflected the benevolent paternalism of its founder rather than the more traditional pattern of company-controlled commerce and limited social expression. Hamilton had grown to be the largest town in the Bitterroot Valley, eclipsing all earlier settlements and claiming the distinction of being named county seat, by the time of the early death of Marcus Daly in 1900. Through the 20th century, Hamilton's fortunes were more immediately affected by periodic fluctuations of the State's economy, following the pattern of boom and bust as prosperity and high optimism were curtailed by relocation of industry and bank foreclosures. The historic resources of Hamilton are significant because they depict clearly the distinct periods of relative prosperity in this western Montana community. The styles and types of buildings erected during each of the town's major phases of development accurately reflect the tastes, technology and economic conditions of the times.

Marcus Daly and the Establishment of Hamilton: 1890-1905

The first period of construction of Hamilton's historic buildings, from 1890-1900, reflects the influence and affluence of the town's founder, Marcus Daly, an enterprising mining magnate who set up a lumber mill at this location to keep his Butte mines supplied with support timbers, fuel his Anaconda smelter, and to provide material for various construction projects. In 1890, Daly had the city of Hamilton platted through his agent, James Hamilton, to serve as a support community for the mill workers. The large mill dam on the Bitterroot River was completed by March, 1891 and the mill itself was in full operation by August, 1892. Daly also acquired extensive land holdings in the Valley and established the 22,000-acre Bitter Root Stock Farm to further his thoroughbred horse racing ambitions. Daly established his country residence known as "Riverside" a few miles outside of town (listed in the National Register: 7/16/87), and built a full-mile race track just to the south of the city limits. The impact of this Irish-born, self-made, Montana millionaire was evident throughout the early years of Hamilton's development.

Born in 1841 in County Cavan, Ireland, Marcus O'Daly emigrated to the United States in 1856, dropped the "O" from his name and worked his way West. From California via Virginia City, Nevada, Daly made his first trip to the Bitterroot Valley in 1864, and was so impressed by the beauty of the scenery, he vowed that if he ever accumulated enough money he would buy a farm there. By about 1880, Daly had entered into partnership with three major capitalists, George Hearst, a Lloyd Tevis, and Ben Ali Haggin, a San Francisco banker, for the purpose of developing mine properties in Butte. Although the silver of the Butte mines had been pretty well played out by this time, there existed a rich vein of copper in Daly's Anaconda mine that appeared to continue into adjoining claims. Daly closed the Anaconda and let the rumor pass around that he had been bilked.

9. Major Bibliographical References

see continuation sheets

10. Geographical Data

Acreege of nominated property approx. 500 acres

Quadrangle name Hamilton North and South

Quadrangle scale 1:24000

UTM References

| | | | |
|---|------|-------------|---------------|
| A | 1 1 | 7 1 9 3 2 0 | 5 1 2 6 3 8 0 |
| | Zone | Easting | Northing |

| | | | |
|---|-----|-------------|---------------|
| C | 1 1 | 7 1 8 9 4 0 | 5 1 2 4 0 0 0 |
|---|-----|-------------|---------------|

| | | | |
|---|-----|-------------|---------------|
| E | 1 1 | 7 1 8 3 6 0 | 5 1 2 5 5 1 0 |
|---|-----|-------------|---------------|

| | | | |
|---|-----|-------------|---------------|
| G | 1 1 | 7 2 8 4 4 0 | 5 1 2 6 2 6 0 |
|---|-----|-------------|---------------|

| | | | |
|---|------|-------------|---------------|
| B | 1 1 | 7 1 9 5 9 0 | 5 1 2 4 0 4 0 |
| | Zone | Easting | Northing |

| | | | |
|---|-----|-------------|---------------|
| D | 1 1 | 7 1 8 5 0 0 | 5 1 2 4 4 1 0 |
|---|-----|-------------|---------------|

| | | | |
|---|-----|-------------|---------------|
| F | 1 1 | 7 1 8 0 0 0 | 5 1 2 6 1 4 0 |
|---|-----|-------------|---------------|

| | | | |
|---|--|--|--|
| H | | | |
|---|--|--|--|

Verbal boundary description and justification

The Hamilton Multiple Resource Area includes all property within the incorporated city limits of Hamilton, Montana. T6N; R21W S 1/4 section 24; E 1/2 section 25 and E 1/2 of NE 1/4 section 26

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

| state | n/a | code | county | code |
|-------|-----|------|--------|------|
| state | | code | county | code |

11. Form Prepared By

name/title Kirk Michels

organization Michels-Raffety Architects date November, 1987

street & number Callender St. telephone 406-222-6866

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 Marcell Deffy

title SHPO date 7-14-88

For NPS use only

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

See continuation sheet for signature date 8/1/88
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Hamilton MRA: Significance

Meanwhile, Daly quietly bought up surrounding claims, moved in machinery, and, the powerful Anaconda Copper Mining Co. was born. Daly located a major copper reduction smelter about 26 miles from Butte at Warm Springs Creek in 1883-84, where he also founded the new town of Anaconda, which was linked to the mines by Daly's Butte, Anaconda and Pacific Railroad.

By the mid-1880's, Daly had accumulated the capital he needed to purchase his Bitterroot farm. In 1886, he had his agent buy the Chaffin Ranch on Gird's Creek a few miles to the east of what would become the town of Hamilton. In 1888, the local newspaper announced that, "Marcus Daly of Anaconda is making preparations to establish a horse ranch in the valley. A large force of carpenters has come this week and will commence at once the construction of 3 or 4 large, substantial barns, stables, and corrals. It is the intention of Mr. Daly to bring in several hundred fine mares and stallions." The next year, the newspaper noted that, "twenty-one carpenters arrived last week from Anaconda and will commence the erection of a fine residence on the Marcus Daly Ranch. There has been more money expended on this ranch than any farm in the Bitterroot Valley."

In addition to establishing his own estate in the Bitterroot, Daly was capitalizing on the timber resources of the Valley for use in his mines in Butte and smelter in Anaconda. Exploitation of the timber reserves of the Bitterroot Valley got into full swing within a year of the completion of the Missoula & Bitterroot Valley Railroad to Grantsdale, just south of Hamilton, in 1888. This rail line connected with the Northern Pacific Railroad's transcontinental line in Missoula.

Demand for timber in newly industrializing western Montana was high. In 1888, a total of over 1,000,000 board feet of lumber was produced weekly at the various small mills of the Bitterroot Valley; 700,000 board feet of this was shipped to directly to Butte, Anaconda and Helena. In 1889, Marcus Daly organized his own lumber company called the Bitter Root Development Co. Although a few sawyers in the Bitterroot Mountains worked on contract for the Blackfoot Milling and Manufacturing Co. of Missoula, most were cutting for Marcus Daly within the year. In preparation for the construction of a major new sawmill, the BRD Co. built a dam in the Bitterroot River directly west of what would be the townsite of Hamilton in 1890, which raised the level of the water 12 feet and created a boom with a capacity of 40-million feet of logs. Although no longer in existence, the dam was considered to be state-of-the-art at the time of its construction, complete with ice breakers and fish ladders. By late September of 1892, the Hamilton mill was up and going, with a capacity of 120,000 board feet/day and 35 million board feet/year, employing 150 men in the mill and the yards, in addition to the hundreds of contract sawyers. From 26 to 32 train cars of lumber left the mill daily, and the planing and lath mills were the busiest in the State.

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While the mill continued in full force, the Bitter Root Development Co. was under pressure for trespass from the Government Land Office for illegally harvesting timber from public lands. In 1894, all interests in the Bitter Root Development Co. were transferred to Marcus Daly for \$1.4 million, and directly handed over to Daly's Anaconda Copper Mining Co. for the protection afforded by this powerful corporation. Although the Bitter Root Development Co. name continued to be used, the milling operations actually became a department of ACM.

In 1896, the demand for mining timbers and dimension lumber was so great, the work force of the Hamilton mill was nearly doubled to 300 men. The next year, ACM established its own lumber camps to ensure supplies, and began a major purchasing program of timber stands. ACM assumed control of the Big Blackfoot Milling Company and established a new, large mill at St. Regis. By 1899, signs of timber depletion in the Bitterroot were already evident. As readily accessible timber for transport on the Bitterroot River was no longer available in substantial quantities, river drives gave way to railroad logging for the next decade of the mill's operation.

In January, 1900, the Western Lumberman reported:

"Perhaps the biggest lumber manufacturer in the world is Marcus Daly. In 1898, in the mills contracted by him, there was manufactured 180 million feet of lumber. In logging and lumbering he now employs 1,700 men and has invested \$2 million in lumber and timber in the past two years. His output in 1899 doubtless exceeded 200 million ft. ACM's principal mills are at Hamilton, Bonner and St. Regis."

As lands were denuded of timber in the Valley, agrarian development followed close behind. By 1893, the production of fruit boxes at the Hamilton mill was already a significant aspect of the business, totaling 150,000 apple boxes and 52,000 berry crates for that year. By 1908, 150,000 fruit boxes were needed by farmers in the Bitterroot Valley alone.

The mill, timber harvest operations, and Daly's 22,000 acre Stock Farm were the major sources of employment in Hamilton during the last decade of the 19th century, and the town developed rapidly as a permanent community in the Valley. During this era, many of the homes of Hamilton's prominent citizens and the high-style company houses for the mill supervisors and stock farm managers were erected. In addition, a large number of modest mill workers' houses were built on the north side of town, especially along N. 7th St. By 1895, numerous substantial, masonry commercial blocks had also gone up along Main Street and 2nd Street, including a bank, an opera house, the Ravalli Hotel, and a large company store. These new masonry buildings were set within a commercial district largely composed of one- and two-story wood frame buildings that had been erected by enterprising businessmen.

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Hamilton MRA: Significance

The relative speed of early development in Hamilton during its first decade of existence serves as an indicator of the affluent backing the city. Daly's direct involvement in promoting his new town was evident also in the local political match for designation as the county seat. Although formation of a new county in the Bitterroot Valley was approved by the Legislature in 1892, a hot competition for the designation of county seat ensued between Corvallis and Stevensville, a pair of farming communities to the north of Hamilton. Daly, realizing his new city needed time to establish itself more firmly, put his support to the underdog Corvallis. Although the county seat vote in 1894 went to Stevensville, that community only achieved temporary possession of the title. During the next general election year, 1898, the county seat issue was fought out between Stevensville and Hamilton. Daly called in his political debts and Corvallis aligned with Hamilton to win the election and become the permanent seat for Ravalli County in April of 1898.

After Daly's untimely death in November, 1900, Hamilton fell into an apprehensive period of recession. Although the huge lumber mill continued in operation at a reduced rate, the Bitter Root Stock Farm completely abandoned the horse breeding and racing programs. Margaret Daly sent the famed thoroughbred race horses to Madison Square Garden to be sold at auction. A mild panic went through the city, and the 1903-1904 City Directory indicated that more than 30% of Hamilton's inhabitants moved on to new cities and new opportunities. The people who had been attracted to Hamilton by the horse racing largely moved on after the horses were sold, and mill workers relocated to Bonner or St. Regis where lumber production continued at high levels.

A February, 1901 article in the company-owned local newspaper, headlined: "A Great Building Boom," cited four new business blocks that were to be built on Main St. These were all 2-story, brick buildings and included the Ravalli Republican, the Hamilton Bargain Store, Scandia Saloon, and an addition to the BRD company store. Written in a tone of boosterism, the article made direct reference to a businessman who had planned to build in the fall of 1900, "but owing to conditions which arose he for a time changed his mind. Finally, however, his confidence in Hamilton was completely restored, his confidence returning with the rapid increase of business during the past few months". After 1901, news of new construction in Hamilton dropped off drastically.

The city's once flourishing "red-light district," which was clustered on the North 4th St. and one block off Main St. was reduced to a single "female boarding house" by 1909. In 1905, a few select people were awarded liquor licenses in the previously dry county. Louis Peterson, J.J. Fitzgibbon and W.P. O'Brien established business blocks that all had saloons located on the first floors.

Daly had capitalized and improved on existing irrigation systems in the Valley, and work on a major ditch project continued after his death. In February, 1900, F.A. Jones and H.S. Lord, chief engineer and his assistant

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respectively, took charge of the construction of the Daly Ditch, a 43-mile long irrigation system which took water from the Bitterroot River ten miles above Grantsdale and ran for the most part entirely on the Bitter Root Stock Farm. The Daly ditch was the largest in the state at the time and one of the largest in the West. Later, H.S. Lord would be the principal engineer on an even more grandiose irrigation project in the Bitterroot Valley, called the Big Ditch.

Big Ditch Development: 1905-1917

The next epoch of major social and economic change in Hamilton occurred between 1905-1917 when land development schemes and a major irrigation project called the "Big Ditch" brought thousands of new settlers to the Valley. In 1905, Samuel Dinsmore set up the Dinsmore Irrigation and Development Corporation, capitalized at \$1,500,000 for the purpose of constructing an 80-mile ditch from Lake Como to Stevensville. After running into financial difficulty, the company was reorganized in 1906. Bitterroot Valley residents combined with Chicago financiers, W.I. Moody, Frederick D. Nichols, and others to recapitalize the project at \$3,000,000. Renamed the Bitterroot District Irrigation Co., the company, by 1907, had purchased and subdivided major portions of the Valley into 10 to 20 acre tracts for orchard development. Numerous people participating in this promotional effort had established themselves in Hamilton during the Daly era and firmly believed in Hamilton's future as the commercial center of a prosperous, progressive agricultural valley.

By 1909, orchard land sales and speculation were in full swing. Construction was underway on two new, planned communities designed by Chicago architect Frank Lloyd Wright: University Heights near Darby, and the town of Bitterroot near Corvallis. New banks were formed and a large number of new commercial building ventures got underway in Hamilton. Building blocks of this era were erected primarily by long term, established Hamilton residents. Handsome, architect-designed, two-story, masonry buildings with double-lot widths included the Bitterroot Stock Farm Office, 166-170 South 2nd (1909); the major block composed of the First National Bank, the Drinkenberg/Bell Block and Drinkenberg/Coulter Block from 165 to 179 S. 2nd (1909); the Daly Block at 123-127 Main (1909); O'Brien block, 115-117 Main (1910); and the McGrath Block, 215-217 Main (1910). All of these buildings followed the same basic, tripartite design format, and many were designed by Missoula architect A.J. Gibson. One speculative building erected by two sisters from North Dakota in 1909, the Smyth Block at 300-310 Main St., was designed as a three-story building, but was only the first story was built, and it remains as a one-story building today. All buildings mentioned have excellent integrity with minor storefront alteration. Of the group, the Daly Block experienced the greatest loss of integrity with the addition of a large horizontal canopy at the transom level of the storefront.

By 1911, the majority of the existing commercial district had been established and the large percentage of buildings that exist today from this time

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period serve to exemplify the importance of the "Big Ditch" era in Hamilton's development. From 1908 until 1916, the orchards of the Bitterroot Valley flourished. Where there had been 450,000 apple trees in the Valley in 1908, there were over 1,000,000 by 1920. However, a drastic decline in yield began in 1916, caused by the depletion of nitrogen in the soil, inadequate water supplies, disease, insects, frequent hail storms, and untimely frosts. To exacerbate matters, a Chicago bank foreclosed on a \$2,000,000 loan to the Bitterroot District Irrigation Company in 1916, marking the end of the boom period. By 1920, the Corvallis Agricultural Experiment Station workers estimated that 750,000 of Valley's 1,000,000 apple trees had been abandoned.

Although a few buildings were actually erected at the experimental, planned communities of University Heights and Bitterroot, these towns never became the communal summer retreats for University of Chicago professors and other out-of-State professionals that had been envisioned before the local land market crashed. The ACM mill, which had been operating on a sporadic schedule for a number of years, completely shut-down from 1911-1915. Although the mill then ran a full capacity for two years, and it closed permanently in 1917. Milling operations of ACM were consolidated at Bonner, and the Hamilton mill was dismantled. Growth in Hamilton slowed for the next decade; less than five new buildings were erected within the survey area between 1917-1927.

Rocky Mountain Laboratory: 1927-1947

The State of Montana established the Rocky Mountain Laboratory in Hamilton in 1927. This scientific research facility continued to expand through the 1930's, providing the community with a stable employment base. The Rocky Mountain Laboratory evolved over a 20-year period into one of the foremost modern, scientific research facilities in the nation. At the lab, major, pioneering advances in the development of vaccines for insect-borne diseases were accomplished. For twenty years, the Rocky Mountain Laboratory assumed primary responsibility for applied research of infectious disease outbreaks in the Rocky Mountain region, with Rocky Mountain spotted fever being the earliest focus of research efforts. The period of significance for the Rocky Mountain Laboratory Historic District extends through 1945 due to the critical role the laboratory played in disease control and vaccine production during the Second World War.

With the easing of the grip of the Great Depression by the mid-1930's, Hamilton once again experienced a modest surge of economic growth, exhibited in commercial, residential and laboratory expansion. Between 1927 and the Second World War, a total of nine new commercial buildings and 29 residences were built. The Conway House (c. 1930) at 805 S. 4th St., the Pine Apartments (1938) at 804 S. 4th, the Dr. Gordon House (1938) at 806 S. 4th, reflect the influence of the laboratory, located at the end of S. 4th, in spurring development of the southwest corner of the city.

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One interesting local architectural trend of this late period includes a vernacular brick construction style that would remain popular from the 1930's to the end of World War II. The Roxy Theater at 120 North 2nd (1935) and the Bower building at 201-207 Main (1936) are the two earliest examples of this new architectural pattern that exemplifies the last period of development in Hamilton. The Bower building was designed by H.E. Kirkemo of Missoula, and was built to replace the Valley Mercantile building that burned earlier in the year.

Although less than fifty years of age, the Ford's Clothing building at 136 W. Main (1947), Dr. Hayward's Medical Arts building at 216 S. 3rd (1946), and the addition to the Ravalli Creamery (1946) are all examples of this building type that retain excellent integrity and must be considered integral components of the historic districts in Hamilton because they faithfully carry on architectural motifs initiated during the mid-1930's. While Ford's Clothing displays Art Deco architectural influence, Dr. Hayward's Medical Arts building is an exquisite example of an abstracted classical form. It is important to recognize this indigenous style that began in the post-depression period (1935) and remained an innovative and popular form through the Second World War. No longer practiced, the architectural merits of the type deem it worthy of recognition.

Today, Hamilton continues to serve as the commercial nexus of the Bitterroot Valley, eclipsing all earlier communities in size and diversity. The town's picturesque setting, abundant recreational resources, and milder than average Montana climate attract people from all over the country for retirement. A recent survey listed Hamilton, Montana as the eighth ranking retirement community in the United States.

Detailed descriptions of each of the three historic districts and 22 independent resources included within the Hamilton Multiple Resource Area follow.

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| | | |
|------|------|------|
| 1890 | 1905 | 1911 |
| 1903 | 1907 | 1915 |
| 1904 | 1909 | 1917 |

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7/18/88

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Multiple Resource Area
Thematic Group

Name Hamilton MRA
State Ravalli County, MONTANA

Nomination/Type of Review

Date/Signature

Cover Substantive Review

Keeper [Signature] 9/1/88

Keeper [Signature] 9/1/88

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Keeper [Signature] 9/1/88

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Keeper [Signature] 9/1/88

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Keeper [Signature] 8/26/88

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Keeper [Signature] 8/26/88

Attest _____

1. Hamilton Commercial Historic District
Substantive Review

2. Hamilton Southside Residential
Historic District
Substantive Review

3. Rocky Mountain Laboratory
Historic District
Substantive Review

4. Bean, Daniel V., House
Entered in the National Register

5. Blood, Oliver, House
Entered in the National Register

6. Conway House
Entered in the National Register

7. Drinkenberg's, F.H., First Home
Substantive Review

8. Ellis, E. G., House
Entered in the National Register

9. Foye Rental Houses

10. Gill, Sherman, House
Entered in the National Register

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Name Hamilton MRA
State Ravalli County, MONTANA

Nomination/Type of Review _____ Date/Signature _____

- 11. Goff House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- S- 12. Gordon House Substantive Review for Keeper Beth L. Sarge 8/26/88
 Attest _____
- 13. Granke, Charles, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- 14. Hoffman, Charles, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- 15. Lagerquist, John, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- 16. McGlaufflin House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- S- 17. Pine Apartments Substantive Review for Keeper Beth L. Sarge 8/26/88
 Attest _____
- 18. Reinkeh, Allison, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- 19. Stout, John, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____
- 20. Trosdahl, Erick, House Entered in the
National Register for Keeper Aelores Byen 8/26/88
 Attest _____

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Nomination/Type of Review

Date/Signature

- 21. VFW Club Entered in the
National Register Keeper *Melrose Byrum 8/26/88*
Attest _____
- 5 - 22. Wallin, Frank, House ~~Entered in the
National Register~~ Keeper *Beth L. Savage 8/26/88*
Attest _____
- 23. Wanderer, Lawrence W., House Substantive Review
DOE/OWNER OBJECTION Keeper *Beth L. Savage 8/26/88*
Attest _____
- 24. Wamsley, Other C., House Entered in the
National Register Keeper *Melrose Byrum 8/26/88*
Attest _____
- 25. _____ Keeper _____
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- 26. _____ Keeper _____
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- 27. _____ Keeper _____
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- 28. _____ Keeper _____
Attest _____
- 29. _____ Keeper _____
Attest _____
- 30. _____ Keeper _____
Attest _____