

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Wetzstein/Tipton Ranch

Other names/site number: 24LC1879

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1968 Rimini Road

City or town: Rimini State: MT County: Lewis and Clark

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

MT State Historic Preservation Officer	
Signature of certifying official/Title:	Date
_____ State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
_____ Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>4</u>	buildings
<u>5</u>	_____	sites
<u>3</u>	<u>3</u>	structures
_____	_____	objects
<u>16</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure

AGRICULTURAL/SUBSISTENCE: agricultural outbuilding, animal facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: vernacular rustic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

WOOD: Log, Weatherboard

METAL: Steel

ASPHALT

CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Wetzstein/Tipton Ranch lies at an elevation of 4320 feet in a narrow, wooded valley of the Tenmile drainage immediately east of the Continental Divide at the base of MacDonald Pass. Dense forest of pine, fir, cottonwood, and juniper and steep mountain slopes with large granitic rock formations conscribe the area, part of a geologic formation known as the Boulder Batholith. The property lies 20 minutes southwest of Helena and sits on a private landholding within the boundary of the Lewis and Clark National Forest. Most of the property's buildings sit on a bench above and west of Rimini Road, with two near the bottom of the drainage, also west of Rimini Road. The majority of the buildings stand near the south end of the property though resources are scattered throughout the National Register boundary. The Wetzstein/Tipton Ranch consists of 23 features that include a log main residence, log milk house/tool shed/wood shed, modern three-car garage, two wood frame cabins, two outhouses (one historic one modern), log chicken house, log barn, a dog house, two (historic) wood frame garages, dike, two foundation depressions, a ditch, a historic wagon road, the Northern Pacific Railroad grade, bridge pilings, two wells, two springs, and several fields.

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Access to the Wetzstein/Tipton Ranch from Rimini Road crosses the historic Northern Pacific Railroad grade and runs southwest to the main ranch complex. The northern portion of the property is accessed via a north/south ranch road that lies atop the historic Northern Pacific Railroad grade that connects to a segment of the historic Rimini Wagon Road that leads to the Tipton Cabin (Summer Cabin) constructed in 1948-1949. The Rimini Wagon Road continues north from the Tipton Cabin to the northern boundary of the Wetzstein/Tipton Ranch.

RESOURCE DESCRIPTIONS

The Wetzstein/Tipton Ranch consists of 23 resources that include eight contributing buildings, three contributing structures, five contributing sites, four noncontributing buildings, and three noncontributing structures. The extremely well-maintained buildings draw the eye but several of the other less conspicuous resources help elucidate the reasons the Wetzsteins chose the area for their ranch including access to plentiful water and previously existing access corridors to both ends of the property.¹

Main Residence (one contributing building, constructed 1941)

The one-story gable roof house sits on a concrete foundation.² Metal standing seamed roofing tops the roof, which displays two interior slope brick chimneys. The walls consist of saddle-notched logs with concrete chinking except for the north porch gable that displays lapped siding. The chinking and trim display white paint the logs feature dark red paint. The east elevation overlooks Rimini Road. The residence features a dropped gable roof entry off the east wall and a projecting gable roof entry off the north wall. Uncovered wood decks project from the entry bays; the decks are approached by wood steps. North elevation windows include a one-over-one double hung in the main block, a single-light fixed unit in the north porch entry, and a ribbon of four single light units in the east porch entry; a small square vent covered with wire mesh and a single awning window in the foundation. East wall windows include paired casements in the porch, a single fixed unit in the main block, and a single awning style window in the north porch. The south wall of the main block holds a single fixed window and a one-over-two unit with the lower portion consisting of two small sliding units; a ribbon of four fixed windows graces the south wall of the porch. Two awning style units are in the south wall foundation. West wall fenestration includes a fixed single pane window, a one-over-one single-hung unit, and a gable vent. Entry occurs through both the east and north porches via wood doors fronted by storm doors.

The house contains one bedroom, a kitchen, bathroom, living room, and front (east) porch. One of the two walk-in closets remains, the other removed to create more space in the kitchen. The north porch entry, which serves as a mud room and storage, also holds stairs that lead to the basement. The full basement itself is concrete.

¹ A coal shed once occupied the spot where today a modern garage sits. Other early nonextant buildings or structures include a Billy goat barn and a pig pen, both originally sat just north of the barn.

² The Main Residence is currently occupied by Michael Tipton, grandson of William and Clara Wetzstein.

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The house is in excellent condition and retains integrity of location, design, workmanship, materials, setting, feeling, and association. All structural elements as well as the finishes are well maintained. Changes to materials include replacement of the original wood double-hung and divided sash windows with modern units. The main residence retains most of its original features, including original custom-built cupboards in the kitchen. Changes to the interior occurred in the late 1980s with a kitchen remodel that included a bay of updated cupboards, a stainless-steel sink, modern stove, and removal of a walk-in closet near the bedroom to provide room for a large picture window to bring light into the kitchen. The main house features forced air heating but continues to use the wood burning cook stove in the kitchen most of the time. There is also a free-standing gas heater in the living room for occasional use. An original 1950 electric wall heater remains in the living room.

Milkhouse/Tool House/Woodshed (one contributing building, constructed circa 1941)

The milkhouse/tool house/woodshed, hereinafter referred to as the milkhouse, serves multiple uses that include a milkhouse/tool house/woodshed. A shed roof covers the building that sits on a concrete foundation on its east side and stone foundation on its west. The milkhouse presents two different building techniques indicating different stages of construction. The walls of the northern two-thirds of the building are log while the walls of the south one-third display horizontal board construction. The southern portion of the east wall of the building steps back two feet from the rest of the elevation. Corner appointments include saddle notching on the northern portion of the building and corner boards on the southeast and southwest corners. The façade faces east and holds two evenly spaced hand-built board-and-batten doors in the north two-thirds of the building and a plank door in the south one-third portion; all doors are mounted with large strap hinges. A single window in the north wall is partially in-filled and holds an air conditioner. The southern wall of the log section is intact and includes a small slider window accessible from the inside of the tool house area that opens into the woodshed. The southernmost portion of the building, the woodshed, attaches to this log wall via ceiling beams and framed in log sided with heavy wooden planks. The milkhouse today houses three modern freezers and is used for hanging and curing wild meat. The tool house portion continues use to store tools. The milkhouse retains all aspects of integrity.

Modern Three-car Garage (one noncontributing building, constructed 1986)

Standing immediately north of the milkhouse/tool house/woodshed is a modern side gable roof three-car garage. The roof is topped with raised seam metal sheeting and the walls clad with red aluminum siding with white trim. The building sits on a poured concrete foundation. The west wall contains two one-light awning windows. The east façade holds two overhead garage doors and the south wall holds a single person door.

Bunk House Cabin (Wood Frame Cabin) [one contributing building, construction date prior to 1940]

Immediately north of the three-car garage sits a small wood frame cabin, known as the Bunk House. The almost square-in-plan cabin is protected by a shed roof covered with corrugated metal roofing. Simple drop-siding painted red clads the walls and white corner boards protect the edges of the building. Entry is through the north elevation that holds the original spindle wood screen door and flared door trim and the solid pine front door is hand built. A one-over-

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one single hung replacement window is immediately west of the door. A small wood deck approached by two wood steps spans two-thirds of the length of the north façade elevation. A square fixed window appears in the east elevation and one-over-one double hung replacement unit in the west elevation. A window opening in the south wall displays in-fill of simple drop siding. The west elevation sports a wood frame chimney stand that supports a brick chimney with metal stack.

This building presently stands unoccupied. However, Diane Tipton, granddaughter of William and Clara Wetzstein, lived in this cabin during vacations 1983-1989 and then full time from June 1990 to December 1991 and again from July 1998 to June 2008. The Bunk House Cabin may have been constructed by the original land occupant, John Irwin, as it preceded any construction conducted by the Wetzsteins.

The cabin is well maintained and retains good exterior integrity. The interior of the cabin was remodeled in the late 1980s when it was fully insulated and sheet rock installed. Knotty pine wainscoting was installed along with a knotty pine ceiling. Although changes occurred to the interior, the exterior presents much as it did historically. The cabin retains its original design, materials, and workmanship, and has been associated with the Wetzstein/Tipton Ranch since circa 1941 when it was moved from its original location in Rimini Gulch to the main field of the Wetzstein/Tipton Ranch, across from Bridge #2 on the Rimini Road. There, the building served as home base for William and Clara Wetzstein and their daughter Mary Ellen as they planned and constructed the main ranch buildings and cleared the land. When much of the construction was completed in about 1947, the cabin was again moved south to its present location and become part of the main ranch building complex.

Outhouse—historic (one contributing building, constructed early 1940s)

An outhouse stands 50 feet west of the Bunk House. A shed roof topped with asphalt shingles protects the building. Overlapping red asphalt shingles clad the walls and corner boards painted white protect the edges of the building. A four-panel wood door with board trim provides ingress.

The outhouse retains good integrity displaying all original materials, design, and workmanship. It sits in its original location in its virtually undisturbed setting, that allows for strong integrity of association and feeling.

Chicken House (one contributing building, constructed mid-1940s)

The simple log building is rectangular in plan with saddle-notched corners and concrete chinking and daubing. The logs are painted red and the chinking/daubing is white. The shed roof is clad with standing seam sheet metal roofing and the foundation is concrete. The front elevation faces southeast and holds a ribbon of four single-panel fixed windows. The original window consisted of small single panes. Many of the original windows were salvaged from the Northern Pacific roundhouse (William Wetzstein worked as a boiler maker/inspector for the railroad). An awning window on the northwest wall allows summer ventilation and remains open via a cord hooked over a nail above the opening. The building is in very good condition and now houses the Wetzstein/Tipton tools used in the original construction and maintenance of the ranch. A single

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vertical plank door in the northeast elevation fronts a second duplicate door that provided additional security for the lucky chickens who called this hand-constructed coop home in the 1940s to 1960s.

The chicken house building is in good condition and still retains strong integrity of design, workmanship, and materials. It sits in its original location in its virtually undisturbed setting, that allows for strong integrity of association and feeling.

Barn (one contributing building, constructed circa 1945, addition constructed 1950)

A barn formerly used to shelter milk goats stands near the north end of the building cluster. The rectangular-plan 1 ½-story building features a metal-clad cross-gable roof and sits on a concrete foundation painted grey. The building was built in two stages. The south half was built first with a front-facing gable roof and walls of salvaged railroad ties. The corners of this wing display wide wood corner boards painted white. The ties are painted red and the gable exhibits asphalt shingles. The front, east facing, elevation holds a board-and-batten Dutch door on center with a fixed sash window directly above in the gable. The south elevation holds a ribbon of four fixed single panel windows and the rear, west elevation, has a large board-and-batten hayloft door on the second floor above a two-light sliding window unit on the ground floor.

The north half of the building is similar to the other log structures on the property. A metal-clad side gable roof tops this portion of the barn and saddle-notched logs with concrete chinking, sporting a red and white color scheme comprise the walls. The front, east elevation, holds a board-and-batten Dutch door on the south end and a simple handmade board door on the north end. The back west wall of the main floor holds a large fixed window. Above this window, the upper floor hayloft level displays a gable-roof dormer; this dormer holds a board-and-batten hay door. The north wall contains a single fixed gable window.

The barn is well maintained and retains good condition and integrity. The original windows have been replaced with modern units; however, the historic design, materials, workmanship, setting, feeling, location, and association remain intact. The barn stores three generations of memorabilia, antiques, equipment, and supplies used to maintain the ranch buildings.

Summer Cabin (one noncontributing building, constructed 1947/1948, remodeled 2008)

The one-story cabin was originally built in 1947-1948 and is rectangular in plan with a side-gable roof and enclosed front porch. It was originally sided with rough cut lumber and red shingles; the shingles were removed and replaced with modern siding during a 2008 remodel.

This building has been remodeled and upgraded. It originally consisted of four rooms with no running water. It now features six rooms and running water, forced air heating and cooling, a bathroom, and kitchen. The wood burning cook stove remains a central feature of the interior. The Summer Cabin retains much of the feel of when originally constructed, including the 1940's wall board with a painted knotty pine design, which was removed, numbered and stored during remodeling in 2007-2008, to allow easy reinstallation. The pine flooring in the original structure was retained and replicated in the 2008 addition. The addition incorporates knotty pine wood throughout in keeping with the original interior finishes used on the ranch. The remodeled cabin

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has a deck on the north side and a smaller deck on the west side of the building accessed by a sliding glass door in the small bedroom.

Today, a concrete foundation supports the cabin addition. The building displays a brown standing seam metal roof with wall cladding of horizontal weatherboard. The windows are all modern sliders with screens. On the north, a single French-style glass door leads to a fenced deck. The north elevation holds a two-panel sliding window in the dining room and a sliding window over the kitchen counters. The rear, west elevation, features a hand-built brick chimney for the period wood cook stove; just to the south are sliding glass doors that open onto a small deck off the bedroom of the house. Also on the north end of the west wall is a tall narrow window with top sliding unit in the bathroom. The south side of the house contains a sliding window for the bedroom and adjacent to the front porch is a small sliding unit next to an entry door with upper sliding unit. The front, east side, of the house features a large fixed window with small bottom sliding unit; the area of the adjacent front porch contains three modern double-panel sliding glass windows.

Dog Palace (wood frame shed) [one noncontributing building, 2014]

Immediately northwest of the cabin stands a modern small shed with walls of panel siding topped with raised seam metal roofing; the shed is insulated and equipped with electricity. The west half of the building is used for storage and the east portion holds two dog kennels and a large horizontally-sliding window that faces east. A small slider window exists on the north facing wall. A screen constructed of heavy chain link fencing protects the slider window from wildlife that may enter.

Outhouse—modern (one noncontributing building, constructed 1994)

A square in plan outhouse rests on a railroad tie foundation near the Summer Cabin. The shed roof is clad with asphalt shingles and the walls and front door display modern composite sheet paneling. The interior consists of a knotty pine wood bench with a wood toilet seat over an open pit. One decorative feature is a flared molding around the entrance door. The outhouse interior is painted sheet rock. A single vertical board door is located on the east side of the building.

Garage #1 (one contributing building, constructed early 1940s)

Garage #1 stands 67 feet west of the centerline of Rimini Road, east and down a steep embankment from the main residence, on the west edge of the old Northern Pacific Railroad grade. The one-car wood frame garage is a front gable roofed building that faces south. Red rolled asphalt siding covers the roof and all sidewalls. The south elevation consists of double doors made of vertical boards attached with strap hinges. A single vertical-board person door is located on the west side of the north elevation.

Garage #2 (one contributing building, constructed early 1940s)

Garage #2 stands just south of Garage #1 on the old Northern Pacific railroad grade. The wood frame front gable garage faces north and has a metal clad roof with wide soffits and exposed rafter ends. The sidewalls of the entire building are covered with red rolled asphalt siding that matches that of Garage #1. The north elevation holds wood double doors covered with asphalt

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siding affixed to the garage via strap hinges. A four-panel wood person door provides access through the north wall. This garage houses a 1970s Cadillac Eldorado.

Both garages, #1 and #2, are in fair condition and retain sufficient integrity to convey their association and period of construction with the district. The inexpensively constructed buildings date to the 1940s. The buildings lack routine maintenance.

Dike (one noncontributing structure, constructed either 1876 or 1908)

A curved, hand constructed, 70-foot long by 3-foot high granite rock dike lies at the far northwest end of the ranch, adjacent to the west side of the paved Rimini Road. Rock for the dike's construction likely came from the nearby eastern mountain slope of the ranch with construction occurring after the Chessman Reservoir flooded the gulch on August 8, 1876 or possibly 1908.³ This early flood mostly impacted the old Hoyt quartz mill on the west bank of Tenmile just below its confluence with Beaver Creek.⁴ Additional widespread flooding occurred in 1908, paralyzing much of Western Montana.⁵ A third major flood visited the area in 1981 washing out the Rimini County Road that bisects the Wetzstein/Tipton Ranch. Anticipating the worst, reservoirs were opened to accommodate the water. The section of road washed out in 1981 lay just above the granite dike suggesting that the dike placement was informed by earlier flood events. The dike is considered noncontributing as its construction relates to the time prior to the acquisition of the property by the Wetzsteins and never served a purpose to protect the ranch buildings.

Foundation Depression #1 (one contributing site, circa 1903)

South of the main cluster of ranch buildings lies a roughly 14-foot by 16-foot foundation depression, the possible location where the Bunk House Cabin originally sat and where Wetzstein's stayed when they built the ranch buildings and cleared the land in the early 1940s. The depression occurs in the field next to the flowing Bear Gulch Spring (creek), about 150 feet north from Bear Gulch Road that runs west off the main Rimini Road.

Foundation Depression #2 (one contributing site, circa 1941)

Foundation Depression #2 represents the second placement of the Bunk House Cabin; William moved the building here for the family to live for a short period as the land was cleared and buildings constructed.⁶ The depression lies north of the main cluster of ranch buildings in the large field west of Bridge #2. Numerous historic artifacts that date to the period of the cabin's

³ Stephen Aaberg, Christine Wiltberger, Jayme Green, and Chris Crofutt, "Rimini Road Federal Highway Administration Project MT PFH 98-1(1) Class III Cultural Resource Survey Results, Lewis and Clark County, Montana, Volume I: Management Report," report prepared for Herrera Environmental Consultants, January 2004, pp. 19, 30, 95; Diane Tipton, personal communication to John Boughton, September 6, 2024. By 1908, the abandoned Montana Central rail bed completed in 1887, was used by the local population as the main road to Rimini. By 1908, citizens petitioned to have the old Montana Central grade designated as the official county road to the upper Tenmile Creek area.

⁴ Raleigh Wilkinson, "Great Ten Mile Flood In The Early Days," *Anaconda Standard*, April 13, 1919, p. 1.

⁵ "Entire Montana Now Paralyzed By Destructive Floods Butte Is In Darkness And Car Service Is At Standstill," *Anaconda Standard*, June 6, 1908, p. 1.

⁶ This site was identified by Mary Ellen Wetzstein Tipton, William Wetzstein's daughter.

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placement here dot the immediate landscape and include a wood stove chimney pipe, a mottled blue coffee pot, a second cooking pot, various shards of glass, and rusted iron. In the mid-to-late 1940s, the building was moved on skids south to become part of the main cluster of ranch buildings next to where the modern three-car garage stands today.

Wetzstein Ditch/Bear Gulch Spring (one contributing structure, 1912)

Although the water right on the property was filed in 1912, original homesteader John Irwin corralled water from the Bear Gulch Spring for drinking, irrigation, and stock watering possibly as early 1903. The Bear Gulch Spring (creek) measures approximately 3 feet wide and anywhere from 4-7 inches deep in late summer, with spring runoff usually overflowing the banks. In 1941, the Wetzsteins dug a 1/8 of a mile ditch from this water source north to a point west and just past the barn. The Wetzstein Ditch provided water to irrigate the area surrounding the ranch yard and to water goats, pigs, and chickens. The ditch measured about 10 inches wide and less than a foot deep; it still runs from Bear Gulch Spring Creek through a small head gate and then north into a now covered ditch segment to the main cluster of ranch buildings. The 1980s witnessed the installation of a 2-inch diameter water pipe followed by covering the open ditch with soil. The pipe increased water pressure and enabled the Tiptons to use hose and sprinklers to keep the ranch yard area watered in the summer months.

The remaining water in the creek moves in an eastwardly direction to the edge of the bench where it flows into an old Beaver Pond, now a wetland on ranch property, and continues under Rimini Road and into Tenmile Creek.

Historic Wagon Road to Rimini (one contributing site, circa 1860s)

A one-mile segment of the historic Wagon Road to Rimini lies within the Wetzstein/Tipton Ranch property and runs along the west valley slope of Tenmile Creek Canyon. The road represents the first route for wagons and horses into the drainage during early mining days of the late 1860s to approximately 1908. A beginning date for establishment of the road is not certain but likely dates to the mid-to-late 1860s.⁷

A one-mile long segment of this single-track wagon road crosses the Wetzstein/Tipton Ranch retaining much of its look and feel. The almost eight-foot wide road consists of parallel tracks separated by about two or three feet. The segment is well defined and preserved and portions (from the north end of the ranch to the main building complex) continue to receive daily use. The small portion of the road where it crosses an open field is not discernible but the point where the road re-enters the woods on the south end of the field remains clear. The road continues in front of the main residence to Bear Gulch, the southern boundary of the ranch. No man-made grade is associated with the road within the National Register boundary as it generally presents as the vegetation-free areas associated with tire and wheel travel. One small segment near its north end displays a 15-foot granite reinforcement wall set in the east side of the road. A section on the far south end of the ranch cuts into the bank of the southernmost field for about 30 feet where it crosses the Bear Gulch stream. Although the origins of the wagon road predate the occupancy of the Wetzstein/Tipton Ranch, this road has been used by the Wetzstein/Tipton

⁷ Aaberg et al. p. 72.

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families since 1940 for travel on the ranch property. Outside the National Register boundary, the road was cut into the bedrock and granite slopes that parallel the west side of Rimini Gulch.

Although the road's initial use predates the occupation of the Wetzstein/Tipton Ranch, it is considered a contributing resource of the district gaining significance through its use by the Wetzsteins and Tiptons since the construction of their ranch. It retains sufficient integrity and continues to be used, and was used, during the period of significance.

Northern Pacific Railroad Bed (one contributing structure, 1886)

The Northern Pacific Railroad grade measures 15 feet wide and displays a height above the surrounding terrain of 5 to 20 feet. In a few locations, visible rock wall reinforcements were built to support the grade; one large example within the Wetzstein/Tipton Ranch property appears at the main gateway to the property on the north side of the entry. From this point, the bed continues north, intact until near Bridge #2 on Rimini Road where the grade washed away in 1981. From Bridge #2, the railroad bed continues north, functioning as a ranch access road, running north to south.⁸

From the property's main gate heading south, the grade lies east and below the barn and main residence; the two original ranch garages were constructed and remain standing on it. The grade then intersects the historic Bear Gulch Road at the ranch's southern boundary. The Northern Pacific Railroad Grade remains visible as it continues south up Rimini Gulch, outside the Wetzstein/Tipton National Register boundary.

The segment of the Northern Pacific rail line that crosses the Wetzstein/Tipton Ranch property retains sufficient integrity to retain its significance of the railroad's presence in Rimini Gulch. However, the significance and importance of the grade to the Wetzstein/Tipton Ranch does not relate to the grade's use by the railroad, but instead to its association and use by the Wetzsteins and Tiptons where it served as a primary road that connected the north and south portions of the ranch.

Bridge Pilings (counted as one noncontributing structure, circa 1886)

Within the Wetzstein/Tipton Ranch National Register boundary, just south of Mile Marker 2 on the Rimini Road near the north end of the property, project 10 Northern Pacific Railroad bridge pilings; the pilings indicate where the railroad once crossed Upper Tenmile Creek. The pilings stand 1-2 feet above the creek's waterline and measure 1-2 feet in diameter. Because the pilings relate to railroad use and hold no association with either the Wetzsteins or Tiptons, they are counted as a noncontributing resource.

⁸ The intact segment of the Northern Pacific Railroad's bed runs parallel to the historic Rimini Wagon Road on the ranch property so that both features are separate and intact. In areas of Helena National Forest land are places where the Northern Pacific Railroad bed made use of the old Rimini Wagon Road route, often running on top of it.

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Well #1 (one contributing structure, 1912)

Well #1 is associated with the main residence. The well opening is located between the two garages, approximately 50 feet west of the centerline of Rimini Road. It is covered with a two-panel hinged steel door bolted shut. John Irwin, the original homesteader on the property, excavated and patented the well in 1912, identified by the Montana Bureau of Mines as well number 59093. William Wetzstein declared vested water rights on the ground water with notice number 019894, certificate number 1613.

Well #1 counts as a contributing resource of the property. Although excavated prior to the occupation of the property by the Wetzsteins/Tiptons, the well served and continues to serve the Tiptons to the present as an important aspect of the ranch's operation.

Well #2 (one noncontributing site, constructed 2007)

A well associated with the Summer Cabin south of the building on the north end of the ranch consists of a well head drilled in 2007 that measures about four inches in diameter and projects from the ground about one foot. This well's water right number is 41I-30027620.

Spring (one contributing site, first used in 1947/1948)

The natural spring west of the Summer Cabin first provided water in the 1950s and 1960s. It remains intact and continues to run serving as a water source for the ranch because of its purity. This spring was originally dug by Walter Tipton, Mary Ellen Wetzstein Tipton's husband, in 1947-1948 at the same time as the construction of the Summer Cabin. Rocks and boulders frame the spring and reinforce the area around it. The spring holds identification # 41I-30114445 with the Montana Department of Natural Resources.

Fields (counted as one contributing site, circa early 1940s)

Three fields provided grazing opportunities for the Wetzstein/Tipton Ranch goat herd. A large field south of the Main House and building cluster extends to Bear Gulch Road. A second large field roughly centered on the property extends from a wooded area to the north of the barn to an aspen grove to the north. This field can be easily viewed from Bridge #2 on the Rimini Road. A third and much smaller field surrounds the Tipton Summer Cabin. The southern field measures approximately 350 feet long, the central field measures about 500 feet in length and the northern field covers a distance of around 250 feet in length.

Spatial Arrangement and Circulation

The main cluster of buildings is accessed by a driveway on the west side of Rimini Road. The driveway climbs approximately 30 feet and extends for about 300-400 feet in a southwesterly direction. The building cluster occupies a natural bench above Rimini Road; two garages and Well #1 are located below this bench on the west side of the Rimini Road, east and south of the main building cluster. The location and arrangement of the main ranch buildings demonstrate planning for use toward the ranch's operation. The buildings and associated resources remain in their original locations. The main residence occupies the largest level site and the barn lays parallel to the irrigation ditch and valley. The chicken coop is sited behind and above the barn facing southeast to receive maximum sun during the day, an orientation that proved especially

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important during the cold, high elevation, winter months. The milkhouse/tool shed/wood shed is just a few steps west of the back door of the main residence with the three-car garage just to the north. The Bunk House cabin was placed just north of the milkhouse/tool shed/wood shed for its permanent siting. The Summer Cabin stands isolated from the main building cluster to the north at the far end of the property; its placement reflecting the desire of Bill Wetzstein to maintain an amount of dislocation from the main building cluster.⁹

Historic fields remain and continue to provide a sense of the ranch's history when goat herds grazed the property. Pines and clusters of aspens are found throughout the property with heavier pine densities bordering the property itself. Two large wetland features grace the property and include the Bear Gulch Spring-fed beaver pond adjacent and just west of Rimini Road near the southern boundary of the ranch, and the feature referred to by the Wetzsteins and Tiptons as the "Big Hole," near the Summer Cabin in the north part of the property. The Big Hole wetland runs for about 500 feet from the northern edge of the main field past the Tipton Summer Cabin.¹⁰ The wetlands provided and continue to accommodate ducks and a multitude of waterfowl in addition to their historic service of yielding locations for the intake of water for the goats. Although natural, the trees and wetlands enhance and contribute to the historic sense and feeling appearing at present as they have for generations.

The property's circulation pattern, simple that it is, stands virtually unchanged since the establishment of the ranch in the early 1940s. Existing travel routes through the property were embraced and heavily used by the Wetzsteins and later the Tiptons, with continued use to the present. Both the north-south trending Historic Wagon Road that led to Rimini and the Northern Pacific Railroad bed existed on the property at the time of the Wetzsteins' acquisition. Although both date to an earlier period of construction and use, their adoption by the Wetzsteins/Tiptons extended their transportation role long past the abandonment of their original use.

⁹ The Summer Cabin represents the location where Bill and Clara Wetzstein's daughter Mary Ellen, her husband Walter Tipton, and their children Diane, Bill, and Michael spent summer weekends visiting the ranch. The site was chosen as it provided water from the nearby spring and far enough removed from the main ranch operations to provide privacy.

¹⁰ This area lay adjacent to Tenmile Creek until the Northern Pacific Railroad grade was constructed along the creek and the creek channelized cutting the stream off from the area where it once overflowed during times of high water. Centuries of erosion resulted in a drop of about 15 feet below the level of the Old Wagon Road and the field where the Tipton Summer Cabin stands. In 1981, the release of water from the reservoirs above Rimini resulted in flooding forceful enough to break through the Northern Pacific Railroad grade at Bridge 2, carving out a channel near the central ranch field, a classic example of Tenmile Creek reclaiming a portion of its earlier channel. Today, Tenmile Creek flows past the "Big Hole" wetland and during high water often invades this area.

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Other Resources (not included in resource count)¹¹

Present City of Helena Underground Water Supply

The present-day City of Helena underground water supply runs from the high reaches of the mountains south of the town of Rimini down (north) the center of the gulch in a hand dug underground channel lined with unreinforced concrete pipe. This underground water supply takes in additional water from Beaver Creek, Minnehaha Creek, and Walker Creek as it winds its way to the Helena Municipal Water Treatment Plant at the mouth of Rimini Gulch next to Highway 12. An approximately one-mile long section of the pipeline passes through the Wetzstein/Tipton Ranch; however, because the pipe is completely buried with no physical above ground evidence and holds no association with the property, it is mentioned but not included in the resource count. The pipeline enters the property near the south end of the ranch on the west side of Rimini Road roughly following the railroad grade to near Bridge #2 where it crosses east under Rimini Road to continue north on the east side of the road in the newly expanded Rimini Road ROW.

In addition to the present City of Helena Underground Water Supply discussed immediately above, the Historic Helena Water Supply Ditch also crosses the Wetzstein/Tipton Ranch property but fall outside (east) of the National Register boundary; this segment, also referred to as the YawYaw Ditch), runs immediately east of Rimini Road (hence, outside of the defined National Register boundary). The ditch dates to the 1860s, according to most available historical records. The ditch is open in many places and cobble-lined in spots. It measures roughly 3 feet wide by 3-4 feet deep. The construction, paving, and widening of Rimini Road greatly compromised the historic integrity of the ditch segment in many parts of the drainage, including near the Wetzstein/Tipton Ranch. The segment immediately east of the National Register boundary but within the Wetzstein/Tipton Ranch property near Bridge #2 resulted in the complete loss of integrity at this location.

Small-Scale Resources

A significant number of historic tools and machinery dot the property. These include William Wetzstein's ranch tools; tools used to strip the bark off the logs used in the buildings, saws, tools to work with mortar, and the original screening used behind the mortar. Clara Wetzstein's 1950 Ford Sedan sits in the three-car garage. Other items retained on the ranch include the Maytag wringer washer, lye laundry soap made by Clara Wetzstein, tanned goat hides kept on the ranch during the 1950s to 1960s and a scale used by Clara Wetzstein in the milk house.

¹¹ One mile of the Rimini Road and the now obliterated Montana Central Railroad (MCR) grade pass through the Wetzstein/Tipton Ranch but lay outside the National Register boundary. The present Rimini Road consists of two paved lanes and right-of-way that measures 80-160 feet wide, depending on location. In 2012-2015, the Rimini Road (that in spots overlaid the Montana Central Railroad Bed) was paved in a project funded by the Federal Highway Administration. The majority of the grade has lost all physical integrity within Tenmile Canyon. However, a few spots of the grade outside the National Register boundary of the Wetzstein/Tipton Ranch retain integrity and continue to impart the early mining and railroad history of the area. The Wetzstein/Tipton Ranch National Register east boundary is defined by the Rimini Road/MCR grade.

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Integrity

The Wetzstein/Tipton Ranch retains excellent integrity, easily conveying its significance as a homestead dating to the early 1940s. Few homesteads that date to this later period remain that don't display significant alterations to the building stock.

The Wetzstein/Tipton Ranch remains essentially unchanged through the agricultural nature of the property and well-preserved architectural materials. The integrity of location, setting, association, and feeling are reflected in the spatial relationships between the buildings, the fields that display the patterns of use, the travel routes, and natural resources that all played a part in the ranch's operation. The topography and vegetation (minus crops) remain essentially unchanged from the property's period of significance.

With the exception of the summer cabin that witnessed a significant renovation and addition in 2008, the vast majority of historic buildings display excellent integrity of design, workmanship, and materials, reflecting the method of construction and craftsmanship of the homestead. Changes that do occur generally relate to maintenance or updating, such as window and door replacement. Inexpensive doors in the main residence and Bunk House Cabin were replaced in the early 2000s with doors of pine hand built by the owner to match the style of the original front door on the main residence. Interior doors in the main residence are also hand constructed by the current generation in the same style as the original front door constructed by William Wetzstein. External doors for openings in the milkhouse/tool shed/wood shed and two of the barn doors are hand constructed, replicating the original design, to replace the heavily weathered doors. Decks have been added to the front and back entryways of the main residence. The presence of artifacts, both within the buildings and those scattered near Depression #2, allow a physical relationship of the small-scale to the greater property. The Wetzstein/Tipton Ranch represents an exceptional example of a mid-century homestead and life in rural Lewis and Clark County.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

Period of Significance

1941-1965

Significant Dates

1941

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Bill and Clara Wetzstein

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wetzstein/Tipton Ranch is eligible for listing in the National Register at a local level of significance under criteria A and C. Under Criterion A, the ranch embodies the efforts of the Wetzstein and Tipton families who acquired a previous homestead, and through their own efforts and hard work transformed the property into a working ranch, where they lived, sold their goods, raised their families, and enjoyed their rural surroundings. The buildings illustrate a mid-20th century family farming agricultural enterprise that included raising goats, the sale of goat milk, raising of chickens and pigs, and subsistence gardening. The property includes earlier resources that predate occupation by the Wetzsteins, using and thus incorporating them as contributing resources of their ranch operation. The presence of historic tools and machinery, many hand forged, remain on the property both within certain buildings and scattered across the landscape alluding to the efforts of the Wetzsteins to carve a living from the land.

The Wetzstein/Tipton Ranch finds additional significance under Criterion C as an outstanding example of a collection of World War II-era log buildings constructed as a unified whole in the family's quest to work the land. Although post-dating the mining activity that occurred farther up Rimini Gulch, the ranch buildings embody the flavor of the earliest buildings that dotted the area. The planned uniformity of the buildings reflects the stability and permanence intended by the Wetzsteins and Tipton's long-term ideal of a working and self-sustaining ranch. The construction of the homestead following vernacular precepts using locally obtained materials in lieu of more modern materials available at the time represents a certain level of individualism, or ipseity. The rural setting in the Ten Mile drainage beautifully channels the historic backdrop to the ranch and the patterns of function incorporated into the homestead buildings' design. Architecturally, the log construction of the Wetzstein/Tipton Ranch harkens back to the mining roots of the area yet raises the utilitarian style to that of a well constructed and handsome collection of mid-century homestead buildings.

The period of significance begins in 1941, the year Bill and Clara Wetzstein constructed the first of the buildings that now occupy the property and ends in 1965, reflecting the date when the property ceased operations as an active ranch. Significant dates include 1941, the year the Wetzsteins began construction of the buildings that populate the property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Introduction

The landscape surrounding the Wetzstein/Tipton Ranch relates the story of the rough and tumble history of Rimini Gulch. Mining, road and railroad construction, logging, and attempts to harness local water sources each left an imprint. The most evident artifacts of the past are the old mines, the "ghost" town of Rimini itself, the historic Rimini Wagon Road, the Central Pacific Railroad grade later turned old county road, and the Northern Pacific Railroad grade, later used

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as the right-of-way for the Northwestern Energy Power Line. The terrain of the Wetzstein/Tipton Ranch, and the thousands of acres of National Forest land surrounding it, represents Rimini's aggressive, energetic, sometimes violent past and the colorful individuals who reconfigured the landscape in pursuit of fortune.

Notable mine sites remain scattered across the Rimini drainage landscape, though many have been significantly altered by the work of the U.S. Environmental Protection Agency in the past 20 years. A few log cabin ruins also still crouch in the surrounding forest..

Ambitious entrepreneurs planned two rail lines to serve the Rimini mines and the small town, despite the narrowness of the gulch, less than a few hundred feet across east to west in several spots. These plans included channelizing Tenmile Creek to accommodate the construction of the grades, work that remains visible to the present as the channel never fully regained its natural course.

Prior to the quest to exploit the area's riches, Mother Nature left her mark, shaping a naturally beautiful, rich habitat for fish and wildlife, and creating a mineral rich landscape; however, it was the natural resources that proved the draw for many.

The Boulder Batholith and Rimini Gulch

Upper Tenmile Creek winds through a narrow gulch bounded on the east and west by spectacular granite rock outcroppings and soaring formations, the result of eons-long weathering of a unique geologic feature, the Boulder Batholith, a tremendous igneous body of once molten magma covering a large portion of southwestern Montana. Volcanic-like forces extruded an enormous volume of fluid magma up from the depths of the earth 60-70 million years ago in the late Cretaceous time. This upheaval of magma extends north of Helena and south beyond Butte and over time its erosion created the rugged rock formations characteristic of the area, including Rimini Gulch.¹²

As erosion gradually stripped away material beneath the solidified magma, it exposed the igneous rock as towering formations and enormous clusters of surface rock. In the Rimini area, the mountainsides are encrusted with gigantic, cascading granite boulders, sheer rock ramparts, and lichen encrusted granite outcroppings. The Boulder Batholith represents the dominant geologic feature of the area's mining districts and played a role in both the surrounding area and the Wetzstein/Tipton Ranch's history. This igneous body provided the incentive for the area's exploration by miners as it contains deposits of lead, copper, zinc, silver, and most importantly to miners in the 1860s, gold.¹³

¹² Aaberg et al. p. 12.

¹³ Adolph Knopf, *Ore Deposits of the Helena Mining Region of Montana*, (Washington, D.C., U.S. Government Printing Office, 1913), pp. 1-9; Aaberg et al. p. 12.

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Tenmile Creek

The headwaters of Tenmile Creek, the primary source of the City of Helena's historic water supply, occur about six miles upstream of the town of Rimini, and about 13 miles south of the Wetzstein/Tipton Ranch. This important Montana watershed is ironically also an Environmental Protection Agency (EPA) Superfund site. From Tenmile Creek's source, it flows north for 28 miles before entering Lake Helena, the first 15 miles flowing down Rimini Gulch. The Tenmile Creek watershed in total drains 200 square miles of mountain and valley terrain primarily to the south and west of Helena and the Lower Tenmile Creek Watershed. The area downstream from the Tenmile Water Treatment Plant drains 150 square miles. The Upper Tenmile Creek watershed, upstream from the Tenmile Water Treatment Plant, located at the junction of Highway 12 and the Rimini Road, drains 50 square miles.¹⁴

Wildlife and Vegetation

In addition to the geologic and water resources, the Rimini and Upper Tenmile Creek Watershed where the Wetzstein/Tipton Ranch stands afforded (and continues to) an abundance of wildlife that also served as a lure to both Indigenous and the later populations that arrived. Moose, bear, elk, mountain lions, bobcat and high mountain lynx, deer, and smaller mammals like porcupine, beaver, fox, and coyote roamed the area and fish swam the many creeks. A remnant beaver pond remains on the property that still hosts migrating geese, ducks, and other birds. Common fowl include blue heron, chickadee, eagles, falcons, hawks, western meadowlark, sparrow, robins, blue jay and other song-bird species. Enabling easy construction of buildings and structures, the area boasts abundant timber that includes Lodge pole pine and Ponderosa pine. Chokecherry and variety of willow species also appear in the area.¹⁵

Rimini Gulch in Pre-Settlement Days

Prior to European settlement of the area, Rimini Gulch and the Helena valley area were visited and used by Native groups, its proximity to the Continental Divide not a deterrent. The Salish and Nez Perce commonly frequented the area until the Blackfeet pushed them out. In turn, the Blackfeet faced the same result after the arrival of Euro Americans and smallpox, moving north.¹⁶ The Lewis and Clark expedition claims the first Euro American presence in the Helena area, an event that ushered in forays by fur trappers and traders.¹⁷

Early Settlement/The Mullan Road

¹⁴ E² Inc. and D.I.R.T. West, "Valuing the Upper Tenmile Creek: A Study of Future Land Uses at a Super Fund Site, Lewis and Clark County, Montana," report for the U.S. Environmental Protection Agency Superfund Redevelopment Initiative (SRI), August 2004, p.7.

¹⁵ Aaberg et al. p. 14.

¹⁶ Kathryn McKay, Stephen Aaberg, Patrick Walker-Kuntz, and Chris Crofutt, "Cultural Resource Inventory and Evaluation for the Forestvale/I-15 Corridor Study, for Carter & Burgess, Inc. and the Montana Department of Transportation, 2002, p. 42; Aaberg et. al., p. 18.

¹⁷ Kathryn McKay, Stephen Aaberg, Patrick Walker-Kuntz, and Chris Crofutt, "Cultural Resource Inventory and Evaluation for the Forestvale/I-15 Corridor Study, for Carter & Burgess, Inc. and the Montana Department of Transportation, 2002, p. 42.

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The construction of the nearby Mullan Road in 1860 further accelerated movement and settlement. In 1855, Congress appropriated funding to build the military wagon road between Fort Walla Walla, Washington, and Fort Benton, Montana, the head of steamboat navigation on the Missouri River, about 140 miles from Helena. The Wetzstein/Tipton Ranch is located just southwest of where the Mullan Road crosses the Continental Divide. The road's namesake, Lieutenant John Mullan, promoted the Helena Valley as a significant agricultural region.¹⁸

The Upper Tenmile Water System

Even as Rimini made a name for itself with discoveries of gold and silver, it was already an important resource for supplying water to the nearby Helena community, a story that remains a colorful and contentious slice of Montana history. The origins of the system that serves nearby Helena date back to 1864 when the Helena Ditch Company constructed an eight-mile long \$35,000 flume constructed to carry 2,000 miner's inches of water supplied by Ten Mile Creek and its tributaries (Yaw Yaw Ditch). The Helena Ditch, 21 miles in length, also received a 500-inch supply of water from Ten Mile Creek. These first waterworks were built in 1864 by Henry B. Truett and George Plaisted who oversaw delivery of water to Helena in the Yaw Yaw Ditch and later through a wooden flume and iron pipe, a system known as the Helena Water-Ditch and Hydraulic Company. From these humble beginning sprang the continuing conflicts and contentions between miners and water companies regarding Helena's water supply.¹⁹

The Helena Water Company incorporated on December 1, 1885. A company touting the same name incorporated in Ohio on November 30, 1885, and registered with Montana on September 13, 1887.²⁰ This company formed well after the Helena Ditch Company of the 1860's. By 1886, the water companies that operated in the Helena area consolidated into the Helena Water Works Company.²¹ Prior to this consolidation, it is likely Helena's William Chessman controlled much of the water distribution and supply of the area as his Tenmile Water System is among his early known businesses.²² In 1911, the City of Helena acquired the water system. Segments of this historic water supply ditch remain visible today on the east side of Rimini Gulch and rival other features as the oldest in the Tenmile drainage.²³ Between 1897 and 1916, the full ditch was

¹⁸ Aaberg et al. p. 18. Milton Tipton, great uncle of the Tipton family and an early day mule skinner in California in the late 185's, was associated with the Mullan Road and early day settlement in Montana. Tipton answered the call for mule skimmers to assist Mullan in transporting goods during the construction of the Mullan Road. As a result of his association with the road building project, he became acquainted with Major John Owen in the Missoula Valley. Owen had already established Fort Owen, not a military fort but a trading post, in 1850. Tipton eventually settled near Fort Owen between about 1860 to 1868, where he served for a time under Major Owen and established his own ranch in the Bitterroot Valley. Diane Tipton, personal communication to John Boughton.

¹⁹ Morris A. Pierce, "Documentary History of American Water-works, Helena, Montana," Found at: <http://www.waterworkshistory.us/MT/Helena/>, accessed June 16, 2024.

²⁰ Morris A. Pierce, "Documentary History of American Water-works, Helena, Montana," Found at: <http://www.waterworkshistory.us/MT/Helena/>, accessed June 16, 2024.

²¹ Aaberg et al. p. 22.

²² Aaberg et al. p. 21.

²³ Aaberg et al. p. 23.

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improved, possibly in association with the reconstruction of the Chessman Dam in 1908.²⁴ The water line presently serving Helena from the Upper Ten Mile was constructed in 1921, a date that likely represents when the open ditch and flume system were replaced with the present hand dug underground ditch and unreinforced concrete pipeline.²⁵

A small segment of the historic water ditch runs along the east side of the newly paved highway on the Wetzstein/Tipton Ranch, just outside the National Register boundary. Road improvement work from 2013 to 2015 that expanded the Right-of-Way along the new construction resulted in the reduction of a nearly one-mile buried segment of the 1921 ditch to 1/3rd of a mile on the west side of the road through the Wetzstein/Tipton Ranch.

RIMINI MINING HISTORY

Montana's "gold rush" began in the 1860s accelerated by the establishment of the Mullan Road. Early rushes to Bannock and Alder Gulch/Virginia City were followed by strikes in 1864 on Last Chance Gulch, the future town of Helena. Before long, small log cabins joined the tents in Helena. By February 1865, 700 people resided there with 200 houses built or under construction. At the height of this gold stampede, population estimates reached as high as 8000-10,000. Businesses opened wherever possible, including in tents, wagons, and log buildings. Nearby hillsides were denuded of trees to build flumes and cabins for homes and stores.²⁶ Responders to the gold strike soon combed adjacent land for the next big discovery including nearby Rimini canyon. These early miners discovered the Lee Mountain Lode followed by the Eureka Mine in 1865.²⁷

The Helena/Rimini Mining District

The Rimini Mining District fell within the larger Helena Mining Region and a 1913 study, "Ore Deposits of the Helena Mining Region," identifies the Helena Mining Region within portions of Jefferson County, Lewis and Clark County, and a segment of Powell County.²⁸ The town of Rimini sits in the region's western-most portion at an elevation of 5,200 feet on the east bank of Upper Tenmile Creek, with Red Mountain, at 8,200 feet, to the southeast, towering over the town and easily visible from the Wetzstein/Tipton Ranch. Within 10 years of the discovery of the Lee Mountain Lode, Rimini produced close to one-third of the territory's mineral wealth.²⁹

Although the cause of the rush, gold came in second as the Rimini area's claim to fame. Rimini's unique geology yielded some of the state's best lead/galena and zinc deposits; claims around Rimini focused on these including the large lodes of the Lee Mountain Lode and Little

²⁴ Aaberg et al. p. 83.

²⁵ Aaberg et al. p. 84.

²⁶ City of Helena "2011 Growth Policy, Historic Summary," City of Helena.

²⁷ Kathy Alexander, "Rimini, Montana Lives On, Legends of America," found at: <https://www.legendsofamerica.com/mt-rimini/>, accessed June 16, 2024.

²⁸ Adolph Knopf, *Ore Deposits of the Helena Mining Region of Montana*, (Washington, D.C., U.S. Government Printing Office, 1913), p. 13.

²⁹ E² Inc. and D.I.R.T. West, August 2004, p. 9.

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Jennie.³⁰ The district's production proved promising although the transportation and processing of the ore and general living supplies for those in the drainage proved a challenge in the early years due to the areas rugged nature and narrow canyon.

The Old Rimini Wagon Road

The arrival of explorers and miners to the Rimini area led to the inevitable long-term occupancy of the drainage. Most arrived via horseback but with the establishment of permanent encampments and commensurate rise in population, a means to transport supplies proved paramount. The historic Old Rimini Wagon Road likely dates to around 1864 with the establishment of these local mines and was used to access the various claims in the Lee Mountain and upper Tenmile Creek areas.³¹ Another possibility suggests the road's origins tie to the construction of the Chessman Reservoir and the water supply ditch constructed by the Helena Water Works Company in the late 1860s, a road vital to the movement of construction materials and supplies up and down the valley.³² Regardless of construction date, the road likely predated the actual town of Rimini, though once established, it served as the official county road to the town until circa 1908. Use of the road undoubtedly decreased with the construction of the Montana Central Railroad grade through the drainage but until that point it served as the main artery to ferry goods and supplies to the miners, businesses, and residents near and around the town.³³ Much of the road lies on the west side of the drainage optimizing the natural warmth of the slope and sunlight. Although rudimentary, construction involved hand-stacked rock retaining walls and grades made to weather the changing seasons; the diligence of the construction is illustrated by large sections of the road still visible today. In some of the more level areas where the road and the parallel railroad tracks cross fields, all that remains is a narrow, cleared strip emerging from field to forest. The historic Old Rimini Wagon Road recalls the bustling activity involved in transporting supplies into the area and carrying mine ore out during the mid-1860's and beyond.

A Wagon Road Is Great But What We Need Is a Railroad!

The establishment of the Old Rimini Wagon Road proved a decided advantage over the crude trails followed by horses to traverse up and down the gulch. However, as both population and mining interests increased, a more efficient, albeit expensive, alternative was needed to transport the ever-increasing tons of ore produced by the mines.

Lode mining quickly assumed prominence as placer mining played out resulting in the general abandonment of Rimini's smaller mining camps by the late 1870s.³⁴ By the 1880s, operations shifted to heavy lode mining, mostly for lead and zinc; lode mining yielded greater profitability, which garnered the attention of larger companies and wealthier investors. Such attention coincided with the new rail systems competing to cross the U.S. and their potential to ship greater volumes of ore. The Northern Pacific arrived in Montana first, in 1883, quickly followed

³⁰ Mary Horstman, *Draft Context for Tenmile Historic Mining District*, (Helena: Helena National Forest 1994).

³¹ Aaberg et al. p. 74.

³² Aaberg et al. p. 30.

³³ Aaberg et al. p. 74.

³⁴ Aaberg et al. p. 23.

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by James Hill's Montana Central Railroad. These railroads soon affirmed their presence in Rimini Gulch, which by this time hosted the burgeoning town of Rimini.³⁵

Aaberg and others succinctly sum up the railroad chaos that enveloped Rimini Gulch:

Northern Pacific Railroad (NPR) associates knew of the Red Mountain mineral deposits, on the east side of the Tenmile Creek drainage just above the present site of Rimini, by the time the railroad reached Helena in 1883.³⁶ Northern Pacific investors "had first coveted" the Red Mountain claims but James J. Hill, owner of the St. Paul, Minneapolis and Manitoba Railway and its subsidiary, the Montana Central Railroad, also knew of the Red Mountain claims and deposits.³⁷ Hill's Helena business associate, Charles F. Broadwater, began quietly buying up Red Mountain claims by at least 1884. In 1873, Broadwater had married Julia Chumasero whose family were prominent republicans and who owned mining claims in the Red Mountain area.³⁸ Thus Broadwater, and through him, Jim Hill, had an inside line to purchasing valuable mineral claims on Red Mountain. Entrance of these powerful business figures on the Rimini area mining scene in 1883-1884 suggests that development of mineral deposits in the Tenmile drainage area had reached such a scale that they were supporting residential and commercial developments in the location of what was to become Rimini.³⁹

By 1888, the Hill/Broadwater association owned the Red Mountain Consolidated Mining Company and acquired the Bunker Hill and Lexington mines.⁴⁰ Northern Pacific investors and those with Northern Pacific interests also established mining claims in the area. Helena businessmen Samuel Hauser and Anton Holter, and investor Robert Hale consolidated their mining claims to form the Helena and Rimini Mining Company. Hauser prodded the Northern Pacific to construct a line to Rimini in 1884 with little success. By 1886, the intentions of both railroads to construct a spur line to Rimini became a poorly guarded secret. Hill and Broadwater leapt first by chartering the Montana Central Railroad (MCR) and acquiring right-of-way (ROW), an amazing feat considering Hill's Manitoba line had yet to enter Montana.⁴¹ The MCR's efficiency allowed it to secure the easiest route up the drainage staying mostly to the low-lying areas of the valley.

³⁵ Aaberg et al. p. 23.

³⁶ William L. Lang, "Corporate Point Men and the Creation of the Montana Central Railroad, 1882-87," *Great Plains Quarterly*, Vol. 10, No. 3 (1990), p. 158.

³⁷ William L. Lang, "Corporate Point Men and the Creation of the Montana Central Railroad, 1882-87," *Great Plains Quarterly*, Vol. 10, No. 3 (1990), p. 158.

³⁸ William L. Lang, "Corporate Point Men and the Creation of the Montana Central Railroad, 1882-87," *Great Plains Quarterly*, Vol. 10, No. 3 (1990), p. 159.

³⁹ Aaberg et al. pp. 23, 24.

⁴⁰ Aaberg et al. p. 27.

⁴¹ Aaberg et al. p. 27.

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By the spring of 1886, the MCR began construction of its grade up the drainage, a plucky call considering their main line still didn't exist in Montana.⁴² This sparked action by the Northern Pacific who soon began its own spur. Complications emerged as the two lines entered the more confined areas of the drainage. As the MCR held ROW rights through the drainage, the Northern Pacific was at an economic disadvantage. The MCR forged ahead because of the easier and flatter topography.⁴³ The MCR intended to finish the construction of the grade by the end of the year, which likely occurred. However, while the grade was completed, tracks were never laid. Hill's bravado to lay the grade prior to his main line construction in Montana left him two choices: freight in rails using the Northern Pacific, an expensive proposition, or wait for Congressional action to open Tribal lands to allow construction of his main line—passage that never materialized.

Railroads to Roads: Reshaping the Tenmile Creek Drainage

The MCR requested, and received, a legal injunction upheld by the Montana Supreme Court, to stop what they noted as harassing behavior by the Northern Pacific based on the MCR's legal right-of-way for their grade.⁴⁴ Despite the injunction, the Rimini spur of the Northern Pacific Railroad was fully completed first, in late 1886, with Montana Central Railroad's spur grade completion occurring some time shortly thereafter. The Northern Pacific Railroad's "Helena to Red Mountain Line" went into service in December of that year while the MCR bed never witnessed laying tracks.⁴⁵ With Hill and Broadwater's official announcement in 1887 to drop completion of the MCR's route, the grade likely found immediate use as an automobile road to Rimini, especially as the grade was in far better condition than the original historic Old Rimini Wagon Road. By 1908, local citizens petitioned for the MCR grade to officially replace the Old Wagon Road as the county road to Rimini.⁴⁶

The competition to build rail lines to Rimini resulted in significant channeling of the Upper Tenmile Creek, influencing land use and how water flows through the drainage. In places where Upper Tenmile Creek was channelized for railroad construction, subsequent flooding reclaimed areas of the old channel, eroded stream banks, and further altered the landscape in many places, including on the site of the future Wetzstein/Tipton Ranch. These early efforts to access the riches of the Rimini area remain present within and outside the Wetzstein/Tipton Ranch property, reflecting how economic drivers left their mark on the topography of an area.

Mining Part II

The closest mine near the Wetzstein/Tipton Ranch is the White Rabbit, less than a mile west of the ranch on its southern boundary along Bear Gulch Road. The White Rabbit yielded gold,

⁴² William L. Lang, "Corporate Point Men and the Creation of the Montana Central Railroad, 1882-87," *Great Plains Quarterly*, Vol. 10, No. 3 (1990), p. 161.

⁴³ Aaberg et al. pp. 27, 28.

⁴⁴ Aaberg et al. p. 28.

⁴⁵ Aaberg et al. p. 28.

⁴⁶ Aaberg et al. p. 68.

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silver, lead and copper.⁴⁷ During the White Rabbit Mine's operation, which continued sporadically into the 1970s and 1980s, ore was transported down Bear Gulch Road, with roughly a half mile crossing the Wetzstein/Tipton Ranch. The last miners were apparently a Canadian company.⁴⁸ Today, the Bear Gulch Road is closed to wheeled travel past the western boundary of the Wetzstein/Tipton Ranch.⁴⁹

In the 1950s, the Wetzstein's grandchildren often visited the White Rabbit Mine dump, glittering with pyrite-encrusted ore. The dump made every jeep trip on the old Bear Gulch Road an exciting excursion with an inevitable stop to look for potential treasure. Michael Tipton, grandson of Bill and Clara Wetzstein, was on the ranch in 1980 when the gulch flooded and stranded at the time the 80s-in-age owners for three months by destroying sections of the Rimini Road. They refused to leave via helicopter, staying on the ranch until the road was rebuilt. Clara Wetzstein canned all the meat and vegetables in her freezer due to the loss of power and cooked for the miners camped at the White Rabbit stranded by the flood.

Rimini, the Nearest Town to the Wetzstein/Tipton Ranch

The establishment of the post office in Rimini in 1884 suggests the town's development was well underway in terms of its population and amenities by that time.⁵⁰ At its peak in 1890, Rimini's population numbered 282.⁵¹ Photographic evidence suggests a rough doubling of the number of buildings the town boasted between 1886 and the 1890s.⁵² However, by 1910, the population dwindled to 99 and continued to decrease with each successive census.⁵³

The town's early population consisted primarily of miners who lived in small cabins or shared small houses. Others lived above the town on small mining claims or in single one-room log cabins near their claims. Occasional out buildings for housing equipment and dynamite existed and for those areas near a mine, an ore car and a short length of track. Long-time local residents like May Moore and Louie Schwarzhans said Rimini boasted a hotel, stores, a school, one or two

⁴⁷ Western Mining History, *White Rabbit*, found at <https://westernmininghistory.com/mine-detail/10294737/> accessed July 8, 2024.

⁴⁸ Personal communication in 1980 between Michael Tipton and neighbor Louie Schwarzhans whose property bordered Bear Gulch Road to the south. Schwarzhans is deceased, but his extended family inherited and continues to use their ranch on weekends.

⁴⁹ The long quest for riches took a significant toll on the Rimini drainage. The Environmental Protection Agency (EPA) added the Upper Tenmile Creek Mining Area to the Superfund National Priorities List on October 22, 1999. The site lays within the Rimini Mining District and consists of abandoned and inactive hard-rock mine sites that produced gold, lead, zinc and copper. The EPA Superfund designation includes the drainage basin of Tenmile Creek upstream of the Helena water treatment facility. The EPA identified 150 individual mine sites within the watershed, and the agency prioritized 70 for cleanup. Clean up of these sites and other projects remains ongoing as federal funding is available.⁴⁹ E² Inc. and D.I.R.T. West, August 2004, p. 12.

⁵⁰ Roberta Carkeek Cheney, *Names On The Face of Montana*, (Missoula, Mountain Press Publishing Company, Sixth printing 1996,), p. 225. Several of the town's early buildings and structures remain.

⁵¹ "Rimini," *Independent Record*, August 24, 1995, p. 6.

⁵² Aaberg et al.

⁵³ "Rimini," *Independent Record*, August 24, 1995, p. 6.

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saloons, gambling, a pool hall, livery stable, and boarding house. One saloon was known as the Green Lantern.⁵⁴ By 1889, Rimini businesses included a livery, two pool houses, sawmill, three mercantiles, a butcher shop, and its own town marshal and justice of the peace.⁵⁵ Just over 10 years later, additional business included a delivery service, millinery, confectionary, hotel and saloon, railroad depot and agent office. The depression of 1893 resulted in a reduction of rail service to twice a week. Through Rimini's history, many of the niceties associated with the growth of a mining camp never materialized, such as the introduction of specialty shops and churches, though the town did witness the establishment of a school.⁵⁶

Miners composed the vast majority of the population for years with other occupations assuming lesser roles; between 1910 and 1920, these included three farmers, two railroad workers, three laborers, four equipment engineers, two telegraph operators, two school teachers, a forest ranger, boarding house keeper, pool hall owner, and teamster.⁵⁷ The variety of occupations paralleled the diversity of residents with many hailing from Ireland, Scotland, England, and Scandinavia; as the decades progress, American-born residents continued to dominate and with slow rise in growth. Rimini's population declined in the 1920s and 1930s until it was virtually a ghost town, with only 20 permanent residents by the early 2000s.⁵⁸

Charles (Charlie) Junius Tipton, father of Walter and grandfather of Diane and Michael Tipton who currently own the ranch, recalled that in the 1950s, a favorite Tipton family activity was visiting and exploring the old mine sites near the town and their property, many in the mountains to the south and west. Walter remembered that at the age of eight he rode the Rimini Northern Pacific Railway spur line to Rimini where he met his father at the Rimini Hotel for a ride to their mine, a mode of transportation replaced by early automobiles with the closure of the spur line in 1925. Walter was very familiar with the small mining encampments throughout the Rimini mining district he visited as a child. The family has letters and notes from Charles Tipton describing the mining work he did and the difficulties of making it up the rugged road that led to the mines.

Environmental Protection Agency work in the 2000s resulted in the loss of some of the town's resources including many mining cabins and structures and ore dumps and associated log reinforcements; a few, however, remain, now occupied as homes. Historic hand-built log and frame buildings now stand beside a few newer neighboring frame or stucco homes.

Rimini's CCC Camp

Although no CCC-related resources lay within the Weinstein/Tipton Ranch, their presence a short distance from the property merits a small discussion. By late spring of 1939, officers from Fort Missoula assessed Tenmile Gulch as a location for a new CCC camp, selecting a site about

⁵⁴ Personal conversation of Diane Tipton with Louie Schwarzhans, 1991.

⁵⁵ Aaberg et al. p. 34.

⁵⁶ Aaberg et al. p. 35.

⁵⁷ Aaberg et al. p. 35.

⁵⁸ E² Inc. and D.I.R.T. West, August 2004, p. 10.

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two miles downstream from Rimini, monikered as Forest Camp 79, or F-79, or Camp Rimini.⁵⁹

This camp lies about one and a half miles from the Wetzstein/Tipton Ranch, on the West side of the Rimini Road.

Established in 1933 under President Franklin D. Roosevelt's New Deal, Fort Missoula was established as a district headquarters that initially oversaw 24 camps, boosted to 31 by 1933.⁶⁰ These camps assumed a variety of improvements that included fire tower construction, fire breaks, bridges, roads, trails, and ranger buildings. The number of men Camp Rimini hosted varied over the years, but estimates suggest around 200 individuals when it initially opened in 1939. Camp Rimini operated through 1941 and closed mid-Spring of 1942, succeeded by a sled dog training facility for the military as it geared up for World War II.⁶¹ No buildings that date to the CCC-use of the camp remain, though concrete foundations, steps, and walkways do.

The proximity of Camp Rimini and its closure in 1942, after Bill and Clara Wetzstein purchased the ranch property explains why the CCC camp left indelible memories for the Wetzstein/Tipton family story. The Wetzsteins often spoke appreciatively of the work conducted by the CCC enlistees in the area that included trail and bridge building.

Rimini War Dog Training and Reception Center

In September 1942, a year after Bill and Clara Wetzstein purchased the Wetzstein/Tipton Ranch property, the Army Quartermaster Corps began conversion of Camp Rimini for a new military role as a War Dog Reception Center. In the area of today's Moose Creek Campground and Snowmobile Parking Lot on Rimini Road, just one and half miles south of the Wetzstein/Tipton Ranch, dogs and army personnel trained to perform search and rescue operations for downed World War II flyers in the treacherous Arctic wilderness and later prepared to bring in supplies for troops of the specialized 10th Mountain Division after the planned re-invasion of Norway scheduled for late 1943 or 1944.⁶² Conversion of existing buildings along with new construction had the property ready for use by December 1 of 1942 with the anticipation of hosting 750 to 900 dogs and 235 personnel. Training occurred year-round but with a slackening demand for sled dog use during the War, operations consolidated and shifted to Fort Robinson, Nebraska in 1944. Since the closure of the center by the military, the property transferred to the Helena National Forest who divested itself of the vast majority of the buildings.

As part of the training, dog teams sometimes passed through the Wetzstein/Tipton Ranch along the historic Northern Pacific Railroad grade that provided an ideal surface for such training, running from one end of the gulch to the other: "One Sunday in September, several teams were sent down to the end of the railroad bed where they were to pick up a group of visiting officers."⁶³ The "end of the railroad bed" lies at the entry into Rimini Gulch off of Highway 12,

⁵⁹ Aaberg et al. p. 38.

⁶⁰ Aaberg et al. p. 38; Research on the Fort Missoula Website: fortmissoulamuseum.org.

⁶¹ Aaberg et al. pp. 38-39.

⁶² Karen Fischer, Training Sled Dogs at Camp Rimini, 1942-1944, *Montana Magazine*, Vol 34, No. 1, 1984, p. 12.

⁶³ David W. Armstrong, *Rimini and Beyond: WW II Memories*, (self published, 1997), p. 43.

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confirming the training of the dogs on the section of the Northern Pacific Railroad bed that lies within the Wetzstein/Tipton Ranch. Similar to the dearth of resources associated with the presence of the CCC at Camp Rimini, only scattered traces of the War Dog Training and Reception Center remain.

Helena National Forest

In 1897, President Grover Cleveland first created substantial “Forest Reserves” in the western United States, later broken into smaller tracts for more efficient management. During President Theodore Roosevelt’s administration, forest management consolidated in 1905 under the United States Department of Administration Bureau of Forestry. In 1907, the term “national forest” replaced the old “forest reserve” nomenclature. District offices were created and Montana and parts of the Pacific Northwest fell under District 1—later referenced as Region 1, with headquarters in Missoula, Montana.

The Helena National Forest was created in 1908, consolidating the Big Belt (est. 1905), Elkhorn (est. 1905), and Helena (est. 1906) Forest Reserves. Of the approximately 21 million total acres originally set aside, 3 million made up the Lewis and Clark Reserve, later named the Helena National Forest.⁶⁴

In 1908, the Forest Service began opening administrative and field offices for local on-the-ground management of the forests. In Rimini Gulch, the Moose Creek Ranger Station was constructed between 1908 and 1925 to serve the Helena National Forest.⁶⁵ Forest Rangers of the day patrolled the forests on foot and horse and administered mining and grazing permits and fire protection.

The Moose Creek Ranger District was reportedly combined with the McClellan Ranger District in 1928, with the new district administered from Helena.⁶⁶ The Helena National Forest remained a single entity until 2016 when the Helena Ranger District combined with the Lewis and Clark National Forest administrative district in an administrative cost-saving measure.⁶⁷

The Wetzsteins: William, Clara, and Daughter Mary Ellen

William and Clara Wetzstein were both children of immigrants. Clara Trulen Wetzstein, was a child of Swedish immigrants, born in Red Wing, Minnesota, the first of the family born outside Sweden. Her husband, William Wetzstein, was a child of an immigrant family from Prussia’s Black Sea area that later moved to Mandan, North Dakota.

⁶⁴ USDA Forest Service, “Moose Creek Ranger Station: A Snapshot of Forest Service History,” found at <https://www.fs.usda.gov/detail/hlcnf/learning/?cid=stelprdb5373559> accessed July 10, 2024.

⁶⁵ Aaberg et al. p. 37.

⁶⁶ Aaberg et al. p. 37.

⁶⁷ Karl Pucket, “Helena, Lewis and Clark forests combine,” *Great Falls Tribune*, January 4, 2016, found at <https://www.greatfalls Tribune.com/story/news/local/2016/01/04/helena-lewis-clark-forests-combine/78268500/>, accessed July 25, 2024.

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William (Bill) Wetzstein was born in North Dakota on February 21, 1896, to Magdalen Geiger and Adam Wetzstein. The family made their home in the “Dog Town” section of Mandan, North Dakota. The family had extensive land and business holdings in Mandan and retain ranch land and businesses associations in North Dakota to this day. At age 14, Bill lived at home with his siblings and his German speaking parents.⁶⁸ William’s draft registration card during World War I noted hazel eyes, light hair, and fit the definition of “tall.”⁶⁹ At the time of his induction, he listed his trade as a boilermaker’s apprentice.⁷⁰ On September 26, 1918, Bill shipped out of New York on the Scotian with Battery “C” of the 73rd Artillery, C.A.C as a member of the Railway Artillery. Online records of the 73rd Artillery indicate they shipped from Hoboken, New Jersey to Liverpool, England in September of 1918 and arrived October 7. By December 14, 1918, orders arrived for the return trip to the States. They sailed from Brest, France and reached New York in December 1918. The unit was demobilized January 1919.⁷¹

Clara Trulen was born January 28, 1897, in Red Wing, Minnesota to Elna Trolin (Trulen) and Andrew (Anders) Trulen of Sweden, after Andrew and Elna immigrated to the United States.⁷² During her time in Minnesota, Clara achieved an eighth-grade education. At some point, the family moved to North Dakota, though the date remains unknown.

William married Clara in Red Wing on May 20, 1919, just four months after his honorable discharge from the Army.⁷³ The union brought a daughter into the fold, Mary Ellen Wetzstein, born in Bismarck, North Dakota on June 17, 1926.⁷⁴ Mary Ellen was baptized at St. Joseph’s Church in Mandan, North Dakota on July 5, 1926.⁷⁵ By 1930, Bill and Clara boasted 11 years of marriage and continued to live in Mandan along with three-year old Mary Ellen.

Polk Directories indicate that sometime between 1930 and 1935, the family moved to Helena, Montana, and took up residence at 1500 E. Lyndale, just two blocks south of the Northern Pacific Rail Yard where William worked at the Roundhouse.⁷⁶ This was their home the night the infamous October 1935 earthquakes rocked Helena—the second quake nearly destroyed the city. The main “fault line” of the quake ran through the district where the Wetzsteins lived, known as the “Sixth Ward.” The quake and aftershocks destabilized their home and destroyed many of

⁶⁸ Thirteenth Census of the United States: 1910—Population.

⁶⁹ Registration Card for William Wetzstein, June 5, 1917.

⁷⁰ William Wetzstein, Retirement claim, A579117, SSN:701076921.

⁷¹ Joe Hartwell, *The History of the 73rd Regiment Coast Artillery Corps, found at <https://freepages.rootsweb.com/~cacunithistories/military/73rd%20regiment.html>* accessed August 1, 2024.

⁷² Montana Certificate of Death for Clara Josephine Wetzstein, state file number 83 1369, March 8, 1983.

⁷³ “William L. Wetzstein,” *Independent Record*, June 2, 1985, p. 8.

⁷⁴ U.S. Birth Records, Mary Ellen Tipton, found at <https://www.ancestry.com/discoveryui-content/view/30684226:61591?tid=&pid=&queryId=092f59c2-89b2-4d37-8b26-5f7a19da9458&phsrc=nSL660&phstart=successSource>, accessed August 1, 2024.

⁷⁵ Family Baptism records, in possession of Diane Tipton.

⁷⁶ Polk Directory for Helena, MT, 1931; Polk Directory for Helena, MT, 1933; Polk Directory for Helena, MT, 1935; Registration Card for William Lloyd Wetzstein, April 27, 1942.

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their belongings. The entire family evacuated that night and slept in their car in front of their house, according to Mary Ellen who told the story numerous times over her lifetime.⁷⁷

Charles Tipton, grandfather of Diane and Michael who currently own the ranch, wrote a letter to his sister, Marjorie Tipton, on December 21, 1935 that described the earthquakes, one occurring on October 3, one October 11, and numerous lesser shocks followed by a major shock on October 18: "Pandemonium reigned in all quarters; we could hear the brick houses on Breckenridge Street as they collapsed; chimneys were destroyed on all houses, brick or frame...reports soon came filtering in. One man was killed on south Main Street by a falling wall. The depot district (in the 6th Ward where William, Clara, and Mary Ellen lived) was hit hard."⁷⁸ The devastation wrought by the quakes left an indelible mark on Mary Ellen.

The morning of October 19, William used his rail pass and put Clara and Mary Ellen on the first east bound train to North Dakota. Their rental home in the 6th Ward was all but destroyed along with most of their belongings. Clara and Mary Ellen lived in the Wetzstein's Mandan hotel for about a year while William worked to reestablish a home for them in Helena at 809 N. Warren Street. The Wetzsteins lived in this home while they constructed the ranch at 1968 Rimini Road (the subject of this nomination) in the early 1940s. The ranch began with a few principle buildings but grew over time as the Wetzsteins' plans evolved.

Walter Tipton was born in Helena, Montana in March of 1917 to Charles and Iva Mae Tipton.⁷⁹ The family lived in Helena much of Walter's life where he attended Helena High School.⁸⁰ Walter served in the European theater in World War II and upon his return, worked as a radioman for the Montana National Guard followed soon after by his marriage to Mary Ellen in the St. Helena's Cathedral, July 16, 1947. The newlyweds moved into the 809 N. Warren St. home and began the process to purchase it from William and Clara Wetzstein, Mary Ellen's parents, who lived on the ranch by then. Family records indicate Bill and Clara most likely lived at the ranch full time beginning around 1945 to 1947.

Walter and Mary Ellen soon welcomed three kids to the family: Diane Marie, born July 6, 1950; William Charles, born November 4, 1953; and Michael Craig Tipton, born February 19, 1964. Diane and Michael currently own and maintain the Tipton Ranch.

Regular visits to the grandparents ranch occurred early and often as by 1950, Bill and Clara, the grandparents of Diane and Michael, were firmly ensconced at the Rimini ranch with William aged 54 still employed by the Northern Pacific Railroad as a boiler inspector working 60 hours a week.⁸¹ Clara was 53 at the time.

⁷⁷ Personal remembrance of Diane Tipton.

⁷⁸ Charles Tipton, letter to Marjorie Tipton, December 21, 1935.

⁷⁹ Montana Certificate of Death for Walter Himrod Tipton, state file number 84 4529, September 19, 1984.

⁸⁰ "Walter Tipton," *Independent Record*, September 16, 1984, p. 8.

⁸¹ U.S. Department of Commerce, Bureau of the Census, 1950 Census of Population and Housing.

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Antecedents of the Wetzstein/Tipton Ranch

John Irwin registered his claim on the land where the Wetzstein/Tipton Ranch stands in 1910, and after making the required improvements received his Homestead Patent in 1912. Other than possibly the Bunk House Cabin (moved twice), the original foundation depression associated with it, Well #1, and scattered homestead survey markers, little remains from the days of John Irwin's occupancy of the property. John Irwin deeded the property to Fred Irwin on October 1, 1913. However, John's transfer was complicated by an outstanding mortgage he held with Margaret Farrell, Joseph Luttrell's sister, who lived in Oswego, New York. Margaret Farrell sold the promissory note on June 27, 1913, to her brother Joseph who then secured a mortgage on the homestead property.⁸² A second promissory note of \$2,000 dated March 29, 1909, sold to Luttrell as well, though that note had already found a payment of \$1,000 toward it. Before the final transfer of notes occurred, however, Margaret Farrell died. Proceedings in nearby Helena with the Union Bank and Lewis and Clark County probate allowed for the transfer of the notes to Joseph Luttrell as Margaret Farrell's lawful brother and heir, since he purchased the notes prior to her death. Per the Abstract and Title document, John Irwin's debt to Margaret Farrell/Joseph Luttrell was paid off allowing Fred Irwin and his wife to transfer the property to William and Clara Wetzstein in 1941.⁸³

Origins of the Wetzstein/Tipton Ranch

Clara and Bill's agricultural backgrounds in conjunction with life lessons and values imparted by their immigrant parents provided them a jump on managing a ranch. The couple held a surprisingly broad range of skills and knowledge regarding the outdoors. They were adept at construction, iron work, gardening, making cheese and soap, and how the phases of the moon affected planting, animal husbandry, and other essential knowledge needed to make a living in a rural setting.

Bill's intellectual curiosity and motivation to succeed sprang from his participation in the family businesses. These included the operation of a 3,000-acre ranch near the Mandan Indian Reservation and owning multiple businesses in downtown Mandan, North Dakota in the 1930s - 1950s: a grocery store, pharmacy, movie theatre, and hotel.⁸⁴ Bill's personal stories of his life make it clear that of the Wetzstein boys, he was the one who had a yen for travel and independence.⁸⁵

⁸² The promissory notes held by Joseph Luttrell on the ranch property in its early days further links the Wetzstein/Tipton Ranch to the historic mining period in Rimini by its association to a key player in the area at the time, Joseph Luttrell. Joseph Luttrell was born in Ireland in either 1843 or 1848 and died in Lewis and Clark County on February 2, 1929, at age 85 and buried in Helena, Montana's Resurrection Cemetery.⁸² The 1920 U.S. Federal Census lists him as a prospector working in silver mines and living on the "Main Road" in the town of Rimini.⁸² Luttrell is credited with discovering the Porphyry Dike near Rimini. "Hold Funeral Service For Aged Prospector," *Montana Standard*, February 6, 1929, p. 11.

⁸³ Wetzstein/Tipton Ranch Abstract and Title, Helena Abstract and Title Company, Licensed & Bonded Abstractors, Abstract and Title No. 904, August 30, 1941.

⁸⁴ "Adam Wetzstein," *Bismarck Tribune*, November 19, 2000, p. 11c.

⁸⁵ Family histories in the possession of Diane Tipton, June 11, 2024.

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Bill went to work for the Northern Pacific Railway at an early age, a major factor in the growth of communities like Mandan. Railroad work yielded a front row seat on the expansion of the Northern Pacific line through the West, provided reliable long-term employment to young men from small towns, and afforded access to rail passes, a benefit of employment, that opened up travel opportunities. Bill's job provided the financial means to marry Clara and plan a life independent of his tight-knit family. Remaining to work within the "family businesses" in Mandan would tether him to the area but independent employment allowed him to strike out on his own, settling in Helena, Montana with his wife Clara and young daughter Mary Ellen. He eventually rose to boiler maker and boiler inspector with the Northern Pacific where he worked until his early retirement.

Acquiring the Ranch

On August 25, 1941, William and Clara purchased the Wetzstein/Tipton Ranch land from Fred and Edith Irwin. A document from the Little River Bank and Trust Company in Miami, Florida, noted a \$1,000 payment from the Wetzsteins for the Warranty Deed, Abstract, and Title. Mary Ellen's understanding was that her parents paid a total of \$3,000 to the Irwin's for the ranch, but no receipts exist that confirm this purchase price.

Bill and Clara began the process of clearing the land near Rimini for their ranch with future plans for the property well developed including the prospect of raising goats. The short growing season for garden produce, especially in the deep valley sheltered by mountains on both sides, was the only drawback for a subsistence farm/ranch operation.

Mary Ellen noted the original early access to the property from 1941 to 1945 occurred via a right turn "at the Big Rock" just across the field from the bunk house foundation depression that remains today (just after Bridge #2 on the Rimini Road). The large rock remains though the access to the ranch via that route changed once the Wetzsteins completed the ranch buildings with the introduction of a drive off Rimini Road.

Building the Ranch

The first phase of Bill and Clara's property development entailed harvesting logs for the ranch buildings from nearby Lazyman Gulch, about a half mile south of the ranch. Neighbor Fred Schwarzhans and his horse, Old Pete, took on the task of hauling logs from the gulch to the building site. Bill and Fred initially tried to use Bill's old "Esmerelda," a 1927-1929 Oldsmobile pick up, to pull the freshly cut logs but the logs were so heavy they rolled the truck going downhill making the decision to use traditional horsepower obvious. Although the decision to use Old Pete proved easy, the task was anything but as Fred and Pete patiently dragged logs on many cold winter days in the early 1940s to complete the job.

Although the mouth of Lazyman Gulch lays only about a half mile from the ranch property, the logs originated from the upper reaches of the gulch resulting in a three to four mile journey to the building site. After the logs were delivered, they were stacked to cure, then stripped of bark, and treated with linseed oil. The tools used to strip the bark remain in the possession of Bill and Clara's grandchildren, Diane and Michael, as does a can of the original linseed oil. A number of

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photos exist showing Bill and Clara working during ranch construction, including the exhausting job of stripping the logs of bark.

During the building process, the family lived in the Bunk House Cabin that stands just north of the modern three-car garage. The building was moved from its prior location in 1941 to a location near the Rimini Road, and then to its present location in the late 1940s as the property developed into a ranch. Possibly constructed by the earlier property owner, John Irwin, it represents the first building utilized on the Wetzstein/Tipton Ranch by the family.

With shelter afforded by the Bunk House Cabin, the Wetzsteins began the process of building their dream. Setting the logs to build the main residence entailed the staggered insertion of iron poles into one log that extended into the log below to reinforce each row. The conscientiousness and exactness of the process is evidenced by the chinking remaining nearly totally intact after 80 years with little to no repair. When occasional repointing is needed, the family retains and uses Bill and Clara's original chinking "recipe." The scrupulousness of the log setting likely relates to Bill and Clara's 1935 earthquake experience in Helena resulting in a desire to build a home to withstand Nature's worst. One striking construction feature of the main residence is its full concrete basement with windows, a rare occurrence in the 1940s in an area where heavy boulders often stifle modern attempts at such foundations.

William and Clara employed local single miners George and Leo Sawallisch to help with the construction of the main ranch residence.⁸⁶ It remains unclear what particular log-building skills the Sawallisch brothers brought to the job or if they merely provided additional manpower to strip the logs of bark, notch them, and stack the walls. Family photos suggest Bill and Clara did much of the log stripping, planning, and building. After the construction of the main residence, the Wetzsteins single-handedly built the other log ranch buildings, attesting to their building skills and self-reliant natures.

Bill and Clara conceived the Wetzstein Ranch core buildings to present a unified appearance reflecting a singular period of construction and style using similar materials and consistent workmanship, an approach that differs from many farms and ranches that grow organically, per se, with additional buildings constructed when the need arose, often in a different style. Bill and Clara's efforts resulted in the majority of the buildings placed to support the future goals of the ranch from its earliest days; this included the barn built in the 1940s from railroad ties, later expanded with a log addition in 1950, completely hand built and chinked by William in a style that matched the rest of the buildings. Although the original portion of the barn displays construction with railroad ties, the presentation blends well with the log-constructed buildings on the property. The paint scheme found across the ranch further ties the buildings together. This effort culminated in a remarkably consistent design and quality of construction of the buildings.

⁸⁶ The 1940 US Census for Rimini indicates George was 60 and his brother Leo was 59 at the time. The Sawallisch brothers originally hailed from Coal County, Wisconsin and had a cabin near Rimini. The Sawallischs lived here at least until the 1940s. George and Leo died of heart disease within months of each other in the mid-1960s. Wetzstein/Tipton Ranch files contain the records that tracked the hours and pay of the Sawallisch brothers.

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The siting of the buildings reflects careful consideration regarding function and access, with an eye toward the need for sun, shade, or water. For example, the chicken coop faces south and slightly west to best capture morning and afternoon sun through a large central set of windows, allowing the chickens to overwinter with natural warmth and safety. Water for the goats ran in the narrow Wetzstein Ditch, making its way from the Bear Gulch stream to run north behind the southern building cluster and then east in front of the barn to continue north to fan out below the barn where it served to water fields.

The outbuilding that served as Clara's milk house where she skimmed cream and bottled goat milk was purposely constructed at the start with a concrete floor for sanitation purposes. Connected to the milk house stands a dirt-floored workshop that shelters ranch tools, making them readily available when needed in the milk house.

A defining characteristic of the ranch buildings are the original small-paned windows installed in the house, chicken coop, and barn; the heavy black creosote timbers used to construct the barn differ from the materials used to construct the other buildings and sets the barn apart from other properties in the drainage. Family history relates salvaging these materials from the Northern Pacific Roundhouse torn down in the 1940s. An historic photo of the 1946 demolition and reconstruction of the railroad round house shows framed multi-paned windows on the back wall of the building identical to those the Wetzsteins salvaged in the 1940s and used on the ranch.⁸⁷

During this time, Clara and Bill also embarked upon the necessary non-building infrastructure to live and operate the ranch. Water of course, proved invaluable resulting on the task of digging a 1/8th mile long ditch from the nearby Bear Gulch Spring to a point west and past the barn, a ditch that continues to serve the ranch to the present, though a 2-inch water pipe now lies within the ditch to increase water pressure for watering.

Other resources, such as a road through the property, already existed through the previous use of the area and includes the historic Wagon Road to Rimini. Although utilized and improved prior to the acquisition of the property by Bill and Clara, the existing wagon road found use immediately as the link between the north and south ends of their developing ranch. Similarly, a segment of the Northern Pacific Railroad bed parallels the wagon road—it too enabled access to the north and south ends of the property in addition to providing a flat area for the construction of Bill and Clara's two wood frame garages that remain standing upon it. Such existing infrastructure undoubtedly proved a significant boon to the Wetzsteins, allowing them to focus much of their efforts toward the ranch buildings.

Other existing improvements included Well #1. Although developed by John Irwin, the presence of the well proved a valuable future asset with the installation of a pump. Until that time, Bill and Clara walked the path behind the main building cluster down to the beaver pond and collected fresh water from the spot where the Bear Gulch Spring poured over a high bank into the pond.

⁸⁷ Kennon Baird, "Helena As She Was," found at <http://helenahistory.org/index.htm>, viewed July 20, 2023.

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In 1948, Walter and Mary Ellen Tipton constructed what is now referred to as the Summer Cabin. The building allowed Walter and Mary Ellen a place to stay when they visited Bill and Clara on the weekends. Bill selected the location for the Summer Cabin away from the main building cluster to provide separation from the ranch activities.⁸⁸ The Summer Cabin served as a jumping off point to explore the area for the Tiptons and their children when they visited.

Around 1950, the Wetzsteins began expanding the barn with a log extension. Except for this extension, the rest of the ranch was fully constructed and fully operational by the mid-1940s.

Vehicles proved extremely important for trips away from the property. Clara purchased a new 1950 blue Ford that she drove for the remainder of her days. William, however, was partial to a 1947 Willys truck used for both jaunts to town and on the ranch itself.

Old Pete's contribution to the ranch remains an important memory with the family, preserved in a collection of horseshoes, some of which are undoubtedly the shoes of the big draft horse. The history of horses on the Wetzstein/Tipton Ranch continued with Fred Schwarzhans' nephew, Louie, who lived with Fred and inherited Fred's ranch across the road from the Wetzsteins, grazing his herd of 15 or more horses and mules on the property through the 1980s.

Other outbuildings include two frame garages built of 2-inch x 4-inch lumber on a lower level of the property near Rimini Road. The garages housed Clara's 1950 Ford sedan and Bill's 1947 Willys pickup truck. The mailbox in Bill and Clara's day sat on the shoulder of Rimini Road in front of the garages, just to the east. The garages and mailbox were accessed by a set of hand-built wooden stairs that lead down to the road from the bench where most of the ranch buildings stand.

Wetzstein/Tipton Ranch, a Longtime Dream Realized

When Bill left North Dakota and struck out on his own he did so with both business and carpentry experience. His formative years included an environment where he acquired many of the skills needed to build and operate his own ranch including work with livestock (the Wetzstein brothers owned and operated a ranch that raised registered quarter horses and registered Angus cattle), plumbing, and sheet metal work. Bill reminisced he decided to move to Helena, Montana, the moment he saw a photo in his 4th grade geography book of the Sleeping Giant, a mountain north of Helena. He dreamt of owning his own ranch, a dream shared by Clara; together through careful planning and their own physical labor, the two fulfilled their dream.

1940s - 1960s, A Working Ranch in Montana

From its origins, the Wetzstein/Tipton Ranch was conceived and built as a subsistence farm and retirement property. The family raised the majority of their own food. This included canning and storing the produce for the winter. Clara canned many different vegetables and fruits in season, preserving them in mason jars and placing them on wooden shelves in the basement of

⁸⁸ Diane Tipton, personal communication with John Boughton, September 5, 2024.

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the main residence. She also prepared a winter's worth of jams and jellies, most often wild strawberry jam with the strawberries picked at the ranch in July; homemade goat cheese and goat ice cream also found their way onto the shelves and freezer.

The farm included distribution of goat milk providing a commodity sought after and desired by the nearby community. Clara bottled the milk on the ranch and delivered it weekly to a small number of Helena customers whose doctors prescribed it to relieve the symptoms of ulcers. To this end, Clara was licensed to market the goat milk, verified by the ranch's inspection by the Montana Department of Health in the 1950s for the purpose of selling "raw goat milk."

In addition to canning their produce and the steady supply of goats' milk, Clara and William raised pigs and butchered them in the fall to supplement their food sources. Other sources of protein included chickens, both their eggs and the birds butchered for food.

Clara made her own lye soap; a box of her last batch of homemade soap remains in the basement of the house. The soap was used in the wringer washer to clean clothes and bedding, and the laundry hung to dry on lines held by iron posts William welded at the NPR roundhouse.

To supplement what they grew and raised, which yielded a bit less than they hoped due to the high elevation, they traded and sold goat milk, goat cheese, and eggs, or paid cash to the VanHorne family who lived off of Williams Street in Helena and to other local area growers for additional goods.

Although meat obviously represented an important part of the Weitzstein diet, their love of animals extended beyond merely ingestion as the two were devoted pet lovers. The ranch was never without cats, dogs, a few "pet" cows, and once a pet chicken who took indoor afternoon naps with them. They raised and cared for their chickens and goats through many long winters, carrying water and feed to them in the barn and log chicken coop, often through two to three feet of snow. The goats proved tame enough to herd twice a day during good weather to take advantage of the forage in the pastures and woods of the ranch.

Tipton Family History on the Wetzstein/Tipton Ranch

The Wetzsteins occupied the ranch since its construction and served as the primary residence of Mary Ellen for her final two years of high school.⁸⁹ Fitting the definition of a home, the ranch hosted a variety of occasions outside the purview of agriculture and animal husbandry; birthdays were celebrated, friends and relatives visited, and on the special occasion of Mary Ellen and Walter's wedding, a reception held.⁹⁰

In 1981, history repeated itself when a wall of water from the reservoir roared down the narrow gulch, much as it had done in 1876 and 1908; however, by the early 1980s, damage proved greater due to the increase in manmade structures and buildings that lay along the course of the

⁸⁹ "Helena High School Class Of 1944 Will Receive Diplomas Here on May 25," *Independent-Record*, May 13, 1944, p. 13.

⁹⁰ "Miss Wetzstein, W.H. Tipton Wed Recently," *Independent Record*, August 3, 1947, p. 10.

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drainage. The torrent washed out bridges and scoured the Tenmile Creek stream bank for much of its length. The Wetzstein/Tipton Ranch witnessed damage to Bridge #2 and an entire section of the Northern Pacific railroad grade washed away. At the north end of the property on a level section, the torrent lost speed and deposited a house-size pile of trees and debris that continues to slowly erode.

When Clara died in March of 1983, Mary Ellen moved back to the ranch to live and care for her elderly father, William. With William's passing in the Spring of 1985, Mary Ellen's youngest son, Mike (Michael) Tipton, soon moved to the ranch to help Mary Ellen manage and maintain the property.⁹¹

Between 1985 and 1990, Mike and Mary Ellen updated the kitchen and bathroom and installed weatherized windows in the main residence; weatherized windows also replaced the original units in the front wall of the chicken house. The one room Bunk House Cabin that served as a temporary lodging during the ranch construction was renovated, insulated, and new windows installed to provide a space for Bill and Clara's granddaughter, Diane Tipton, to stay during her visits to the ranch beginning in the 1980s after she moved to Denver. In 1998, Diane moved to the ranch permanently and lived full time in the Bunk House Cabin until 2008. From 1983 to 1998, other improvements and maintenance projects occurred and included upgrading the main residence septic system drain field, installing new roofing on some buildings, hand-built replacement doors for some buildings, and the continuous rotational painting that the ranch requires.

In 2008, Diane upgraded and remodeled the summer cabin at the north end of the ranch for her retirement home. This cabin was built by the Tiptons in 1947-1948 to serve as lodging for regular weekend visits by the family.

In the 2000s, Diane spearheaded negotiating a settlement with Federal and County agencies that planned to construct a new "Forest Highway" through Rimini Gulch, a project that resulted in the loss of about six acres of ranch bottom land and a total reconfiguration of the Rimini Road through the ranch. The settlement preserved the ranch's main field and succeeded in moving the highway east of the historic Beaver Pond. However, a small field on the east side of the ranch along with a section of the historic YawYaw Ditch was lost to the construction of an elevated and curved bridge that followed the toe of the east mountain slope at the 2.5 mile point in the road.

From 2000 to 2020, several logging projects occurred to make the ranch as fire safe as possible. The end of these thinning projects coincided with a negotiated settlement between 2018 and 2021 with the Helena National Forest on a boundary dispute that added about one-half acre of

⁹¹ William outlived Clara by about two years, passing away June 1, 1985. Clara preceded William's passing on March 5, 1983, at age 86 of a heart attack. The two are buried side-by-side in their family plot at the Resurrection Cemetery in Helena. Montana Certificate of Death for Clara Josephine Wetzstein, state file number 83 1369, March 8, 1983; Montana Certificate of Death for William Lloyd Wetzstein, state file number 85-2974, June 6, 1985.

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land to the ranch on the far northwest section. It was also at this time that steps were taken to secure guaranteed title to that portion of the Northern Pacific Railroad grade that passes through the ranch.

Mary Ellen Tipton passed away February 27, 2017. Since that time, Michael and Diane continue to live and manage the ranch property under the LLC, "Pine Ridge Associates."

Architectural Significance

Rustic style architecture, characterized by "the use of native materials in proper scale," and "the avoidance of rigid, straight lines and over-sophistications...gives the feeling of having been executed by pioneer craftsmen with limited hand tools...and when 'successfully handled,'... achieves sympathy with natural surroundings, and with the past."⁹² A "gradual shift" from industrialism towards conservation of natural resources increased an appreciation of the esthetic and recreational aspects of nature by the end of the twentieth century; this shift and appreciation of natural resources continued, and continues to the present.⁹³ Bringing the Rustic style to a greater audience was the construction of Old Faithful Inn in Yellowstone National Park near the turn of the twentieth century. The building's use of native materials blending with its natural surroundings significantly advanced the popularity of the style. In Montana, rustic architecture flourished during the "golden age" of dude ranching in the 1920s.⁹⁴

Although Clara and William's Wetzstein/Tipton Ranch log buildings were constructed a decade or so after the dude ranching craze, their knowledge and appreciation of the style obviously influenced the design and construction of their log buildings. William and Clara did not know, nor could they afford an architect or other professional services. Neighbor Fred Schwarzahans and the Sawallisch brothers actively participated with harvesting the logs and constructing at least the main residence likely provided feedback regarding the buildings' construction. Other influences undoubtedly revolved around Bill's background and upbringing in the American West and his family's earlier heritage; an upbringing in North Dakota undoubtedly resulted in Bill rubbing elbows with a number of different people, including those with Finnish, Swedish, Russian, German, and French backgrounds who imported their ideas of log building construction to the United States.⁹⁵

Other determinants likely included a log cabin built by Bill's older brother, Frank, on the family ranch near Mandan. In addition to the rustic architectural attraction, William held fond memories of the cabin hosting rodeo personalities and famous cowboys of the time, like Gene

⁹² Merrill Ann Wilson, "Rustic Architecture: The National Park Style," *Trends*. (July August September 1976): 4-5.

⁹³ William C. Tweed, *Recreation Site Planning and Improvement in National Forests 1891-1942* (Washington, DC; US Department of Agriculture, Forest Service, 1980): 1.

⁹⁴ Colorado's Historic Architecture & Engineering Guide "Rustic Style," found at <https://www.historycolorado.org/colorados-historic-architecture-engineering-guide>, accessed August 30, 2022.

⁹⁵ Cathy Bickenheuser, "Dovetails and Broadaxes: Hands-on Log Cabin Preservation," (Missoula: E.S. Department of Agriculture, Forest Service National Technology and Development Program, 2015), p. 8.

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Autry. Such events and their association with the simple yet handsome log cabin style surely proved indelible on a young Bill.⁹⁶ Historic images of Frank's Mandan cabin display a much less structurally sound or carefully crafted building when compared to those of Bill and Clara. However, the exciting ranch life of his big brother could have easily inspired Bill's dream of a ranch that included buildings of log.

Four of the principle buildings at the Wetzstein/Tipton Ranch reflect the mid-twentieth century nostalgia for vernacular rustic architecture; their construction within a short period of time ensured a planned uniformity of presentation. The carpentry skills and attention to detail of the builders is apparent. No other buildings in the immediate area display the quality and craftsmanship embodied at the Wetzstein/Tipton Ranch. While log buildings, almost by definition, lack overt ornamentation, the high-quality craftsmanship displayed at the Wetzstein/Tipton Ranch virtually serves that role. Finished in the 1940s, the beautiful log buildings convey attention to detail and workmanship, reflecting the dream of William and Clara Wetzstein in the construction of their ranch.

In general, log building presentation can vary from utilitarian, presenting little attention to detail, to assiduous exactness depending on the skill and desire of the builder. The Wetzstein/Tipton Ranch log buildings fall on the meticulously-detailed side of the scale; the uniform selection of logs are highlighted by perfectly applied chinking and daubing.

The design of the Wetzstein/Tipton Ranch residence sports two entries, both protected by gable extensions. Gable entries prove important especially during periods of heavy snow as they allow easier access compared to doors set under eaves susceptible to snow load slide-off. The entries of the Wetzstein/Tipton Ranch residence are protected by log extensions allowing one to enter the house via a comfortable vestibule.

Except for replacement metal roofing, most materials used to construct the log buildings were obtained locally. As noted earlier, logs arrived from nearby Lazyman Gulch with the bark stripping occurring onsite. William and Clara used the Western Saddle Notch method of log joinery with a traditional lateral groove, insuring the tight fit noticeable on the buildings, and providing the highest possible level of insulation against the elements, important in a high mountain drainage. Heavy chinking and daubing further insulated the buildings. The fit and finish of each building easily exceeds most log cabins found not only in the immediate area, but the greater surrounding area. Although sporting red paint with striking white trim, the use of locally available materials allows the buildings to complement their forested and rural setting. The property as a whole retains a high degree of integrity and is a sterling example of a 1940s-era working ranch that holds several simple, yet exceptionally well constructed log buildings.

Even the additions when they occur present craftsmanship superior to that found outside the general realm noted on log construction. Whether log or board, the material used for additions (on the barn or milkhouse) display the same color treatment found on the original portion of the

⁹⁶ North Dakota Historical Society website, online Biographies S-Z, Frank Wetzstein, found at <http://www.mandanhhistory.org/biographiessz/frankwetzstein.html>, accessed September 12, 2024.

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buildings, red paint with horizontal battens painted white, and white corner boards—striking and harmonizing well with the original construction.

The atmosphere associated with the 1940s construction extends to the furniture and decorating acumen that continue to comprise the interior of the main residence. A few pieces of furniture selected by the Wetzsteins continue to occupy the main house and reflect a 1940s Mission style sensibility. The high-quality wood that graces the floors and doors enriches the log esthetic. Simple decorative touches that remain include 1940s-era Red Wing Pottery, wooden cabinet radio, a wind-up gramophone, and a 1940s style mirrored dressing table and five drawer dresser drawer cabinet. A walk-in closet in the living room near the east entry provides space for clothing.

The other contributing buildings and structures on the property display an even greater degree of simplicity, dominated by wood frame construction, and impart the feeling of utilitarian functionality. The two historic garages stand below the higher elevation building cluster near the main road through the narrow valley; their exceptionally simple construction occurred for the sole purpose of protecting vehicles from the elements—the need nor desire for the “high style” of architecture associated with the log buildings on the rise didn’t extend to house vehicles. As noted in 2004 when inventory of the area occurred for future road work, “This cohesive collection of 1940s log structures... represents a significant collection of World War II log buildings. Although many of the original windows have been replaced with modern units, all other features such as the massing, plan, facade arrangement, and structural and finish materials are intact on each structure. In addition, the forested setting and feeling along Rimini Road is unchanged from the period of development... and the continuous association with the Wetzstein family strengthens the overall integrity of the site.” “The family has maintained the ranch in its original style and intention, retaining the location’s overall design and integrity through appropriate and thoughtful maintenance, and with clear intention of maintaining the original feel of the site... an outstanding example of a collection of post-World War II log buildings.”⁹⁷

Comparison of the Wetzstein/Tipton Ranch Buildings to Surrounding Ranches

Log buildings in Rimini Gulch proved common, reflecting the dominant construction of the early years of the gulch’s mining heyday; several of these historic buildings from the late 1800s through the present remain, though none display the craftsmanship embodied by the Wetzstein/Tipton Ranch.

A 1938 (revised 1946) USGS map of the surrounding area provides the names of other ranches that operated at the time within the broader landscape of the Wetzstein/Tipton Ranch. The ranch names include those of Clausen, Adami, Leggerini, Grunenfelder, Woolley, Schwarzhanz, and Schwartz. Of these, several no longer exist and of those that do, few hold the same aspects of historic integrity, construction quality, or uniformity as the buildings found at the Wetzstein/Tipton Ranch. The closest of those that retain sound integrity is the RV Ranch headquartered on Highway 12 just east of the Rimini Road turnoff, about five miles away; this ranch boasts numerous historic buildings, both frame and log; however, the main residence of the

⁹⁷ Aaberg et al. p. 102.

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RV Ranch was frame construction and unfortunately, was recently demolished and replaced with a modern frame building.

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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 # _____
- recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 52 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- 1) Latitude 46.553650 Longitude -112.245560;
- 2) Latitude 46.553630 Longitude -112.243730;
- 3) Latitude 46.546500 Longitude -112.245080;
- 4) Latitude 46.546520 Longitude -112.245620;
- 5) Latitude 46.544220 Longitude -112.245490;
- 6) Latitude 46.542760 Longitude -112.245840;
- 7) Latitude 46.542840 Longitude -112.247620;
- 8) Latitude 46.550030 Longitude -112.247720;
- 9) Latitude 46.550040 Longitude -112.245500;
- 10) Latitude 46.551020 Longitude -112.245870;
- 11) Latitude 46.551220 Longitude -112.245570

Verbal Boundary Description (Describe the boundaries of the property.)

The property includes the buildings, structures, and sites associated with the use of the property by the Wetzstein and Tipton families. The resources all occur west of Rimini Road, which denotes the east edge of the National Register boundary. The portion of the property that encompasses the National Register resources is in Section 9, T9N R5W. See attached topographic and aerial maps below; reference to these maps confirm this boundary.

Boundary Justification (Explain why the boundaries were selected.)

The property includes all resources associated with the historic Wetzstein/Tipton Ranch and a suitable amount of the surrounding property to provide a sense of setting and feeling.

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11. Form Prepared By

name/title: Diane Tipton
organization: 1968 Rimini Road
street & number: _____
city or town: Helena state: MT zip code: 59601
e-mail tipton1968@icloud.com
telephone: _____
date: October 20, 2024

and

name/title: John Boughton
organization: Montana State Historic Preservation Office
street & number: 225 N. Roberts
city or town: Helena state: MT zip code: 59620
e-mail jboughton@mt.gov
telephone: 406-444-3647
date: October 20, 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Photo Log—All Images

Name of Property: Wetzstein/Tipton Ranch

City or Vicinity: Rimini vicinity

County: Lewis and Clark State: MT

Photographer: Diane Tipton and Kate Hampton

Date Photographed: September 2022-October 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

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MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0001, Main Residence, view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0002, Main Residence, view to the Southwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0003, Main Residence, view to the East-northeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0004, Main Residence, view to the West-southwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0005, Milkhouse/Tool Shed/Woodshed, view to the Southeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0006, Milkhouse/Tool Shed/Woodshed, view to the Southwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0007, Modern 3-Car Garage, view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0008, Interior of Modern 3-Car Garage, view to the West

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0009, Modern 3-Car Garage, view to the Northeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0010, Bunk House Cabin, view to the South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0011, Bunk House Cabin, view to the West

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0012, Outhouse (historic), view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0013, Chicken House (foreground) and Barn (rear), view to the West-northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0014, Chicken House, view to the South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0015, Chicken House, view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0016, Barn, view to Northeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0017, Summer Cabin, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
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MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0018, Dog Palace, view to the West

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0019, Outhouse, modern, view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0020, Garage #1 sitting on Northern Pacific Railroad bed, view to the South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0021, Garage #1 sitting on Northern Pacific Railroad bed, view to North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0022, Garage #2 sitting on Northern Pacific Railroad bed, view to South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0023, Garages #1 and #2 sitting on Northern Pacific Railroad bed, view to South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0024, Dike, view to the W

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0025, Foundation Depression #1, view to the Southeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0026, Foundation Depression #1, view to the Northwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0027, Wetzstein Ditch/Bear Gulch Spring, view to the North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0028, Historic Wagon Road to Rimini north of Summer Cabin, view to the North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0029, Historic Wagon Road to Rimini south of Summer Cabin, view to the North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0030, Historic Wagon Road to Rimini with Northern Pacific Railroad bed on far left and Foundation Depression #2 on right near area of central field, view to the South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0031, Main field with Northern Pacific Railroad bed (on right) and Historic Wagon Road to Rimini on far left near start of rise, south of Summer Cabin, view to the North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0032, Northern Pacific Railroad bed and rock retaining wall, view to the West

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0033, Bridge pilings, view to the South

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0034, Overview of main building cluster, view to the Northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0035, Well #1, view to the Southwest

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0036, Well #2, view to the West

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0037, Spring west of Summer Cabin,
view to the Northeast

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0038, Field south of main building cluster
with Foundation Depression #1 in foreground, view to the North

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0039, Field near Summer Cabin, view to
the East

MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0040, Overview of Beaver pond, view to
the Southeast

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

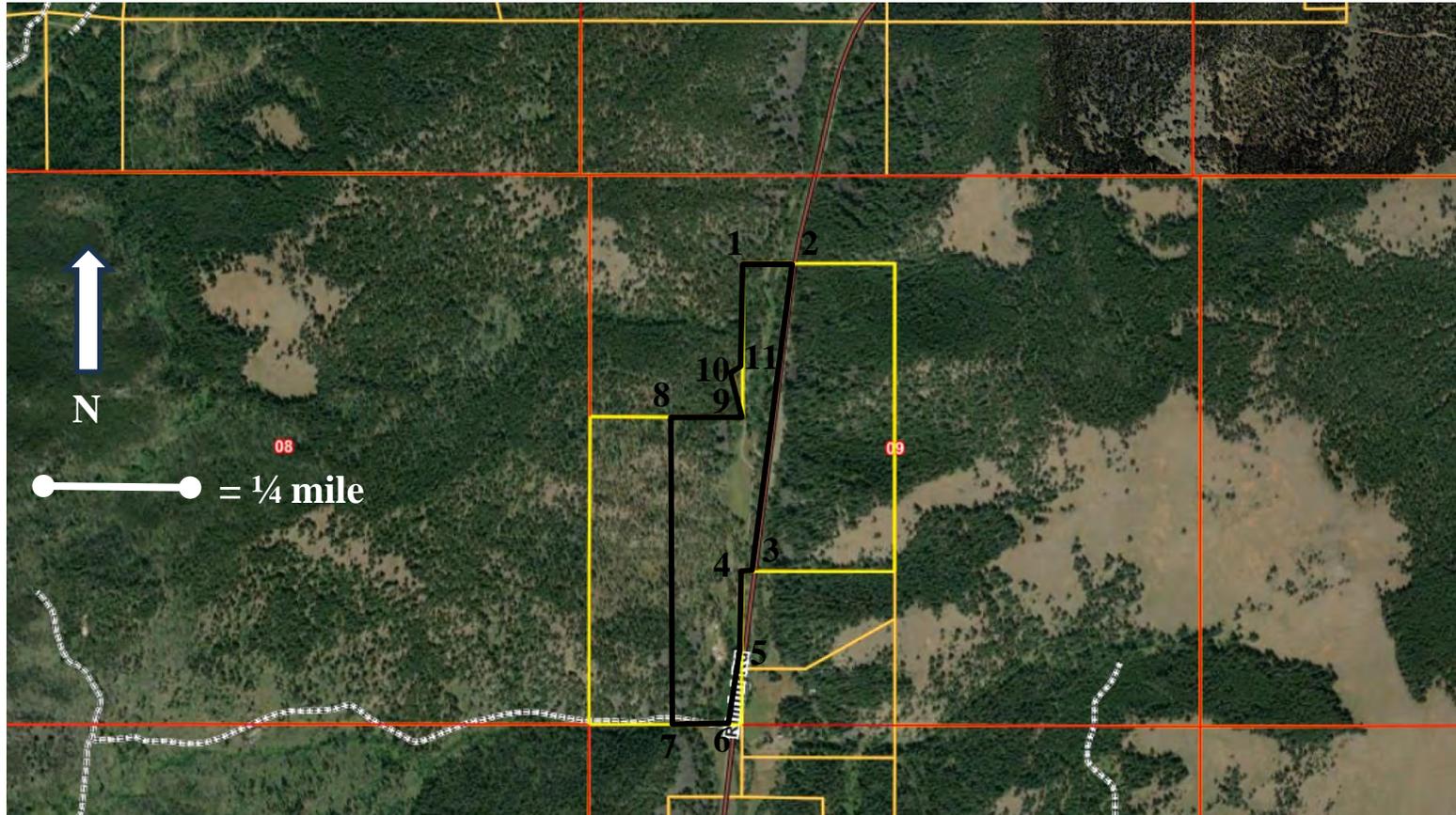
Wetzstein/Tipton Ranch

Name of Property

Lewis and Clark Co., MT

County and State

MAPS



Location of Wetzstein/Tipton Ranch, National Register Boundary in Black. 1) Latitude 46.553650 Longitude -112.245560; 2) Latitude 46.553630 Longitude -112.243730; 3) Latitude 46.546500 Longitude -112.245080; 4) Latitude 46.546520 Longitude -112.245620; 5) Latitude 46.544220 Longitude -112.245490; 6) Latitude 46.542760 Longitude -112.245840; 7) Latitude 46.542840 Longitude -112.247620; 8) Latitude 46.550030 Longitude -112.247720; 9) Latitude 46.550040 Longitude -112.245500; 10) Latitude 46.551020 Longitude -112.245870; 11) Latitude 46.551220 Longitude -112.245570

Wetzstein/Tipton Ranch
Name of Property

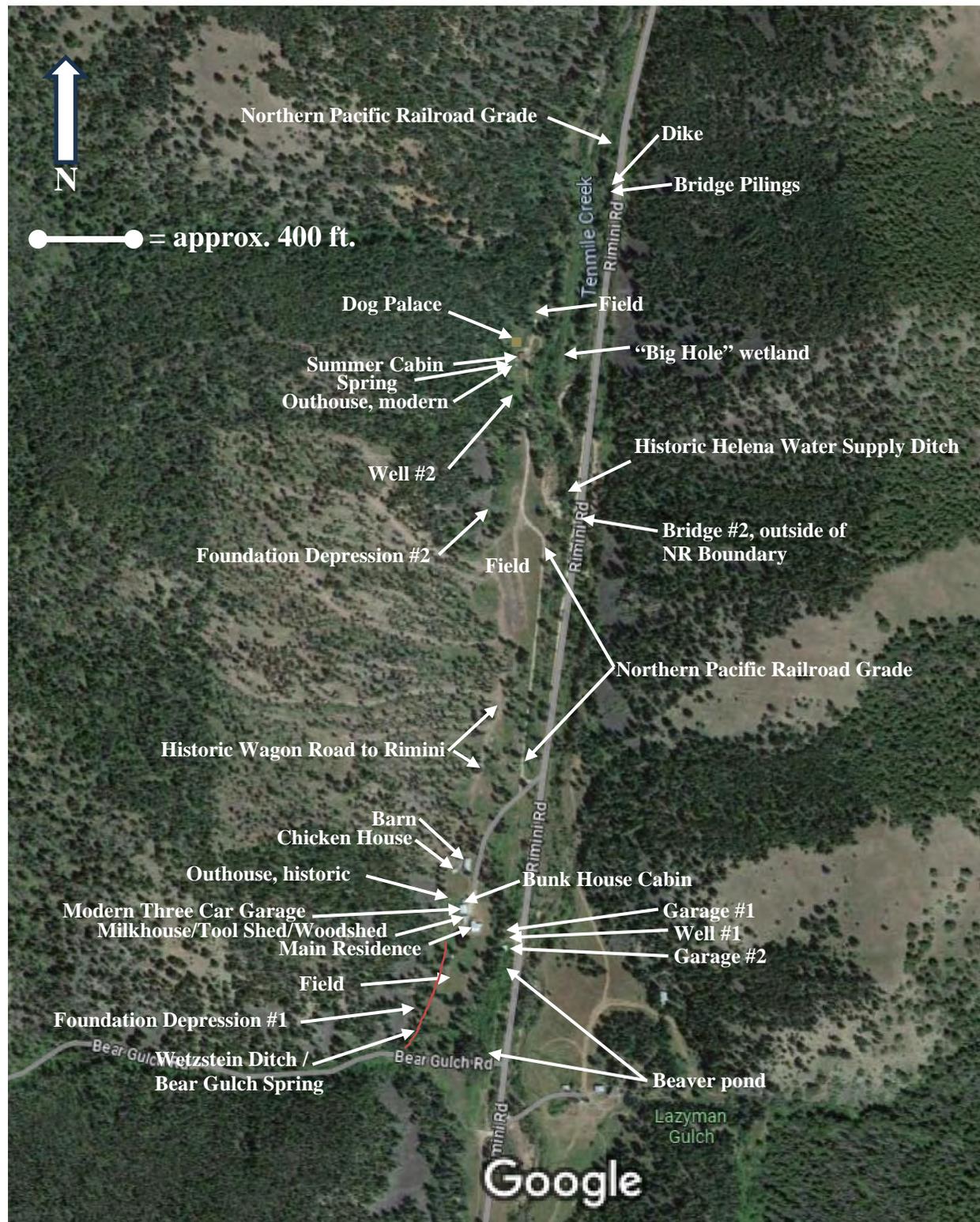
Lewis and Clark Co., MT
County and State



Location of Wetzstein/Tipton Ranch, National Register Boundary in Black. 1) Latitude 46.553650 Longitude -112.245560; 2) Latitude 46.553630 Longitude -112.243730; 3) Latitude 46.546500 Longitude -112.245080; 4) Latitude 46.546520 Longitude -112.245620; 5) Latitude 46.544220 Longitude -112.245490; 6) Latitude 46.542760 Longitude -112.245840; 7) Latitude 46.542840 Longitude -112.247620; 8) Latitude 46.550030 Longitude -112.247720; 9) Latitude 46.550040 Longitude -112.245500; 10) Latitude 46.551020 Longitude -112.245870; 11) Latitude 46.551220 Longitude -112.245570

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



Location of Resources on the Wetzstein/Tipton Ranch

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State

HISTORIC IMAGES



Photo showing hood portion of Esmerelda, the truck, circa mid-1940s



Barn (south elevation) showing Clara Wetzstein and Goats, circa late 1950s

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



Goats crossing creek at Wetzstein/Tipton Ranch, 1958



William and Clara Wetzstein, 1948 at the Wetzstein/Tipton Ranch, 1948

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State

INTERIOR IMAGES



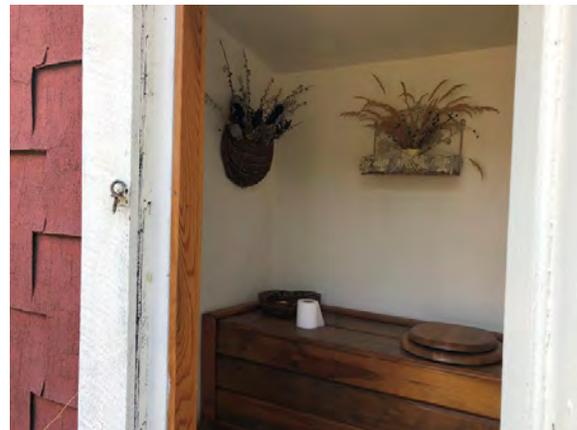
Chicken House Interior



Interior of Main Residence



Bunkhouse Cabin Interior



Interior of Outhouse (historic)

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State

NATIONAL REGISTER PHOTOGRAPHS



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0001, Main Residence, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0002, Main Residence, view to the Southwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0003, Main Residence, view to the East-northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0004, Main Residence, view to the West-southwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0005, Milkhouse/Tool Shed/Woodshed, view to the Southeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0006, Milkhouse/Tool Shed/Woodshed, view to the Southwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0007, Modern 3-Car Garage, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0008, Interior of Modern 3-Car Garage, view to the West

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0009, Modern 3-Car Garage, view to the Northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0010, Bunk House Cabin, view to the South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0011, Bunk House Cabin, view to the West

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0012, Outhouse (historic), view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0013, Chicken House (foreground) and Barn (rear), view to the West-northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0014, Chicken House, view to the South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0015, Chicken House, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0016, Barn, view to Northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0017, Summer Cabin, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

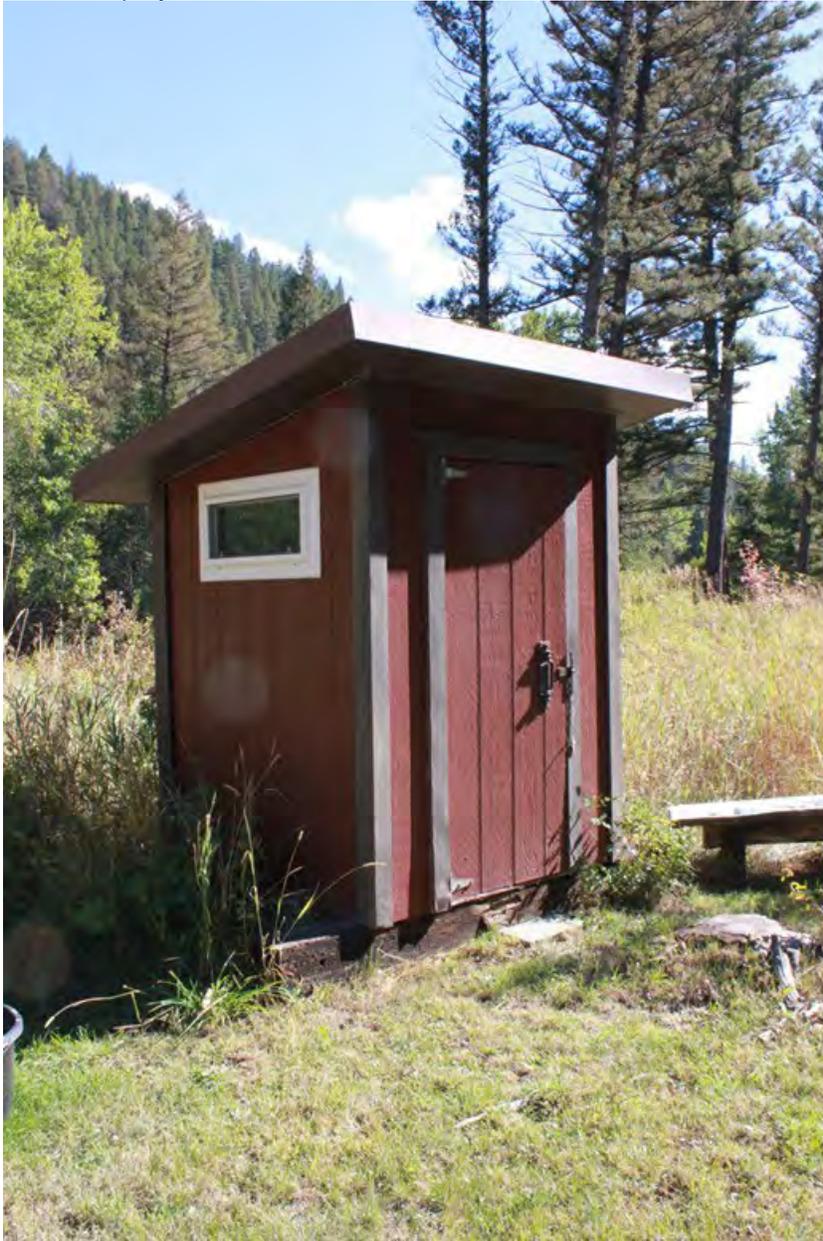
Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0018, Dog Palace, view to the West

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0019, Outhouse, modern, view to the Northwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0020, Garage #1 sitting on Northern Pacific Railroad bed, view to the South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0021, Garage #1 sitting on Northern Pacific Railroad bed, view to North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0022, Garage #2 sitting on Northern Pacific Railroad bed, view to South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0023, Garages #1 and #2 sitting on Northern Pacific Railroad bed, view to South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0024, Dike, view to the W

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0025, Foundation Depression #1, view to the Southeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



**MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0026, Foundation Depression #1,
view to the Northwest**

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0027, Wetzstein Ditch/Bear Gulch Spring, view to the North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0028, Historic Wagon Road to Rimini north of Summer Cabin, view to the North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0029, Historic Wagon Road to Rimini south of Summer Cabin, view to the North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0030, Historic Wagon Road to Rimini with Northern Pacific Railroad bed on far left and Foundation Depression #2 on right near area of central field, view to the South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0031, Main field with Northern Pacific Railroad bed (on right) and Historic Wagon Road to Rimini on far left near start of rise, south of Summer Cabin, view to the North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



**MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0032, Northern Pacific Railroad
bed and rock retaining wall, view to the West**

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0033, Bridge pilings, view to the South

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0034, Overview of main building cluster, view to the Northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0035, Well #1, view to the Southwest

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0036, Well #2, view to the West

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0037, Spring west of Summer Cabin, view to the Northeast

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0038, Field south of main building cluster with Foundation Depression #1 in foreground, view to the North

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0039, Field near Summer Cabin, view to the East

Wetzstein/Tipton Ranch
Name of Property

Lewis and Clark Co., MT
County and State



MT_LewisAndClarkCounty_Wetzstein/Tipton Ranch_0040, Overview of Beaver pond, view to the Southeast