

Zimmerman (Clara) Homestead
SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 26, T5N, R2W
Jefferson County, RADERSBURG VICINITY
Montana

HABS No. MT-41

HABS
MONT,
22-RADBU.V,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HABS
MONT,
22-RADB.V,
1-

Zimmerman (Clara) Homestead 24JF671

Legal Location: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 26, T5N, R2W, Jefferson County, MT.

Ownership: Kimpton Ranch Company

RADERSBURG VICINITY

Occupant: Vacant

Present Use: None

Date of Erection: Not known

Architect: Not known

Physical Description: A cabin, shed, root cellar, corrals, and pond are located on this property in the sagebrush-covered foothills of the southern Elkhorn Mountains about 14 km (9 mi) southwest of Radersburg. The abandoned cabin is structurally sound and in fair condition. The walls of squared, hand-hewn logs chinked with cement rest atop a stone foundation, portions of which have crumbled. High winds have apparently stripped shingles from the deteriorated single-gable board roof, leaving many round-headed roofing nails scattered about. The front door has been removed and lies on the board floor in the cabin's interior amidst cattle and rodent dung, dirt, and trash of modern vintage. Plywood has been attached to the ceiling in both rooms, and board paneling has been added to the interior. A small wood frame shed is attached to the cabin's east side. On the front (south-facing side) of the cabin are the remains of a board porch once covered by an awning of pole construction now in deterioration.

Nearby log and frame sheds and a stone root cellar are badly deteriorated and will soon fall into ruins. The corrals and fences are still functional, serving to corral cattle ranging across the property. A spring-fed pond adjacent to the cabin supplies water to the cattle and appears to have been dug recently .

Historical Data: On 20 March 1924, Clara Zimmerman acquired a Homestead patent from the General Land Office entitling her to the entire 320 acres of the W $\frac{1}{2}$ of Sec. 26, T5N, R2W.¹ Although the original provisions of the 1862 Homestead Act allowed a claimant to receive up to 160 acres, the Enlarged Homestead Act, passed in 1909 and later amended, allowed settlers to claim as much as 320 acres so the claimants in the more arid regions of the West could have the acreage required to farm or raise stock successfully. Clara Zimmerman, the widow of Louis Bauer, established her homestead in the extreme southwest corner of the half-section claim. The structures still standing date from 1924 or a short time before.

Other Zimmermans also homesteaded a short distance to the southwest of Clara's property. In 1919, Fred Zimmerman acquired 325.55 acres in Section 34,² and Fred G. Zimmerman (perhaps the same person mentioned previously or possibly a relative) received a patent for 281.46 acres in Sec. 4, T4N, R2W.³

Prior to 1950, Clara moved to Helena, and on 25 July 1950, Clarence W. Bauer (probably a relative) acquired the entire 320 acres.⁴ Bauer resided at Helena and Clancy but apparently never lived at the homestead. The property was sold in 1954 to Evan E. Kimpton of Toston, Montana.⁵ Today it is part of the extensive holdings of the Kimpton Ranch Company.⁶

U.S. Bureau of Land Management records indicate that no mining claims have been filed for this location.⁷

National Register Evaluation: Investigation of public and title company records, General and Land Office survey maps,⁸ and other sources indicates that no historically significant events or persons have been associated with the homesteads. The structures do not embody significant architectural qualities and have lost some of their original integrity (i.e., the interior of the cabin is deteriorated and has been altered, and the sheds are extremely dilapidated). Although homestead remains of such marginal quality have not

generally been viewed as significant throughout much of the Pacific Northwest, similar features have been regarded as being of National Register caliber in Montana (e.g., the Sweet homestead).⁹

When viewed in the light of the state's established policy for evaluation,¹⁰ the Zimmerman homestead can be seen to possess attributes useful in interpreting the region's past. Where written records are lacking, the structural remains, with their integrity of location intact, provide documentation of an economic pursuit and lifestyle of apparent short duration representative of a "boom and bust" economy prevalent in Montana. Evaluated in this perspective, the homestead has the potential for yielding further information in the area's past, and therefore appears eligible for inclusion in the National Register of Historic Places on the basis of Criterion D.

Endnotes:

1. Patent Record, Book H, Jefferson County Clerk, Boulder, p. 280.
2. Patent Record, Book H, Jefferson County Clerk, Boulder, p. 173.
3. Patent Record, Book H, Jefferson County Clerk, Boulder, p. 182.
4. Deed Record, Book 73, Jefferson County Clerk, Boulder, p. 46.
5. Deed Record, Book 75, Jefferson County Clerk, Boulder, p. 208.
6. Land Ownership Records, T5N, R2W, Surety Title Company, Helena.
7. Mining Claims Files, U.S. Bureau of Land Management, Butte.
8. General Land Office survey maps, T5N, R2W, 1870 and 1912. Microfilm copies available in Montana Historical Society Library, Helena.
9. Marcella Sherfy, Montana State Historic Preservation Office, to Jerry Rogers, Acting Keeper, National Register of Historic Places, 28 May 1981.
10. Sherfy, 1981.

Project Information

Project: Townsend - Garrison 500kV Transmission Line

Agency: DOE, Bonneville Power Administration

Anticipated Effect: Alteration to the setting of the site.

Documentation: Prepared by Craig Holstine,
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1981-1982

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