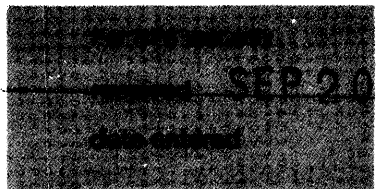


100-1032-013
MONTANA



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

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Appleton House #13

and/or common Jester House

2. Location

street & number 2200 Cannon

N/A not for publication

city, town Helena

N/A vicinity of

~~congressional district~~

state Montana

code 030

county Lewis and Clark

code 049

3. Classification

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

4. Owner of Property

name Dan and Linda Elliott

street & number 2200 Cannon

city, town Helena

N/A vicinity of

state Montana

5. Location of Legal Description

courthouse, registry of deeds, etc. Lewis and Clark County Courthouse

street & number City-County Building, 316 North Park Avenue

city, town Helena

state Montana

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Located on a corner lot in the Kenwood Addition just west of Helena's city limits, George S. Appleton's House #13 is a two and one half story Shingle Style residence, incorporating both colonial Revival and Queen Anne stylistic features. The principal facades of the house face south and east. Numerous south facing windows afford an excellent view of Mount Helena, the dominant geographic feature in the area. The irregular massing and eclectic detailing of House #13 bring to bear many of the qualities of design and styling which are characteristic of the work of the architect and builder, George S. Appleton.

The foundation is granite and encloses a full basement. The first story was originally clapboarded, although this siding was covered with grooved cedar shakes during the 1960s. The second and third stories and the gable ends are sheathed with shingles cut in a staggerbutt pattern.

The southwest corner incorporates a rounded bay with three equally sized windows. At the second story, this bay becomes three sided. Atop this corner turret is a balcony, the front wall of which has a rectangular drain opening containing several balusters. Three sided chamfered bays project from the east and west walls. Each contains a very large center window flanked by smaller windows. The west bay is roofed while the walls of the east bay gently curve outward to form a small, second story balcony, which also has balusters in its drain opening.

A square, second story dormer projects from the roof above the front porch, and atop this dormer is a third story balcony with balusters in the drain opening. Three gabled dormers project from just below the apex of the roof. All of these dormers have 4' x 6' double hung windows. A small, third story, east facing, inset balcony with balusters in its drain opening is created by the inwardly curving walls of the east gable end.

The double front doors with an art glass transom above are set at the middle of the south side of the house. The engaged front porch is tucked nine feet under the body of the house and the overhanging roof is supported by two granite, cut stone columns. The wall to the back of the porch contains a very large plate glass window, also with an art glass transom above. A rear porch is attached to the north wall of the house.

The beltline between the first and second stories consists of molding capped by a conforming course of curved shingles. The beltline between the second and third stories is marked by short molding strips at the lower end of several adjoining eave lines, as well as by a change in pitch of the south facing roof extension over the engaged front porch.

The originally cedar shingled roof is now covered with two layers of asphalt shingles. Three short brick chimneys with cylindrical metal extensions rise above various roof levels. The west chimney is double stack and straddles the ridge, the two other chimneys are single stack.

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The floor plan and interior finishings of House #13 conform to the spatial and material standards of a \$6,000 house of the period. Entry into the main hall is gained through a vestibule and double oak doors, which contain beveled, crushed glass lights. The panelling and fret work of the main hall is also of oak. Double parlors flank either side of the hall, access to which is through veneered sliding doors. Oak veneer is used on the main hall side of the door, while cherry wood veneer is used on the other side to match the panelling and moldings of the parlors. Access to the dining room, kitchen, and second floor may also be gained through the hall. The parlors and dining room are of approximately equal size and the woodwork is polished cherry, with carved lintels above the doors and windows. The west parlor contains the only corner fireplace and carved mantel. Tile work which originally surrounded the firebox has been covered with mortar. The dining room was connected to the pantry by a serving closet which is now used as a coat closet. The kitchen and pantry woodwork is pine and both areas were originally wainscotted. Wood work on the second and third floors is pine and fir. The second floor consists of 4 bedrooms, 1 bathroom and a hall. The third floor has 2 bedrooms, a storage room and a small closet.

Non sliding doors between all major rooms on the first and second floors have transom lights above. The transom window above the double doors between the hall and vestibule allows viewing of the art glass above the double entry doors. Six very early brass gas-light fixtures remain in the principle rooms of the first and second floors.

During the 1930s, House #13 was converted from a single family residence to an apartment house. At this time, an outside stairway on the east facade leading to a second story entry was constructed. A minimum of new partitioning was erected; the second and third floor bedrooms were used for apartments and in some rooms, bathroom and kitchen fixtures were installed. These plumbing fixtures remain in place, although the house once again is occupied by a single family.

The grounds around the house include original, cross hatch pattern, brick sidewalks. Thirty feet to the front of the house is a bent wire and iron post fence, which likely was original to the house. A 16½' x 21½' two stall barn with a hay loft was built at the same time as the house. The barn is ballon-framed and sided with 6" tongue and groove drop siding. The roof has small clipped gables at each end of the ridgeline. A 24' x 34' three stall garage, built in 1981, is also located on the property. It utilizes the same siding as the barn and also features the clipped gable roof treatment. The barn is 30' from the north side of the house while the garage is 15' from the northwest corner of the house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890 **Builder/Architect** George S. Appleton

Statement of Significance (in one paragraph)

Construction of House #13 was completed during July, 1890. As the thirteenth residence to be brought under construction as part of George S. Appleton's Kenwood suburban development in Helena, Montana, this house is significant as a quite well preserved example of one of the more elaborate and expensive residences constructed by this prolific local architect whose efforts in the field of land improvement and speculative construction figured pre-eminently in the rapid expansion of Helena's housing stock from the mid 1880s until the 1893 depression. Prior to 1890, George S. Appleton was responsible for the design and construction of over 140 residences in the Helena area. His earliest building ventures show signs of experimentation and the successful resolution of certain design problems over time. House #13 incorporates many of the elements commonly used by Appleton in his later Shingle Style work. Highly irregular massing, the placement of large scale turrets at a corner to stabilize the design, the use of Queen Anne as well as Colonial Revival detailing, and a floorplan opening from a large, central main hall mark Appleton's work in Helena.

Appleton was born in Vermont and attended school at Oberlin College in Ohio. He learned the carpenter's trade at St. Paul, Minnesota and moved to Helena during the early 1880's. He first became associated with the insurance firm of Wallace and Thornburgh, and handled real estate and loaned eastern money. The firm transacted business under the name of Wallace, Thornburgh, and Appleton. The firm's first venture into real estate development was in the Blake Addition, southeast of the original Helena townsite. Appleton disassociated himself with the firm in the late 1880's.

Perhaps Appleton's best known work is Colonel Charles A. Broadwater's, Broadwater Hotel in Helena, which was completed in August 1889. Hundreds of pictures exist of the hotel when it was at the height of its elegance, but the complex fell into moldering decay and has been torn down.

Kenwood, which consisted of the Ames, Bradford, Brooke, Bellevue, and Syndicate additions, developed as a consequence of the Broadwater Hotel, primarily through the real estate prowess of the firm of Porter, Muth, and Cox, and the development and construction activities of Appleton. The development of the Broadwater caused streetcar lines to be built between it and Helena, which passed through the middle of Kenwood. With cars being dispatched at 15 minute intervals the 2 mile trip from Kenwood to Helena's business district became a matter of little concern. It also became feasible to run water mains into the area, which was accomplished in early 1889. Helena's only graded roadway outside the city proper, Hauser Avenue, also passed through Kenwood to its destination at the Broadwater.

9. Major Bibliographical References

Helena Illustrated, Frank L. Thresher, Publisher, Minneapolis, MN, March 1, 1890
 Helena City Directory, 1890
 Report of Helena Board of Trade, 1887
 "Helena Journal", 1890-1891
 "The Daily Independent", Helena Montana, 1889-1890

10. Geographical Data

Acreeage of nominated property less than one
 Quadrangle name Helena, Mont

Quadrangle scale 1:62500

UMT References

A

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

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

Lots 19 and 20 of Block 196, Ames Addition to the Townsite of Helena, MT

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

state	code	county	code
N/A			
state	code	county	code

11. Form Prepared By

name/title Dan Elliot
 organization _____ date April 1982
 street & number 2200 Cannon telephone 406-443-3067
 city or town Helena state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Maurice Shufy
 title Deputy SHPO date 9.14.82

For NPS use only.
 I hereby certify that this property is included in the National Register.
Linda McClelland date 10/25/82
 Keeper of the National Register
 Attest: _____ date _____
 Chief of Registration

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Porter, Muth, and Cox played an instrumental part in the above activities and were for several years sole agents and owners of the Kenwood properties. They insured that the area was not developed in helter-skelter fashion and that it was "kept clean of the insignificant class of houses so numerous in other parts of the city." During April, 1889, they contracted with Appleton to build the first 50 houses in this area, to be completed on a two year period, each of which was to cost at least \$3,000. It is believed that Appleton concurrently purchased about 200 lots in Kenwood to develop on his own, with the understanding that no construction under \$3,000 was to be allowed. Appleton started construction in Kenwood on May 4, 1889.

The February, 1899, U.S.G.S. map of Helena and the vicinity shows only 33 residences in Kenwood. It is apparent that Appleton couldn't design and build houses fast enough to satisfy demand. This hurt business, as several prominent citizens who had expressed an interest in building in Kenwood ended up building in Lennox, which was Helena's second suburban development, was much closer to Helena proper and had electricity. The building boom in Kenwood ended in 1893, with Appleton owning several of the houses he had designed and built on speculation.

Of the four largest Kenwood homes built by Appleton only 2 remain. The flagship of the fleet was a \$9,800 two and one half story frame mansion that has been torn down. The House #13 was the third most expensive house in Kenwood, and cost \$6,000, which might explain Appleton's inability to sell it until 1894 or 1895.

The house was first owned by George Marsh, secretary of the State Capitol Commission, which was charged with picking a Helena site for Montana's new Capitol building. The next owner was A. S. Smith, president of the Montana National Bank and subsequently vice-president of the National Bank of Montana, both predecessors to Helena's First National Bank. In 1906, John Schreiner, a retired stockman, purchased the house. In 1921, Charles Cottingham purchased the house for \$4,000. In 1927, Thomas Nemecek purchased it and in 1936, Frank E. Jester purchased it. Jester turned the upper floors into apartments and was an active local businessman and farmer/rancher. Jester sold in 1946, and subsequent to that time Frank Finley, Harry Calabough, and Phillip Brooks have owned the house. The current owner purchased the house during 1979.

Into the 1930's the Kenwood area was similar to the 1890's. Between the middle 1930's and 1970 a number of smaller houses were built and trailer houses were moved into the area. 1970 probably denoted Kenwood's low point since ordinances were passed in 1971 prohibiting new and replacement mobile homes and establishing building codes.

Architecturally, the House #13 is similar to other shingle style Kenwood homes designed by Appleton, although the number and size of its south-facing windows is unusual. The interior is in relatively good condition, with the first floor hardwood woodwork in excellent original condition. Despite deterioration of the surrounding neighborhood in the past, the House #13 has retained much of its original fabric and character.