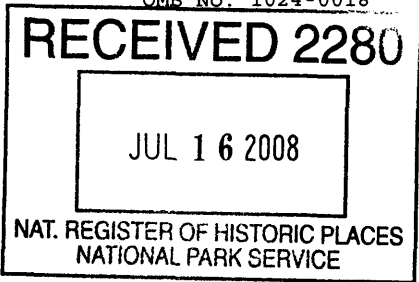


United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Charles A. Broadwater House
other name/site number: William Whyte House; 24LC1810

2. Location

street & number: 1104 Williams Street not for publication: n/a
city/town: Helena vicinity: n/a
state: Montana code: MT county: Lewis & Clark code: 049 zip code: 59601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
Mark F. Hammer / SHPO 7/15/2008
Signature of certifying official/Title Date
Montana State Historic Preservation Office
State or Federal agency or bureau
(See continuation sheet for additional comments.)

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register see continuation sheet
 determined eligible for the National Register see continuation sheet
 determined not eligible for the National Register see continuation sheet
 removed from the National Register see continuation sheet
 other (explain): _____
Edson H. Beall Signature of the Keeper Date of Action 8-27-08

5. Classification

Ownership of Property: Private	Number of Resources within Property	
Category of Property: Buildings	Contributing	Noncontributing
Number of contributing resources previously listed in the National Register: n/a	<u>1</u>	<u>2</u> building(s)
Name of related multiple property listing: n/a	<u>0</u>	<u>0</u> sites
	<u>1</u>	<u>0</u> structures
	<u>0</u>	<u>0</u> objects
	<u>2</u>	<u>2</u> TOTAL

6. Function or Use

Historic Functions:	Current Functions:
DOMESTIC/single dwelling	DOMESTIC/single dwelling

7. Description

Architectural Classification:	Materials:
LATE VICTORIAN/Shingle Style	foundation: STONE/sandstone
	walls: WOOD/shingle and novelty siding
	roof: WOOD/shingle
	other: STONE/sandstone

Narrative Description

The Charles A. Broadwater House is located in the Helena Valley of southwestern Montana. The City of Helena and the site of the house are situated in Belt sedimentary rock that was deposited 1.5 billion to 800 million years ago. The adjacent Helena Valley is composed of Tertiary basin fill, while the Boulder batholith rises above the valley floor to the south of the house. The batholith formed approximately 75 million years ago and is bordered in the Helena area by deposits of dolomite and limestone. Helena is near the northern end of the intermountain seismic belt, a series of seismically active faults that extends southward through Yellowstone National Park to the Wasatch Range near Salt Lake City.¹ The Broadwater House is located near the northern foot of the Boulder Mountains about one mile west of Helena. The Scratch Gravel Hills and the Big Belt Mountains are visible to the north of the residence. The adjacent NRHP-listed Williams Street Bridge (24LC0128, NR listed 11/29/2006) crosses Ten Mile Creek, which originates in the Boulder Mountains about ten miles to the southwest and flows northeasterly, bisecting the Helena Valley, before emptying into Lake Helena about eight miles northeast of the house. The creek is bordered by cottonwoods, willows, and other riparian vegetation. The Helena Valley is situated in a roughly bowl-shaped depression between three mountain ranges. The picturesque valley, which is extensively developed, is a mixture of small agricultural operations increasingly encroached upon by residential subdivision radiating north from Helena. The mountains south of the house were the scene of extensive hard rock mining operations beginning in 1865 and continuing until the late 20th century.

The Charles A. Broadwater House consists of four features: the residence, garage, well house, and fence.

Residence (one contributing building)

The Broadwater House is a 2½ story combination Shingle Style residence with a steeply pitched gable roof sheathed in wood shingles. It is oriented along a north-south axis and faces east toward Williams Street. Ten Mile Creek serves as the southern boundary of the property, while the eastern boundary is delineated by the right-of-way of Williams Street. The National Register-listed Williams Street Bridge (24LC0128) abuts the property on Williams Street approximately sixty yards southeast of the residence. The building rests on a sandstone foundation with a wide wood water table.

8. Statement of Significance

Applicable National Register Criteria: A & C

Areas of Significance: COMMUNITY DEVELOPMENT;
ARCHITECTURE

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1890 - 1892

Significant Person(s): n/a

Significant Dates: 1890

Cultural Affiliation: n/a

Architect/Builder: George S. Appleton

Narrative Statement of Significance

Summary:

Built in the midst of Helena's greatest economic boom in 1890, the Broadwater House is associated closely with the boom and two Helena entrepreneurs who profited mightily from it. Although it was the territorial capital and a transportation hub, Helena's economy had not grown significantly since the gold placers had played out in the 1870s. The city was an important trade center for surrounding agricultural and mining ventures, but its population remained fairly stagnant during the 1870s and into the early 1880s. That all changed in June 1883 when the Northern Pacific Railway's main line reached the city. The railroad allowed eastern investment in area mines and provided a direct connection to national markets. As a result, Helena's population steadily grew in the 1880s and the need for goods and services created a ripe climate for local entrepreneurs to prosper. One of those men, Charles Arthur Broadwater, began his career in Montana with the Diamond R Freight Company and quickly parlayed his connections with railroad magnate James J. Hill into several profitable business ventures that resulted in the construction of the Montana Central Railroad in 1887 and its connection with Hill's St. Paul, Minneapolis & Manitoba Railroad in Great Falls. Broadwater invested heavily in Helena through his business interests. In 1889, he developed property west of Helena into one of the region's premier resorts, the Broadwater Hotel and Natatorium. The hotel was designed under the supervision (if not actually designed) by George S. Appleton. A carpenter by trade and a self-taught architect, Appleton took advantage of the growing population in Helena in the late 1880s and early 1890s by designing and building homes for middle and upper income people in Helena. By 1888, he was developing subdivisions on the western fringes of Helena. Broadwater likely hired him to design and build a showcase residence for his family adjacent to his resort complex. The result was a Shingle Style dwelling that was similar in design to the hotel and one of the most intact of the hundred or so Shingle and Queen Anne-style houses Appleton built in Helena. The residence retains all of the Shingle Style elements representative of the design, including the wood shingle cladding and roofing, asymmetrical façade, steeply pitched gable roof, extensive recessed rear porch (now enclosed), and turret. The grounds surrounding the house retain their historic landscaping that was likely designed and installed by the newly formed State Nursery & Seed Company (which also landscaped the adjacent Broadwater resort complex in 1890 and which contains the same kinds of trees). The granite post fence that appears on an 1891 photograph of the area also still exists.

The Broadwater House is eligible for the National Register of Historic Places under Criterion A for its association with the 1883-1893 economic boom in Helena and the development of the adjacent Broadwater Hotel and Natatorium resort complex. The house is an excellent local example of a Shingle Style residence designed by prominent architect George S. Appleton. It retains the architectural features common to the design with the only significant alterations being the replacement of the original windows in 1966 and the enclosing of the front and rear porches between 1892 and 1910. Although the Broadwater Hotel complex has largely disappeared, the setting of this residence has not significantly changed since the early 1940s.

9. Major Bibliographic References

See continuation sheet

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 # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Montana Historical Society

10. Geographical Data

Acreage of Property: 1.753 acres

UTM References:

Zone	Easting	Northing	(NAD27)
12	416696	5161677	

Legal Location (Township, Range & Section(s)): SW¼ NE¼ SE¼ of Section 22, T10N, R4W

Verbal Boundary Description

Seymer Park Addition, Block 13 Lots 1-9, and closed portion of Front Street south of east half of the alley to the west line of Williams Street. The property is bordered on the east by the county right-of-way for Williams Street and on the south by Ten Mile Creek. On the west and north, fences delineate the property and enclose the residence, garage, well house, and historic fence.

Boundary Justification

The boundary is drawn, based on legally recorded boundary lines, to include the land surrounding the building that has been historically associated with the building and conveys the property's historic setting.

11. Form Prepared By

name/title: Jon Axline/Charleen Spalding
organization: n/a date: August 13, 2007
street & number: 448 Parriman St./7179 Gunn Road telephone: (406) 444-6258/(406) 458-1979
city or town: Helena state: MT zip code: 59602/59602

Property Owner

name/title: William Whyte Jr.
street & number: 1104 Williams Street telephone: (406) 449-0353
city or town: Helena state: MT zip code: 59602

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The gable roof covers an irregular plan. Windows throughout, except where noted, are modern two or four-light casements that were installed in 1966. There are exterior sandstone chimneys on the left façade and north elevation. The façade chimney is free standing. The eaves are corniced and partially returned with wide wood fascia and beveled soffits. There is a dormer on the right of the façade with a conical roof sheathed in wood shingles. The walls are clad in squarebutt shingles; the dormer has a 6-light fixed window. The walls of the second story are slightly flared and sheathed in octagon shingles with no corner boards at the corners. A wall dormer on the south façade has a gable roof sheathed in wood shingles with partially returned eaves; the walls are clad in octagon shingles. There are three small circle windows with heavy lug surrounds centrally located on the façade. The circle windows each have decorative multi-color stained glass windows. The ground and second floors are delineated by a wide wood belt course.

The ground floor is clad in novelty siding with corner boards except at the northeast corner and on the left façade where the wall consists of sandstone. The primary entry is located central to the façade and is located in a gable-roof vestibule (a circa 1891 photograph of the house indicates that the vestibule was once open, but was later enclosed). It has a pedimented gable-end with a decorative scrollwork insert. The vestibule's roof is sheathed in wood shingles and the walls are clad in novelty siding with corner boards. The lower zone of the vestibule is comprised of sandstone. The entry is reached by steps with granite risers and sandstone veneered walls. The entry has double wood paneled doors each with two fixed lights. A window opening is located to the north of the entry. On the north façade, there was originally a cutaway open-air porch with access off the kitchen that has since been enclosed. The lower wall of the porch is sandstone with a granite lintel. The enclosed porch has a modern casement window with the original rounded 4-light fanlight. The façade chimney is located adjacent to the vestibule on the left. The lower zone of the façade wall is comprised of sandstone and a sandstone bay window. The bay is rounded with a rounded mansard roof sheathed in wood shingles. There are three 2-light fixed windows with bowed glass and decorative stained glass headers on the bay. The overhanging eave has beveled soffits. There are two small rounded arch windows flanking the interior location of the fireplace. One pierces the sandstone wall on the façade and is recessed while the other is located at the junction of the façade and the vestibule on the façade. Both windows have fixed decorative stained glass lights. An opening is located near the ground level. It has a finished cut stone arch and lintel; a board currently in-fills what may have originally been a window opening for the cellar.

A fixed-light picture window is centrally located on the ground floor of the south elevation. A two-light casement window is centrally located on the south gable-end. An exterior entry to the house's cellar is located on the west of the north elevation. It is reached through a small gable-roof vestibule that opens to the north. The roof is sheathed in wood shingles and the walls are comprised of sandstone; the gable-end has octagon and squarebutt shingles. The steps have been removed and there is currently an earth ramp leading down to the entry, which has been boarded over.

A turret is located on the south of the rear façade's roof. It has a conical roof sheathed in wood shingles and the walls are clad in octagon shingles. The turret has a 2-light fixed window and there is a decorative tin finial on the roof that is in a floral pattern. A wall dormer is located on the north end of the roof. It has a gable roof with corniced partially returned eaves. The roof is sheathed in wood shingles and the walls are clad in octagon shingles. A modern 2-light casement window is centrally located on the façade of the dormer. The turret and dormer are connected by a shed roof dormer that also has a wood shingled roof, novelty siding and two 2-light casement windows on the façade.

The ground floor of the rear façade consisted mostly of a recessed open-air porch that was probably enclosed when the house was owned by Peter and Anna Bickel between 1892 and 1910. The gable roof is extended down to cover the porch. The former porch is divided into four bays each delineated by sandstone pilasters and sandstone lower walls. Three of the bays have been partially in-filled with novelty siding and modern 3-light casement windows. The entry is slightly south-of-center on the rear façade. It consists of modern French-type double doors with full-length fixed lights flanked by fixed

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light sidelights. The entry is reached by granite and sandstone steps. On the extreme north of the façade, the rear of the house is clad in novelty siding with corner boards and a modern 2-light casement window central to the façade.

The ground floor interior of the Broadwater House has recently been restored to its appearance circa 1900. The interior of the residence included a significant amount of woodwork, both decorative and functional. This included hardwood floors, wainscoting, door and window casings and room openings. Fireplaces are ornate, inlaid with tile, and includes a mirror on one unit. Room openings are Moorish and have decorative turned spindle and beads grilles. The transoms over many of the windows have fixed stained glass windows and there are fixed round-headed windows with stained glass on some openings. Door and window hardware is also ornate and date to the original construction of the house. There are also built in benches, plaster walls, and stenciling reminiscent of the original decoration. The second floor of the house is currently (2007) undergoing renovation.

Garage (one non-contributing building)

The detached garage is located approximately 60 feet north of the residence. It is oriented along a north-south axis and faces east toward Williams Street. The garage was originally located at Fort Harrison and moved to its existing location by the current property owner in the 1960s (it was likely constructed during WWII). The vernacular-style building has a gable roof sheathed in asphalt shingles and the walls are clad in clapboard siding on the façade and north elevation. The siding on the south elevation suggests that the building may have once been part of a larger structure. The building rests on a concrete foundation. There are two bay entries on the north façade; each has a modern metal roll-up type door. There are six 6/6 double-hung windows on the east façade. There are seven single 6/6 double-hung and one paired 6/6 double-hung window on the rear (west) façade. The siding on the south elevation consists of horizontal boards on the gable-end and diagonal boards on the lower zone. There are quadrupled 6/6 double-hung windows on the east elevation. An entry is located on the west elevation. It is reached by concrete steps and a stoop. The entry has a wood-paneled door.

Well House (one non-contributing building)

The well house is located approximately 60 feet northeast of the residence, is built into a hillside and faces east toward Williams Street. It is a 8' x 10' building with a flat concrete roof with beveled overhanging eaves; the walls are comprised of poured concrete. The entry is located slightly south-of-center on the façade. It has a sliding metal door and is framed with wood posts and lintel. The well house was built by the current owner in the 1960s.

Fence (one contributing structure)

The fence is oriented along the historic west and north boundaries of the site. The fence "posts" consist of seven rough-faced granite blocks surmounted by a smoothed and finished granite cap. Each of the posts are 18" x 18" and are 4± feet in height. Many of the posts are pierced by hollow iron pipes that are 2" in diameter. Some of the pipes have been removed. There are currently 13 granite posts extending approximately 175 feet along the west property boundary and 11 posts extending about 200 feet along the north boundary of the property. The posts are spaced approximately 8-feet apart. Five of the posts at the west end of the east-west line are badly deteriorated with many either partially or entirely dismantled. The six posts east of the driveway, however, are in excellent condition, although some are missing the original iron pipes. The fence once extended all the way down to Ten Mile Creek and out to Williams Street. Portions of dismantled fence posts are stacked up behind (west) of the well house.

Integrity:

The Broadwater House exhibits excellent integrity of design, workmanship, materials, and feeling. Prominent Helena architect and builder George S. Appleton designed and built the house in 1890, probably for Helena entrepreneur Charles A. Broadwater. Concurrent with the construction of the house, Broadwater was developing his adjacent property for a

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resort complex and natatorium. Indeed, the Shingle Style of the Broadwater Hotel and the Shingle Style of the Broadwater House were very similar to each other. It is likely Broadwater had the house designed to compliment his adjacent developments. A comparison of the house with an 1891 photograph of the area reveals that it still appears much as it did in the early 1890s. The fenestration pattern is intact as is the architectural detailing, including the irregular plan, steep wood-shingled gable roof, multiple chimneys, stonework, window configurations (including five stained glass window units), turret, shingle wall cladding, etc. The original windows were replaced in 1966, but the newer casement units do not significantly detract from the overall integrity of the residence. Likewise the rear porch and façade entry vestibule have been enclosed. The façade and rear porch enclosures not overwhelm the integrity. The property is further enhanced by the landscaping of mature cottonwood and other types of trees and the presence of granite block post fence delineating the western and northern boundaries of the property (the fence appears in the 1891 photograph). The architectural style, moreover, is representative of the type of high-end customized houses designed and built by George Appleton on Helena's west side from 1887 until 1896.

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Historical Background

In July 1862, John White and several other prospectors discovered gold on Grasshopper Creek about 150 miles southwest of Helena. The mining camp of Bannack appeared almost overnight as hundreds of miners from the diggings in Idaho poured into southwest Montana to exploit the new strike. From Bannack, prospectors fanned out across the region in search of richer bonanzas. In May 1863, they discovered a particularly productive strike on Alder Gulch. Within just a few months, a rumored 10,000 miners worked the gulch's gravels and patronized businesses in Virginia City, Nevada City, Adobe Town and other camps lining the gulch. Although fabulously rich, the best claims had been taken by the beginning of 1864. In the cyclical process that characterized the gold rush era, prospectors once again took to the hills looking for new and richer gold strikes.²

In late July 1864, four prospectors, erroneously called the Four Georgians, discovered extraordinarily rich gold placers on Last Chance Gulch about 100 miles north of Alder Gulch. The discovery generated a rush to the new diggings. By late 1864, hundreds of miners worked the winding gulch and a mining camp was built to the south of the mines and on the benches above both sides of the gulch. In October 1864, the miners and business owners christened the new camp "Helena" at a meeting of the Miners Court.³

Unlike Virginia City and Bannack, Helena was strategically located near the Mullan Military Road that connected the heads of navigation on the Missouri and Columbia rivers. It was also located very near two already established mining camps: Montana City and Silver City. The richness of the mines in the Helena area contributed to the establishment of new roads to Virginia City, Bannack, Butte, the Gallatin Valley, and, after December 1864, Confederate Gulch. Helena's central location on the territory's transportation network, its proximity to good agricultural land in the adjacent Prickly Pear Valley and to other mining districts made it the preeminent settlement in Montana Territory by the early 1870s. In recognition of its ascendancy in Montana, the 1874 territorial legislature designated Helena the territorial capital and relocated it from Virginia City, whose fortunes had been on the decline for several years.⁴

Although Helena continued to grow throughout the 1870s, the arrival of the Northern Pacific Railway (NPRR) in June 1883 and the Montana Central Railway (MCRR) in 1887 caused a building boom in the territorial capital. The boom was characterized by the greatest period of growth in the city's young history. The influx of newcomers to the city drawn by the economic boom and commercial expansion, resulted in the expansion of the city's residential areas to the east and northwest of the original Last Chance Gulch mining camp. The rivalry between the NPRR and MCRR also extended outside the city limits and impacted the residential and commercial development around the fringes of the city and in the mountains beyond.

In 1864, John Caplice discovered exceptional gold, silver, and lead deposits on Red and Lee mountains about seventeen miles southwest of Helena. Although some lode mining began in the late 1860s, it was not until railroad financier James J. Hill formed the Red Mountain Consolidated Mining Company in the early 1880s that extensive development began in the district's mines. A mining camp called Rimini grew up adjacent to the mine near the head of Ten Mile Creek about fifteen miles from the Broadwater House in the early 1880s. By 1890, it had a population of 282 persons and boasted a vibrant commercial district that included a hotel, saloons, and other assorted businesses. The mines were big producers until 1893 when a nationwide economic depression closed many of the mines in the district. In the late 1880s, though, both the NPRR and the MCRR were anxious to construct branch lines to the booming mining camp. Unfortunately, the narrow confines of the Ten Mile Creek valley made the presence of two railroads problematic and an intense competition between the railroads soon ensued.⁵

A native of Missouri, Charles A. Broadwater went west to Colorado in 1861 and then drifted north to Virginia City in 1863. For the first sixteen years of his residence in Montana, he worked as a freighter, first as a drover and then, by 1870,

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as one of the owners of the famed Diamond R Freighting Company. Broadwater sold out his interest in the company in 1879 and went to work as a contractor. He built Fort Assiniboine (1879) and Maginnis (1880), eventually also maintaining a position as a sutler for the posts. As James J. Hill's agent, Broadwater constructed the Montana Central Railroad in 1887 and oversaw its extensions to Butte and Neihart in 1888 and, later to Rimini and Marysville. By 1889, he turned his financial resources to constructing a resort on Ten Mile Creek west of Helena. The Broadwater Hotel and Natatorium opened to the public in 1889. Shortly after the resort was completed, Broadwater and his family moved into a suite at the hotel and lived there while his house on adjoining property was under construction. Unfortunately, Broadwater died in 1892, shortly after his residence was completed.⁶

Helena entrepreneur and MCRR president Charles Broadwater's survey crews were the first to establish the Right-of-Way and construct a portion of a railroad grade toward Rimini. When the Northern Pacific attempted to do the same, Broadwater was able to stop them through court-ordered injunctions. Eventually, the Northern Pacific nullified the injunctions and eventually won the race to Rimini. The NPRR began operations on its Helena & Red Mountain Railroad in December 1886. The MCRR and NPRR branch lines closely paralleled each other through the Ten Mile Creek canyon a few miles west of Helena. The Helena & Red Mountain branch line remained in operation until declining revenues from the mines forced the abandonment of the line in 1925.⁷

Although Broadwater may have lost his battle with the NPRR, he clearly recognized an opportunity in the natural hot springs west of Helena when he saw it. Soon after the debacle between the NPRR and Montana Central concluded, Broadwater purchased Ferdinand Wassweiler's financially-troubled Hot Springs Hotel located about three miles west of Helena along Ten Mile Creek. Broadwater reconstructed the resort and operated it until 1889. Mainly, he wanted access to the thermal hot springs because of the economic potential of it as medicinal baths. From 1884 to 1888, Broadwater acquired land east of the old Hot Springs Hotel. In September 1888, he broke ground on a new resort complex that would eventually include an elegant hotel and enormous Moorish-style natatorium building. Both would be fed by the thermal springs, piped two miles from its former location. He hired the Helena architectural firm of Wallace, Thornburgh and Appleton to design and construct the hotel, while he commissioned Helena architects John C. Paulson and Noah J. McConnell to design the Moorish-style piscine. The buildings would be situated on beautifully landscaped grounds, with a "velvety lawn dotted with flower beds and fountains, intersected with walks and drives and over in places with mighty trees." Electric lights illuminated the walkways while orchestras or military bands serenaded the strollers nightly. The Broadwater Hotel opened to tremendous fanfare on August 27, 1889:

Yesterday was a proud, gala day for Helena. It witnessed not only the opening of the fair but what is more to the purpose of a live community, a hotel that would do credit to any city of a hundred thousand inhabitants . . . To say that this hotel supplies a "long-felt want" is mild. That want has been painfully and almost fatally felt for some of our pet ambitions . . . A spot that but a few months ago was an arid waste and tangled wilderness has been transformed to a paradise through the munificent enterprise of one of our citizens, whose name and service have a monument that will never fade away.⁸

The natatorium opened in 1890 and was the largest enclosed swimming pool in the world when completed. Both the hotel and natatorium utilized the water from the thermal springs to heat the swimming pool, baths, showers, and the rooms. The complex also included a dormitory building, livery stables, outbuildings, and a twelve-foot deep lake on the north side of the property called Lake Wilder after Colonel Broadwater's daughter. For three years, the resort was the social center of Helena. Broadwater's death in 1892, however, initiated a very long decline for the resort.⁹

Even before the Broadwater Hotel was completed, it caused a flurry of real estate speculation in the vicinity of the resort. George Seymer platted the Seymer Park Addition on the northeast side of the Broadwater property in June 1889. That was followed by Catherine Goodell's Hotel Park Addition on the west side of the Broadwater property and across the road from

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it on the south in August 1889. The Hotel Park Addition #2 encompassed the land east of the hotel and natatorium in June 1890. All three additions capitalized on the expected success of the Broadwater Hotel and Natatorium and its park-like setting. Helena builder and self-taught architect George Appleton had also set his sights on the western fringes of Helena in the general Broadwater Hotel vicinity. Other speculators, such as Porter, Muth & Cox and Hubert Reed, sold lots in area subdivisions hoping to make a quick profit at the tail-end of the building boom that Helena had enjoyed since the early 1880s. Appleton based his business on customizing mail order house plans. The larger building lots on the west side allowed for larger and more expensive homes. Although most of the Appleton houses are located further to the east, he did extend his influence into the Seymer Park Addition. The Panic of 1893, however, caused the collapse of the building boom and many recently platted subdivisions, including the Seymer Park Addition, remained largely undeveloped until the post-World War II period.¹⁰

The area encompassing the Broadwater House was dominated physically, economically, and socially by the Broadwater Hotel and Natatorium from 1889 to 1941. The west side of Helena was also the site of an important Helena industrial and recreational area as well. Nick Kessler built a brewery along Ten Mile Creek in 1886; it is located about one mile northeast of the residence. Kessler arrived in Helena in 1865 and had operated a brewery in the city ever since. In addition to his brewery, the complex also included a brickyard, bottling plant, and, during the winter months, an ice skating rink. James, Thomas and William Mills established the State Nursery and Seed Company just to the west of the Broadwater Hotel in 1888. The company's greenhouses were heated by the same thermal springs that served the hotel and natatorium. The State Nursery and Broadwater Hotel were economically connected also in that the resort's grounds were landscaped by the nursery as its first major project. By 1906, State Nursery had expanded and shipped flowers and seeds to both coasts and to the Midwest.¹¹

Concurrent with the opening of the Broadwater Hotel in August 1889, a group of Helena's "leading citizens" calling themselves the Helena Athletic Club constructed a ball field and track immediately north of Wilder Lake and just west of the Broadwater House. It was followed by a rod and gun club located adjacent to the athletic club's grounds. The recreational opportunities offered by the wooded area was not lost on Joseph and Frank Mares, who converted their meat packing operation one mile northeast of the house into one of Helena's finest amusement attractions. Central Park included a large dance pavilion with a zoo, amusement park, and baseball field. Like the Broadwater Hotel and Natatorium, Central Park also included landscaped grounds, fountains, electrically-lighted "bridal" paths, and an orchestra or military band to entertain the guests during the evening hours.¹²

All of the businesses and parks on the west side were served by a trolley line. The Helena Hot Springs and Smelter Railway began operations to the Broadwater Hotel via Kessler Brewery in 1889. It was based at the NPRR depot and consisted of a steam-powered intra-urban railway. By 1891, it had been supplanted by the electric trolleys of the Helena Street Railway Company. Unlike the older company's cars, which spewed a noxious concoction of steam, soot, and burning embers, the electric trolleys were silent and efficient, making the trip from town to the Broadwater in twenty minutes. The trolley route followed Front Avenue on the border of the Seymer Park and Hotel Park #2 additions on the south side of Ten Mile Creek.¹³

In 1892, Broadwater and Senator Thomas Carter successfully petitioned the U.S. Congress to establish a military post near Helena. Named at first for President Benjamin Harrison, the fort was authorized by the president in May 1892. It was not until 1894, however, that the federal government let the first contracts for the construction of buildings at the post. The establishment of Fort Harrison in 1894, lead directly to the completion of the Williams Street Bridge (24LC0128, NR listed 11/29/2006) in March 1895. The bridge provided access between the Hot Springs Avenue and the Hotel Park Addition #2 and the Seymer Park Addition. It also facilitated the transportation of goods and services to and from Fort Harrison. Because of the picturesque neighborhood and the Broadwater Hotel and Natatorium, the bridge was considerably more ornate than usual, including decorative steel lattice work, ornate baluster posts, and, possible finials at the connection of the

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endposts and top chords. The bridge, coupled with the Broadwater complex and the adjacent Broadwater House lent an air of Victorian charm to the neighborhood.¹⁴

Development in the Seymer Park and Hotel Park #2 additions languished in the early 1890s. An 1891 drawing of the area shows only the Broadwater complex and Williams Street Bridge. The construction of Fort Harrison beginning in 1895, sparked some residential development in the Seymer Park Addition, but it was not very substantial. Interestingly, George Seymer did not sell lots in his subdivision through an agent, but did it himself. There was a flurry of lot sales from 1890 to 1894. Most were sold to single women or were purchased for speculation purposes. By 1895, only one residence other than the Broadwater House was known to have been built in the Seymer Park Addition. The addition also failed to attract middle to upper class residents even with its close proximity to the Broadwater Hotel complex. With the exception of Broadwater House, the pre-World War II residences in the area are simple vernacular dwellings common to blue collar neighborhoods. Many of the residents during the period worked either for the hotel, State Nursery, Kessler Brewery or in Helena itself. Like the substantial dwellings in the nearby Broadwater Addition, the Seymer Park and Hotel Park additions never reached their full potential as upscale neighborhoods.¹⁵

After Charles Broadwater's death in May 1892, the fortunes of the resort were never again very economically solid. From 1892 to 1945, the site had a series of owners, none of which had the same vested interest in the property as did Broadwater. The once elegant hotel suffered through a series of extended closings with only the dining room and adjacent rooms kept open to serve as a dance hall and gambling den. The hotel eventually acquired a somewhat seedy appearance that was exacerbated by the addition of neon lights in the 1930s. The hotel may even have functioned as a Speak Easy during Prohibition. The complex's location outside the Helena city limits and near Fort Harrison served it well during its long decline in the 20th century. The natatorium, however, remained open and was a popular swimming spot for local residents.¹⁶

The Seymer Park Addition grew slowly during the 1930s and 1940s. By 1954, there were only twenty households in the district. Of those, most were blue collar workers with a fair number renting houses there. The old county road called Hot Springs Avenue became a Federal Aid highway in 1914 and was designated U.S. Highway 10-North in 1926 (it was renamed U.S. 12 in 1963). Perhaps realizing the opportunity afforded by the highway, surrounding neighborhoods, and Fort Harrison, Helena produce salesman Raymond Ehlers constructed a roadhouse bar called the Pepper Box on the corner of the highway and Williams Street in 1936 or 1937. At that time, the old Broadwater Hotel functioned as a gambling hall and bar. The Pepper Box (24LC1820) was followed by the Nite Owl night club in 1937, and a neighborhood grocery in the late 1940s. The hotel closed for good in 1941 after a statewide crackdown on gambling. The Pepper Box, renamed the Helena Club in 1944, served primarily soldiers from Fort Harrison after the U.S. entry into World War II in December 1941. By all accounts it was a wild place that was avoided by Helena's "respectable" citizens.¹⁷

The Broadwater House area was directly associated with the Broadwater Hotel and Natatorium for much of its existence. The two residential subdivisions that comprise the area were platted in 1889 shortly before the resort opened. It was likely the intention of the men who created them to attract large upscale residences to the subdivisions based on the advantages offered by the natatorium, surrounding industries and recreational areas, and the street car line that served them. Although the Broadwater Hotel complex is long gone, the neighborhood in which the Broadwater House is situated has changed very little since the 1940s. The Broadwater Hotel grounds have been preserved (the hotel was demolished in 1975) and the residences built during the resort's peak still exist adjacent to the site of the resort.

The Charles A. Broadwater House

Local rancher George Seymer filed on a 160-acre parcel under the 1862 Homestead Act in Section 22, T10N, R4W in August 1872. He obtained title to the property in January 1881. The 1880 Census lists Seymer as a rancher in the Prickly Pear Valley. In June 1889, he platted a subdivision called Seymer Park that encompassed his homestead property. The

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subdivision was located adjacent to the Broadwater Hotel and Natatorium property and was served by the Helena Street Railway Company. Little is known about George Seymer other than what is provided in the census and divorce records. He arrived in Helena about 1867 and was a rancher with a wife, Sallie. In addition to this parcel, he filed on two other homestead claims in the immediate area in 1879 and 1888. George first appears in the Helena city directories in 1893, where he was listed as living near the Kessler Brewery. In 1899, Seymer listed his occupation as a rancher and was living in the Grand Central Hotel on North Main Street in Helena. Earlier, Seymer had suffered a series of financial reverses because of litigation with other Helena men and had divorced three times. He lost all of his property and died broke in November 1899.¹⁸

Seymer's association with the property was chaotic at best. In February 1884, he mortgaged it for \$1,500 to Sanford & Evans, a hardware and agricultural implement company owned by John Sanford and Christmas Evans. The following year, in March 1885, he mortgaged it to W. R. Alling, Trustee of Emeline Alling of New York City. Seymer was able to pay off both mortgages in April 1885 and November 1888. Meanwhile, he had mortgaged the property again to Pete Kessler in January 1886. By December 1889, Seymer had cleared the title and sold the property to Francis "Frank" Langford for \$350. Langford was Charles Broadwater's private secretary from 1889 to 1891 and was likely serving as Broadwater's agent when he bought the property. Langford kept the property for only about six months before selling it to George C. Smith, Langford's father-in-law, for \$1,500 in June 1890. Smith held onto it for a little over a month before selling it back to Langford for \$1,500 in July of that year. Two weeks later, Langford mortgaged the property to the Western Farm Mortgage Company for \$4,000, suggesting that the house was on the property by that time. Evidence suggests that Broadwater intended to live in the house. In October 1889, the *New York Times* reported that Broadwater, "Like T. C. Power, . . . is constructing a handsome private resident - Colonel Broadwater's house will be as complete as liberal expenditures can make it and will cost about \$100,000." The *Helena Journal* in May 1889 stated that Broadwater had begun construction of his residence and that George Appleton had commenced construction of fifty houses along the Helena Street Railway line west of town. It is likely that the construction of the Broadwater Hotel and Natatorium had severely drained Broadwater's finances and he sought to protect his investment in a new house by transferring ownership to his private secretary Frank Langford. Broadwater's frequent absences from Helena in the early 1890s and his death in May 1892 complicated matters, leaving the house in Langford's ownership although Broadwater had not intended it to be so.¹⁹

Helena builder and self-taught architect George Appleton had set his sights on the western fringes of the city in the area adjacent to the Broadwater Hotel and Natatorium. Appleton based his business on customizing mail order house plans. The larger building lots on the west side allowed for larger and more expensive homes. Although most of the Appleton houses are located further to the east, he did extend his influence into the Seymer Park Addition. His firm, Wallace, Thornburgh, and Appleton, had designed the hotel and the Broadwater House echoes the design of the hotel. The Panic of 1893 caused the collapse of Helena's building boom and many recently platted subdivisions, including the Seymer Park Addition, remained largely undeveloped until after World War II.²⁰

Frank and Georgia Langford sold the property to Peter and Anna Bickel in July 1892 for \$5,000. The Langfords relocated to northwestern Montana where Frank had organized the Columbia Falls Townsite Company based on insider information that James J. Hill intended to relocate the Great Northern Railway's division point from Kalispell to Columbia Falls. Upon learning of Langford's scheme, local folklore states, Hill moved the division point to Whitefish instead. Peter Bickel came to Helena in the early 1880s and worked first as the Lewis & Clark County Surveyor before going into the civil engineering business in partnership with Albert Hovey about 1893. In February 1894, the Bickel's 13-month-old-daughter, Beatrice, died in the house after suffering a series of convulsions. In the wake of their beloved daughter's death, the Bickel's sold the house to Mrs. Jennie Eastlake, the wife of J. J. Eastlake. The Eastlakes' interest in the house or Helena is not known, as the couple apparently never lived there. When she died intestate in New York in December 1902, the house passed to her son Andrew and brothers Everand and William Benjamin. They transferred ownership back to Anna Bickel in April 1904.

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Less than a month later, she sold it to Walter G. Filer, who kept it for a few days before transferring it back to Anna. On June 3, 1910, Paul and Anna Bickel sold the property to Sam and Anna Myhre for \$5,000.²¹

Born in Norway in 1836, Sam came to the United States in 1857. Sam and Anna married about 1882 and lived in Michigan and Wisconsin before moving to Butte, Montana in 1889. After working in the Butte mines for a couple years Sam and his wife, Anna, relocated to Amazon, Montana, where he purchased a few hard rock claims. The couple and five of their six children moved to Helena in 1910. He worked as a miner in the Helena area until his death in January 1916. Anna then acquired sole ownership of the dwelling on Williams Street. The 1920 census lists Anna as living in the house with her daughter Laura Hillman, her husband Harry and their three children. Also residing in the house was her daughter Anna Rowe and her husband Ed and, finally, her daughter Selma. Anna Myhre held onto the house until February 1925 when she deeded it over to her daughter, Laura Hillman. Laura's husband, Harry, who managed the Broadwater Natatorium during the summer months and the Kiwanis ice skating rink in the winter, died of spinal meningitis on the first day of January 1927. That tragedy was followed by the death of their 11 year-old son, Harry Reginald, in February 1929 when he was run over by a county snow plow while hooky-bobbing on Williams Street in front of the house. A month after her son's tragic death in February, a controlled blaze got out of control, burned down a garage on the Broadwater grounds and nearly burned down Hillman's home. It was saved "after much effort" by the local volunteer fire unit.²²

Laura, her two daughters and mother, were listed as living in the house in the 1930 census. Laura owned and operated a candy stand at the natatorium before her husband's death and then took over as the manager of the natatorium's "plunge" in 1928. In September 1932, she married Helena bookkeeper and divorcee William Hungate in Bozeman. Laura transferred ownership back to her mother in February 1932. She kept it for only a few months and then deeded it back to Laura in October 1932, just a month after her marriage to William, who worked as a bookkeeper for the T.C. Power Company in Helena. The Hungates lived in the house along with Anna Myhre, who died in May 1941.²³

Laura Hungate sold the property to William and Margaret Whyte in April 1957. The Whytes already had a long history in the Seymer Park Addition. The Helena City Directory shows a William and Anthony Whyte living in the addition in 1927. William was the father of the current property owner, Billy Whyte. Both Anthony and William were first employed by the State Nursery and Seed Company. By the 1930s, William was employed by the Lewis and Clark County Road Department. William and Margaret Whyte sold the property to their son, Billy, in April 1974. Billy was also employed by the road department until his retirement in the 1990s.²⁴

Architectural Significance

George Appleton

Born in Vermont in March 1862, George Appleton attended school in Oberlin, Ohio and learned the carpenter trade in St. Paul, Minnesota. He worked his way west with the Northern Pacific Railway, arriving in Helena in 1884 as a journeyman carpenter. Helena's economy boomed in the 1880s in the wake of the arrival of the Northern Pacific in 1883 and resulting surge in construction surge provided ample opportunities to Appleton. The Queen City's population mushroomed from 3,600 people in 1880 to over 15,000 residents a decade later. The new arrivals caused a critical housing shortage in Helena and sparked a boom in land speculation. Between 1880 and 1890, several new additions to Helena were platted by real estate speculators, most on the eastern and western fringes of town. Perhaps seeing where the real money was, Appleton spent much of his free time studying architecture, beginning a new career as an architect/builder in 1886 when he was hired by Helena architect John Paulsen. After six months, though, he left Paulsen's firm and went to work for Franklin Wallace and Albert Thornburgh in April. Wallace & Thornburgh was an insurance firm that financed construction in Helena with money from the Boston investment firm of Matthew Boles & Co. Wallace, Thornburgh and Appleton Company oversaw the construction of well over a hundred houses in Helena by 1889. Appleton oversaw the design and construction of the hotel at Colonel Charles Broadwater's resort complex (24LC696) across Ten Mile Creek from the Broadwater House.²⁵

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Appleton left Wallace and Thornburgh and struck out on his own in 1889. By 1890, he had purchased at least 250 lots in Helena and was developing the Kenwood Addition and other subdivisions on the west side of Helena. Unlike his tenure with Wallace and Thornburgh when he designed and built primarily modestly-priced residences, while on his own, he concentrated mostly on middle and upper-income houses, specifically larger and more expensive version of Queen Anne and Shingle Style homes. Appleton's homes and land in the "wind swept grasslands" of the upper west side were served by trolley line. His operations in Helena also reflect the general factory orientation of American Big Business during the heady days of the Gilded Age. Appleton obtained house plans from the R. W. Shoppell Company of New York City and either built houses straight from the plans or customized them to serve the tastes of his clients. Like the tract homes of the post-World War II years, Appleton also sold the lots to his customers and provided the mortgages for the houses that would be located on them. At his height between 1889 and 1893, Appleton had dozens of houses under construction simultaneously on the western fringes of Helena.²⁶

By 1891, however, the building boom in Helena had begun to fade as the market reached the saturation point. Appleton, however, continued to remain active, obtaining contracts to build the National Biscuit Company factory in the Sixth Ward and the windmill at Forestvale Cemetery in Helena. He also designed the State Orphans Home in Twin Bridges and won a government contract to construct seven buildings at Fort Harrison in 1894. By 1896, Helena felt the full effects of the national economic depression that had begun in 1893. Construction of both houses and commercial buildings in the Queen City had reached a low point. Consequently, Appleton left Helena and worked in Washington and Colorado before permanently relocating to New York. He died in Wading Lake, New York in 1941.²⁷

Built in 1890, the Broadwater House is representative of the Shingle architectural style. The Shingle style is an amalgamation of the Queen Anne, Richardsonian Romanesque, and Colonial Revival styles. Developed about 1880 in New England, the style "reached its highest expression in seaside resorts of the northeast United States." From New England, the style spread westward throughout the country. Unlike the Queen Anne and Colonial Revival styles, Shingle-style houses never caught on in the popular vernacular housing market and was utilized primarily by upper class Americans.²⁸

The Broadwater House exhibits most of the features common to the design. The house is horizontally oriented with shingle cladding on the second floor. There are no interruptions of the shingling at the corners. Like many Shingle residences, elements of the Richardsonian Romanesque is incorporated into the design. This includes the stone lower story with the recessed Romanesque-type window openings. Other stone features on the story include the stone foundation, stone porch piers, and exterior stone chimneys. Much of the stone is rusticated, which is also common to the style. Queen Anne components of the house include the irregular plan, the novelty siding with corner boards on a portion of the lower story, decorative window openings, partially returned corniced eaves, and the decorative scrollwork in the façade vestibule. The Broadwater House also includes other design elements typical of the Shingle style including the asymmetrical façade, multi-level eaves, extensive porch on the rear façade, the Palladian-style window on the north façade, the irregular roof line, simple window surrounds, bay windows, half tower on the rear façade are common to the Shingle style.

Architect George Appleton likely adapted the design of the Broadwater House from a *Shoppell's Modern Houses* catalog. Appleton was also a partner in the Wallace, Thornburgh, and Appleton architectural firm which designed the hotel at the adjacent Broadwater resort in 1888. Although no written evidence has yet be discovered, it is probable that Charles Broadwater specified to Appleton that his residence, located across Ten Mile Creek from the resort, be similar in design to the hotel. While the hotel and the house were two different architectural styles, there are still many similarities in the design of the exteriors of the two buildings. The interior of the Broadwater House more closely resembles the interior of the hotel. Built in 1888-1889, the Broadwater Hotel was Queen Anne in design. It was horizontally oriented (like the

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residence) with a hip roof. The walls of the hotel were clad in novelty siding with corner boards. There were also decorative elements such as roof brackets, ornate window surrounds, and the assemblage of dormers, porches, and a cupola on the east end of the structure. Like the residence, though, the hotel also included extensive open-air porches, multi-level eaves, towers, an irregular roof line, and a stone foundation. Unlike the Broadwater House, the hotel had a symmetrical plan and the turned posts roof supports on the porches were more common with the Queen Anne style than the Shingle. Both buildings, however, appeared Victorian in style to the layman, were ornate, and were united by the extensive landscaping with cottonwood trees of both properties. The hotel and residence were separated by Ten Mile Creek, but the landscaping from the hotel/natatorium grounds was extended north across the stream.

Extant photographs of the interior of the hotel are similar to the existing restored interior of the Broadwater House. Both included irregular floor plans with hardwood floors, ornate hardware (i.e. hinges, door knobs, and estucheon plates), ornate window and interior opening casings, wainscoting, built-in benches, and tile-decorated fireplaces. There are fixed stained glass windows and stained glass transoms. Interior openings have/had turned spindle and beads grilles.

Conclusion

The arrival of the Northern Pacific Railway in 1883 and the Montana Central Railway in Helena in 1887 sparked an economic boom in Helena that resulted in the tremendous expansion of its population and commercial enterprises. It also provided a fertile ground for local home-grown entrepreneurs like Charles A. Broadwater and George Appleton to thrive and prosper. Through his connections with railroad tycoon James J. Hill and his long association with Montana, Broadwater was able to acquire considerable land west of Helena upon which he constructed a hotel and natatorium in 1889. That development sparked residential development adjacent to the resort complex that complimented it and testified to the faith that Helena's capitalists had in Helena. Evidence suggests that Broadwater intended to construct his private residence adjacent to the resort in the newly established Seymer Park Addition. He likely retained architect/builder George S. Appleton to design and construct the residence because of his association with the design of the resort's hotel. Appleton and Broadwater likely selected one of the R. W. Shoppell Company's designs for the residence, which Appleton then customized to serve Broadwater's tastes and needs. In 1889, Broadwater's failing health and his overextended finances, compelled him to transfer ownership of the property and his soon-to-be-completed house to his secretary, Frank Langford. Langford was the first occupant of the house in 1890. Since then, the house has been indelibly associated with the Broadwater Hotel and Natatorium and Fort Harrison neighborhood. Architecturally, the house is similar in design to the Broadwater Hotel and was, in fact, designed by the man who oversaw the hotel's design. Although the proof that Appleton designed the house is not concrete, the fact that it is located in the general area where Appleton was most active, its association with the hotel, and because it was located along a trolley line (a hallmark of his efforts), suggests that Appleton was, indeed, associated with it. Subsequent owners of the residence have maintained their associations with the hotel and plunge. Although the house has undergone some alterations, by late 2007 it looks much as it did when it was constructed in 1889-1890.

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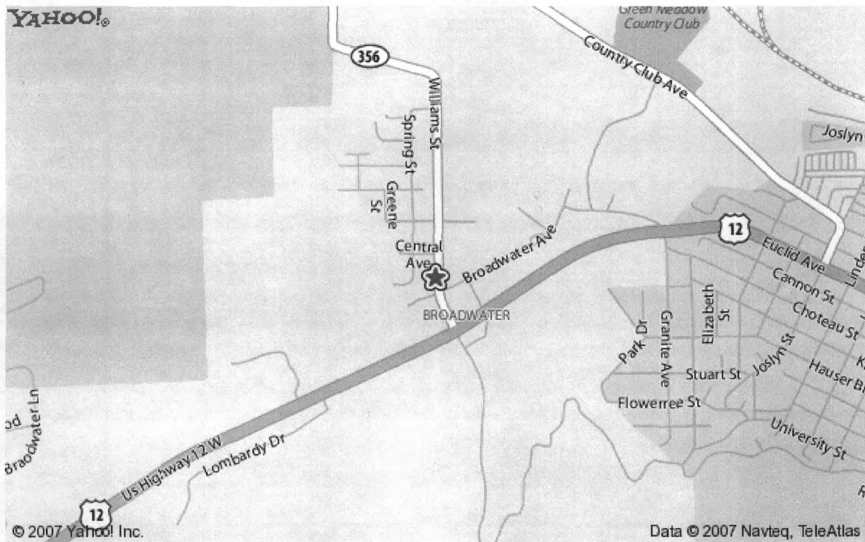
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Detail street map of the west end of Helena showing location of the Broadwater House.

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Detail of aerial photograph superimposed with a street map of the west end of Helena, showing the location of the Broadwater House.

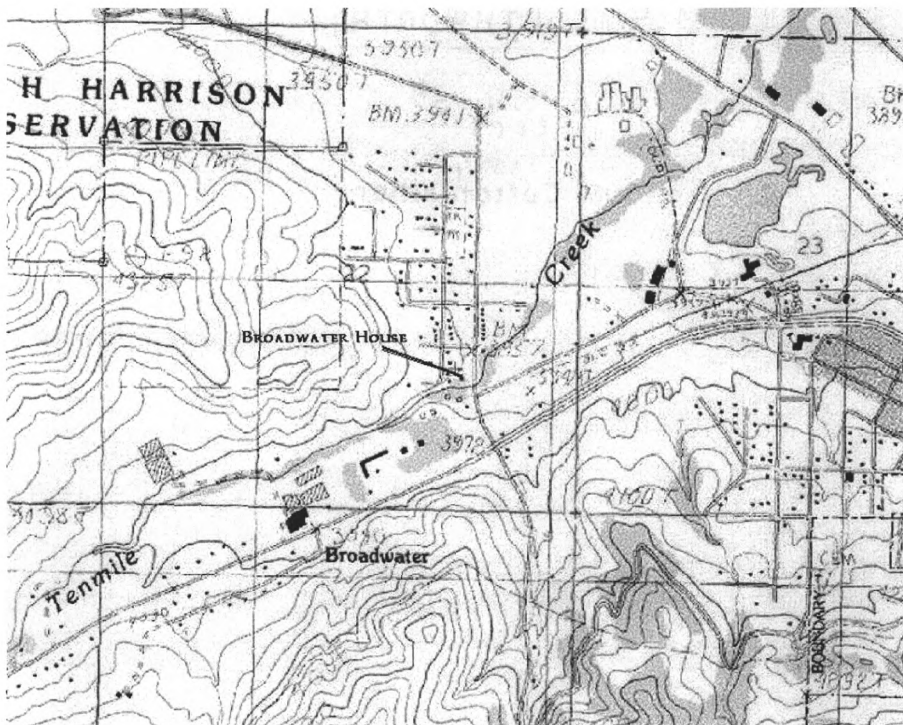
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Detail of Helena 7.5 minute quadrangle showing location of Broadwater House in SW¼ NE¼ SE¼ of Section 22, Township 10 North, Range 4 West.

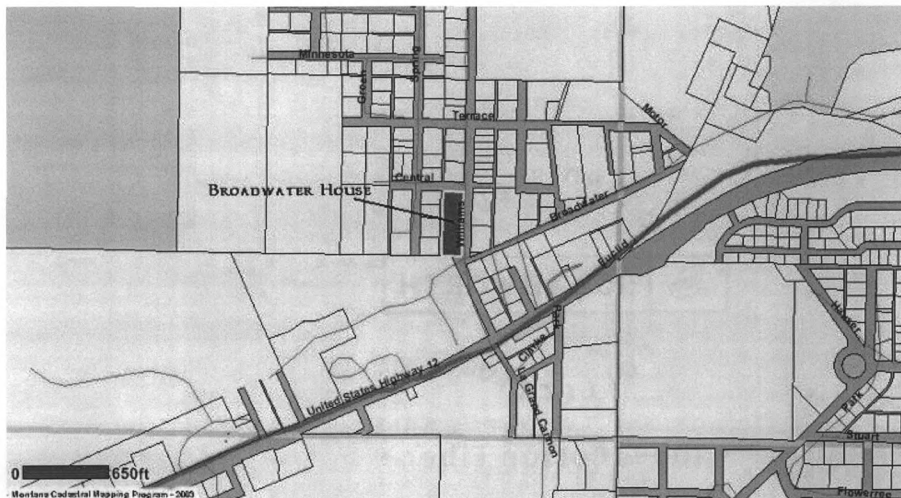
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Cadastral Map showing property boundary for the Broadwater House, Seymer Park Addition, Block 13 Lots 1-9, and closed portion of Front Street south of east half of the alley to the west line of Williams Street.

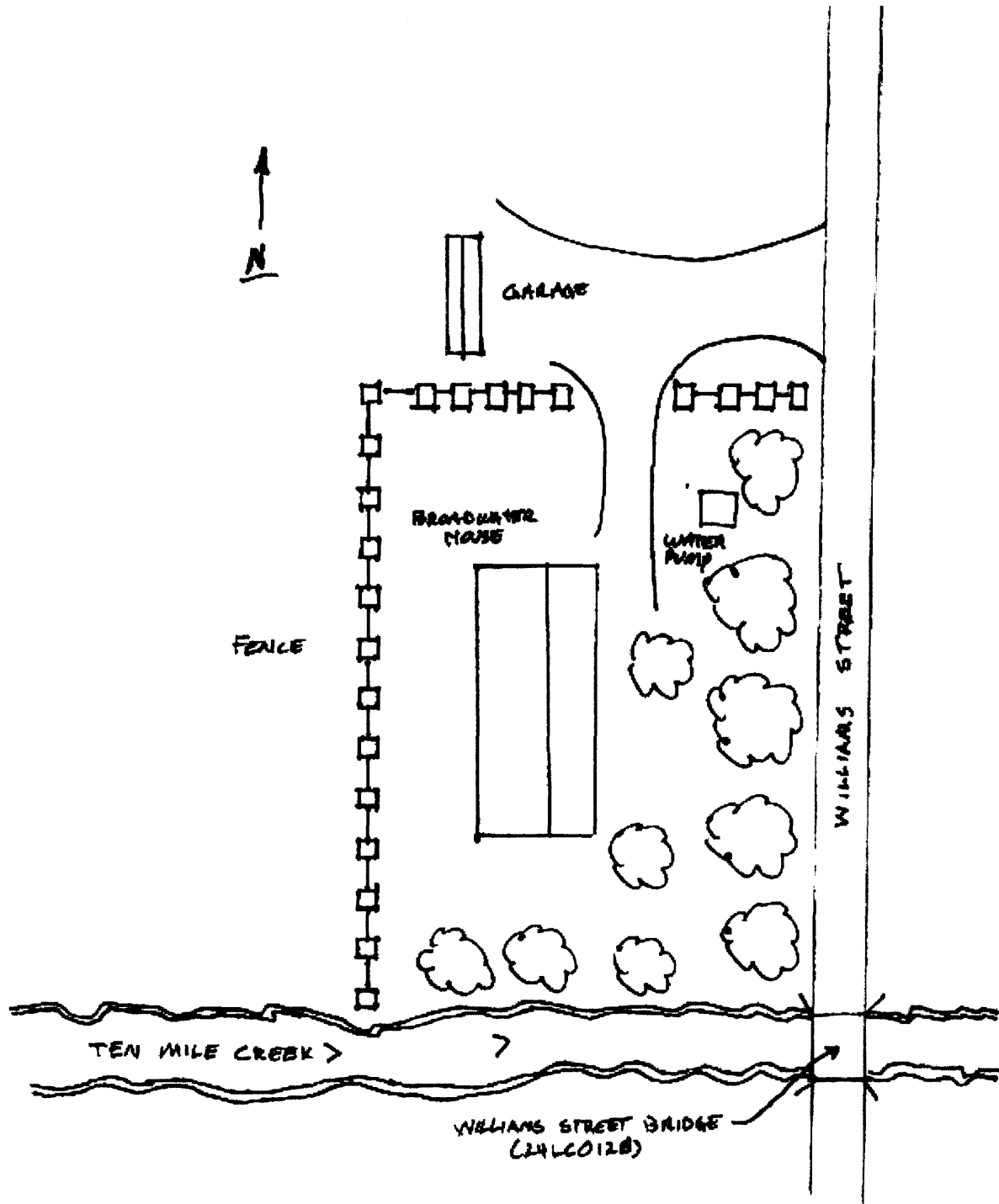
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Site Map for Broadwater House property.

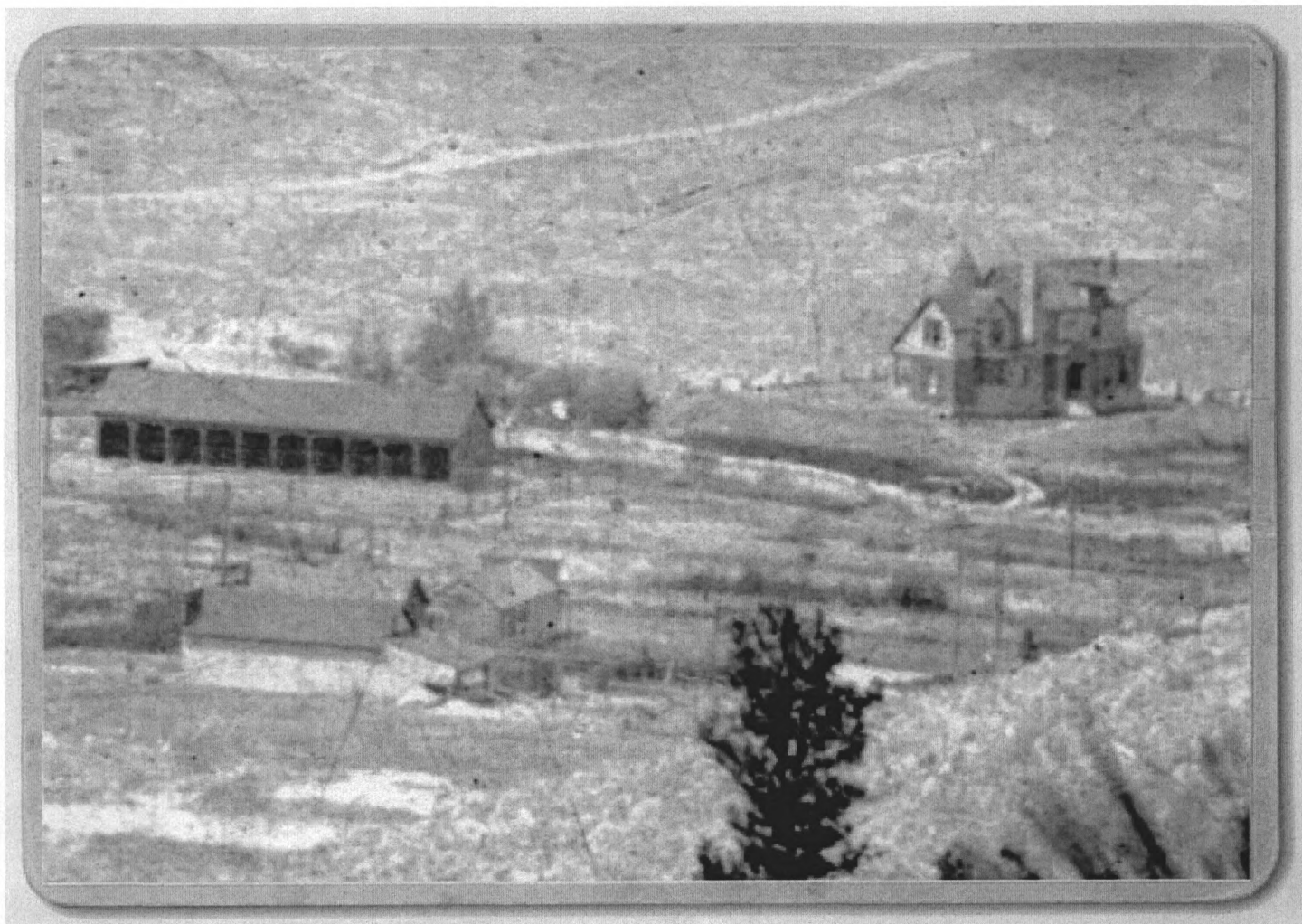
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Detail. Aerial view of Broadwater Hotel Complex, circa. 1891. View to the northwest. Photographer unknown. Photograph courtesy of Kennon Baird.

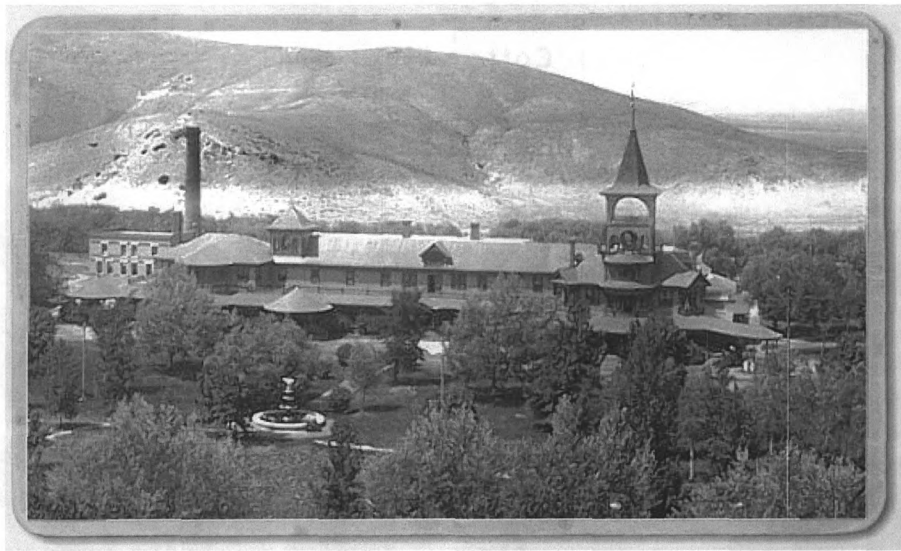
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Broadwater Hotel c. 1907, view to south. Photo from Library Congress, donated by Samuel Culbertson. LOC Call #: PAN US GEOG - Montana no. 15. Available online at: http://www.lifelikecharm.com/Broadwater_the_hotel.htm

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Charles A. Broadwater. http://www.lifelikecharm.com/charles_arthur_broadwater.htm

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The photographs that accompany this nomination were taken by Jon Axline in August 2007, using a high-resolution digital camera. In accordance with the March 2005 Photo Policy expansion, the photos are printed on HP Premium Plus Photo Paper, using a Hewlett Packard 100 gray photo cartridge. This combination of paper and inks is included on the NR's list of "Acceptable Ink and Paper Combinations for Digital Images." The images are also recorded as .tiff files on a CD with a resolution at least 1200x1800 pixels, 300 dpi in "true color" 24-bit format.

Photo #1: East (front) and north elevations, view to southwest. Photo by Jon Axline, 2007.

Photo #2: North side of east (front) elevation. View to west-southwest. Photo by Jon Axline, 2007.

Photo #3: South side of east elevation, view to west-southwest. Photo by Jon Axline, 2007.

Photo #4: South and west (rear) elevations, view to northeast. Photo by Jon Axline, 2007.

Photo #5: South side of west (rear) elevation, view to east. Note historic fence in foreground. Photo by Jon Axline, 2007.

Photo #6: Detail of enclosed rear porch, south end of west elevation. View to southeast. Photo by Jon Axline, 2007.

Photo #7: Historic fence posts and south elevation of pumphouse, view to northeast. Photo by Jon Axline, 2007.

Photo #8: Historic fence. View to southwest. Photo by Jon Axline, 2007.

Photo #9: Garage (non-contributing). West and south elevations, view to northeast. Photo by Jon Axline, 2007.

Photo #10: East elevation of garage, view to southwest. Photo by Jon Axline, 2007.

Photo #11: East elevation of pumphouse, view to northwest. Photo by Jon Axline, 2007.