

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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

For NCRS use only

received JUN 5 1980

date entered AUG -6 1980

**1. Name**

historic T.H. Kleinschmidt House

and/or common

**2. Location**

street & number 1823 Highland Ave. \_\_\_\_\_ not for publication

city, town Helena \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 1st

state Montana code 30 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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Sam and Janet Sperry

street & number 1823 Highland

city, town Helena \_\_\_\_\_ vicinity of \_\_\_\_\_ state Montana

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Lewis & Clark County Classification & Appraisal Office

street & number 316 N. Park

city, town Helena \_\_\_\_\_ state Montana

**6. Representation in Existing Surveys**

title None has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

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## 7. Description

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

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### Describe the present and original (if known) physical appearance

One of the most impressive mansions built east of Last Chance Gulch (Helena) is the Kleinschmidt residence. While most of the mansions built during the late 1880's and 1890's were located close to the center of town -- the Gulch area -- this two and a half story masonry structure is, even today, on the eastern edge of the city. The building was built in 1892 for T.H. Kleinschmidt, to house his wife and six children. It is a big house with four bedrooms on the second floor and four bedrooms (probably for servants) on the top floor.

Built of red brick, the house has a full basement, the walls of which are rubble stone and extend partially above grade on the slightly sloping lot. The grade level of the site is considerably above street level; there is a stone retaining wall broken by a flight of steps leading to the wooden steps of the porch. The one story wooden porch curves around to the east side of the building and ties in with the carriage entrance. A steep gable roof covers the entry; the lower part of the gable has an open spindle decoration above a flattened arch.

The building has a steep gabled roof and tall brick chimneys for the five fireplaces, three of which are on the first floor. The main gable at the front of the building typifies the Gingerbread era; it has a half-circle opening in the peak above a flattened northwest corner of the house. The tower is capped by a quasi-onion shaped pointed roof having small triangular dormers framing a semi-circular light or window. Several of the windows on the first floor have semi-circular heads while the majority of the windows of the house are tall narrow double-hung wood windows with one-over-one lights, and flat heads. The third, or attic, floor is sided with "fish scale" shingles.

Of particular interest is the large dining room window on the east facade. It has a semi-circular head. The lower part is divided into two large panes, and the upper part with the arch is a colorful stained glass transom light. The dining room is a bright cheerful room, due to these windows and others of the slightly projecting bay.

Entry into the building is through two wooden paneled front doors having small squares of beveled glass framing their upper glass lights. The doors lead to a vestibule from which a set of doors opens into the wide central hallway. Flanking the vestibule are small closets opening into the hallway. Pairs of sliding doors on each side of the hallway open into the two parlors. Also in the hallway on the east side beyond the doors is a fireplace framed in wood and ceramic tile. At the end of the hallway on the west side a stair leads to the upper floors. The stair wraps back upon itself; the first three steps are curved. An ornately carved newel post and balustrade lead upward. Above the stair in the hallway is a fan-shaped open screen of decorative woodwork.

Beyond the entry hallway fireplace on the east wall a door gives access to the dining room. The dining room and front parlor are connected by a doorway. In the corner of the front parlor, backed against the entry hall fireplace, there is a corner fireplace. A similar corner fireplace is located on the second floor in the northeast bedroom. The kitchen and back porch are beyond the dining room to the rear of the building.

The larger parlor on the northwest portion of the building has a fireplace on the west wall. Four of the fireplaces are operative today. The interior is finished in cherry, oak and birch, believed to have been imported. The craftsmanship is especially fine.

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Continuation sheet

Item number 7

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The main staircase opens into a central hallway on the second floor. The hallway extends to the front (north) of the building, and a sitting area in front of the windows is defined by an ornate grill of carved wood. An enclosed staircase leads to the attic or third floor that encloses a forty-two foot ballroom and four bedrooms.

In the basement there is a billiard room, finished with Oak with a good floor and a marble fireplace.

The interior of the building has been well maintained over the years and is virtually unaltered. The present owners respect the building's integrity.

## 8. Significance

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

**Specific dates** 1892 **Builder/Architect** W.E. Norris

### Statement of Significance (in one paragraph)

Theodore H. Kleinschmidt was an important figure in mining and commerce in the early days of Montana. He was born in Prussia in 1839, emigrated to the United States in 1844, and was raised and educated in St. Louis. Kleinschmidt came to Montana from Denver, arriving in Virginia City in May, 1864 with a mule team and a stock of merchandise. He invested in placer mines, working them until the spring of 1865. That summer he ran a store in German Gulch in Deer Lodge County and was a member of the Vigilance Committee. The following year was spent in St. Louis, but Kleinschmidt returned to Montana with Samuel Hauser in the spring of 1866. They at once opened a bank in a grocery store in Helena -- The First National Bank of Helena.

T.H. Kelinschmidt became one of the leading financiers of Helena. He was one of the founders and held the office of Treasurer of the Helena Electric Light Company; Vice-president of the Helena Gas Light and Coke Company (1889); Treasurer of the Helena Steam Power and Lighting Company (1889); Treasurer of the Livingston Coke and Coal Company (1895); one of the organizers of Artesian Well Company; Treasurer of the Helena Water Company; Treasurer of the Helena Building Association; President of the Bank of Townsend; Treasurer of Paynter Drug; Director of the Montana State Fair Association; member of the firm of Hill, Logan & Co., dealers in general merchandise; President, Helena Board of Trade; President of Mikado Mining Company; Treasurer of the Spokane Ranch Company; helped organize the Northwest Cattle Company, and, according to Miller (ref. #1), "has long been interested in cattle, horses and sheep".

Kleinschmidt was interested in mines and mining all over Montana. In 1876 he was awarded a diploma and letter by the Centennial Exposition for "a very rare cabinet of some fifty different specimens of gold crystals collected during twelve years of observation and dealing in gold." He was one of the organizers of the Presbyterian Church in Helena. In addition, T.H. Kleinschmidt was the first person ever elected to three terms as mayor of Helena. He was serving his third term when he built this house. In 1889 he was listed as Treasurer of the Society of Montana Pioneers. Kleinschmidt's wife, Mary Blattner Kleinschmidt, died in 1904. Her funeral was held in the house, and a special trolley ran from town to bring the mourners.

The architect for the Kleinschmidt house was W.E. Norris who had been born on the plains en route to Montana on July 10, 1862. With his parents, he arrived in Bannack August 14, 1863. When he grew up he became an architect in Helena, advertising "Fine Residences a Specialty." This beautiful Victorian Mansion must have been one of his triumphs. It features intricate "Gingerbread", dignified lines, and meticulous craftsmanship.

# 9. Major Bibliographical References

Joaquin Miller, An Illustrated History of the State of Montana, 1894  
 Society of Montana Pioneers, Vol. 1, 1899  
 M.A. Leeson, History of Montana, 1739-1885, 1885  
 Helena City Directories, 1868 through 1896

# 10. Geographical Data

Acree of nominated property less than 1 acre

**UTM NOT VERIFIED**

Quadrangle name Helena

Quadrangle scale 1:62500

UMT References

**ACREAGE NOT VERIFIED**

A 

1	2
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4	2	2	8	5	0
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5	1	5	9	0	8	0
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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D 

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H 

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### Verbal boundary description and justification

Lots 9 through 14, Block 36 of Lenox Addition to the City of Helena, Montana  
 SW $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 32 T.9N., R.3W

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

state None code county code

state code county code

# 11. Form Prepared By

name/title Janet Sperry and John DeHaas, Jr.

organization Owner & Architect

date 4/15/80

street & number 1823 Highland

telephone 406-443-2749

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*[Handwritten Signature]*

title Director SHPO

date 5-29-80

For NCHS use only  
 I hereby certify that this property is included in the National Register

*[Handwritten Signature]* date 8/16/80

Attest: *[Handwritten Signature]* date 1/30/80

Civil

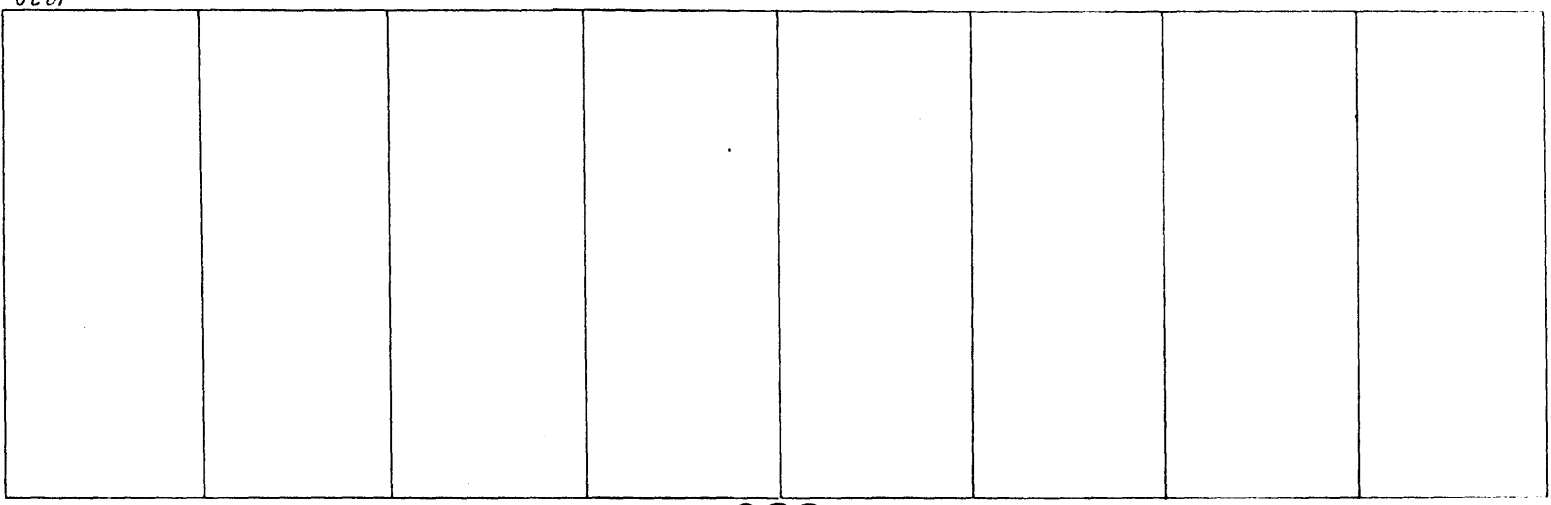
PL.

Sarban Map No. 1930



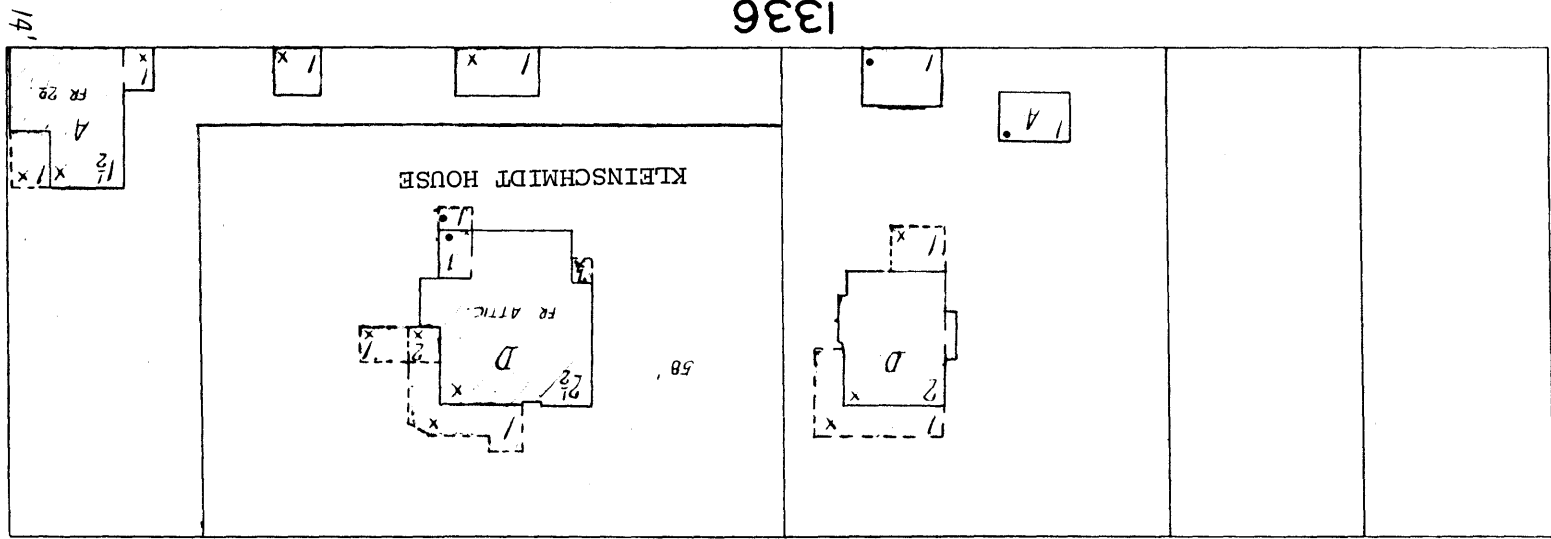
1803 1815 1821 1839

1838



S. HANNAFORD

1336



1839 1823 1815

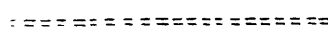


HIGHLAND

AV.

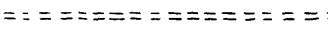
4" W Pipe 70'

(4161)



(4171)

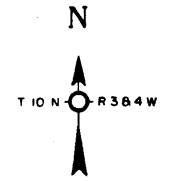
4" W Pipe 70'



Copies of this map are available for a nominal cost at the Montana Department of Highways—Helena, Montana 59601



- LEGEND**
- PROPOSED ROAD
  - GRADED AND DRAINED ROAD
  - GRAVEL OR STONE ROAD
  - LOW TYPE BITUMINOUS ROAD
  - PAVED ROAD
  - DIVIDED ROAD - TRAFFIC FLOW
  - FA I FEDERAL AID INTERSTATE SYSTEM
  - FAP FEDERAL AID PRIMARY SYSTEM
  - FAS FEDERAL AID SECONDARY SYSTEM
  - INTERSTATE ROUTE MARKER
  - U.S. NUMBERED ROUTE MARKER
  - STATE ROUTE MARKER
  - OTHER ROUTE MARKER
  - CORPORATE BOUNDARY LINE
  - NON-EXISTENT DEDICATED STREET
  - CENTRAL BUSINESS DISTRICT
  - URBAN EXTENSION BOUNDARY
  - RAILROAD AND STATION
  - POST OFFICE
  - COURT HOUSE
  - ELEMENTARY SCHOOL
  - HIGH SCHOOL
  - HOSPITAL
  - ELEVATION



CITY PLAT  
**HELENA**  
 LEWIS & CLARK COUNTY  
**MONTANA**  
 1970 CENSUS 22,730  
 SCALE IN FEET  
 1400 0 1400 2800

KLEINSCHMIDT HOUSE

REVISED DEC 31, 1971

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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Kleinschmidt, T. H., House Lewis and Clark County MONTANA 80004272

*Additional Documentation Accepted*

*Guy M. Rapsley 7/28/95*

ADDITIONAL DOCUMENTATION APPROVED



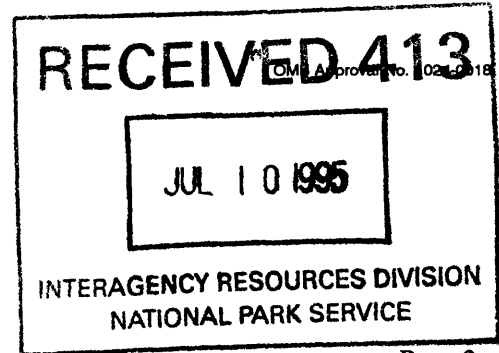
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7

T.H. Kleinschmidt House

Page 2



In addition to the main residence, there are two other buildings on the property. Both contribute to its significance. To the rear of the Kleinschmidt residence, on the east corner of the property, stand the original carriage house and chicken coop. They are contemporaneous to the house and were constructed of brick in the same style as the main residence. Reflecting 19th century patterns of use, the buildings reflect historic activities of transportation and subsistence which once were a part of every day life.

The Kleinschmidt **carriage house** is an integral part of the original building ensemble. The mass of the carriage house defines the east yard area and separates it from the alley where sliding wooden stable doors open to the south. A second set of sliding doors open to the north.

In basic massing, horizontal zoning of materials, and even the unusual "folded plate" roof construction, the carriage house matches the main residence. The design involves a brick first story, with wood-frame upper story finished in decorative scalloped wooden shingles. The foundation, first floor window sills, and lintels over doorways are of sandstone. A face is carved into the stone of the north side foundation.

Doorways house panelled wooden doors, while the window openings housed fixed or casement units, in a paired arrangement with a vertical muntin. On the upper level, most original units are broken out and boarded. On the south side, the opening apparently was once a small door for hay loading. Original wooden shingles finish the gable roof, and remains of a brick chimney project above the southeast corner.

This building was originally a complete carriage house. The interior included horse stalls (at least two -- perhaps four) that had a floor drainage grate and two hay chutes from the hay loft above. A separate cow stall also has a hay chute. There is space for storing tack. The main room of the carriage house is large enough to hold two carriages. The sliding doors are opposite each other so that a carriage could be driven through the building and not be required to turn around. There is a drain over which the carriage in use would be parked. The hay loft and heated groom's quarters are located upstairs, accessed by the original wooden staircase.

The carriage house has not suffered any major alterations in the last 103 years. Currently vacant, the only notable change is the removal of original siding above the north carriage entrance.

The brick **hen house** is the smallest of the three original buildings still standing on the Kleinschmidt property. The hen house features a square block massing, while the distinctive curved hip roofline echoes the roofs of the southwest corner of the carriage house and the upper balconies of the main house. The walls are of brick with a wooden cornice beneath the flaring eaves. The primary entrance is via a doorway on the north, which is spanned by a brick relieving arch, and houses a wooden door. Above this doorway, a gabled dormer projects from the roof. The gable is missing its decorative trim. The building is symmetrical, inside and outside, with a wooden lattice wall and two doors (one remains) dividing the inner room from the entrance.<sup>1</sup>

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<sup>1</sup>The only definitive source of information regarding the original use of this building is the Sanborn Map book, 1892 - 1927 (housed at the Montana Historical Society).

N-S SECTION

Carriage House  
level 2

T.H. Kleinschmidt property  
1523 Highland  
Helena, MT

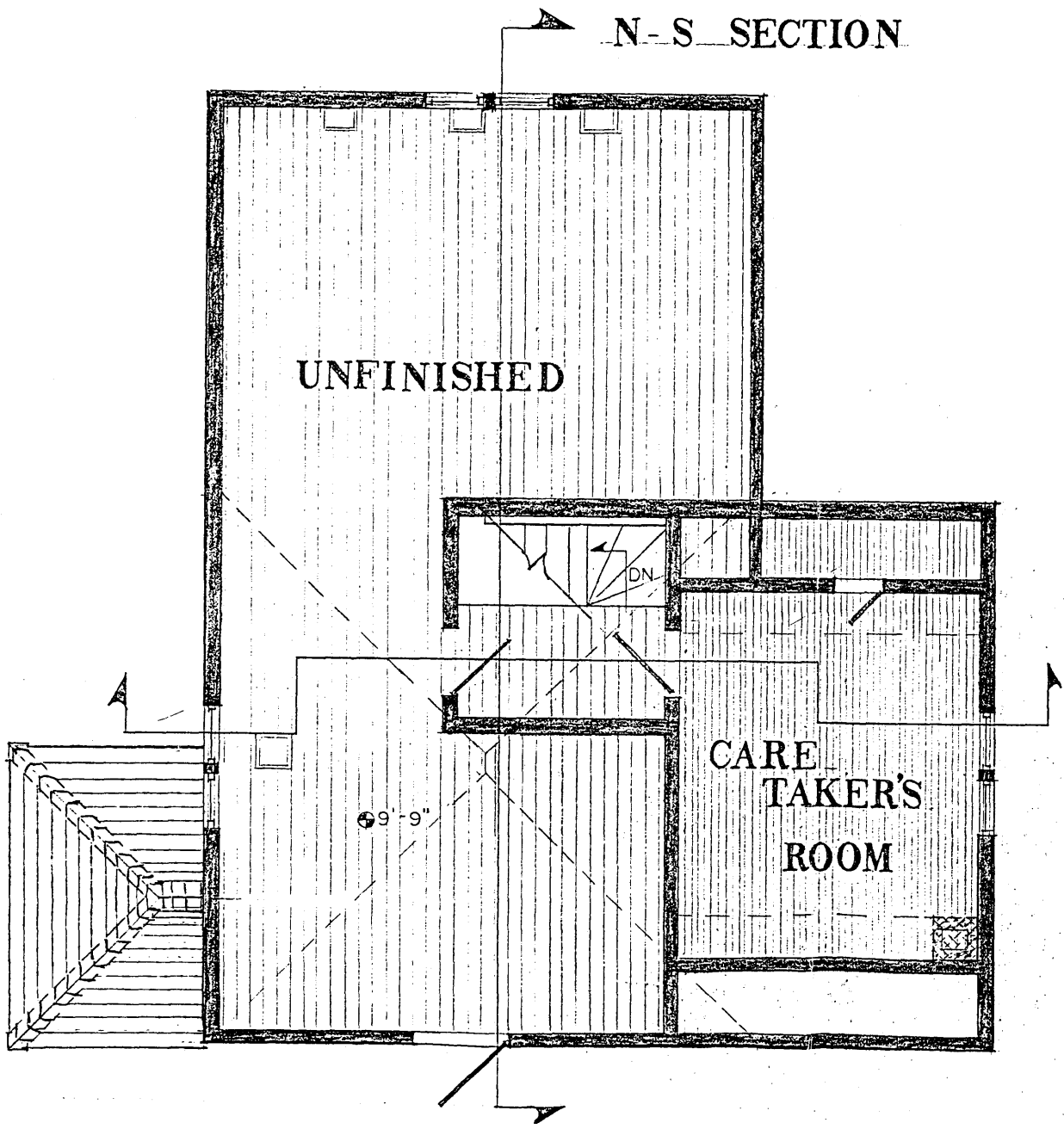
UNFINISHED

E-W SECTION

CARE  
TAKER'S  
ROOM

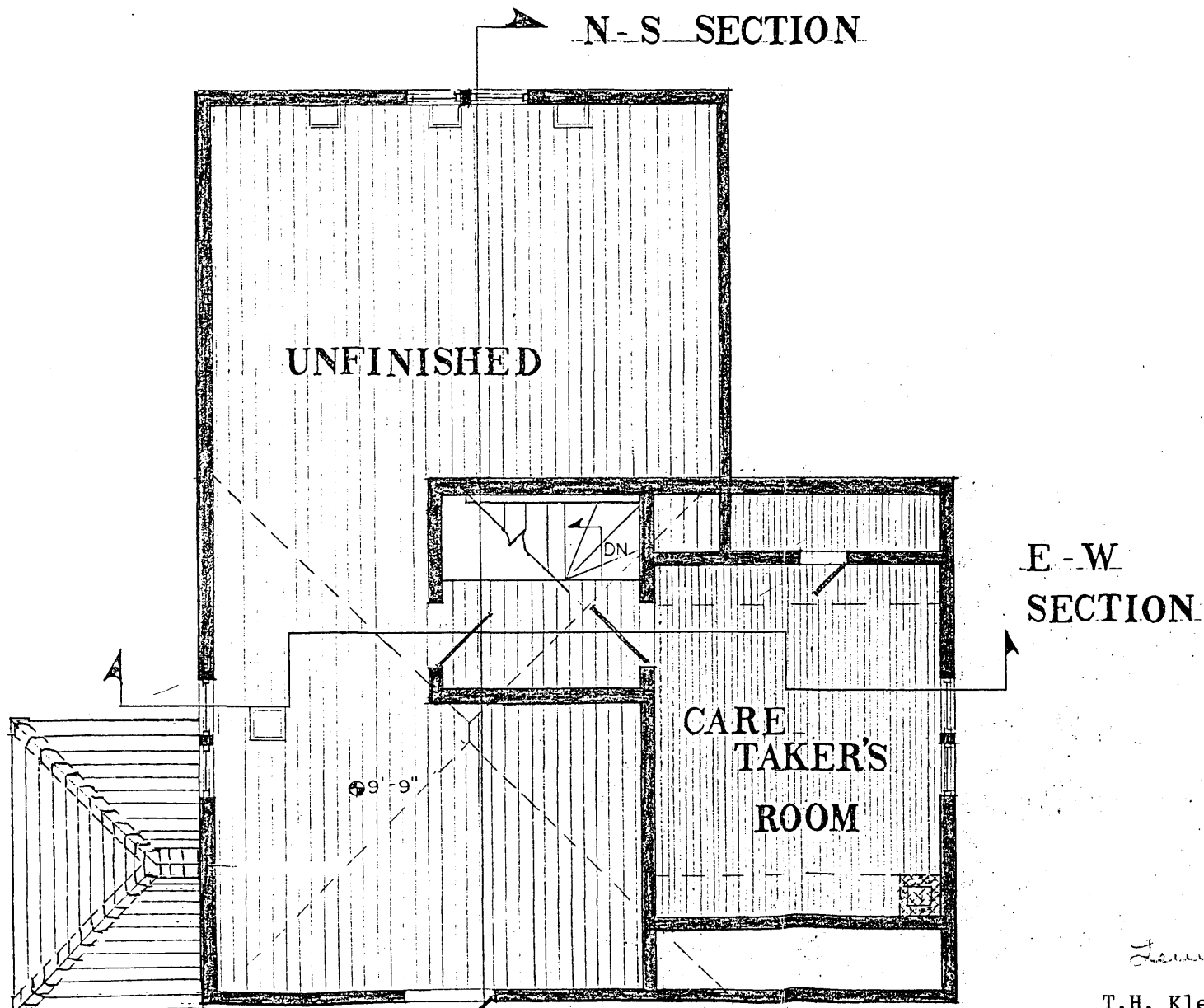
9'-9"

DN



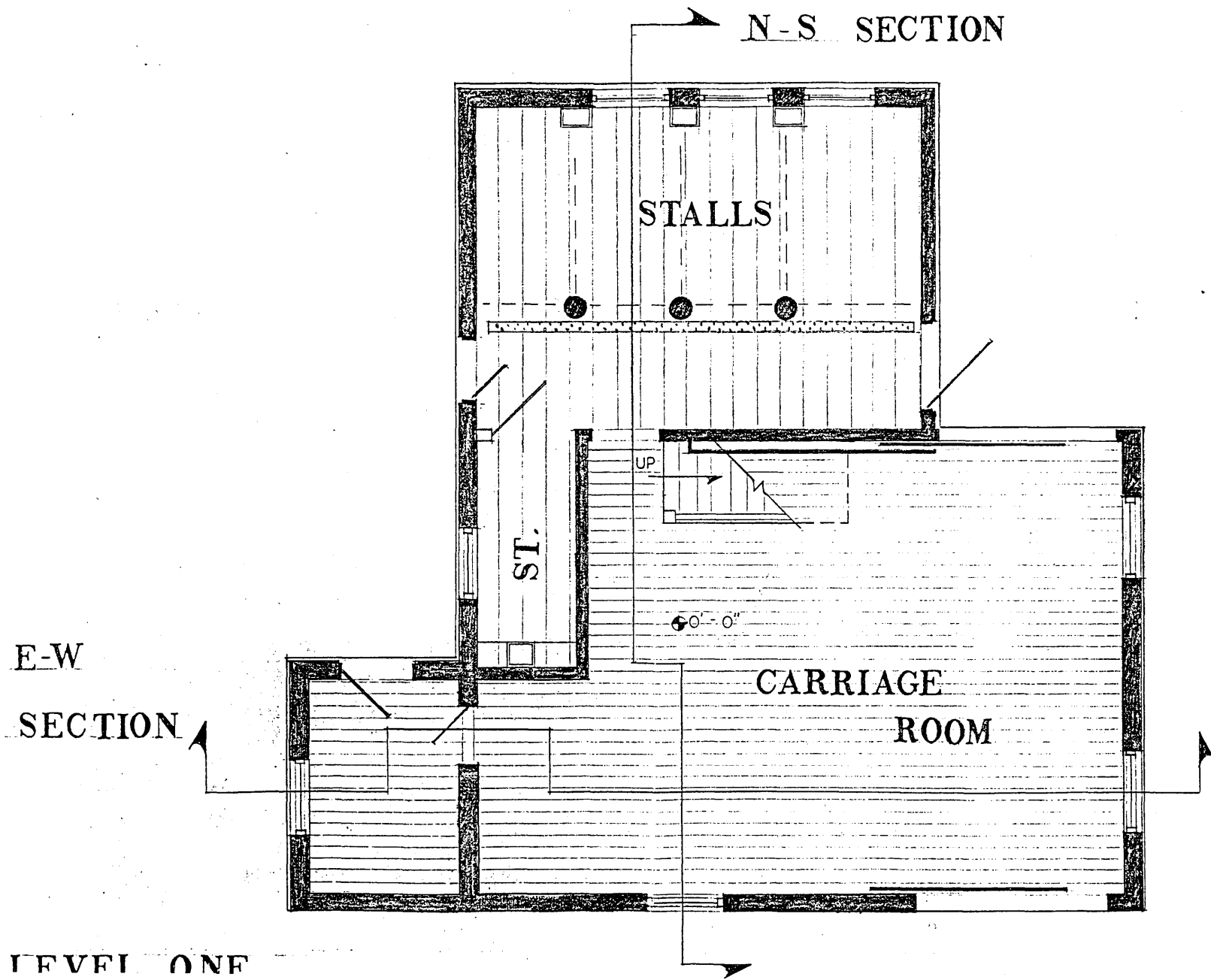
LEVEL TWO

T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana  
Level 2



*Level 2*

T.H. Kleinschmidt House  
 Carriage House  
 Helena  
 Lewis and Clark County  
 Montana  
 Level 2

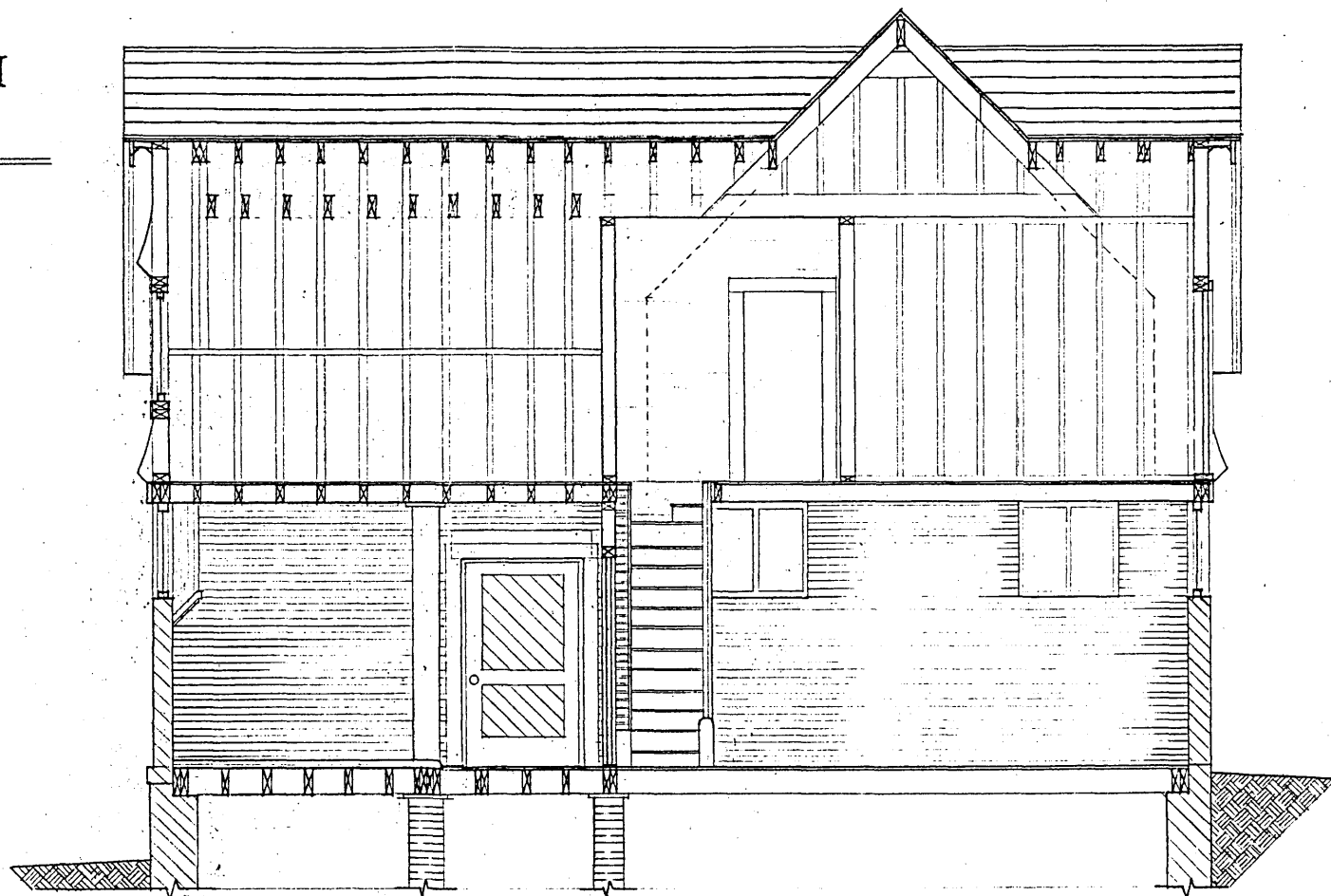


T.H. Kleinschmidt House  
 Carriage House  
 Helena  
 Lewis and Clark County  
 Montana

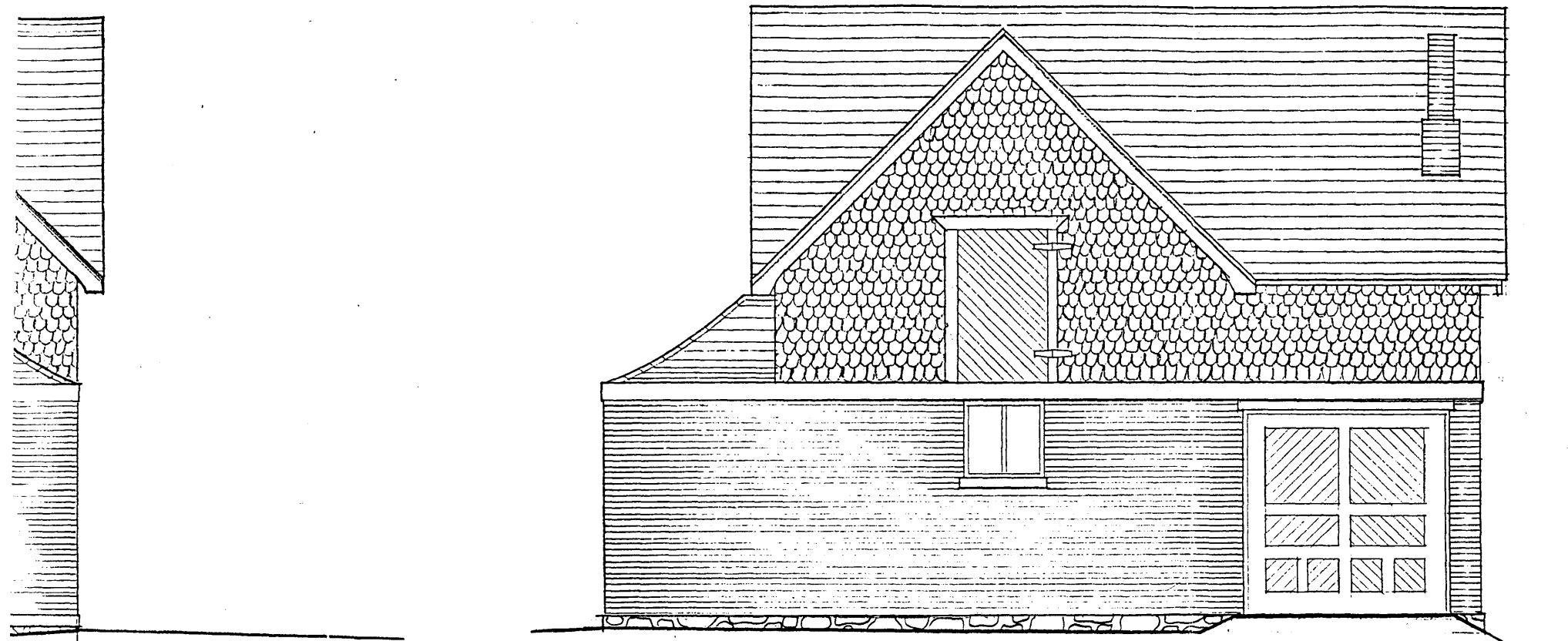
HOUSE

0 4 8 12

TH - SOUTH  
TION

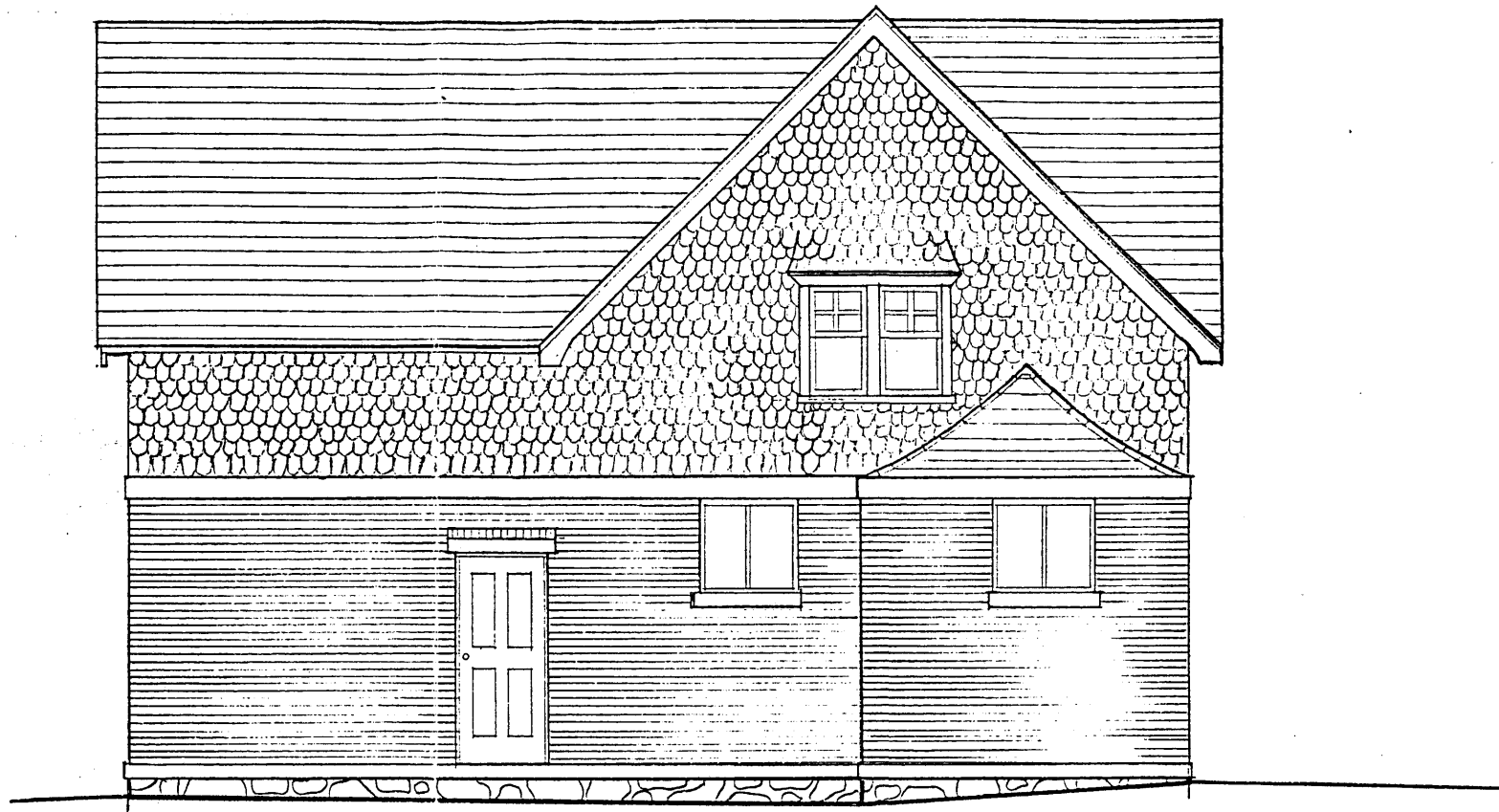


T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana  
North - South Section



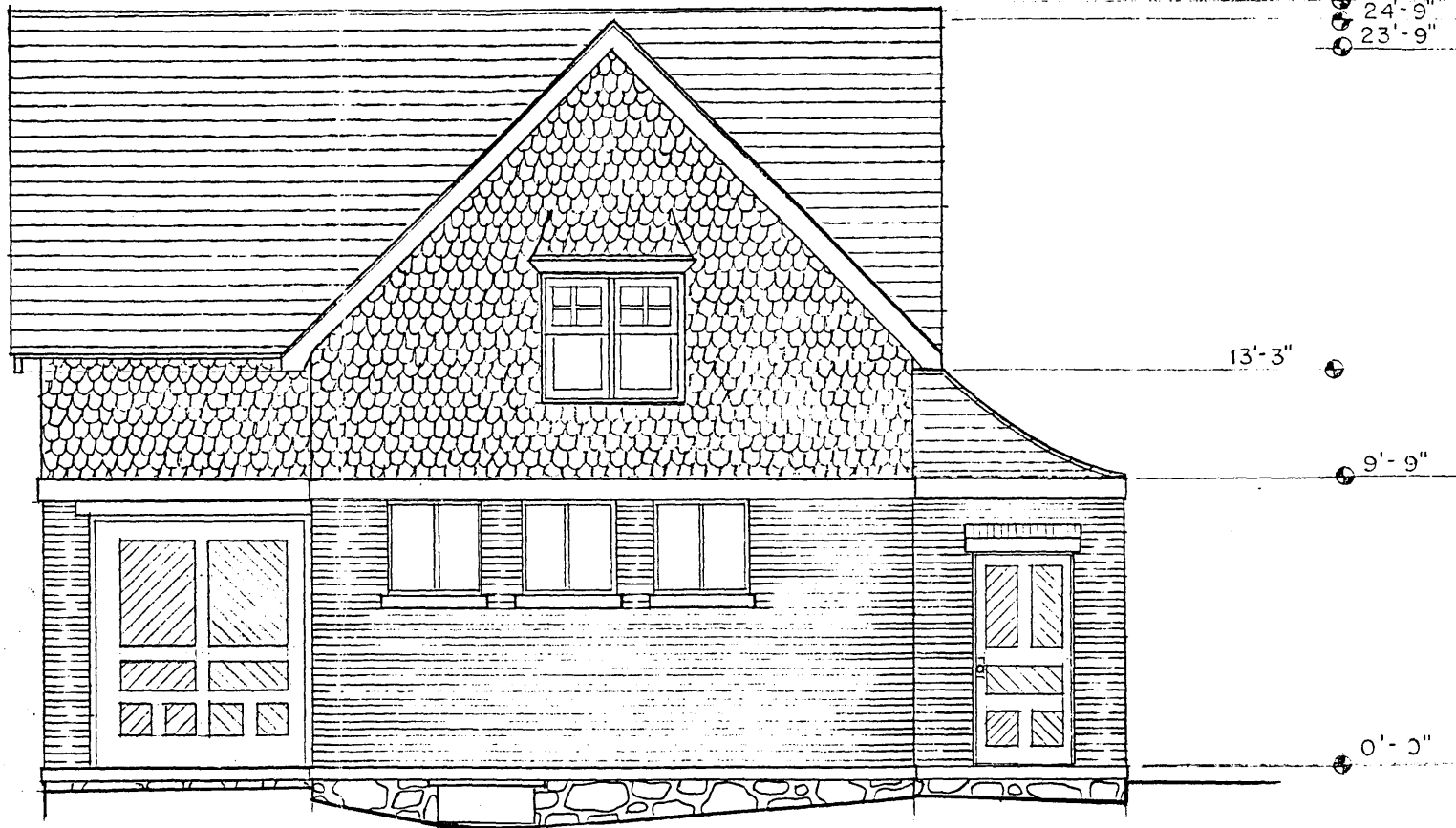
SOUTH E

T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana  
South Elevation



## WEST ELEVATION

T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana



## NORTH ELEVATION

T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana

CARRIA



25'-6"  
24'-9"  
23'-9"

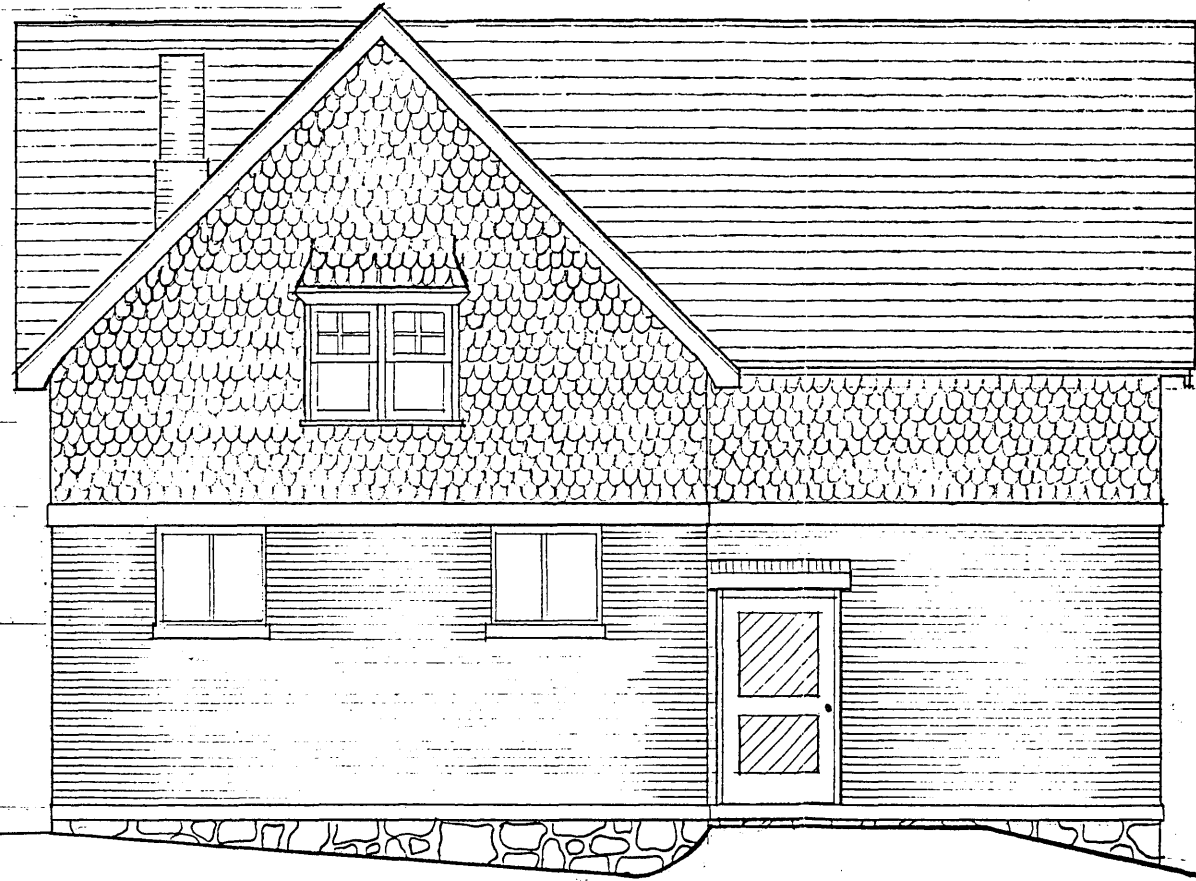
13'-3"

12'-6"

9'-9"

5'-9"

0'-0"



EAST ELEV

CARRIAGE

T.H. Kleinschmidt House  
Carriage House  
Helena  
Lewis and Clark County  
Montana