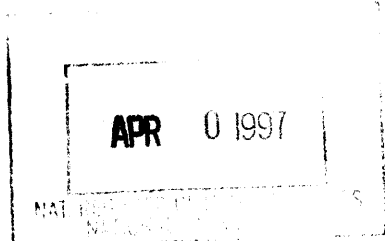


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: William C. Crum Family Residence

other name/site number: Ronan Residence

2. Location

street & number: 535 5th Avenue

not for publication: n/a
vicinity: n/a

city/town: Helena

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 X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.

Signature of certifying official/Title

4-22-97

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): _____

Signature of the Keeper

for
Edson W. Beall

Date of Action

5/30/97

5. Classification

Ownership of Property: Private

Number of Resources within Property

Contributing Noncontributing

Category of Property: Building

 3 ___ building(s)

Number of contributing resources previously listed in the National Register: n/a

___ sites

___ structures

___ objects

Name of related multiple property listing: n/a

 3 ___ TOTAL

6. Function or Use

Historic Functions:

Current Functions:

Domestic: Single dwelling

Domestic: Single dwelling

7. Description

Architectural Classification:

Materials:

Late Victorian: Queen Anne

foundation: stone, concrete
walls: wood: clapboard, shingle
roof: asphalt shingle
other: n/a

Narrative Description

The William C. Crum Family Residence is located in a large historic neighborhood in Helena, which lies between the downtown gulch to the west and the Montana state capitol to the east. The neighborhood is characterized by late 19th and early 20th century homes, which set on small rectilinear lots. There is a general sloping trend through out the surrounding area, as the land upon which the neighborhood was settled slopes away to the north. The result is a number of blocks and streets where retaining walls were employed to terrace the lots on the high side of a street.

The Crum residence is the largest, and most stylish home on its block, and it sets on a terraced lot cut into the hill slope. As it faces onto Fifth Avenue, the house sits above a 4 foot retaining wall of cut granite with granite coping. The rear of the property is retained by a 4 1/2 foot stone wall and borders onto an alley. The house is nestled in beside two towering spruce trees, and a small two-story cottage sits to the rear, at 535 1/2. The yard is landscaped with perennial flowers, lilacs and a historic patch of rhubarb which grows on the east side of the house. A brick patio was laid in the rear yard in 1996. In addition to the two huses, a wooden shed is located at the rear, southeast corner of the property, making 3 contributing buildings in all.

Family Residence, 535 5th

Built in 1889 or 1890, the William C. Crum Family Residence is a 1 1/2 story Queen Anne style home, of wood frame construction. The house has a rectangular footprint; a cross-gable roof, irregular bays and dormers lend interest to the overall building. Clad with clapboards and shingles (decoratively cut and banded), the residence stands on a stone foundation which has been parged with concrete. Along the sides and back of the house window wells protect daylight basement windows.

The house was enlarged sometime around 1910, resulting in a rear, one-story extension covered by a roofline of very flat pitch with a small shed appendage to the side. The addition created a large formal dining room and expanded kitched inside, projecting to the south.

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The primary facade faces north, and is accessed by a flight of granite steps up through the retaining wall. A sidewalk leads from there, which splits to approach both the front porch entrance, and a secondary side porch projecting to the west. The front of the house features a large octagonal bay which projects out, bisected midway by an open porch spanning the first story. The porch is finished with classical columns, baluster, and pedimented gable at the east end, marking the entrance placement at the far side of the porch. It is finished with an apron of lattice work across the base. A large window with stained glass transom is fixed at the center of the bay, the bay sides are finished with double-hung windows. Atop the bay, a pedimented gable dormer with double-hung window is engaged at the front.

On the west side of the residence, the secondary side porch opens toward the yard. This porch uses the same classical columns, and has curvilinear brackets and a balustrade beneath the frieze. It is open at the sides. The decking is of wood, although the steps have been replaced with concrete. Except for the porches, this elevation is flat and planar. Fenestration includes a large fixed window with rectangular transom, and double-hung windows. One is placed above the porch in the gable end, the second along side the porch, to the south.

On the east elevation, the design includes a pair of double-hung windows at center, and a small, etched-glass window toward the front. At the rear, the southeast corner of the house projects out, and the roof extends beyond the rear walls of the house to form a small covered patio area connecting to a small shed. The shed is sided with clapboard to match the house and cottage. It appears to be contemporaneous with the cottage, and like the cottage, first appears on the Sanborn maps of the early 20th century.

The south elevation (rear) of the house appears to originally have been composed of a flat plane with rear porch and exterior chimney. A double-hung window is centered in the gable end. On the first floor, the rear of the building was expanded to the south about 1910. A square bay with paired double-hung windows projects to the rear, and a back entrance door with transom opens under the roof covering to the shed. A double-hung window opens next to this rear entrance.

About 1910, the original Crum property was modified substantially. Changes included the expansion of the first floor to the rear, interior Craftsman-style remodeling, and construction of the two-story cottage at the rear.

On the interior, the basic floor plan retains its Queen Anne feeling, although the woodwork and finishing elements are of Craftsman design. The main floor is formally divided into a sitting room at front, a library, middle room, formal dining room, and closed off kitchen. Ceilings are 10 feet high. The woodwork is dark, straight-grained fir and fir paneling, with room dividers, box beams in ceilings, window seats, built-in cabinetry in the library, and plate ledges, high paneling and swinging doors in the dining room. A heavy, hammered-copper, Craftsman lighting fixture hangs in the dining room, while hanging Victorian era lights illuminate the front entrance and middle room.

The second floor retains more of the Queen Anne interior decor. Rooms are built into the gables and woodwork is simply routed, with corners inscribed with curvilinear floral motifs. The upstairs space is divided into three bedrooms and a sitting room. Floors are finished with tongue and groove fir, woodwork is all painted.

Cottage, 535 ½ 5th

Next door, the two-story cottage sits on a full, daylight basement, and measures about 500 square feet on each of two floors. The ground floor is divided into a kitchen and living room, with a stairway leading upstairs. The upper floor is one large room built into the roof gable, with a small bathroom tucked into one corner. The interior is simply finished, with routed woodwork retaining bulls eye rosettes, and a hanging brass light fixture downstairs; a Craftsman style square rail stairway leads upstairs. Two doorways are located in the basement: one connects to the basement of 533 5th to the east; and leads the other out into a stone root

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cellar in the southwest corner of the property. This root cellar is covered with a sloping shed roof ending at ground level in this rear corner of the lot. Beyond the root cellar, a passage leads out into the yard of the house next door at 535 5th Avenue.

Integrity

The William C. Crum Family Residence retains a tremendous amount of historic integrity, and readily conveys its historic associations with the founding of this residential neighborhood. The historic design, materials, craftsmanship, and all aspects of setting and feeling on the property and in the surrounding historic neighborhood are preserved in this lovely historic home. Only the removal of the carriage house and garage which faced onto Breckenridge Street have altered the feeling of the surrounding, densely settled environment.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Settlement, Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1889 - 1945

Significant Person(s): n/a

Significant Dates: 1889-90, ca. 1910

Cultural Affiliation: n/a

Architect/Builder: George Appleton (likely architect)

Narrative Statement of Significance

The William C. Crum Family Residence is a dominant Queen Anne style home, with associations important to the building and settlement of Helena's east side residential neighborhood during the early statehood period. Built in 1889-90, the home was associated with one of the town's most active landlords, and stands as an anchor to the blocks of rental homes that he developed in Helena's Blake addition following the turn of the 20th century. Symbolizing the future development hopes for Helena's east side, it is a fine representation of Queen Anne architecture, with probable links to one of Helena's foremost architects, George S. Appleton. The interior of the home is finished in Craftsman style, and offers a fully attenuated example of Arts and Crafts interior design and detailing. For these reasons, the home is eligible for the National Register of Historic Places according to Criterion A and C.

Historical Significance

Born on November 9, 1856, William C. Crum was a native of Beaver Dam, New York. As a young man he moved to Brainerd, Minnesota where he married Rachel Withrow in 1887. In 1889, the couple moved west to Helena, Montana.

Crum was an active businessman, who engaged in a number of ventures during his Helena career. He owned and ran the Western Drug Company located at 513 Broadway, manufacturing and selling "proprietary remedies" for over 14 years. During this time, he also listed himself as a travel agent.

Along with his commercial activities, like many enterprising businessmen of his day, Crum invested heavily in Helena residential properties. His holdings were primarily in the neighborhood east of Last Chance Gulch. In contrast to many real estate investors who dealt in land speculation during the era of Helena's meteoric growth, Crum held his property and developed rental homes that he owned and managed for years.

Lewis & Clark County deed records show that in March of 1887, investments were made in the name of Rachel Crum, in the purchase of a parcel of real estate along newly platted streets 5th Avenue and Gem Street. The plat fell within the Blake Addition, which was joined to the Helena Townsite the year before. One of the first houses to be built in the neighborhood was the Crum's own residence, a large Queen Anne style dwelling at 535 5th Avenue. William and Rachel Crum resided in the house, along with their four daughters and three sons.

A review of the city directories for the period from 1890 through the 1940s reveals that as the Crum's children reached adulthood, they frequently moved out of the family home at 535 5th, and into one of the rental homes owned by the parents. From the late 1890s, the Crums owned homes at 552 and 556 Hillside, and at various times members of the family were listed in residence there. During the early 20th century, William C. Crum financed the building of a series of houses on the land that he held on 5th and Breckenridge Streets between Davis and Beattie. In keeping with design tastes of the day they were built in Craftsman/Bungalow style, and are simple single-family homes that vary in individual design and plan. From the style of construction they appear to have been built between 1905 and 1925.

Sometime around 1910, the Crums added on to their property and expanded and remodeled the interior of their home. Two buildings -- a carriage house and a garage -- were built in the rear of the property at 535 and next door at 533 5th, accessed from Breckenridge Street. Sandwiched between the back of 535 and 533 5th, a 2 story cottage was built. It stands on a foundation that connects to the main house at 535 5th. A second basement access opens out to the west, into the yard of 533 5th. The cottage at 535 1/2 5th appears to have served as a rental and a studio; one of the Crum daughters used it for a time as a piano studio.

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The Crums remained in their home at 535 5th until their deaths (William at age 74 in 1930, and Rachel the following decade, in 1943) William's obituary indicated that he was one of the town's largest real estate owners. After the death of Rachel, the real estate consolidated by the Crums was divided among their children. While the family may have controlled more properties (at one time, reportedly, the Crums had owned most all of the land and houses within Block 540), at the time of Rachel's death, the family estate encompassed 16 houses on 5th, Breckenridge and Hillsdale. All were within the 500 blocks on those streets with the exception of one at 602 Breckenridge. Ten of the houses were located on 5th Avenue in Block 540 and 541 of the Helena Townsite, eight of them lined the south side of the street from 531 to 545 5th Avenue.

In the distribution of the real estate among the Crum children in 1945, North Crum Ronan (a daughter) received the family home at 535 5th, the house at 533 5th and the garage and carriage house from the back of the property at 534 Breckenridge. The outbuildings on Breckenridge were sold shortly thereafter and moved. The garage was converted to a cafe known as the Red Roof Cafe, and now stands on the western edge of Helena on Highway 12 West. The carriage house was moved to a location behind the Helena High School athletic field, and is a single dwelling. The home at 533 5th was sold out of the family to Charles and Cleo Mulvaney in the 1940s.

In the years that followed, North Crum Ronan and her husband Peter Ronan occupied the family home at 535 5th, and in her elderly years, North Crum Ronan lived as an invalid in the library of the house. The house then passed to their son Peter and his wife Mary Ellen, along with their children Richard and Robert. In 1988, the Crum residence sold out of the family, to Jim Robbins and Chere Jiusto.

The William C. Crum Family Residence reflects patterns of settlement and growth in Helena. Built as the free-wheeling territorial period drew to a close, the Queen Anne design for this stately house typifies the large, stylish residences built by members of the business community during the mid-1880s - early 1890s. It is the scale and style of home that local real estate developers erected in burgeoning neighborhoods to create a feeling of settledness and attract investment to the area. Crum's activities as a real estate developer literally shaped the growth of the neighborhood, and the homes he built through the years beginning with this one, reflected the turn from large, expensive housing toward more modest homes and simpler designs as Helena's economy slowed at the end of the 19th century.

Architectural Significance

The William C. Crum Family Residence retains a remarkable level of historic integrity, both inside and out. It is a fine example of both Queen Anne architecture, and Craftsman interior design. Built in the Queen Anne style, the house features the graceful lines and rich ornamentation typical of the period. The irregular rooflines and massing, steep pitched roof, multiple octagonal and square bays, elegant porch with classical columns, and curvilinear bracketing and ornate woodwork all are indicative of the style.

Further, the house appears to be one of numerous homes designed by Helena architect George Appleton. From the lines and overall design, the house appears to be very closely related to the homes that Appleton adapted for the Helena market, relying heavily upon Shoppell's Home Plans, out of New York. The Shoppell plans were late Victorian and drawn in the Queen Anne and Shingle styles, frequently organized around a frontal, octagonal bay and generous porch. The designs were visually complex, with distinctive rooflines, uncluttered Classical porch elements and unique chimney treatments. For Helena, Appleton generally took a larger plan and compacted it, often by eliminating a full attic and building up into the roof and dormer gables as was done with the Crum residence. Although no documentation exists to firmly attribute the house plan to Appleton, it is credited to him by its clear resemblance to other known buildings of his design in Helena.

On the interior, the home retains excellent integrity, dating to the ca. 1910 remodel. Craftsman style interior design reflected here includes dark, heavy fir paneling, cabinetry, door framing, box beams and mantles, set off by the hammered metal lighting fixture in the dining room. The Craftsman interior is a fine representative example of period design, exemplifying the heavier, squarer and

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more rustic attributes of that style. In the Crum residence, it provides an interesting contrast with more curvilinear, graceful Queen Anne sensibilities. These attributes are further reflected in the rear cottage at 535 ½ 5th, where Queen Anne design carried overall in the building design, and Craftsman detailing completed the stairway.

William C. Crum Family Residence
Name of Property

Lewis & Clark County, Montana
County and State

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:

10. Geographical Data

Acreage of Property: less than one

UTM References:	Zone	Easting	Northing
	12	421050	5159450

Legal Location (Township, Range & Section(s)): Located in the NE1/4, NE1/4, NW1/4 of Section 31, T10N, R3W.

Verbal Boundary Description

The William C. Crum Family Residence is located on part of lot 1, lot 2 and part of lot 3, Block 450, Blake Addition to the Helena Townsite.

Boundary Justification

These are the lots that have historically been associated with this house.

11. Form Prepared By

name/title: Chere Jiusto
organization:
street & number: 535 5th Avenue
city or town: Helena

state: MT

date: December 1996
telephone: (406) 443-2114
zip code: 59601

Property Owner

name/title: Jim Robbins & Chere Jiusto
street & number: (same) telephone:
city or town: state: MT zip code:

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BIBLIOGRAPHY

Independent Record Obituary for William C. Crum, July 1930.

Lewis & Clark County Records Deed Records for Block 450, Helena Townsite. Clerk & Records Office.

Montana State Historic Preservation Office Architect Files: George S. Appleton, Helena.

Ronan, Mary Ellen Personal Communication with Chere Jiusto, December 1996.

Sanborn Map Company Fire Insurance Maps for Helena, Montana. 1888, 1890, 1892, 1927, 1930, 1955.