

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: C.B. Power Bungalow

other name/site number: The Bungalow Bed and Breakfast

2. Location

street & number: 1.2 mi. N. of I-15 and 1 mi. W. of U.S. 287

not for publication: N/A
vicinity: X

city/town: Wolf Creek

state: Montana code: MT county: Lewis and Clark code: 049 zip code: 59648

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 X statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title: Maudie Shaffer MT SHPO Date: 2-17-95
Montana State Historic Preservation Office
State or Federal agency or bureau

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: Edson H. Beall Date of Action: 4-7-95

Entered in the National Register

5. Classification

Ownership of Property: Private

Number of Resources within Property

Contributing Noncontributing

Category of Property: Building

 5 1 building(s)

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

 1 0 sites

 1 0 structures

 0 0 objects

Name of related multiple property listing: n/a

 7 1 TOTAL

6. Function or Use

Historic Functions:

Current Functions:

Domestic:Single Dwelling

Domestic:Hotel

7. Description

Architectural Classification:

Materials:

Late 19th and Early 20th Century American Movements:
Bungalow/Craftsman

foundation: Stone
walls: Log
roof: Asphalt
other: n/a

NARRATIVE DESCRIPTION

Located approximately one and a half miles off U.S. Route 287, the C.B. Power Bungalow sits, almost framed, by large granite bluffs. The entire bungalow complex sits at the end of a gravel road which adds to the sense of seclusion cultivated at the bungalow. The environment surrounding the bungalow complex is generally dry ranching country with some river bottom. In the bluffs above the complex there are documented cave paintings laying near the head of Rock Creek.

The bungalow complex includes five contributing buildings and one non-contributing building. Contributing buildings include the C.B. Power Bungalow and four contemporaneous buildings - a library/caretaker's residence, garage, ice house, and a dog house. The non-contributing building is a horse barn added within the last ten years. The entire complex, along with the environment, reflect the original desire to create a secluded retreat home.

CONTRIBUTING BUILDINGS & RESOURCES

The Power Bungalow is an excellent example of Adirondack/Craftsman style architecture. The house has a rectangular plan with an extended clipped gable roof. The roof has projecting eaves with rounded rafter ends, and is covered with asphalt shingles.

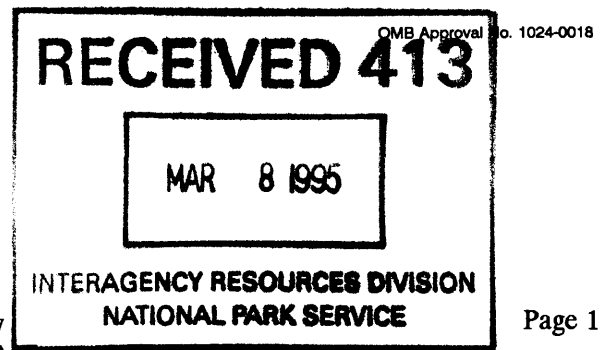
The main facade(east elevation) has two shed dormers and two tall native stone chimneys. The main floor has a recessed entrance covered by a clipped gable roof. The roof is supported by heavy, square stone piers that flare at the base and have log purlins with knee braces tied into them. The porch is open with a concrete pad and stone steps. From the porch extending south there is a large sun porch enclosed by screen panels with multi-pane storm windows as an option. A major feature of the entry way is a large stone fireplace that also opens to the living room behind it. Three large globe lights provide lighting for the entry way.

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The main level was constructed with shaved cedar logs laid on top of each other. Between the logs there is a layer of horse hair to reduce gaps. The logs are chinked with an unknown type of mortar. The north side main level shows the log construction with timber framing above, clad with wood shingles and covered by an extended gable end. There are ten, six-over-1 double hung windows, grouped singly and in pairs.

On the back (west elevation), the roof is cut away at the center to create a pergola, which is framed by log posts. Toward the north end there is one shed dormer and to the south a third tall stone chimney. The rear has a cinder block pad. The windows are basically the same 6-over-1 pane pattern; single 4-over-1 and single 8-over-1 windows were added to the kitchen area.

The south end main level shows log construction with three 6-over-1 pane windows and two 3-over-3 fixed windows. There is a secondary entrance with a sidelight window, and fixed multi-pane storm windows with screen panels enclose the sun porch on the south-east corner. The upper floor has a large balcony recessed under the gable end and a log rail. Four 6-over-1 pane windows, and double French doors with beveled glass and a fanlight transom open onto the balcony.

All window and door openings are framed by 3 inch boards. The foundation is made of native stone quarried from the surrounding hillsides and has a sill capped with cement.

The interior of the Bungalow is dominated by the heavy post and beam construction. The main floor has exposed log walls and hardwood floors. The living room ceiling opens to 22' 6" making visible the sloping roof lines. A major feature of the living room is the massive granite fireplace that also opens to the front porch. The stairway has a log rail and ten log steps; the double French doors to the balcony are placed near the top of the stairs. The second floor walls are covered by beaverboard with 3" slat borders. Throughout the house, original heavy iron light fixtures hang from chains and have exposed bulbs. The bathrooms have beaverboard walls and still contain the original clawfoot tubs and sinks. Much of the furniture, rugs, light fixtures, and other interior furnishings were purchased from the Marshall Field Co. of Chicago, Illinois in 1913.

The basement contains a food storage room, coal bin, and new propane furnace. The foundation is exposed revealing the native stone construction.

The house has changed little over the past 80 years, but there have been some alterations. Asphalt shingles have replaced the original cedar shingles. Four skylights have been added and showers added to the bathrooms. In the kitchen new cupboards and counter tops have been added. The house has also been rewired. All these changes have taken place in the last ten years and reflect the owners sensitivity to the building in its original form.

The Garage, like the main house, employed log and stone construction. It has a hipped gable roof with one small shed dormer (east elevation). The eaves project covering the garage doors. The garage is a one-story structure with a framed loft on the south end originally used as a caretaker's residence. The rest of the interior is large and open with a square bay at the rear (west elevation). The bay houses two 6-light windows and a built in workbench and drawers. A 6-over-1 double hung window is located at each end of the building.

Currently, plans are in the works to add onto the garage and convert it into a year round residence for the owner. The owner plans to employ a similar style with the hopes of maintaining the integrity of the structure.

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The Library echoes the same basic design as the main house. The building has log sides and a gable roof with asphalt shingles. Battered stone piers and projecting purlins with knee braces support the roof. There are double doors opening to the interior, which originally had narrow shiplap siding walls that are now covered with veneer paneling. The flooring is fir, and the ceiling covered with beaverboard. Six-pane hopper windows provide light. The foundation is constructed of native stone which has a cement sill. In the 1940s a bedroom and bathroom were added to the West elevation to facilitate a caretaker. Originally the small basement housed the complex's private power plant which provided electricity to the main house.

The Ice House has a timber frame construction with clapboard siding. It has a gable roof with shingled ends. There are exposed log rafter ends and the roof is covered with asphalt shingles. The storage area of the building has wood plank flooring, lined with fir boards. The ice room is built of poured cement and has an arched ceiling.

Sitting just south of the ice house is a cement foundation for a shed that burned down in the 1920s or 1930s.

The Dog House uses a rustic log cabin design. It has split log construction, a 2x4 purlin, and mitered corners. The roof is split log with wide eaves and metal flashing on the roof ridge. The structure is embedded in the ground and has an open door.

NON-CONTRIBUTING BUILDING

A Horse Barn has been added within the last ten years replacing the original stables which burned down in the mid-1930s. It is a framed structure with a shed roof. The siding and roof are made up of 2"X6" wood planks. There are two horse entrances with split doors.

LANDSCAPING

Early photographs of the bungalow show the area with natural grasses and very few trees, but C.B. Power took an active interest in the landscaping around the house. An inventory of plantings was done around the bungalow in June, 1942 and listed "1199 deciduous trees and shrubs" and "557 evergreens- trees and transplants." The current owner of the bungalow has had to remove a number of trees because their size and spacing were creating problems.

The C.B. Power Bungalow sits on approximately 70 acres at the base of granite bluffs that basically frame it on three sides. Even though the environment is generally dry with some creek bottom, an irrigation system (upgraded since original installation by C.B. Power), allows the soil to sustain many plant species not native to the area. The landscaping and natural environment were designed and chosen to provide this retreat home a shaded and secluded feeling, which it still provides today.

INTEGRITY

Nestled away in its original setting and location, the C.B. Power Bungalow and associated buildings retain excellent integrity and continue to strongly convey the sense of seclusion and leisure of a historic retreat home. Over the past 80 years the building has experienced very little alteration and any that has been done reflect the owners desire to preserve the historic character of the buildings. Thus the original design, fabric and craftsmanship are all highly intact, and representative of the period when Bungalow style was in it heyday. Originally designed as a family retreat home, the Bungalow was easily converted and seems particularly suited for its current function as a bed & breakfast inn.

8. Statement of Significance

Applicable National Register Criteria: C	Areas of Significance: Architecture
Criteria Considerations (Exceptions): n/a	Period(s) of Significance: 1911-1913
Significant Person(s): n/a	Significant Dates: 1911-1913
Cultural Affiliation: n/a	Architect/Builder: Reamer, Robert C. Donovan, William E.

NARRATIVE STATEMENT OF SIGNIFICANCE

Built between 1911-1913, the C.B. Power Bungalow qualifies for listing in the National Register of Historic Places under Criterion C, as an excellent example of Craftsman/Bungalow style architecture. Clearly demonstrating many sensibilities of the American Arts and Crafts movement, the building is an inspired design by architect Robert C. Reamer, whose work in Yellowstone Park helped set the rustic direction for recreational architecture nationwide.

HISTORIC BACKGROUND

Charles Benton Power was born at Dubuque, Iowa, in November, 1868. The son of Thomas C. and Mary Flanagan Power the family moved to Fort Benton, Montana in 1869 where his father's financial investments began to pay off. In 1878, the family moved to Helena where they became an important force in the capital's economic, political and social life. In 1890 T.C. Power was elected to the U.S. senate in a very controversial election. T.C. Power served in the Senate from 1891-1895 while his son C.B. attended George Washington and Columbia Universities. In 1895 after returning to Montana, C.B. joined his father's business and became a powerful entrepreneur in his own right. C.B. Power married Mable Larson of Helena in 1901. They had three children Margaret, Charles B. Jr., and Jane Elizabeth. When T.C. Power died in 1923 C.B. succeeded to ownership of the tremendous financial holdings his father had amassed.

In 1910 C.B. Power and J. Burke purchased the 13,000 acre Rock Creek Ranch from Daniel Flowerree. In December of the same year Mr. Power contacted architect R.C. Reamer, who was then working in Yellowstone National Park, to design a log bungalow for his ranch. Correspondence between the two men demonstrates Reamer's influence on the project, although no design sketches or architectural drawings of Reamer have been found. As it appears, Reamer was busy at work in Yellowstone and Mr. Power was anxious to begin construction so he hired W.E. Donovan, of Donovan and Rhoads, an architectural firm in Great Falls, Montana to see the Bungalow to completion.

Design of the C.B. Power Bungalow fits very comfortably with the work of R.C. Reamer, and the building reflects many elements of his work in Yellowstone National Park. In 1902 Reamer was hired by H.W. Child, co-founder of the Yellowstone Transportation Co., as the company's architect. For the next ten years Reamer worked in and around Yellowstone perfecting his own unique style. Example of his work include the Old Faithful Inn(1903), the Canyon Hotel(1911), and the Northern Pacific Railroad Depot(1903) in Gardiner, Montana just outside the park. While working in the park Reamer perfected his own unique style in which he employed logs, shingles, rough-sawn timbers and native stone to reflect the grand scale of the Rocky Mountains. The style, materials, and feeling conveyed in Reamer's work can be seen in the C.B. Power Bungalow.

While Reamer clearly conceptualized the design of the Power Bungalow, the completed architectural renderings of the building were carried out by W.E. Donovan. W.E. Donovan began offering his architectural services in Great Falls, Montana in the late 1890s. Donovan designed a number of commercial buildings, as well as two schools and a hospital in Great Falls. Sometime in 1911 C.B. Power hired Donovan to carry out the architectural drawings and oversee construction of the Bungalow, which was completed in 1913. Donovan's work on the plains likely accounts for such details as formally ordered windows which are more symmetrical than on other work by Reamer.

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ARCHITECTURAL SIGNIFICANCE

The C.B. Power Bungalow is a masterful example of Craftsman/Bungalow style architecture at its best. Designed by Robert C. Reamer, the C.B. Power Bungalow, outbuildings and setting embody the rustic ideals which Reamer helped to popularize for early 20th century building. Although his original sketches are not located at this time, historic correspondence and the bungalow itself attest to his involvement in conceptualizing the design. The strength of the Bungalow's rustic design links it clearly with Reamer's other work, for which he drew upon naturalistic inspiration. Set against a dramatic rise of granite bluffs, this environment not only influences choices of materials, it becomes an integral component of the overall design.

A native of Ohio, Reamer gained experience as an architectural designer for the Hartford, New Haven and New York Railroad before being recruited in 1902 by Harry W. Child of the Yellowstone Park Transportation Company to be his chief architect at Yellowstone Park. During a ten year tenure in the park, Reamer designed about 25 buildings in Yellowstone and the surrounding region. His first project, Old Faithful Inn, expressed an elegant balance between man-made buildings and nature's beauty, responding "to the grand scale of the Rocky Mountains". Reamer's combination of log, shingle, native stone and rough cut timber established architectural ideals for buildings in the nation's parks, and throughout the west.¹

Along with the Old Faithful Inn, the best known of Reamer's work includes the Canyon Hotel and other remaining buildings at Yellowstone, as well as buildings which are no longer extant such as the Northern Pacific Railroad Depot at Gardner and the H.W. Child House and Barn outside of Helena. These buildings, and the C.B. Power Bungalow, showcase Reamer's manipulation of rugged natural materials across a spectrum of environmentally-responsive styles. Working in the Shingle Style on Old Faithful, the Prairie Style for the H.W. Child House and the Craftsman Style for the C.B. Power Bungalow, Reamer embodied the ideals of each of these styles in a rustic translation flavored by the mountain West.

Employing native log and stone in the construction, the building captures the naturalistic feeling important to Reamer's work and to the budding Craftsman movement, through its towering stone chimneys, heavy stone piers, log walls and split cedar shingling. These and other features help the Bungalow to blend with, and open into the surrounding natural environment in the tradition of the Craftsman style. This is exemplified by such important features as the large balcony, sheltered entry porch, sunporch, exterior fireplace and pergola, which contribute significantly to the Bungalow's aesthetic, drawing the outdoor environment into the home's living spaces.

Solid, horizontal massing further tied Craftsman buildings into their environmental surroundings, here this is evinced by the broad clipped-gable roof, weighty battered masonry, low shed dormers and projecting eaves. Design ideals are further exemplified by such details as the multipaned, fenestration groups, projecting purlins with knee braces and exposed rafters.

These patterns are carried over into the design of the C.B. Power Bungalow outbuildings, particularly the library and the garage. These buildings are small gems of Craftsman design, overshadowed by the Bungalow's commanding design, yet they capture on a small scale the same qualities of architecture.

¹Leavengood, pp. 6-7.

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LATER HISTORY

C.B. Power used the Bungalow as a retreat for his family and friends for many years. Many notable figures, including the prize fighter Jack Dempsey and Senator Joseph Walsh of Montana, enjoyed the hospitality of the Power family at their bungalow. While the house was used primarily as a summer retreat, when C.B. Power's first wife, Mable, died in 1918 his long time friend Pauline Ely, used it as a full time residence. In 1944 C.B. married Ms. Ely.

In 1947, five years before his death at the age of 85, C.B. Power sold the Rock Creek Ranch property, including the bungalow, to Brian D. O'Connell a prominent area rancher and one time Lewis and Clark County sheriff, for \$147,000. The O'Connell family continued to operate the ranch and used the bungalow as primarily a summer home. In 1963 the ranch was sold to O'Connell's nephew Michael D. Curran, but the O'Connell family maintained ownership of the bungalow and approximately 70 acres of land. In 1989, the O'Connell Ranch Co. was liquidated. The property is now owned by Brian O'Connell's children Patricia J. O'Connell of Helena, and her brother Richard J. O'Connell of Boston. In July, 1993, the C.B. Power Bungalow was officially opened as the Bungalow Bed & Breakfast Inn.

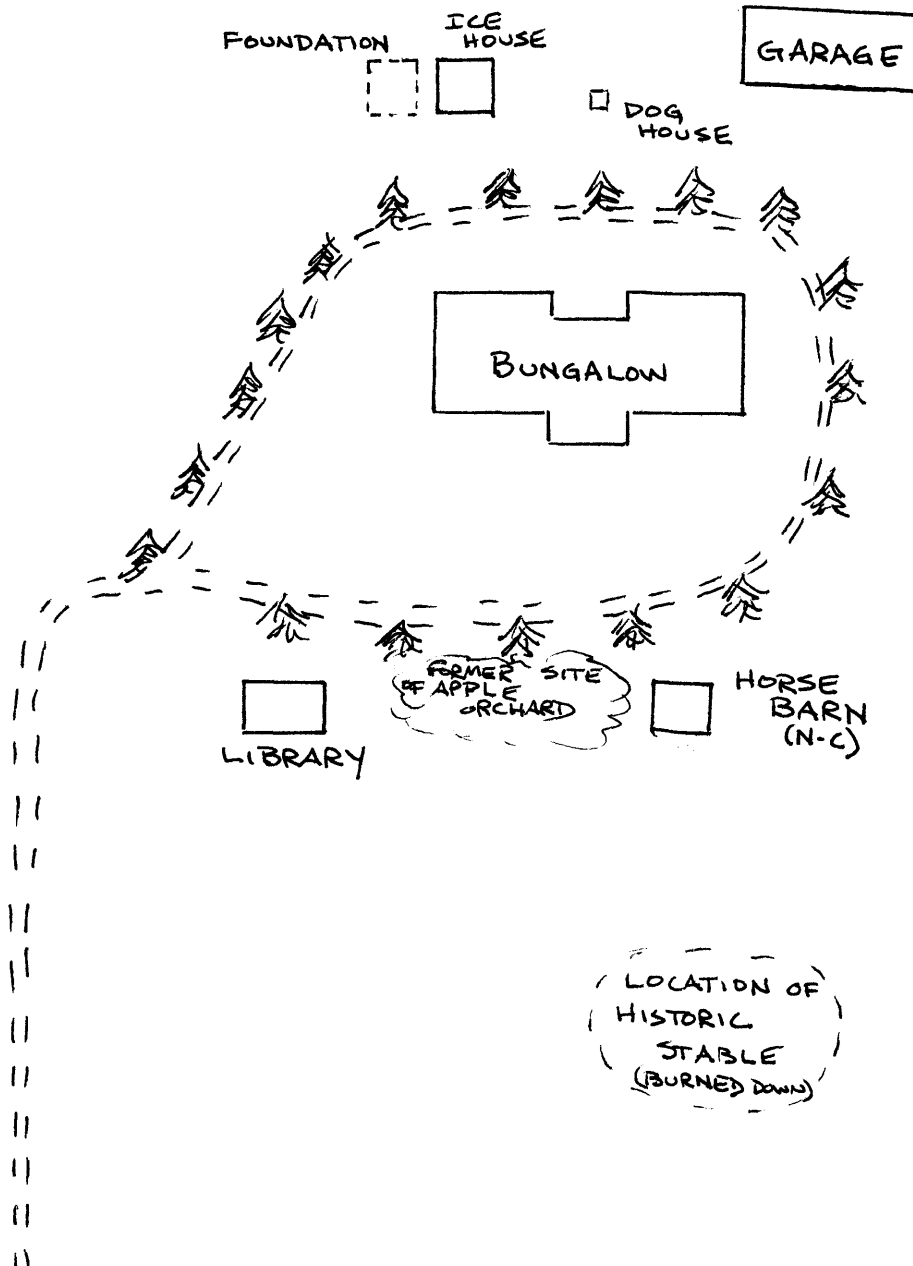
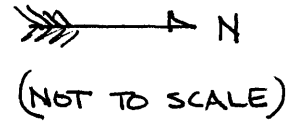
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9. Major Bibliographic References

Charles Benton Power Collection, Montana Historical Society
The Great Falls Daily Tribune, "Finest Home in Montana," Sep. 9, 1913, p.6.
Helena Independent Record, "Brian O'Connell Purchases Rock Creek Ranch Company," Jan. 16, 1948, p.1.
Helena Independent Record, Obituary, "Left an Indelible Mark on Montana Development with Vast Business and mercantile Interests." Nov. 16, 1953, p.1.
Leavengood, David "The Mountain Architecture of R.C. Reamer", *Mountain Gazette*, Vol. 46, Denver, 1975.
Lewis and Clark County Records, Lewis and Clark County Courthouse, Helena.
Progressive Men of the State of Montana. Chicago: A.W. Bonen & Co., 1902.

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: 28 Acres

UTM References:	Zone	Easting	Northing
A	12	418 900	5210 700
B	12	419 140	5210 740
C	12	419 320	5210 920
D	12	419 360	5210 620
E	12	418 940	5210 520

Legal Location (Township, Range & Section(s)): NE $\frac{1}{4}$, NE $\frac{1}{4}$, Sec 23 and W $\frac{1}{2}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec 24, T3N, R7W

Verbal Boundary Description

The historic boundary for the C.B. Power Bungalow is defined on the accompanying USGS map.

Boundary Justification

The legally recorded boundary of the property encompassed the significant resources.

11. Form Prepared By

name/title: John Phillips, History Intern
organization: SHPO date: Oct. 29, 1994
street & number: 1410 8th Ave. telephone: 406-444-7715
city or town: Helena state: MT zip code: 59620

Property Owner

name/title: Patricia O'Connell Anderson and Richard O'Connell
street & number: P.O. Box 202 telephone: 406-235-4276
city or town: Wolf Creek state: MT zip code: 59648