

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received 25 1986
date entered JUL 28 1986

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

1. Name

historic Helena South-Central Historic District

and/or common

2. Location

street & number roughly bounded by Davis St., Warren St., Broadway,
and the city limits

N/A not for publication

city, town Helena N/A vicinity of

state Montana code 030 county Lewis & Clark code 049

3. Classification

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

4. Owner of Property

name Multiple

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building

street & number 310 Park Ave.

city, town Helena state MT

6. Representation in Existing Surveys

title see continuation sheet has this property been determined eligible? yes no

date _____ federal _____ state _____ county _____ local _____

depository for survey records

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input checked="" 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
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

The Helena South-Central Historic District encompasses most of the original Helena townsite east of Last Chance Gulch. Platted on a north facing slope that drops off to the east at Davis Gulch (historically Dry Gulch) and to the west at Last Chance Gulch, the South-Central district was the first area of permanent residential settlement above the washed out, muddy bottoms of the heavily placer mined gulches. Historic district boundaries conform largely to the topographic features that influenced local settlement patterns. The neighborhood occupies the area between these two gulches and along the top the gentle spur ridge marked by S. Rodney St. The South-Central Historic District is composed of 222 buildings and structures, 193 of which date to the period of historical significance from 1865-1940. Of these, 170 buildings make a positive contribution to the historic character of the district.

From the northern boundary on Broadway, the district extends southward along S. Warren St. and Cruse Ave. to Pine St. The urban renewal program of the 1970s resulted in the demolition of the mixed residential and commercial buildings located to the west of Cruse Ave., which now forms a logical district boundary. The boundary continues up the ridge south of Pine St. and extends along this ridge into the south hills, encompassing the Hale Reservoir and all of the structures in this southern portion of the city. These south hills have historically formed a natural boundary to the townsite, and define the southern perimeter of the district. Dry (Davis) Gulch formed a border to the neighborhood during the initial settlement of the town. Davis St., running along the bottom of the gulch, forms a boundary between the original townsite and the somewhat later city additions that rise into the hills extending to the east. Also included along the eastern portion of the district is First St., a small cul-de-sac at the upper end of Dry Gulch that was settled during the early historic period.

The boundary for the South-Central Historic District overlaps the northeastern corner of the Helena Historic District, which was listed in the National Register of Historic Places on June 2, 1972. The lots between Cruse Ave. and S. Rodney that front on Broadway and all of Block 27 are listed as part of the Helena Historic District are included within the present proposed boundaries of the South-Central Historic District. The most significant buildings located within this area are the C.W. Cannon House at 303 Broadway (Fig. 2), the Herrmann Furniture building at 201 Broadway (Fig. 5), the fire tower on Tower Hill (Fig. 3), the Bluestone House at 80 S. Warren St. (Fig. 4), the Watson House at 321 Broadway (Fig. 6) and the H.M. Parchen House at 327 Broadway (Fig. 1).

ARCHITECTURE AND BUILDING

Historical changes in the townsite were manifested in a wide variety of residential construction. A myriad of late 19th Century architectural styles are represented within the neighborhood, although they are typically simpler in treatment than the more elaborate buildings which characterized period architecture nationally. Examples of Greek Revival, Gothic Revival, Italianate, Queen Anne, Second Empire and Colonial Revival styles are all found, as well as buildings that combine elements of these various styles.

The early revival styles are few in number, limited within the townsite to the

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 checked="" 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 type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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 1870-1940

Builder/Architect Multiple

Statement of Significance (in one paragraph)

The South-Central Historic District derives historical and architectural significance from its ability to accurately portray the range of building types and styles used by all social and working groups within Helena during the first years of Helena's settlement and for its clear representation of historic buildings--historically modified in response to Helena's major earthquakes. In 1864, Helena began as a crude mining camp on the eastern slope of the Rocky Mountains but experienced a subsequent thirty year period of tremendous prosperity when it gained ascendancy as a regional trade center of cultural and economic influence and was named as the State capital. Then, the South-Central neighborhood, which had been the hub of early townsite activity through those critical years of mining camp and legitimate city development phases, experienced an extended period of stasis during the first decades of the 20th Century as new portions of the city developed. This economic decline was exacerbated by a devastating series of earthquakes during October, 1935, which left a fair portion of the city in ruins. A five year period of reconstruction followed the earthquakes. Hence, the South-Central Historic District is very significant as the best illustration of construction in Helena during the initial townsite and civic development phases and for its unusually good representation of earthquake damage and rebuilding. The area survives with an unusually high degree of integrity that reflects three particularly important times in Helena's development.

The period of significance of the South-Central Historic District reflects two different, but very important realities. First, in terms of general construction, this district's building stock exists largely as it did by 1900. However, the extension of the period until 1940 is premised on the extraordinary importance to Helena and its appearance and thinking of the 1935 earthquakes. The earthquakes fundamentally changed Helena's approach to construction permanently. Only one other residential neighborhood experienced as much damage as the South Central area. Even with an absence of capital and interest in rebuilding, the Helena South Central neighborhood is the best illustration in the community of structural adaptations made to mend and disguise the effects of the earthquake. Limiting of the historic period for the district to the date of the earthquakes themselves, (1935) artificially and inappropriately splits what was a distinct, discrete period of time in Helena marked by first the earthquakes and then attempts to patch up and clean up as much as was feasible before the economic effect and reduced manpower of World War II took hold. This unusual historic district is comprised substantially of buildings from two 19th Century periods of Helena development along with the range of alterations necessitated by the earthquakes and a very limited number of new public buildings erected to replace earthquake destroyed buildings. The historic district possess associations of exceptional importance in our understanding of Helena and, given the area's ability to accurately portray the extraordinary impact of the cataclysmic earthquakes of 1935, the reconstruction period of the late 1930's, a time period now understood to be historical, is of exceptional significance.

HISTORICAL OVERVIEW

The South-Central Historic District was the first, permanent residential neighborhood and commercial district to develop adjacent to the diggings of the Last Chance Gulch gold strike during the 1860s and 1870s. By the late 1870s and early 1880s, the South-Central area had achieved the status of the preferred area to live;

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property approx. 95 acres

Quadrangle name Helena

Quadrangle scale 1:62500

UTM References

A	1 2	4 2 0 8 2 0	5 1 5 9 3 5 0
	Zone	Easting	Northing
C	1 2	4 2 0 1 0 0	5 1 5 8 4 5 0
E	1 2	4 2 0 6 0 0	5 1 5 9 5 2 0
G			

B	1 2	4 2 0 9 2 0	5 1 5 8 6 2 0
	Zone	Easting	Northing
D	1 2	4 2 0 1 0 0	5 1 5 9 0 0 0
F			
H			

Verbal boundary description and justification

See continuation sheet

T10N;R4W;E 1/2 E 1/2 Section 36 and
T10N;R3W; W 1/2 W 1/2 Section 31

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

state	code	county	code
N/A			
state	code	county	code

11. Form Prepared By

name/title Chere Jiusto, historical consultant

organization

date September 30, 1985

street & number 827 5th Ave.

telephone 406-443-2114

city or town Helena, MT 59601

state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Marcella Shofy

title

SHPO

date

June 17, 1986

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I hereby certify that this property is included in the National Register

[Signature]

date

7/28/86

Keeper of the National Register

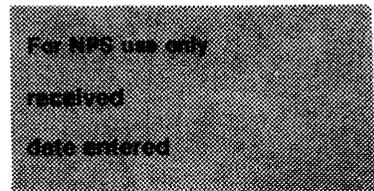
Attest:

date

Chief of Registration

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Historic Architectural Survey of the Urban Renewal Area, City of Helena, Montana,
Jacobson and Shope, Architects, Helena, Montana. 1968

Helena's South-Central Area: A Historical Survey, Historical Research Associates,
Missoula, Montana, 1976

"Helena Historic Resource Survey" (unpublished manuscript), Herb Jacobson, Donald
Bird, and Chere Jiusto, Helena, Montana, 1982

South-Central Helena Historic District Survey, Chere Jiusto, Helena, Montana,
1985

Depository of Survey Records: Montana State Historic Preservation Office, 104
Broadway, Helena, Montana

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initial period of development, ca. 1868-80. Only a single example of the Greek Revival style (ca. 1870) was identified in the neighborhood (Fig. 6), although a few other early dwellings do exhibit the influence. The Gothic Revival styles are similarly represented with one example of masonry construction in the district and two excellent examples of the Carpenter Gothic variation (Fig. 2).

The Italianate aesthetic remained strong in the South-Central Historic District and was well suited to the local trend toward masonry construction during the 1880s. One frame house of the Italianate style exists within the historic district, built in 1872, as well as three Italianate structures executed in brick during the later 1880s. Elements of the style are also apparent in the vernacular construction within the area. Figure 7 illustrates a typical Italianate apartment building and Figure 33 depicts a residence that exhibits Italianate detailing on a typical two story, gable roofed, ell form.

The Second Empire style within the neighborhood spans the period between ca. 1870 - 1880. There are three flamboyant examples of this style in the historic district (See Figs. 8 and 10), as well as a few vernacular designs employing the mansard roof (Fig. 34).

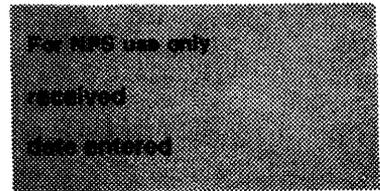
The Queen Anne style is the most widely distributed style in the townsite and was applied to numerous building forms, from small cottage dwellings (Fig. 35) to duplexes (Fig. 13) and stately single homes (Fig. 30). Queen Anne decorative elements have been removed from some buildings over the years, but at least twenty houses in the neighborhood still exhibit the influences of this style.

No distinct stylistic label reasonably can be applied to most of the historic architecture in the district. In addition to frame dwellings, a specific style of popular residential design developed during the first two decades of the town's existence and achieved great popularity by the late 1880s. The trend encompassed masonry buildings that were simple and blocky in forms, often symmetrical with restrained ornamentation. Other major elements of this style are segmentally arched openings, hipped roofs, and ornamental wooden porches which provided a great amount of visual interest. On larger buildings, decorative brick coursings were common. Other decorative details included wooden head members which infilled these arches. Floral stencil motifs and applied circular ornaments trimmed the head members. These were manufactured by local sash and lumber companies and various common patterns repeat throughout the townsite. The H.M. Parchen House (Fig. 1) and the Michael Reinig House (Fig. 8) are good examples of this locally popular style of brick veneer construction.

A simple, four-square form of this local building style emerged during the late 1880s and was popular in the upper S. Rodney St. sector of the district. This form is characterized by a central or offset entrance, hipped roof, segmentally arched windows and ornate wooden porches that spanned the front facade. The brickwork is simple, utilizing common bonded local brick. Because of the steep topography in the district, many of the houses feature daylight basements exposed by lots which sloped to the rear. Houses of this type were generally a single

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story, or 1 1/2 stories with dormer windows on the upper level (Fig. 14).

Masonry construction was in vogue during the mid- to late-1880s when the local vernacular style peaked in popularity. Many residents of the South-Central neighborhood elected to replace their early homes with more substantial, permanent dwellings during this era. Between 1884-1890, over seventeen structures were upgraded in this manner within the South-Central Historic District, in addition to the seven institutional buildings that also followed this trend.

The most prolific architect working in the South-Central Historic District was J.C. Paulsen, who later became Montana State Architect. The firm of Paulsen & McConnell designed numerous buildings throughout Helena during the 1880s and 1890s. Within the district, much of this activity occurred during the mid-1880s. St. Vincent's Academy and Bishop Brondel's residence on Catholic Hill, built in 1884, were both designed by Paulsen. Paulsen also designed large homes in the Queen Anne style, such as the Marcus Lissner House (Fig. 30) and in 1888 he designed the locally renowned Clarke-Parchen mansion at the top of State St. This was a three story residence of the Italian Villa style in native stone, which was destroyed by fire in 1932.

Population pressures of the late 1880s resulted in a trend toward multi-family dwellings. Apartment buildings within the neighborhood were of brick construction and ranged in scale from duplexes to five-plex units. Most often these buildings were divided into adjacent townhouse units (Fig. 20). In later years, especially after the 1935 earthquake, many of these townhouse apartments were split into smaller units. Housekeeping rooms were another common interior arrangement, and a number of buildings designed on this plan remain within the neighborhood.

Another rental form, the large frame duplex, was concentrated in the upper S. Rodney St. sector of the historic district during the late 1880s construction boom. Paulsen was the leading designer of these structures, which are all two story Queen Anne style buildings that feature symmetrical plans with full bays on the front facade, upper gables capping the bays, side entry porches, and hipped roofs (Fig. 13).

The most monumental architecture within the historic district was constructed on Catholic Hill (Fig. 15). The Catholic institutions, consisting of two school buildings - St. Vincent's Academy and St. Aloysius Select School, the Sacred Heart Church, St. John's Hospital, and Laundry Building, were large masonry structures that towered over the residential development of the neighborhood. Only the original St. Aloysius School (Immaculata Hall) and the Laundry Building survived the 1935 earthquake.

EARTHQUAKE OF 1935 AND RECONSTRUCTION

The devastating effects of the October, 1935, earthquakes were most severely felt in the South-Central neighborhood. The list of building repairs noted in the building permit records of the City of Helena appended to this nomination

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provides a partial account of the damage incurred. Because the South-Central area had declined in desirability and the national economic depression meant that limited capital would be available for reinvestment, reconstruction took place over approximately a five year period. Most common alterations to buildings were the replacement of historic windows and doors with vaguely Craftsman style elements of the period, the stuccoing over of damaged frame or masonry buildings, and the replacement of brick veneer with horizontal frame siding. One clue that indicates replacement of original brick veneer with frame siding is the presence of protruding stone foundation walls, which once supported masonry veneer, approximately six inches beyond the side walls. At least a dozen extant houses within the district lost their brick veneer as a result of the earthquake damage. (Compare the historic and current views of the H.M. Parchen House, Figs. 1 and 37).

Major institutional buildings within the historic district were razed as a result of the earthquake, including the Emerson School on upper S. Rodney St. (Fig. 18); the M.E. Church on the corner of S. Ewing St. and Broadway; and St. Vincent's Academy, St. John's Hospital, and Bishop Brondel's House on Catholic Hill. The church rebuilt at another location in town and the academy was never reopened. Only the hospital and the Emerson School were rebuilt. The new, Moderne/Art Deco style St. John's Hospital was built on the site of the demolished St. Vincent's Academy and was completed in 1939 (Fig.36). Designed by the eminent Montana architect J.G. Link, in association with Helena architect E.G. Benson, the hospital remains an outstanding example of period architecture and is major contributing building within the historic district. Unsuccessful attempts were made by the city to stabilize the historic Emerson School. In 1940 the decision was made to build a replacement, two story concrete building at 61 S. Rodney. Now called the Mae Butler School, this building is of simple, Moderne design, built by the local Helena contractor George Jacoby.

1970s URBAN RENEWAL

By 1940, the Helena South-Central Historic District basically had achieved its present appearance. Little change occurred within the townsite from the time of reconstruction until the late 1970s when the city embarked upon an aggressive urban renewal program. This program resulted in the demolition of the original downtown commercial district and the western fringe of the South-Central neighborhood. Lissner, Congress, Water, and Joliet Sts. no longer exist in that area and lower (westernmost) blocks of Miller, State, Cutler and Pine Sts. were also destroyed.

Interest in historic preservation was reawakened in the city when over 350 buildings and structures were demolished as part of the urban renewal program. The historic Chinese neighborhood and the red light district of the South-Central district were almost completely eradicated. Fortunately, local citizens and the city worked to protect what remains today, which encompasses the bulk of the South-Central neighborhood. The area is almost entirely residential in character due to the demolition of the commercial area and is the oldest portion of the original

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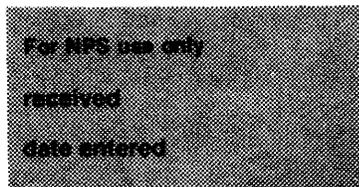
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townsite still in existence. This microcosm of early Helena is a valuable resource to the people of Helena and the State of Montana. The history associated with the historic Helena community is important to an understanding of the social and economic forces and individuals who influenced the course of local and state history.

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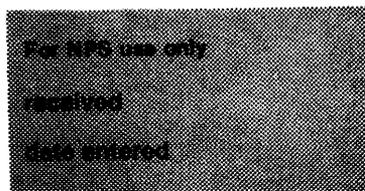
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Photograph List
Helena South-Central Historic District

- Photo #
- 1 H.M. Parchen House, 327 Broadway, c.1900
 - 2 C.W. Cannon House, 303 Broadway, 1986
 - 3 Fire Tower, 1985
 - 4 Bluestone House, 80 S. Warren St., 1985
 - 5 George Herrmann Furniture Building, 201 Broadway, 1985
 - 6 Watson House, 321 Broadway, 1985
 - 7 James Kervin Apartment House, 318 Miller St., 1985
 - 8 Michael Reinig House, 28 S. Rodney St., 1985
 - 9 S.C. Ashby house, 14 S. Rodney St., 1986
 - 10 Martin Holter House, 15 S. Rodney St., 1986
 - 11 Laura Wells House, 52 Spencer St., 1986
 - 12 Robert Walker House, 50 S. Rodney St., 1986
 - 13 526-528 S. Rodney St., designed by John Paulsen, 1986
 - 14 Thomas Garlow House, 571 S. Rodney St., 1986
 - 15 200 block of Broadway and Catholic Hill, looking south, ca. 1900
 - 16 200 block of Broadway and Catholic Hill, looking south, ca. 1985
 - 17 First St. Houses, looking east, 1985
 - 18 Emerson School, 515 S. Rodney St., ca.1895 (demolished)
 - 19 Methodist - Episcopal Parsonage, 12 S. Ewing St., 1985
 - 20 Britt and Dougherty Flats, 300-304 S. Rodney St., 1985
 - 21 Joseph K. Toole House, 102 S. Rodney St., 1985
 - 22 Daniel Fisk House, 66 So. Rodney St., 1985
 - 23 Mark Curtis House, 515 1/2 Spencer St., 1985
 - 24 Upper Rodney St., looking south from Catholic Hill, ca. 1900
 - 25 Upper Rodney St. looking south from a point east of Clancy St., 1985
 - 26 Mollie Byrnes House, 212 E. State St., 1986
 - 27 Bardon House, 308 S. Rodney St., 1985
 - 28 Antonia Hollubur House, 307 Clancy St., ca. 1930
 - 29 Immaculata Hall, 32 S. Ewing, looking northwest, 1985
 - 30 Marcus Lissner House, 315 E. State St., 1986
 - 31 Frank Jesick House, 304 Clancy St., 1981
 - 32 Frank Jesick Barn, 304 Clancy St., 1981
 - 33 Guthrie House, 519 S. Rodney, 1981
 - 34 James A. Halford House, 316 Pine, ca. 1907
 - 35 Frey House, 327 E. State, 1986
 - 36 St. John's Hospital, 25 S. Ewing, 1986
 - 37 H.M. Parchen House, 327 Broadway, 1985
 - 38 Overview of South-Central Historic District, looking north, 1873
 - 39 Overview of South-Central Historic District, looking north, 1930
 - 40 Overview of South-Central Historic District, looking north, 1985

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many of early Helena's important business people and professionals had built their homes along Broadway, State St. and the Rodney St. ridge. The Catholic Diocese established an extensive complex consisting of schools, dormitories, a cathedral, and a hospital on S. Ewing St. during the Territorial period. By the later 1880's and early 1890's, economic prosperity in Helena climaxed. An exclusive residential district was under construction on the west side of town and some of the more financially successful South-Central residents chose to relocate. Rampant growth nevertheless continued in the South-Central Historic District, with much new multi-family housing, into the spring of 1893 when a national recession struck and the bottom fell out of the silver market.

The "Panic of 1893" abruptly curbed the meteoric rise of this town as it emerged from the Territorial era as the capital city. The local economy never fully recovered and during the next three decades the economy of Helena stabilized and came to revolve around agriculture, livestock, mining and the affairs of state government. During this period, the character of the South-Central area changed. Owner occupancy continued to decline. The city's red light district moved into the commercial portion of State St. and Wood St. (now Miller St.). By 1900, the construction of new buildings within the historic district had come to a near standstill. This period of stasis quietly continued in this older neighborhood until 1935, when major earthquakes shook the city.

The effect of the series of earthquakes of October, 1935, on the built environment of Helena is perhaps best illustrated today in the South-Central Historic District. Numerous buildings were completely demolished; the brick veneer on many of the area's more high style residences was shaken off and major reconstruction and repair was required to bring many buildings and residences back into service. The national depression of the 1930's had much to do with the general abandonment of the South-Central area after the earthquakes, and the failure to rebuild using the higher quality of materials and craftsmanship common during the earlier, historic period. Due to the generally depressed economic environment, reconstruction in the South-Central neighborhood continued from 1935 through the early 1940's, when the neighborhood's new, replacement elementary school and Catholic hospital were completed.

The social diversity of the South-Central residents is reflected by the architectural diversity of the historic district's residences, both in terms of style and quality of construction. Building scale, construction materials, structural form and function, and patterns of residential subdivision within the historic district all express the cultural evolution of the townsite. The early townsite plat responds to the rolling topography, with the north-south running Rodney St. ridge rising between Dry Gulch (Davis St.) and Last Chance Gulch (Main St.) Property configurations still correspond to the original mining claims in many cases. Narrow streets with structures built close to the property boundaries accurately reflect the historic streetscapes in this area of town.

Many of the popular 19th century architectural styles are represented within the neighborhood. The South-Central Historic District's many architect-designed

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homes illuminate local trends in domestic architecture and contrast with civic and commercial architecture downtown. Period examples of the Greek Revival, Carpenter Gothic, Second Empire, Italianate, and Queen Anne and Colonial Revival styles are found in the district.

Variations of the large body of Helena vernacular architecture, especially the vernacular, masonry construction executed by local builders, made a strong showing in the area. Although the local carpenters and masons were not formally recognized as architects, these men greatly influenced the building tastes of Helena. The 1 1/2 story, gable roof, ell form and the popular four-square, hipped roof form have been identified within discrete portions of the district.

A combination of social attitudes and economic factors during the 20th century resulted in the decline of the South-Central area and new construction during this period was minimal. Therefore, there is a high retention of the original neighborhood composition. As a consequence of the 1935 earthquakes many buildings were altered and some were razed. Major public buildings, such as the Emerson School and St. John's Catholic Hospital, were reconstructed. Since that time, however, very little intrusive, modern building has occurred within the district. The historical integrity of the district is well preserved. The structures today accurately convey their historic uses and associations, and document the changes within the historic Helena townsite during the first 70 years since the town's founding.

THE FOUNDING DECADES (1864-1883)

Fifteen years after the western gold rush began, the discovery of gold in Last Chance Gulch in June of 1864 gave birth to a mining camp which became Helena later that year. By the 1860s mining camps dotted the western territories and a migratory population followed the gold strikes throughout the region. The frontier era was still very much alive although many "civilizing" changes transpired during the following decade.

Initial settlement concentrated in the immediate vicinity of Last Chance Gulch and later spread outward. In 1864 platting of the town began, streets were laid out and ownership was recorded. By January of 1865 approximately 700 people resided in the Helena area although the accommodations were minimal with many people living in tents, while log cabins were erected. By early 1865, over 100 houses were reportedly up, with another 100 under construction.

As reports of Helena's rich ore deposits spread, an influx of miners and merchants from other mineral depleted mining camps like Alder Gulch, Virginia City and Bannack added to Helena's population. In addition to the rich mineral deposition in the area, Helena had the advantage of being centrally situated in relation to existing transportation routes and within the Montana mining district. This encouraged the founding of commercial establishments and bolstered the stability and prosperity of the community. Settlement continued and in 1868 the first

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city directory listed 40 entries in the South-Central neighborhood. By 1870 the population of the entire town of Helena reached 3,106.

Residents of the original townsite were from various backgrounds and predominantly male. The miners included men from the Eastern states, renegade Confederates and immigrants who had migrated westward during the early 1860s. More foreign born residents were attracted to Helena as news of the town's prosperity spread and foreigners soon constituted a large segment of the population. Still others came from Eastern families and were highly educated. These people wielded much political influence over the growing town of Helena and emerging State of Montana.

Mining disturbances and the topographic features of Last Chance Gulch directed early residential settlement into the South-Central area. Settlement of South-Central Helena included many individuals who helped forge the political, economic and social structure of the community and the Territory. By the mid-1870s, a rich social fabric had been woven within the neighborhood which included individuals from all levels of the economic ladder and divergent backgrounds. Miners, unskilled laborers and tradesmen as well as merchants, capitalists, government employees and educated professionals all saw the opportunity to establish roots in the young community. Close examination of population trends within this diverse neighborhood does reveal, however, that people of common origin and background tended to concentrate within the discrete areas of the district. Portions of the townsite emerged which were defined by property use and local status of the residents. These segregations became increasingly clear though the Territorial period as the frontier era came to a close and the amenities of urban living gradually supplanted the subsistence lifestyle of the miners and pioneers.

Stability of the Helena community was evinced early by the development of the South-Central residential area. The first settled portions of the neighborhood were those along the avenues leading eastward from the gulch. By 1870 a large number of merchants and businessmen built homes on Broadway and it appeared then much as it does today (compare figures 15 and 16). During a period when milled lumber was dear and initially reserved for mining equipment, these modest homes were considered substantial, and were often referred to as "mansions" by the local residents.

Rodney St., extending perpendicular to and north from State St. to Broadway and beyond, developed only slightly later. The first house on the Rodney Hill was built in 1867 by James King, a leading area merchant. In 1869 James Ashley, then Territorial governor, bought the house which stood at 53 S. Rodney. He was in good company, for by 1875 other local figures residing in that vicinity included pioneer merchants and/or capitalists H.M. Parchen at 327 Broadway (Fig. 1), C.W. Cannon at 303 Broadway (Fig. 2), George Herrmann at 201 Broadway (Fig. 5), S.C. Ashby at 14 S. Rodney St. (Fig.9), Robert Walker at 50 S. Rodney St. (Fig. 12) and W.S. Paynter at 3 S. Rodney St. to name a few.

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Concurrently, State St. became the major commercial avenue, with residential building concentrated on the upper blocks near Rodney St. Lower portions of streets paralleling State St. were also settled in the late 1860s along the gulch, and experienced a similar transformation, as the lower blocks became more exclusively commercial and the upper blocks gradually filled in with residences.

Educational, religious and charitable institutions within the area were initially located at the northern end of the district. Helena's first school classes were held in 1866 in a log cabin on the corner of Broadway and Rodney St. A small frame building for classes on S. Rodney St. replaced the tiny school in 1868. The small structure was soon outgrown, and a brick school building erected on the corner of S. Warren and Pine Sts. in the mid-1870s served as the First Ward School until 1890 when the Emerson school opened at 515 S. Rodney (Fig. 18). None of the early public neighborhood schools remain today.

The Jesuits established the town's first Catholic cathedral on Catholic Hill situated between Broadway, S. Rodney and State Sts., in 1867. In 1869, the Sisters of Charity established parochial school facilities on the hill. This order founded many humanitarian institutions in the West. St. Vincent's Academy for Girls was founded first in a frame building on the hill with accompanying outbuildings. Soon to follow was the St. Aloysius Select School for Boys in 1870. Both schools were known for the excellence of their educational programs throughout the region. In addition, the Helena community reaped enormous benefits from the presence of St. John's Hospital, which was also founded in 1870, and the associated facilities for the mentally ill, the only mental health facilities in the Territory until 1877.

In addition to the cathedral, a succession of three Methodist Episcopal churches were situated on the nearby corner of S. Ewing St. and Broadway from 1868 until the 1935 earthquake destroyed the last church on the site. The associated parsonage still stands behind this site at 12 S. Ewing St. (Fig. 19).

These institutions testify to the early cohesiveness of the neighborhood. The early schools and churches had a cultural influence on the community, and a bonding effect on the emerging town. Growth of these institutions corresponded directly to the town's increasing population.

The South-Central district in the 1880s was bounded on the west by Last Chance Gulch and the Main St. commercial district. The southern hills formed a natural boundary to the south, as did Dry Gulch (Davis St.) to the east. Across Broadway, the northern boundary was formed by the Rodney St. commercial district, and the Lewis and Clark County courthouse square, which later served as the first meeting place for the Territorial legislature.

CIVIC EXPANSION OF THE MID-1880s

Helena's regional prominence was bolstered by a number of events during the first two decades after the Last Chance Gulch gold discovery. These developments

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paved the way for the decade between 1883-93 when Helena reached its zenith as a cultural center of the region.

In 1864, the Idaho Territory was divided and the new territory of Montana came into being. The capital was initially established at Bannack; in 1865 it was relocated to Virginia City. Three turbulent elections later, the Territorial capital was moved to Helena in 1874.

The Helena Board of Trade was formed in 1877 and this group literally guided the direction of the city until 1881, when the city incorporated. Many South-Central residents served on the Board. The founding board of directors included Henry Parchen, president; Charles W. Cannon, vice-president; Robert C. Walker, secretary; and Mike Reinig, board member, all from the South-Central district.

In 1883, when the Northern Pacific Railroad pushed its trans-continental railway route through Helena, the improved access spurred the growth of Helena's population and ensured a degree of economic stability. Between 1865 and 1880 the town's population had steadily increased to 3,624. By 1890, seven years after completion of the railroad, population growth hit exponential proportions as it escalated to 13,834.

Civic expansion in Helena peaked between 1884-1893, a direct result of these changes. Population growth triggered major demands for housing. New city additions and intensified development throughout town marked this trend. During this period, Helena's status and economic prosperity impelled many residents to replace wooden dwellings of the 1860s and '70s with larger dwellings, usually of masonry construction. The increasing abundance of locally manufactured materials made this possible and allowed residents to express more freely their new prosperity and confidence in the future of the Helena community. In addition to their elegance, masonry materials were used for their fireproofing qualities.

The tremendous amount of new construction within the original townsite during this period corresponds with the rapid expansion of the entire community. In the South-Central district, 123 dwellings were constructed during this era. Demand for rental housing resulted in the construction of five multi-unit apartment buildings (Fig. 20) and twelve duplexes in the neighborhood between 1884 and 1892 (Fig. 13). Additionally, thirty-five single dwellings were built for rental purposes, and twenty more were converted to rentals by 1900.

Increased rental housing mirrored the large influx of working class people who accounted for much of the population growth during this period, marking the beginning of a trend in the district toward secondary residential status. Many local residents subdivided their properties and built rental units or sold lots resulting in the small lots and residential diversity which are so essential to the neighborhood image today.

During this period the social status of the Rodney St. hill was evidenced by the movement of several prominent Helenans into the district. These included

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Joseph K. Toole, first governor of the State of Montana, at 102 S. Rodney (Fig. 21) and Daniel Fisk, co-founder of the town's major daily newspaper, at 66 S. Rodney (Fig 22), as well as other government employees and merchants.

Neighborhood institutions felt the squeeze as the population grew. Large masonry buildings which replaced all existing institutional facilities in the district between 1884-1890 testified to the financial health of the community and the increasingly central role which Helena played in the Territory. These developments on Catholic Hill are visible in Figure 15.

Elsewhere in the townsite the construction boom marked increasing social distinctions and growth of Helena's working classes. The area along Davis St. (historically Dry Gulch) and Spencer St. was originally a mining district which became residential during the 1880s era as minerals claims were exhausted, echoing Helena's overall transitional growth. Manual laborers, miners and expressmen became characteristic of the area, and several delivery businesses sprang up along Spencer St. A high number of rental properties and modest owner-occupied homes accompanied working class growth in this portion of the neighborhood. In particular, Spencer St. developed many rental dwellings in the 1880s as a number of Rodney St. residents built small houses at the back of their lots for that use. The small house behind the N. Johannes House at 36 S. Davis exemplifies this trend.

The Joseph Cox addition, annexed to the city in 1888, expanded the townsite into the south hills. Annexation opened this land to development and between 1888 and the early 1900s forty houses were constructed in the area. This southern portion of the South-Central neighborhood formed a highly diverse part of the townsite. In the early to mid-1880s scattered large homes dominated the area where previously only isolated mining shacks had stood. Later construction during that decade mainly involved modest dwellings and rental units built on land sub-divided from the earlier homes. Figure 24 presents a historic overview of this area. Figure 25 shows the area as it appears today.

The admixture of residents and architecture reflects an evolution within the district from a neighborhood characterized by prominent residents and fairly substantial homes to a working class neighborhood with a higher tenancy rate, modest homes and rentals. Patterns of strong ethnicity greatly influenced the complexion of the townsite and the surrounding areas, evidencing varied social and economic status. The prominence of the Germans and the native born Americans within the district points to the status they enjoyed in civic affairs. The Germans were very active in Helena and many of the most well-to-do merchants and businessmen in town were of German descent. In addition to commercial dealings they ran a school, formed several German organizations, and published two newspapers in their native language, the Montana Freie Presse and the Montana Staats Zeitung.

Other groups, including the Australians, Norwegians and Irish, formed large segments of the population which tended to localize within the townsite. The First St. settlement of the 1890s illustrates this trend (Fig. 17). Located at the foot of the Hawkeye Lode mine, this area was initially settled by Norwegians

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and Austrians, and German became the primary language spoken in the area. Family bonds between households in that area were strong.

Economic and social barriers also were evidenced by settlement patterns. In addition to the Chinese section which bordered the district on the west, a large and thriving red light district became entrenched along lower State and Miller Sts. during the mid-to late-1880s and affected the residential nature of the nearby neighborhood. Today the Mollie Byrnes house at 210 E. State is the only structure associated with Helena's 1880s prostitution empire in existence (Fig. 26). As the Chinese and painted doves staked out territories adjacent to the core of the neighborhood, desirability of that area declined. Many single men and transient workers came to reside along this western fringe of the district which apparently formed a convenient buffer between the seamier sectors of town, and the still fashionable Rodney St. hill area.

STATEHOOD

The State of Montana was accepted into the Union in 1889, and Helena achieved the status as the permanent state capital, after a hotly contested election, in 1894. The Panic of 1893 and the repeal of mandatory government silver purchases had severe repercussions for the western mining states. Mines shut down and towns dependent upon minerals, like Helena, quickly felt the adverse effects of this legislation.

Helena's great construction boom came practically to a standstill and between 1900 and 1930 only nine dwellings were built in the South-Central neighborhood. The stagnation of construction demonstrates the impact of this event on the local economy. Mining towns throughout the West suffered similarly and those without other economic bases simply closed down. Subsequent building in the Helena townsite lacked the vigor which marked the mid-1880s construction.

The Panic of 1893 terminated the first 30 years of vigorous growth in the Helena townsite. Local economic stagnation and the increased rental construction of the late 1880s began to affect the character of the South-Central neighborhood. The rise of tenancy coincided with the opening of more exclusive and desirable neighborhoods in other sections of town. While there was no mass exodus from the neighborhood (several prominent citizens built large homes in the area through the early 1890s), there was a gradual decline in area desirability which spanned several decades. By the turn of the century several prominent families moved elsewhere in town, and, while family ties remained strong within the neighborhood, homes were most often sold or rented rather than occupied by the following family generation after 1900.

There were limited last gasps of activity in the neighborhood that are worthy of note. In 1907, a Neo-Classically influenced home was built 308 S. Rodney St. by Mike Reinig as a wedding present for his daughter and her husband William Bardon. The building was reportedly a mail-order home. This house located at 308 S. Rodney St. derives significance as a well-designed Neo-Classical structure

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with an excellent retention of historic architectural integrity. The Reinig family were historically significant residents of the district. Bardon worked in the Reinig grocery, which helped form the backbone of the area's mercantile district from the mid-1860s (Fig. 27).

Between 1910-12 four homes were built on Clancy St. All were of frame construction, and two were the work of local builder Mark Curtis, who had built numerous homes on Spencer St. during preceding years (Fig. 28). These working class homes are significant because they reflect the change in neighborhood occupation and the trend back toward modest residences, which marked the period after the Panic of 1893. In addition, they represent the last historic residential expansion of the neighborhood.

Limited activity occurred on Catholic Hill during this quiet time period as well. The large, brick St. Aloysius Select School for Boys, built ca. 1884, experienced a series of remodelings and adaptive reuse. In 1910, the school was closed after new Catholic schools were opened elsewhere in town and the building was used for nursing classes. In 1925, the building was renovated into a three story modern auditorium, gym, classroom, music and science hall and renamed "Immaculata Hall". The 1935 earthquakes severely damaged the Catholic Hill buildings and today, this school and the old hospital laundry are the only early buildings that remain (Fig. 29).

EARTHQUAKES OF 1935 AND RECONSTRUCTION

The earthquakes of 1935 signaled the final, historical decline of the neighborhood. Earth tremors were felt throughout the month of October of that year, with the most severe quakes occurring during the nights of the 18th and 31st. The South-Central and Sixth Ward areas of Helena were the most hard hit. Estimates by Oscar Baarson, the city engineer at the time, put the losses at \$3-4,000,000 -- with over half of the buildings in town experiencing considerable damage. 62.2% of the damaged buildings showed minor cracks or fallen chimneys; 23.6% had fallen walls and over 50% structural damage; and 14.2% received 50-100% destruction. Baarson prepared applications to the federal government for disaster relief, but it was the local Red Cross association that provided the most direct assistance.

The inability of the townsite to recover from that disaster is a strong indicator of Helena's shaky economy during the national depression of the 1930s, which was magnified in the South-Central area. Decisions not to repair St. Vincent's Academy, although structurally sound, and to demolish the Emerson School, as well as the presence of vacant and deteriorating buildings for years afterward, indicate the declining interest in the neighborhood.

The pattern of apartment conversion that followed on the heels of the earthquake indicates the social decline of the district, the decline in family size and the general shortage of capital. In many cases, during the course of the repairs, single homes were divided and outbuildings were converted into dwellings. Studies

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conducted under the Works Progress Administration in 1940 showed that this trend, which has continued into recent years, reached a historical peak immediately following the earthquakes in 1938 and 1939.

Photographs taken ca. 1930 of the neighborhood clearly depict the decline of the area. It appears that the earthquakes dealt the last blow to this depressed, older neighborhood and local property owners had little ability - with virtually nonexistent credit for investment - to reconstruct. The work that was accomplished occurred over a five year period and in many cases consisted of little more than patch jobs, exhibiting inferior materials and workmanship. Many buildings in the South-Central Historic District today exhibit the scars of the quake and accurately convey a sense of the earthquakes' widespread impact upon the community.

A list of building permit references to repairs made in the South-Central Historic District is appended to this nomination. Ironically, the sturdy masonry buildings, so popular during the heyday of the townsite, were least resistant to the quakes' damage. The weight of the materials added to the force of the tremors and veneer masonry walls simply fell away on many buildings. Repairs that did occur were inferior to the high caliber of workmanship which marked the original neighborhood construction. The exterior walls on twelve, extant masonry veneer buildings were replaced with wood siding and twenty-nine of the less extensively damaged buildings were stuccoed to cover cracking. Many other masonry structures are still scarred with open cracks and stabilized with steel tie bolts. Very few of the original chimneys survived and new seismic building codes prohibited their reconstruction. A large number of buildings simply remained vacant for a number of years after the quakes.

Major buildings within the South-Central Historic District were razed, including the Emerson School on upper Rodney St., the Methodist-Episcopal Church on the corner of S. Ewing St. and Broadway, St. Vincent's Academy, St. John's Hospital, and the Bishop's house on Catholic Hill. Only the hospital and the Emerson School were rebuilt during the reconstruction period. The church moved to another location in town and the academy was never reopened.

Subsequent building within the historic district stagnated until the recent decade. Between 1940 and 1985, only seventeen new residences have gone up in the district.

ARCHITECTURE AND BUILDING

The architecture of the South-Central neighborhood acts as a gauge of the health and prosperity of the community, and reflects trends in the community's social development. Social diversity within the South-Central neighborhood manifested itself in a wide variety of residential construction. The many building styles within the neighborhood provide a significant insight into the architectural tastes of the community, and although these styles have been simply applied, they demonstrate the great influence of the Eastern states on the culture of Helena. The architectural sophistication of the Helena community by the mid-1880s

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corresponds to the town's emergence from the frontier era.

By contrast, the large body of Helena vernacular architecture which developed in the townsite also illustrates the isolation and independence of early Montana pioneers who freely translated elements of Eastern American architecture into styles which expressed the individuality of Western communities. The vernacular brick architecture which peaked during the later 1880s was a cohesive body of work revealing a strong sense of aesthetics on the part of local architects and builders. The high concentration of this style in the district and its distinctive four-square and ell forms are architecturally significant, and development of this style may be traced in the neighborhood from the earliest brick structures beginning in 1867.

Local architecture also mirrored the development of local manufacturing industries and the availability of building materials. The segmental arches which typified the masonry style were mandated initially by the unavailability of iron lintels and the enormous cost to ship them into this region from the Midwest. By the mid-1880s foundaries had been established in town to produce these materials, but the aesthetic remained popular. Initial use of logs and then milled lumber was surpassed by masonry as local brickworks and stone quarries opened, and as skilled tradesmen came into the area.

The work of local architects in the neighborhood demonstrates their awareness of national trends and their flexibility as designers. John C. Paulsen, the most prolific architect in the neighborhood, was obviously comfortable working in the Queen Anne style, the Helena brick vernacular style, and the Italian Villa style.

The architect-designed homes in the neighborhood are all quite large and were built for individuals of high social standing. They are important examples of their work and include a flamboyant vernacular home at 210 E. State St. by T.W. Welter (Fig. 26); a Second Empire and a vernacular brick home on S. Rodney St. by Fred Heinlein (Figs. 8 & 1, respectively); a two story, restrained brick Queen Anne residence on State St. by John Paulsen; and a series of vernacular stone dwellings by James Stranahan (Fig. 3).

The work of local builders in the neighborhood is no less noteworthy. Martin M. Holter built his own home at 15 S. Rodney St. in the Second Empire style (Fig. 10). A combination of brick and wood, the structure is the most ornate and lively design of that style in the district. Holter also built a number of modest rental homes of frame construction, the homes between 413-421 Broadway are examples of this common building form.

Thomas Garlow and David Keenan were brick masons who lived on upper S. Rodney St. and apparently collaborated on some building projects. The popularity of the ell form and the numerous examples of the 4-square brick vernacular form in the upper S. Rodney St. sector of the townsite is partially attributable to their work on several homes of these two types in the neighborhood (Fig. 14).

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Frank Jezick was a stone mason who also lived and worked in the upper S. Rodney St. area. As a contractor, Jezick was responsible for the construction of the Hale Reservoir and several buildings on his property (Figs. 31 and 32), in addition to being associated with the construction of Helena High school and other stone buildings of the period. Jezick was an immigrant from Croatia, and in the tradition of many Old World immigrants, assisted his family members and friends to cross over by providing them employment and a place to live. Jezick managed to retrieve at least thirteen fellow Austrians to assist him in his stone business, in addition to the original ten members of his family who accompanied him to Helena.

Other building contractors in the neighborhood included Frank Hanry, Nels H. Johnson, Christian Hanson, and William Gerbauer. A large number of other locals worked in the building trades and many of these people built their own houses which range widely in design and scale.

Rapid population growth resulted in the late 1880s trend toward multi-family dwellings. Helena's stature was reflected by the elegance of many of the apartments which were of brick construction and ranged in scale from duplex to five-plex units. Most often these buildings were divided into adjacent townhouse units. In later years, especially after the earthquake, many of these were split into smaller apartments. Housekeeping rooms were another common interior arrangement, and a number of buildings of this plan remain within the neighborhood (Figs. 7 and 20).

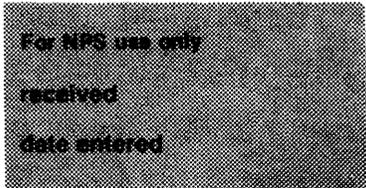
SUMMARY

Currently there are 170 contributing buildings in the district built between 1865 and 1940, which has been defined as the period of significance. The school, hospital, and a number of residences, rebuilt in the late 1930s, represent the post-quake reconstruction. Twenty-four other buildings have been built since that time and are non-contributing structures. However, only 4 buildings were judged to be incompatible with the neighborhood and therefore intrusive. These included 2 condominiums, an apartment building and an apartment complex. All other residences were of frame construction and were highly compatible in scale and design with the historic residences of the area.

Structures which contribute to the district's significance were defined as those which were built before 1940, and which accurately convey their historic associations. This definition included buildings which were true to the original design, as well as those which illustrated the types of alterations that historically occurred within this portion of the Helena townsite during the post-earthquake period of reconstruction. The retention of original massing, placement and rhythms of the historic design, and major elements including entrances, porches, and windows were all necessary criteria for determining architectural integrity. Change in exterior fabric which documented the tremendous local impact of the earthquakes generally does not detract from historical significance. Buildings with modern siding applied over the original fabric but which have retained original primary entrances, fenestration, and detailing also are considered

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to make a positive contribution to the historic district.

What remains today encompasses the bulk of the original South-Central neighborhood and is almost purely residential in character. Neighborhood decline and lack of interest in new construction in the area have resulted in preservation of an unusual historical district. The high proportion of historic structures built on small lots and narrow streets with very few intrusive buildings distinguishes the district and evokes a strong sense of the nascent Helena community. The large, late 1930's Art Deco and Moderne public buildings and the range of efforts to repair or conceal seismic damage give one an immediate and clear impression of the far reaching impact of the 1935 earthquake in this neighborhood and on the city at large.

During the recent decade interest in the neighborhood has been reawakened. Now there is a growing trend to rehabilitate the older homes and to revitalize the neighborhood. The Bluestone House (Fig. 4) and the C.S. Cannon residence (Fig. 2) have received federal funds for rehabilitation. Efforts to restore the M.M. Holter House (Fig. 10), D.W. Fisk House (Fig. 22), Laura Wells House (Fig. 11) and the Jezick barn (Fig. 32) have been privately undertaken in the last few years. Presently, the Ryan Building apartments are being restored with additional incentives from federal investment tax credits, and there is strong interest in rehabilitation of some of the district's other apartment buildings. In addition, the city has provided rehabilitation funding for work on several area homes including the Mollie Byrnes House at 212 State St. (Fig. 26) and the H.M. Cooper House at 221 Pine St.

Local citizens have been actively involved in South-Central neighborhood planning for the last 10 years and a number of citizens participated in documenting the local history of this district. Nomination of this resource will recognize these individual efforts and provide a valuable tool for future community planning with historic preservation as a priority of the first order.

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Verbal description of Helena South-Central Historic District

Beginning at the Southwest corner of Broadway and Warren, proceed eastward along the southern Broadway right-of-way to the S. Davis St. intersection. Proceed southward along the Davis St. western right-of-way to the plat of Second St. (between blocks 557 and 558). Proceed due east to the end of block 556, then south across the end of block 556, continuing on this line across First St. and over to the northern edge of the Hawkeye Lode mining claim. Return westward to S. Davis, following the northern boundary of the Hawkeye Lode. Proceed southward along the S. Davis right-of-way to the plat of Contract St. Proceed south along the Contract St. right-of-way to the south side of block 9, Cox Addition. Proceed due west along the edge of blocks 9, 10, 11 of the Cox Addition. At the west edge of block 11 turn and proceed due north along boundary of blocks 11, 6, 4, 80, 79, 78, 77 (Athen St. plat) to the plat of Bluff St. Follow the Bluff St. right-of-way eastward to the plat of Congress St. Follow the Congress St. right-of-way northward to Pine St. Proceed southeast along the Pine St. right-of-way to the pedestrian walkway in the middle of block 27 (leading westward to Last Chance Gulch). Proceed northwest along the walkway to Cruse Ave. Follow the Cruse Ave. eastern right-of-way northward to the eastern terminus of Vawter St. Proceed eastward on the Vawter St. right-of-way to Warren St. Proceed northward along the western Warren St. right-of-way to Broadway and the starting point.

Merleena South-Central Historic District
Property List

14 S. Rodney	1874	C	1 story, vernacular, frame house	Fig. 9
16 S. Rodney	1953	NC	1 story, ranch-style, frame house	
20 S. Rodney	1865-75	C	1 story, vernacular, frame house	
28 S. Rodney	1884	C	2 story, brick, Second Empire house	Fig. 8
50 S. Rodney	1889	C	2 story, vernacular, frame duplex	Fig. 12
52½ S. Rodney	1888-89	C	1 story, vernacular, frame house	
58 S. Rodney	1872	C	2 story, Italianate, frame house	
66 S. Rodney	1880	C	1½ story, vernacular, brick house	Fig. 22
74 S. Rodney	1868	C	1 story, vernacular, frame/log house	
102 S. Rodney	1883	C	1 story, vernacular, brick house	Fig. 21
100 S. Rodney	1888-90	C	3 story, vernacular, brick apt bldg	Fig. 20
108 S. Rodney	1907	C	1½ story, Neo-Classical, frame house	Fig. 27
102 S. Rodney	1952	NC	1 story, ranch-style, frame house	
114 S. Rodney	1968-69	NC	1 story, ranch-style, frame house	
128 S. Rodney	1889-90	C	2 story, Queen Anne, frame house	
120 S. Rodney	1887	C	2 story, Queen Anne, frame house	
126 S. Rodney	1888	C	2 story, Queen Anne, frame duplex	Fig. 13
130 S. Rodney	1880-83	C	1 story, vernacular, frame house	
134 S. Rodney	1885-88	C	1½ story, vernacular, frame house	
140 S. Rodney	1976	NC	1 story, raised ranch, frame house	
156 S. Rodney	1889	C	2 story, Second Empire, brick house	
156½ S. Rodney	1892-1900	C	2 story, vernacular, brick carriage house/apt	
174 S. Rodney	1888-90	C	2 story, Queen Anne, frame duplex	
178 S. Rodney	1882-84	NC	1 story, vernacular, frame house, altered	
180 S. Rodney	1890-91	C	2 story, Queen Anne, frame duplex	
182 S. Rodney	1888-89	C	1 story, vernacular, brick house	
176 S. Rodney	1932	NC	1 story, vernacular, frame and log house	
182 S. Rodney	1889-92	C	1 story, vernacular, frame house	
190 S. Rodney	1895-1900	C	1 story, vernacular, frame/brick house	
186 S. Rodney	1891-92	C	1 story, vernacular, frame house	
186½ S. Rodney	1930s	NC	1 story, vernacular, log cabin	
188 S. Rodney	1890-98	C	1 story, vernacular, frame house	
193 S. Rodney	1870-75	C	2 story, vernacular, frame house	
115 S. Rodney	1877-83	C	2 story, Second Empire, brick house	Fig. 10
117 S. Rodney	1887	C	2 story, vernacular, brick apt bldg	
123 S. Rodney	1887	C	2 story, vernacular, brick apt bldg	
119 S. Rodney	1887	C	2 story, vernacular, brick apt bldg	
139 S. Rodney	1873-75	C	1½ story, vernacular, stucco/brick house	
145 S. Rodney	1887	NC	2 story, vernacular, brick apt bldg	
161 S. Rodney	1936	C	1 story, Art Moderne, stucco school (reconstruction)	
1223 S. Rodney	1884	C	2 story, vernacular, brick upright & wing	
1301 S. Rodney	1950	NC	1 story, ranch-style, frame house	
1309 S. Rodney	1971	NC	2 story, vernacular, frame duplex	
1403 S. Rodney	1876	C	1½ story, vernacular, stucco/log house	
1409 S. Rodney	1884-88	C	1 story, vernacular, brick 4-square	
1415 S. Rodney	1976	NC	2 story, vernacular, frame condominium	
1417 S. Rodney	1976	NC	2 story, vernacular, frame condominium	
1501 S. Rodney	1887	C	2 story, Queen Anne, frame duplex	
1503½ S. Rodney	1959	NC	1 story, vernacular, frame house	
1511 S. Rodney	1953	NC	1 story, vernacular, frame house	

515 S. Rodney	1953	NC	1 story, vernacular, frame house	
519 S. Rodney	1880-83	C	1½ story, Italianate frame house	Fig. 33
529 S. Rodney	1887	C	1 story, vernacular, brick house	
531 S. Rodney	1887-88	C	1 story, vernacular, frame duplex	
537 S. Rodney	1891	C	1½ story, vernacular, brick house	
539 S. Rodney	1890-92	NC	2 story, vernacular, frame house, altered	
557 S. Rodney	1885-86	C	1½ story, vernacular, brick 4-square	
565 S. Rodney	1887-88	C	1 story, vernacular, brick house	
571 S. Rodney	1889	C	1 story, vernacular, brick 4-square	Fig. 14
575 S. Rodney	1887	NC	1 story, vernacular, brick house, altered	
583 S. Rodney	1887	C	1½ story, vernacular, brick 4-square	
613 S. Rodney	1888-89	NC	1 story, vernacular, stucco/brick house	
621 S. Rodney	1888-89	NC	1 story, vernacular, frame 4-square, altered	
727 S. Rodney	1933	NC	1 story, raised log cabin	
805 S. Rodney	1927	NC	1 story, vernacular, frame house	
530 S. Rodney	1985	NC	2 story, vernacular, frame house	
201 Broadway	1872	C	3 story, vernacular, brick store bldg	Figs. 5, 15, 16
207 Broadway	1869-70	C	2 story, vernacular, brick house	Figs. 15, 16
213 Broadway	1869-70	C	1 story, vernacular, frame house	Figs. 15, 16
217 Broadway	1935-40	C	1½ story, Bungalow, frame house (reconstruction)	
221 Broadway	1957	NC	2 story, vernacular, frame apt bldg	
303 Broadway	1868	C	2 story, Gothic Revival, frame house	Fig. 2
309 Broadway	1869-75	C	1 story, vernacular, brick & frame house	
311 Broadway	1869-75	C	1½ story, vernacular, frame house	
317 Broadway	1935	C	1 story, vernacular, frame house (reconstruction)	
317½ Broadway	1930-40	C	1 story, vernacular, frame house (reconstruction)	
321 Broadway	1871-75	C	1½ story, Greek Revival, frame house	Fig. 6
325 Broadway	1890	C	2 story, vernacular, brick stable/apts	
327 Broadway	1872-75	C	2½ story, vernacular, brick house	Figs. 1, 37
413 Broadway	1883-84	C	1 story, vernacular, frame house	
417 Broadway	1883-84	C	1 story, vernacular, frame house	
419 Broadway	1883-84	C	1 story, vernacular, frame house	
421 Broadway	1883-84	C	1 story, vernacular, frame house	
425 Broadway	1885-88	C	2 story, vernacular, frame/brick apt bldg	
201 Vawter	1884-88	C	2 story, Italianate, brick house	Figs. 15, 16
209 Vawter	1868-84	C	1 story, vernacular, frame house	Figs. 15, 16
219 Vawter	1870-84	C	2 story, vernacular, brick house	Figs. 15, 16
60 S Warren	1872	C	log fire tower	Fig. 3
80 S Warren	1889	C	2 story, vernacular, stone house	Fig. 4
12 S. Ewing	1873-84	C	2 story, vernacular, brick house	Figs. 15, 19
13 S. Ewing	1953	NC	1 story, raised ranch, frame house	
24 S. Ewing	1978	NC	3 story, row house, apt complex	Fig. 16
25 S. Ewing	1939	C	3 story, Art Deco, concrete hospital (reconstruction)	Fig. 36
32 S. Ewing	1884-88	C	3 story, vernacular, brick school	Fig. 29
52 S. Ewing	1892-1900	C	2 story, vernacular, brick laundry bldg	
68 S. Ewing	1932	C	1 story, vernacular, frame house	
204 Miller	1877-1884	C	1 story, vernacular, brick house	
210 Miller	1888-89	C	2 story, vernacular, brick house	
218 Miller	1985	NC	1 story, vernacular, frame house	
314 Miller	1875-84	C	1 story, vernacular, frame house	

318 Miller	1884-88	C	2 story, Italianate, apt bldg	Fig. 7
322 Miller	1873	C	1 story, vernacular, frame house	
322½ Miller	1934	C	1 story, vernacular, frame house	
416 Miller	1884	C	1 story, vernacular, brick 4-square	
201 E. State	1930-32	NC	3 frame and log buildings, altered	
212 E. State	1887	C	1 story, vernacular, brick duplex	Fig. 26
290 E. State	1883	C	1 story, vernacular, brick house	
315 E. State	1888	C	2½ story, vernacular, brick house	Fig. 30
318 E. State	1884-88	C	2 story, vernacular, brick house	
319 E. State	1888	C	1 story, vernacular, brick house	
320 E. State	1875-83	C	2 story, vernacular, stucco house	
323 E. State	1884-88	C	1 story, vernacular, brick house	
326 E. State	1884-88	C	1½ story, vernacular, stone stable/house	
327 E. State	1884	C	1 story, vernacular, stucco/brick house	Fig. 35
331 E. State	1890-92	C	1 story, vernacular, brick 4-square	
331½ E. State	1884-88	C	1 story, vernacular, brick stable/house	
400 E. State	1978	NC	1 story, split-level, frame house	
401 E. State	1975	NC	1 story, vernacular, frame house	
410 E. State	1888-90	C	2 story, vernacular, frame house	
418 E. State	1889	C	2 story, vernacular, stucco/brick house	
423 E. State	1947	NC	1 story, vernacular, frame house	
426 E. State	1875-83	NC	1 story, vernacular, frame/log house, altered	
213 Cutler	1884	NC	1 story, vernacular, frame duplex, altered	
219 Cutler	1865-68	C	1 story, vernacular, stucco/brick house	
221 Cutler	1872	C	1 story, vernacular, brick 4-square	
305 Cutler	1924-32	NC	1 story, vernacular, frame house, altered	
309 Cutler	1930-53	NC	1 story, vernacular, frame house	
310 Cutler	1888	C	1 story, vernacular, brick stable/house	
311 Cutler	1884-88	NC	1 story, vernacular, frame house, altered	
317 Cutler	1884-86	C	2 story, vernacular, frame house	
321 Cutler	1884-86	C	1 story, vernacular, stucco/brick house	
101 Pine	1981	NC	2 story, vernacular, frame house	
115 Pine	1880-83	C	1½ story, vernacular, stucco/frame house	
117 Pine	1866-68	C	1 story, vernacular, frame house	
211 Pine	1980	NC	1 story, vernacular, frame house	
211½ Pine	1892-1900	C	1 story, vernacular, frame/log cabin	
221 Pine	1872-75	C	1½ story, Carpenter Gothic, frame house	
305 Pine	1884	C	2 story, vernacular, brick house	
312 Pine	1890	C	1 story, vernacular, brick house	
313 Pine	1865	C	1 story, vernacular, frame house	
316 Pine	c. 1892	C	2 story, vernacular, brick house	Fig. 34
323 Pine	1888-90	C	2 story, Queen Anne, frame duplex	
326 Pine	1888	NC	1 story, vernacular, frame/brick house, altered	
327 Pine	1886-88	C	1 story, vernacular, brick house	
425 Pine	1877-88	C	1 story, vernacular, frame house	
301 Clancy	1910	C	1 story, vernacular, stucco/frame 4-square	
303 Clancy	1904	C	1½ story, vernacular, frame house	
304 Clancy (a)	1885-90	C	2 story, vernacular, stucco/stone house	Fig. 31
304 Clancy (b)	1885-92	C	2 story, vernacular, brick house	

304 Clancy (c)	1885-92	C	2 story, vernacular, stone & wood barn	Fig. 32
304 Clancy (d)	1892-1900	C	2 story, vernacular, stone & wood barn	
305 Clancy	1909-10	C	1½ story, vernacular, frame house	
307 Clancy	1911-1912	C	1½ story, vernacular, frame house	Fig. 28
342 Clancy	1977	NC	1 story, split-level, frame house	
344 Clancy	1978	NC	1 story, Western ranch, frame house	
348 Clancy	1880-84	NC	1 story, vernacular, frame/log house, altered	
354 Clancy	1977-78	NC	1½ story, vernacular, frame house	
411 Clancy	1887-88	C	1 story, Queen Anne, frame house	
17 Division	1890-91	C	1½ story, Queen Anne, frame house	
19 Division	1890	C	1 story, vernacular, frame house	
21 Division	1890-91	C	1 story, vernacular, frame house	
31 Division	1890	C	1 story, vernacular, frame house	
46 Sparta	1884-92	C	1½ story, vernacular, frame house	
556 Sparta	1887-92	C	1 story, vernacular, frame house	
560 Sparta	pre-1892	C	1 story, vernacular, stucco/frame house	
632 Sparta	1888-92	NC	1 story, vernacular, frame house, altered	
638 Sparta	1930-53	NC	1 story, vernacular, frame house	
736 Sparta	1888-92	C	1 story, vernacular, stone & frame house	
above Sparta	1885	C	vernacular, stone reservoir	
23 Spencer	1884-88	C	1½ story, vernacular, frame house	
43 Spencer	1887	C	1 story, vernacular, stucco stable/house	
45 Spencer	1890-92	C	1½ story, vernacular, frame/stone stable/house	
52 Spencer	1891	C	2 story, vernacular, stone & frame house	Fig. 11
100 Spencer	1886-88	C	1 story, vernacular, stucco/frame 4-square	
100½ Spencer	1886-88	C	1 story, vernacular, brick outhouse/house	
103 Spencer	1875-1888	C	1½ story, vernacular, frame house	
213 Spencer	1888	C	2 story, Italianate, brick house	
216 Spencer	1890-92	C	1 story, vernacular, brick stable/house	
217 Spencer	1886	C	2 story, vernacular, frame house	
219 Spencer	1885-86	C	1 story, vernacular, stucco house	
221 Spencer	1874-88	C	1 story, vernacular, stucco/brick house	
229 Spencer	1883-84	C	1½ story, vernacular, frame upright & wing	
237 Spencer	1877-88	C	1½ story, vernacular, frame house	
427 Spencer (a)	1888-90	C	1 story, vernacular, stucco/brick house	
427 Spencer (b)	1885-86	C	2 story, vernacular, wood barn	
511 Spencer	1885-86	NC	1 story, vernacular, frame house, altered	
515 Spencer	1887-88	C	2 story, vernacular, frame house	
515½ Spencer	1890-91	C	1 story, vernacular, frame house	Fig. 23
516 Spencer	1890-92	NC	1 story, vernacular, frame house, altered	
517 Spencer	1888-90	C	1 story, vernacular, frame house	
527 Spencer	1880-88	C	1 story, vernacular, stone/frame house	
531 Spencer	1885-88	C	1 story, vernacular, brick 4-square	
534 Spencer	1888-90	C	1 story, vernacular, frame house	
542 Spencer	1880-88, 1932	C	2 story, vernacular, stucco/frame house	
553 Spencer	1888-90	C	1½ story, vernacular, frame house	
556 Spencer	1873	NC	1 story, vernacular, frame house, altered	
558 Spencer	1887-89	C	1 story, vernacular, frame house	
558½ Spencer	1892-1900	C	1 story, vernacular, stone 4-square	
10 S. Davis	1884-86	C	1 story, vernacular, frame 4-square	
14 S. Davis	1886-88	C	2 story, vernacular, frame house	

18 S. Davis	1884-88	C	1 story, vernacular, brick & stone house	
22 S. Davis	1879-1884	C	1 story, vernacular, frame/brick house	
26 S. Davis	1881-84	C	2 story, vernacular, frame house	
30 S. Davis	1890-92	C	1½ story, vernacular, frame house	
36 S. Davis	1875-84	C	2 story, vernacular, stucco/frame house	
36½ S. Davis	1884-85	C	1 story, vernacular, frame house	
48 S. Davis	1947	NC	1 story, vernacular, frame house	
62 S. Davis	1875-84	C	1 story, vernacular, stucco/frame house	
70 S. Davis	1937	NC	1 story, vernacular, stucco/frame house	
100 S. Davis	1890-92	C	1 story, Neo-Classical, frame house	
410 S. Davis	1890-92	C	2 story, vernacular, frame house	
422 S. Davis	1881	C	1½ story, vernacular, frame house	
422½ S. Davis	1930s	NC	1 story, vernacular, frame house	
538 S. Davis	1881-89	NC	1 story, vernacular, frame/brick house, altered	
546 S. Davis	1888-89	C	1 story, vernacular, frame house	
501 First	1936	NC	2 story, vernacular, frame house	
513 First	1889-96	C	1 story, vernacular, frame house	Fig. 17
515 First	1889-1893	C	1½ story, Queen Anne, frame house	Fig. 17
519 First	1896-1900	C	2 story, Queen Anne, frame house	Fig. 17
522 First	1893-94	C	1½ story, vernacular, stone house	Fig. 17
524 First	1891-92	C	1½ story, vernacular, brick house	Fig. 17
east of Clancy St.	1880	C	Hale Reservoir, stone construction	