

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93001001

Date Listed: 10/7/93

**Helena Historic District
(Boundary Increase)
Property Name**

**Lewis & Clark MT
County State**

**N/A
Multiple Name**

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrews

for Signature of the Keeper

10/7/93

Date of Action

=====
Amended Items in Nomination:

UTM:

The easting coordinate for point D is revised to read **420740**

Resource Count:

The resource count is revised to read:

37 Contributing Buildings 11 Noncontributing buildings

This information was confirmed with Chere Jiusto of the Montana SHPO.

DISTRIBUTION:

**National Register property file
Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Helena Historic District (Boundary Increase)

other name/site number: Rodney Street Neighborhood

2. Location

street & number: Bounded by East Sixth, North Davis, Broadway
and North Rodney Streets.

not for publication: n/a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

city/town: Helena

state: Montana

code: MT

county: Lewis and Clark code: 049

zip code: 59601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Maevell Sheff MTSHPO 8-16-93
Signature of certifying official/Title Date

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

Patrick Andrews

Date of Action

10/7/93

5. Classification

Ownership of Property: Private Public-local	Number of Resources within Property	
	Contributing	Noncontributing
Category of Property: District	<u>38</u>	<u>10</u> building(s)
Number of contributing resources previously listed in the National Register: 0	_____	_____ sites
	_____	_____ structures
	_____	_____ objects
Name of related multiple property listing: n/a	<u>38</u>	<u>10</u> Total

6. Function or Use

Historic Functions:	Current Functions:
Commerce/specialty and department stores Domestic/single and multiple dwellings; secondary structures	Commerce/specialty and department stores Domestic/single and multiple dwellings; secondary structures

7. Description

Architectural Classification:
 Mid-19th Century: Gothic Revival
 Late Victorian: Italianate, Second Empire, Queen Anne, Stick
 Late 19th and 20th Century Revivals: Colonial Revival, Mission/Spanish Colonial Revival
 Late 19th and Earth 20th Century American Movements: Commercial Style, Bungalow Craftsman
 Modern Movement

Materials:
foundation: stone, concrete
walls: brick, stone, stucco, wood
roof: asphalt shingle, metal, wood shingle

Narrative Description

Three blocks of residential and commercial construction along the east side of North Rodney Street are the subject of this proposed boundary increase to the Helena Historic District. Half of the extant buildings in this area were constructed between 1875 and 1893, Helena's period of greatest population growth and economic development. Between 1900 and 1948, which marks the end of the period of significance for the Helena Historic District, twenty additional buildings were erected to replace buildings lost to fire or to infill city lots that remained undeveloped after the great down-turn in the city's economy on the heels of the "Silver Panic" of 1893. The area is characterized by the close association and proximity of the businesses and adjacent residences of business owners. Unlike the neighborhood to the west, which is visually oriented toward the dominant County Courthouse and Jail complex, the area included in this addendum is aligned with the North Rodney Street commercial district. Documentation to support this boundary increase to the Helena Historic District is based upon a comprehensive survey of the Courthouse Square and North Rodney Street area prepared by historian Jon Axline, under contract with the City of Helena, during the summer of 1992.

In the wake of several devastating fires that swept Helena in the late 1860s and 1870s, many residents looked to "safer" areas away from the congested Helena central business district. A small but up-scale addition to Helena rose around the Courthouse Square and along North Rodney Street during the 1870s. This area was originally platted in 1864. Before

8. Statement of Significance

Applicable National Register Criteria: A

Areas of Significance: Ethnic Heritage/European

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1864-1948

Significant Person(s): n/a

Significant Dates: 1878, 1935

Cultural Affiliation: n/a

Architect/Builder: n/a

Narrative Statement of Significance

The Courthouse Square and North Rodney Street area represents a microcosm of the architectural, social and economic development of Helena from 1878 until 1948. Platted in 1865, this neighborhood of Helena developed in the aftermath of the disastrous fire of 1874 that decimated much of the city's downtown commercial quarter. This area is the first "planned" residential district and, contrary to the Main Street area of Helena, was platted on a grid system. Considered "up-scale" by early residents, the area was home to both middle and working class individuals and families. In addition to representing the well documented patterns of commercial and architectural development in Helena, many of the residences and commercial blocks in the North Rodney Street area gain significance for their association with members of Helena's historic Jewish community.

Jews occupied positions of importance in Helena throughout the historic period. Although a few were miners, the largest percentage of Jewish men earned their livelihoods as merchants and traders in wholesale and retail trade, serving as distributors of manufactured goods to people both in Helena and the surrounding mining camps. Helena's Jewish businessmen played an important role in encouraging the growth of industrial mining in Montana by providing investment capital needed to develop the local quartz gold deposits. Banking services established by Jews enhanced Helena's position as the commercial and banking center for western Montana and promoted permanent settlement of the city of Helena, itself.

A number of Jewish merchants opened businesses on North Rodney Street and had their homes built in the surrounding neighborhoods. Commercial blocks still in existence that historically housed Jewish businesses include 101 North Rodney (Weinstein Grocery), 201 North Rodney (J.H. Raab's East Side Market), and 202 North Rodney (King and Nuss Grocery). Three other commercial blocks operated by Jewish merchants at 109-113 North Rodney, 204 North Rodney, and 206 North Rodney are no longer extant. At least five dwellings in the North Rodney Street neighborhood were occupied by Jewish families during the historic period: 419 Breckenridge (Hepner House), 213 Fifth Ave. (Henry Klein House), 221 Fifth Ave. (Feldberg House), 311 Fifth Ave. (Birkenfield House), and 318 Fifth Ave.

Jewish settlement in the North Rodney Street area began in 1878 and reached its peak in the 1880s and 1890s. The trend reflected the economic boom years of Helena that resulted from the expansion of hard rock mining and the cattle industry and the arrival of the Northern Pacific and Montana Central railroads in the 1880s. Helena in the 1890s and early 1900s was characterized by economic and social stabilization. The Jewish community continued to thrive during the period. By 1929, however, none of the commercial enterprises in the study area and no residences were owned by Jews. The Jewish synagogue, named Temple Emanuel and located on North Ewing Street within the Helena Historic District, closed during the 1930s and the building was donated by the congregation to the State of Montana for use as the headquarters for the federal Works Progress Administration program. The Jewish community had a vibrant and important influence in the development of the Courthouse Square/North Rodney Street.

Background History

The lure of placer gold drew hundreds of miners and entrepreneurs to Last Chance Gulch in August 1864. Initially, Helena grew haphazardly adjacent to the gulch and the placer diggings. Structures consisted of small log or wood frame commercial buildings (some with false fronts) and dwellings. The business district was concentrated on Wood and Bridge

9. Major Bibliographic References

See Continuation Sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other - Specify Repository: Helena City Planning Office, Helena, Montana

10. Geographical Data

Acreage of Property: 10 acres (includes only the boundary increase area)

UTM References:	Zone	Easting	Northing
A	12	420880	5159600
B	12	420960	5159520
C	12	420820	5159300
D	12	420340	5159340

Verbal Boundary Description

The boundary increase to the Helena Historic District is described below.

Beginning at the southeast corner of North Rodney Street and East Sixth Avenue proceed northeasterly on the south side of East Sixth for one city block to the southwest corner of East Sixth Avenue and North Davis Street. Then proceed for three city blocks on the west side of North Davis to the northeast corner of the intersection of North Davis and Broadway. From that point proceed southwesterly to the northeast corner of the intersection of Broadway and North Rodney. The legal location is the NE $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 31, T10N, R3W (Helena USGS Quadrangle, Provisional 1985).

Boundary Justification

The boundary increase area includes commercial buildings and residences associated with the operation and support of the Courthouse Square and North Rodney Street areas of Helena. The number of residences grew steadily in the district as the commercial enterprises on North Rodney Street expanded. The North Rodney Street/Courthouse Square area of Helena was developed in the aftermath of the conflagration of 1874 in Last Chance Gulch. Although removed from the downtown commercial district, residents in the area were largely employed at the county courthouse, jail, and on Last Chance Gulch. On the east side of Rodney Street, however, the residents were primarily employed at the Rodney Street commercial businesses.

11. Form Prepared By

name/title: Jon Axline
 organization: City of Helena/consultant date: October 1992
 street & number: 907 8th Avenue telephone: 406/442-3959
 city or town: Helena state: MT zip code: 59601

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1878, however, development was limited to a few commercial enterprises and the construction of the first Lewis and Clark County Courthouse. Rodney Street served as a portion of the main thoroughfare between Helena and the agriculturally important Prickly Pear and Gallatin valleys, as well as the Confederate Gulch placer mines. Businesses on North Rodney in the 1870s included a hotel, saloon, gunsmith, meat market, lumberyard and three livery stables. All of the enterprises operated from wood frame or log buildings. Residences situated in the vicinity of Rodney Street during this period were also small, wood frame dwellings or log cabins.

Construction in the three-block North Rodney Street area escalated in 1883 when the Northern Pacific Railroad arrived in Helena and twelve substantial residences and commercial buildings were constructed during the next decade. The Courthouse Square area rapidly expanded as a neighborhood for many of Helena's middle class entrepreneurs. Merchants on North Rodney began to cater to the needs of the surrounding neighborhoods rather than to the freighters. Consequently, groceries (101 North Rodney) and meat markets (201 North Rodney) dominated the street. In addition, there were also laundries (15 North Rodney), pharmacies, and various "cottage"-type industries located on North Rodney. At its peak in 1886, fifteen businesses were located on the thoroughfare. Most of the old wood frame business blocks, moreover, had been replaced by substantial one- or two-story brick commercial buildings by the late 1880s. This gave the area a sense of permanency and prosperity that was consistent with the architectural expression of the surrounding neighborhoods.

The brick-fronted commercial buildings, which replaced earlier wood frame and log buildings, represent standard late-19th-century commercial architecture. These buildings exhibit denticulated brick or pressed metal cornices, plate glass display windows and recessed primary entries with transoms and sidelights. Two commercial buildings have canted entries on the corner lots (101 and 201 North Rodney). Two others are two-story buildings with rental rooms on the second floor (101 and 203 North Rodney).

Despite the commercial development along North Rodney Street, there still remained approximately eight residences on the east side of the street adjacent to the businesses. These small vernacular houses (13 North Rodney) and Shotgun style dwellings (9, 15 and 215 North Rodney) co-existed with more prominent Italianate (11 North Rodney) and Gothic Revival (219 North Rodney and 408-410 Broadway) style residences. The residences in the neighborhood surrounding North Rodney included examples of the Queen Anne style (427 Breckenridge, 412 Fifth Avenue, 413 and 421 East Sixth Avenue), Stick style (413-415 Breckenridge), and Colonial Revival style (416 Fifth Avenue). Most residences are one- or one-and-one-half story, wood frame dwellings, some with brick veneer. Most exhibit decorative features such as segmental arched windows, ornate fixed stained glass windows, columns, and large porches. Approximately 75% of the dwellings rest on concrete foundations; others have stone or stone-veneered foundations. Some residences are located on raised lots with stone or concrete retaining walls facing the sidewalks and streets. The walls represent attempts by early builders and home owners to alter the landscape to conform to the grid of the platted streets.

The economic Panic of 1893 effectively stopped any additional growth in the North Rodney Street area. After the completion of two new buildings that year (414-416 Breckenridge and 428 Broadway), there was no new construction in the area again until about 1900. The businesses on North Rodney Street, however, thrived because their continued prosperity was based on providing for the basic needs of the surrounding residents. By 1895, there were eighteen businesses located on North Rodney. That number remained constant until 1929 when the Great Depression struck the country. Only five businesses were in operation in 1930. The number of commercial enterprises on North Rodney has remained small, but constant. Today (1992), there are seven commercial enterprises in business on the street.

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Streets with the residential structures located to the south and adjacent to the placer claims. Like most gold camps of the time, the miners were little concerned about civic obligations such as law enforcement, sanitation and urban planning. By late 1864, however, a meeting of residents at Colonel Wood's cabin selected the name of "Helena" for the camp and appointed Wood the task of platting the streets.

At the same time, a little known individual completed a plat of Scott's Addition in the area northeast of Bridge and Wood Streets. The plat was centered on "Public Square," which was the proposed location of the county courthouse. Broadway, Warren, Rodney and Breckenridge streets were also established by the Scott's Addition plat map and surrounded the proposed courthouse site. By late 1866, however, only a few cabins and businesses had been built in the area. Rodney Street was the primary north-south connector between the agricultural operations in the Helena Valley and the roads leading out of Helena to the mining camps south of the community and the Confederate Gulch-Bozeman Road.

The first Lewis and Clark County Courthouse was built in Public Square in 1867. Located away from the busy commercial/mining area adjacent to Last Chance Gulch, Scott's Addition became a preferred residential area, known as "the quiet part of town." Between 1868 and 1874, the addition developed rapidly, spurred by devastating fires that periodically plagued the commercial district along the gulch below.

The January 2, 1879 Helena Weekly Herald reported the construction of six dwellings and a warehouse in the study area in 1878 (412 and 420 Broadway, 9, 13, 15 and 215 North Rodney). The aggregate cost of the construction was over \$21,000. The 1879 Helena map shows thirty-one residences and businesses located in the North Rodney Street area.

By 1884, twenty-six dwellings and ten businesses were located in the Courthouse Square/North Rodney Street area. The 1884 Helena Sanborn Fire Insurance Map indicates that there were at least ten log and wood frame dwellings remaining in the area from the first phase of development in the Addition. Eighty-seven percent of the residences were of frame construction, and thirteen percent were of brick or brick veneer. Although most houses were simple vernacular or Shotgun style, there were a significant number of Gothic Revival (408-410 Broadway and 219 North Rodney), Stick (413-415 Breckenridge), Queen Anne (427 Breckenridge, 412 Fifth Ave., 413 and 421 East Sixth Ave.), and Colonial Revival (416 Fifth Ave.) style residences.

The businesses were predominantly of wood frame construction with only thirty percent constructed of brick (101 North Rodney). Businesses included a grocery (101 North Rodney), gunsmith, hotel, shoemaker, meat market, fruit vendor, barber and a Chinese laundry. In addition, a lumberyard was located on Breckenridge. The expansion of the North Rodney Street commercial district and the surrounding neighborhoods coincided with the arrival of the Northern Pacific Railroad in Helena in 1883. The railroad allowed direct access to suppliers and equipment. The number of businesses in the area increased to thirteen by the late 1880s. Two of the new enterprises were groceries (201 and 203 North Rodney). Most businesses were still housed in wood frame buildings with small outbuildings located at the rear of the property. Helena and the Courthouse Square/North Rodney Street area entered a period of sustained growth that lasted until the economic depression of 1893.

By 1888, the population of Helena numbered 11,500 individuals. In the survey area, however, the number of dwellings dropped to 25 as many of the older log cabins and wood frame shacks were replaced by more substantial single and multiple-family dwellings. Twenty-three houses were wood frame (five were veneered with brick) and only two were brick-bearing wall construction. In addition, rooming houses, one located at 11 North Rodney, a duplex (413-415 Breckenridge), and a "tenement" building had been constructed. Like much of Helena in the 1880s, there was a trend toward construction of multiple-family dwellings adjacent to the commercial areas of the city. The blocks just east of North Rodney were the location of the initial trend toward this type of housing in the Courthouse Square/North Rodney Street area. Again, architectural styles were representative of the predominant Queen Anne and Colonial Revival styles then popular in Helena. Only nine of the residences included stables or carriage houses as part of their property.

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In 1893, the United States Government suddenly devalued the price of silver, causing an economic depression in Montana. Helena was economically dependent on the silver mines located south of the community in Jefferson County. Two buildings were completed in 1893 just prior to the depression (428 Broadway and 208 North Davis). The financial upheaval caused construction in the North Rodney Street area to cease. It was not until about 1900 that any new residences were constructed in the survey area (415 and 421 East Sixth Ave.).

The enactment of the Enlarged Homestead Act in 1907 initiated an economic and population boom throughout Montana. Helena once again enjoyed economic prosperity. In the survey area, however, there was little evidence of residential growth. The number of businesses on North Rodney, remained constant and continued to provide services to the adjacent neighborhoods (e.g., groceries, meat markets and saloons). Only three residences were constructed between 1905 and 1912. Two were American Four-square dwellings (428 Breckenridge and 425 Fifth Ave.), while the third was a classic Bungalow (423 Fifth Ave.). The styles and house size reflected the social composition of the area that featured a mix of middle and working class residents, which also is consistent with today's demography of the area.

The Homestead Boom ended with the American declaration of war against Germany in 1917. Between 1919 and the outbreak of World War II, the remaining space in the district was infilled with the construction of three residences (211 North Rodney and 418 and 421 Fifth Ave.). Their architectural styles were consistent with nationally popular styles (Spanish Eclectic, Cape Cod and Craftsman) and represent a trend toward functional designs where excess ornamentation has been stripped away.

Between October and December 1935, Helena was rocked by a series of earthquakes that did considerable damage to structures located in the central part of the city. Because brick became the building material of choice during the period of prosperity during the late 19th century, the earthquakes cracked more than a few walls and caused numerous chimneys to collapse. Repairs during the late 1930s included the application of stucco to the exterior of cracked walls and the re-construction of the chimneys. While stucco was not consistent with Queen Anne or Italianate residences, the repairs have become significant in themselves and reflect an important event in Helena's history.

Post-war development in the survey area included the construction of a few dwellings and the demolition of a row of wood-frame commercial buildings on the east side of North Rodney in 1960 to make room for a supermarket. Generally however, the district exists relatively intact and represents a continuation of development from 1878 to 1948.

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HELENA HISTORIC DISTRICT ADDENDUM RODNEY STREET NEIGHBORHOOD

<u>NAME</u>	<u>ADDRESS</u>	<u>STYLE</u>	<u>DATE</u>	<u>STATUS</u>
Moffitt Duplex	413-415 Breckenridge	Stick	1885	Cont.
Schaeffer Apartments	414-416 Breckenridge	Queen Anne/Ital.	1893	Cont.
Garage		Vernacular	c.1893	Cont.
Hepner House	419 Breckenridge	Greek Revival	1885	Cont.
Sterling House	420 Breckenridge	Vernacular	c.1885	Cont.
Garage		Vernacular	c.1920	Cont.
Richards House	421 Breckenridge	Vernacular	1887	Cont.
William Steele House	427 Breckenridge	Queen Anne	1883	Cont.
Garage		Craftsman	c.1920	Cont.
Demarest House	428 Breckenridge	Pyramidal Cottage	1910	Cont.
Garage		Vernacular	1922	Cont.
Shed		Vernacular	c.1935	Cont.
S. H. Crouse House	408-410 Broadway	Gothic Revival	1878	Cont.
Garage		Vernacular	1931	Cont.
Bishop House	412 Broadway	Gable-wing	1878	Cont.
Garage		Vernacular	1953	Non-cont.
Myers Residence	420 Broadway	Queen Anne	1878	Cont.
Dickerson Residence	424 Broadway	Col. Revival	1887	Non-cont.
Broadway Market	428 Broadway	Br. Front Comm.	1893	Cont.
Brass House	208 N. Davis	Vernacular	1893	Non-cont.
Kleinschmidt Rental	9 N. Rodney	Shotgun	1878	Non-cont.
Williams Boarding House	11 N. Rodney	Italianate	1887	Cont.
Heitfield House	13 N. Rodney	Vernacular	1878	Non-cont.
Christiansen House	15 N. Rodney	Shotgun	c.1878	Non-cont.
Eck's Garages	19 N. Rodney	Modern	c.1950	Non-cont.
Beattie Block	101 N. Rodney	Br. Front Comm.	1880/1890	Cont.
Quality Market	111 N. Rodney	Modern Comm.	1960	Non-cont.
Eastside Meat Market	201 N. Rodney	Corner Business	1885-88	Cont.
Cash Grocery	203 N. Rodney	Ital./Br. Front	c.1886	Cont.
Buzzas House	211 N. Rodney	Sp. Eclectic	1935	Non-cont.
Greene House	215 N. Rodney	Shotgun	c.1878	Cont.
Gov. Leslie House	219 N. Rodney	Gothic Revival	c.1875	Primary

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<u>NAME</u>	<u>ADDRESS</u>	<u>STYLE</u>	<u>DATE</u>	<u>STATUS</u>
Grady House	412 Fifth Avenue	Queen Anne	1883	Cont.
Garage		Vernacular	1948	Non-cont.
Freaser Residence	416 Fifth Avenue	Colonial Revival	1883	Cont.
Garage		Vernacular	1923	Cont.
Spanier Residence	418 Fifth Avenue	Cape Cod	1939	Cont.
Garage		Vernacular	1955	Non-cont.
LaReau House	421 Fifth Avenue	Craftsman	1921	Cont.
Garage		Vernacular	1930	Cont.
Ward House	423 Fifth Avenue	Bungalow	1912	Cont.
Garage		Vernacular	1927-30	Cont.
Graham House	425 Fifth Avenue	4 Sq./Craftsman	1905	Cont.
Garage		Vernacular	1932	Cont.
Knight House	413 E. Sixth Avenue	Queen Anne	c.1883	Cont.
Weggenman Rental	415 E. Sixth Avenue	Vernacular	1900	Cont.
Reardon's Beauty Shop	421 E. Sixth Avenue	Queen Anne	c.1900	Cont.
Garage		Craftsman	c.1920	Cont.

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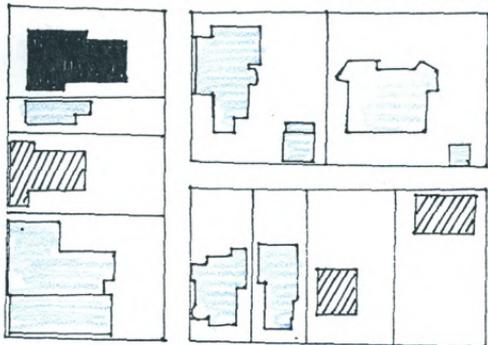
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6th AVENUE



HELENA HISTORIC DISTRICT:
BOUNDARY INCREASE

Helena, Montana
Lewis and Clark County

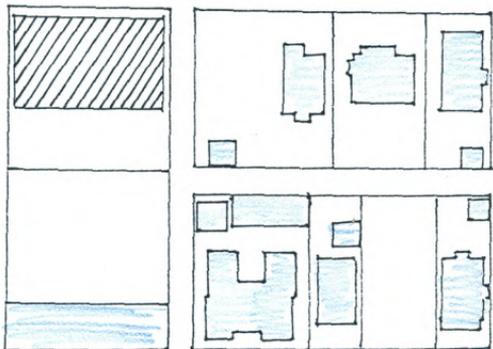
 Primary Significance

 Contributing to the
character of the district

 Noncontributing

--- Boundary of the area to
be added to the Helena
Historic District

5th AVENUE



N. DAVIS

BRECKENRIDGE



Blocks to the west are listed in the National Register as part
of the Helena Historic District

NORTH RODNEY



- Primary
- Contributing
- Non-contributing

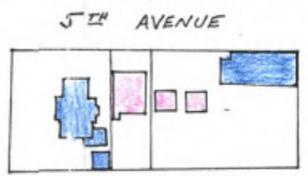
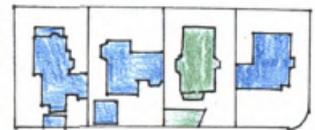
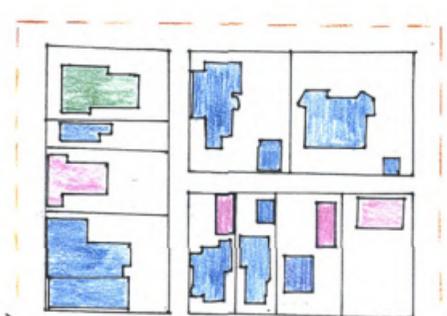
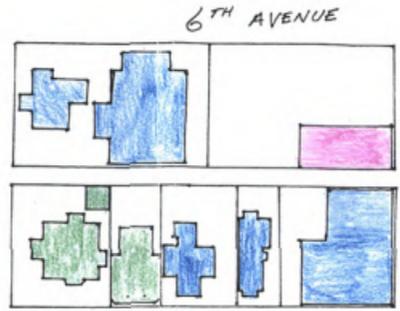
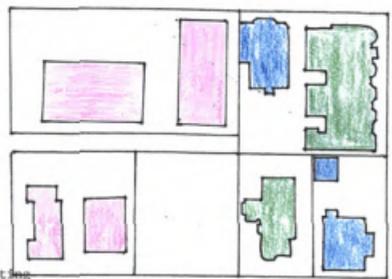
--- Area of Boundary Increase

COURTHOUSE SQUARE Survey Area 1992

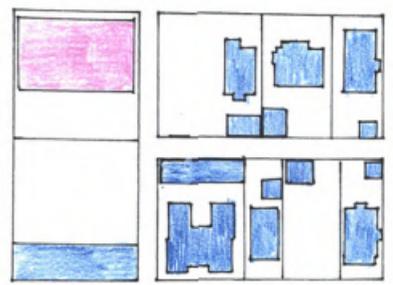
Helena Historic District Boundary Increase

Roughly bounded by N. Rodney St.; Broadway; N. Davis St.; and Sixth Ave.

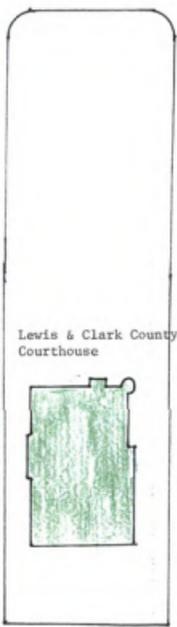
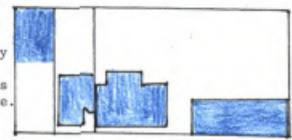
Helena, Montana
Lewis & Clark County



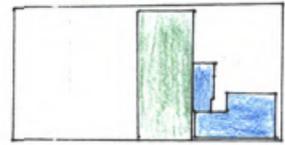
NORTH RODNEY



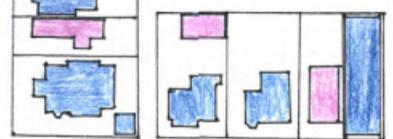
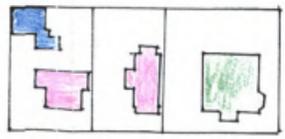
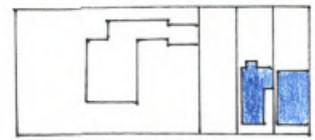
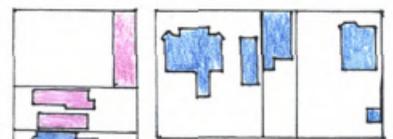
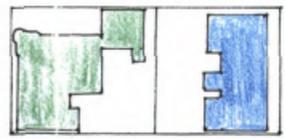
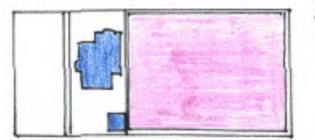
N. DAVIS



EWING



BRECKENRIDGE



BROADWAY