

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: D.H. Cuthbert Residence

other name/site number:

2. Location

street & number: 602 N. Ewing

not for publication: n/a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

city/town: Helena

state: Montana code: MT county: Lewis & Clark code: 049 zip code: 59601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)
Mark F. Gardner, Interim SHPO 3/31/95
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): _____

for
Edson H. Beall
Signature of the Keeper
Entered in the National Register
Date of Action 5/4/95

5. Classification

Ownership of Property: Public - local	Number of Resources within Property	
	Contributing	Noncontributing
Category of Property: Building(s)	<u> 2 </u>	<u> </u> building(s)
Number of contributing resources previously listed in the National Register: 0	<u> </u>	<u> </u> sites
	<u> </u>	<u> </u> structures
	<u> </u>	<u> </u> objects
Name of related multiple property listing: n/a	<u> 2 </u>	<u> </u> TOTAL

6. Function or Use

Historic Functions:	Current Functions:
Domestic: Single Dwelling	Vacant/Not in Use

7. Description

Architectural Classification:
Late Victorian:Queen Anne

Materials:
foundation: stone
walls: brick
roof: wood shingle
other: n/a

Narrative Description

The D.H. Cuthbert Residence is a two and a half story, Queen Anne style home built of red brick. The house is a substantial family home, with living space on the ground floor, and four bedrooms on the second story. Located on the corner of Ewing and 11th Avenues, the home was one of the first built in this neighborhood east of Last Chance Gulch.

In typical Queen Anne style, the massing of the design is irregular with main block dressed by angled front corners, a full two-story octagonal bay on the south and a wing projecting to the rear (west). The roofline is complex, with hipped lines over the main block and a gable roof on the rear wing. The house is constructed of red brick, laid in common bond. It rests on a coursed foundation of native slate and is roofed with wooden shingles.

The design of the primary (east) facade features a spacious wooden porch which fully spans the front and wraps the southeast corner to the bay. A pedimented gable in the porch roof set with scroll and swag motifs rests on columns with carved spindles, framing the primary entrance. Elsewhere, the porch roof is supported with chamfered square wooden columns, the baluster encircling the porch is composed of staggered square rails and the deck is the original wood.

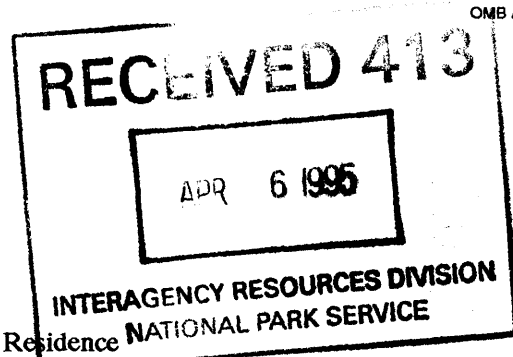
Large windows grace the design along with several ornamental openings. Patterns of fenestration include a number of double-hung 1-over-1 windows, and some fixed units. The openings for windows and doors are spanned by flat brick lintels, except for those on the bay, which features a continuous heavy rusticated lintel wrapping the bay. Sills are of square-cut stone. Although the primary doorway is wide enough to house paired doors, the original door(s) was replaced. Currently a single Craftsman door is set between sidelight panels beneath what appears to be the original transom. An oval window set with keystones trims the angled northeast corner on the first floor. Above this, a fixed, square window with scrolled pediment decorates the second floor. A projecting gable dormer/balconet crowns the front facade near the crest of the roof. The dormer is shingled and frames a doorway to the balconet. The balconet is fronted by a low brick wall with round arched openings.

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On the south elevation, the full bay is focal and adjoined by the wrapping porch on the east and (formerly) a wooden rear porch on the west. The rear porch was replaced with brick walls in recent decades. Windows in this south wall are similar to those on the main body of the house, however, here the sills are of brick. On this addition, the entrance now opens to the west, accessed by a series of concrete steps.

The west elevation is characterized by the gable roof, and windows which are offset beneath the gable peak. There are a couple of minor alterations on the west. These include a gable-roofed, plywood enclosure of the basement stairwell, and blockage of the window above it from the inside with plywood.

The north wall is a single plane, with a variety of window openings across the first and second floors. These include a large, round-arched window and paired double-hung units framed by rusticated stone lintel and heavy stone sill. On the rear wing, the gable roof projects, shading two double-hung windows on each floor.

On the interior, the D.H. Cuthbert Residence is a spacious, family home. A roomy, well-lit atmosphere is created by high ten foot ceilings and large windows. On the first floor, entrance is gained through a small antechamber on the front doorway opening into the front hall. An open wrapping stairwell graces the hall, which opens into the library and dining room through wide doorways with french doors.

Rooms for receiving and entertaining guests -- the hall, stairwell, dining room, parlor and library -- all were redecorated during the Craftsman period and feature elegant yet simple woodwork of that era. This includes the characteristic dark fir panelling, window trim, baseboards, square columns and French doors. Elsewhere, the original painted wood trim with simple routing and bulls-eye cornerblocks predominate. Historic light fixtures remain in some rooms, including hanging electrical Art Nouveau chandeliers trimmed with stained glass. Downstairs flooring is of oak or carpeted; flooring upstairs is of maple.

Upstairs, there are four bedrooms opening from a hall running from the landing at the top of the front stairs to a back stairwell. The master bedroom across the front of the house, includes a small nursery in the northeast corner tucked behind French doors. The interior layout includes two bathrooms, one on each floor.

Integrity

The D.H. Cuthbert House retains a remarkably high level of historic integrity, despite use in recent decades as a group home. On the exterior, most all elements of the original design including detailing are represented, historic fabrics are intact. Brick enclosure of the rear side porch was historic and highly compatible with the design of the residence. Otherwise, the only modifications are at the rear, minor and easily reversible -- the basement stair enclosure and blocking of the kitchen window. On the interior, while the house needs refurbishing, the integrity is high. Interior spaces are intact and relatively unaltered. Historic woodwork -- original and early 20th century -- is worn but extant.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Architecture,
Settlement

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: ca. 1885-1945

Significant Person(s): n/a

Significant Dates: 1885

Cultural Affiliation: n/a

Architect/Builder: unknown

Narrative Statement of Significance

One of several large, stylish homes built east of Helena's Last Chance Gulch during the mid-1880s, the D.H. Cuthbert Residence helped to catalyze the development of a large Helena East Side neighborhood. Promoted throughout its construction in the local press, it helped establish the fashionable Ewing Street corridor. Over the decades that followed, it has acted as an anchor to the identity and character of the area. For these associations with local patterns of settlement, it is eligible for the National Register of Historic Places under Criterion A. Built in 1886, the D. H. Cuthbert Residence is also a well-preserved local example of Queen Anne style residential building. Thus the property gains significance for listing in the National Register under Criterion C, for its architectural values.

Historic Significance Settlement History

The town of Helena is a classic gold camp which evolved to become capital of Montana, the 41st state in the Union. Founded in 1864 with the discovery of gold in Last Chance Gulch, gold deposits in Helena's gulch and the surrounding mountains proved rich, and the townsite grew steadily over the two decades that followed. (A detailed history of these early decades is included in nominations written for the Helena Historic District, and amendments).¹

In 1883, the Northern Pacific Railroad laid tracks to Helena, linking the territorial capital with all points east. What had been steady community growth until that point became a frenzy of exploding population growth, booming construction and free-wheeling land speculation. That year alone, 9 platted additions were annexed to the town of Helena.

In the area northeast of the original Helena townsite, the fashionable streets of Warren and Ewing, between the Gulch and Rodney Street, were extended. These became the heart of a series of three additions filed by William Chessman, and brothers Joseph and Lewis Davis -- the Chessman & Davis Central Additions were made in 1884, 1885 and 1888. Concurrently, they also platted the Chessman-Davis Placer addition to the west in 1888, which composed the north end of downtown Helena.²

Tracing the origins of ownership to the lands settled early in Helena history, many of these lands originated as mineral patents. It appears that as mining claims played out, claimants found a new value in real estate development, and with the growth of the town, a ready market in land sales.

William Chessman and Joseph Davis were two such claimants, who amassed a large number of placer mining claims in Last Chance Gulch during the late 1860s. Chessman bought and sold mineral rights, often retaining title to the land. During the 1870s he became president of the Helena Consolidated Water Company, controlling Helena's primary water systems for mining activities -- the Yaw Yaw Ditch, the Helena Ditch and the flume through Last Chance Gulch. Through the heyday of hydraulic mining, he furthered his earnings by reworking his claims at the mouth of Last Chance Gulch, and selling water to others. In fact, a 1875 Helena birdseye view map depicts a reservoir in the open lands north of 9th Avenue, and hydraulic miners working the ridge east of Last Chance Gulch.

Joseph Davis, too, was a miner who also developed real estate. While less is currently known about his land speculation activities, he held placer claims near the mouth, and to the east of Last Chance Gulch. In 1884, he deeded a portion of his holdings to his brother Lewis.

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With the arrival of the Northern Pacific Railroad, lands surrounding the original Helena townsite were developed in earnest, in a dense pattern following an urban model which planted homes tightly together on lots and blocks which followed rectangular grids. The following year, the Montana Central Railroad also completed its route into Helena, locating its depot grounds, terminal facilities and tracks on a portion of Chessman's property at the center of Section 30, T10N, R3W, in the northeast end of the Gulch. Chessman reportedly held some 400 acres³, which are shown on early maps as the Park Mining Claim and the Chessman-Davis Placer.⁴ Most of these parcels, and adjacent lands held by the Davis brothers became platted real estate.

Within the Central Addition of 1884, residential building lots were carved out.⁵ These were sold by Chessman and the Davis' over the decade which followed. Anchoring the addition were a number of substantial family homes, soon occupied by the burgeoning merchant class. Radiating northeast from Helena's fashionable Courthouse Square, Ewing Street anchored this northerly residential area, and featured several large, elegant homes. A comfortable neighborhood within walking distance of downtown Helena, the area attracted a number of Helena's early merchants, industrialists, politicians and professionals.⁶ Early photographs of the area reveal large homes scattered across a scrubby landscape, apparently the result of intensive hydraulic mining.⁷

Family History

D.H. Cuthbert fits the profile of these early Central Addition residents. Native of the Midwest, Cuthbert trained as a young man in drug stores in Dubuque, Iowa and Galena, Illinois. With the outbreak of war between the states, he enlisted in the Union Army. Following the war, he moved to St. Louis where he worked in the drug business. In February of 1866, he married Anna E. Newhall of Illinois. That spring, Cuthbert bought drug supplies and set out for Montana by steamboat. He disembarked at Fort Benton and travelled overland to Helena, where he established a drug business.

The Helena fire of 1869, which destroyed much of downtown, burned out Cuthbert's drug store. With no insurance to cover the losses, Cuthbert did not reestablish his business. Following the fire, he worked in a series of professions, first joining with the drug firm of Parchen & Paynter. Cuthbert remained with Parchen & Paynter as a manager for several years. Following that period, Cuthbert partnered in an insurance agency, Cuthbert & Atchison. In November 1883, Cuthbert was appointed postmaster of Helena. Cuthbert was also active in civic affairs, serving as clerk of the Helena school board for 10 years, and as the territorial auditor for two years. He also was elected to Lewis & Clark County Commission, serving as chairman during his tenure. In 1891, the city directories list him as a draftsman with the U.S. Surveyor General. After a long and varied career, Daniel H. Cuthbert died on May 7, 1891.

Residence Construction and Neighborhood Settlement

In 1885, David and Anna Cuthbert secured lots 1 & 2 in block 8 of the Chessman-Davis Central Addition and soon began to construct this residence. One of the first homes constructed in this new neighborhood following formal platting and sale of building lots, its progress was monitored by the local newspapers. Articles on its construction appeared no less than three times, and the D.H. Cuthbert Residence received mention in an article on Helena's 1885 building boom:

"The handsome Residence completed this fall by D.H. Cuthbert cost about \$6,000. It is built of brick and the design is as handsome as it is peculiar. It is located on Ewing Street".

Such a house acted as an anchor to building throughout the neighborhood, and an advertisement for others to follow suit. Across Helena, as subdivisions were platted and added to the growing townsite, speculators and real estate developers likely competed to attract the more well-to-do residents of town, making their additions more desirable and driving up land

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values. Early photographs of the Central Addition, along with others such as Lenox and Kenwood, depict these neighborhoods in their earliest stages of development. What appear are large, architect designed, isolated dwellings on otherwise empty blocks defined by dirt roads. More modest dwellings which later became the fabric that knit these neighborhoods together were non-existent, not appearing until the after the demise of Helena's rollicking Victorian building boom.

D.H. Cuthbert's home played a catalyzing role in the Central Addition, by its stylish presence on a prominent corner, and by virtue of attention it received in the local press of the day. It is interesting to discover then, that D.H. Cuthbert's wife, Anna Newhall Cuthbert was sister to Penelope Newhall Chessman, the wife of William Chessman. The Chessman's themselves settled into Helena's fashionable Ewing Street corridor, building an ornate Victorian home at the corner of Ewing and 6th Avenue, today known as the Original Governor's Mansion.

Architectural Significance

The D.H. Cuthbert Residence is a well-preserved, eclectic example of Queen Anne style architecture. The design features a number of characteristic Queen Anne elements, including the irregular massing and roofline, combined round and square forms, the wrapping porch, applied ornament and variety of window treatments. All are well representative of this popular residential style.

Unusual elements add a certain interest to this design as well. The feeling of the design is a bit heavier than most Queen Anne design, resulting in part from the architect's eclecticism. The brick balconet wall, and heavy porch columns in particular add a certain weight to the design. The ornamental windows on the northeast bay borrow from the Colonial period. And on the interior, the Craftsman finishing is high quality and most typical of interior treatments of that period, providing an interesting contrast to the interior handling elsewhere in the house.

For over a century, the D.H. Cuthbert Residence has been an anchor to community and an integral part of the eastside Helena residential neighborhood. The vitality and solidity of its design and high-profile location make it a prominent home of the area, helping to define the character of this expansive historic neighborhood. Today it stands alongside neighbors of equal dimension, style and craftsmanship on Ewing Street, all set off by cast iron fencing and mature trees. These homes conjure up a feeling of decades past, harkening back to a time of explosive growth in Helena's history, when prospects for this young city appeared limitless and residents were optimistic about the future.

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Axline, Jon Helena Historic District Amendment, Montana SHPO, 1994.
Bowen, A.W. & Co. Progressive Men of Montana, Biography of William A. Chessman, p. 1327. Chicago, 1902.
Bowen, A.W. & Co. Progressive Men of Montana, Biography of Joseph Davis, pp. 1334-35. Chicago, 1902.
Helena Daily Independent January 25, 1884; February 7, 1884.
Helena Herald Obituary of David H. Cuthbert, May 14, 1891, p. 7, col 7.
Jacobsen Byrd & Jiusto Helena: An Historic City. Montana SHPO, Helena, 1981.
Jiusto, Chere Helena Historic District Amendment, Montana SHPO, 1991.
Helena Independent January 1, 1886.
Helena Weekly Herald September 24, 1885, October 22, 1885.
Leeson, Michael A. History of Montana, Biography of D.H. Cuthbert. Warner Beers & Co., Chicago, 1885.
Lewis & Clark County Deed Records for Lots 1 & 2, Block 8, Chessman & Davis Central Addition, Helena, Montana.
Miller, Joaquin History of Montana, Biography of W.A. Chessman, pp. 292-293. Lewis Publishing Co, Chicago, 1894.
New Northwest Obituary of David H. Cuthbert, May 15, 1891.
Polk's City Directories City of Helena, Directories for 1886 - 1900. Helena.
Sanborn Map Company *Fire Insurance Maps of Helena, Montana* 1890, 1892, 1927, 1930, 1954. Chicago.

Photographs:

Uncatalogued Helena homes file, Montana Historical Society Photoarchives, Helena.
Lowry & Towner, photographers *Looking North-West, Helena*, ca. 1890.
Unknown Looking North on Warren, 1890. Includes 1053 N. Warren and 204 Lyndale.
Unknown View of Chessman-Davis Central Addition neighborhood, ca. 1890, including 602 and 607 N. Warren.

Maps:

Glover, E.S. Birdseye view of Helena, Montana, 1875. C.K. Wells, Helena.
Grude, E.C. Plat map of Helena additions, 1883.

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ENDNOTES

1. See Jiusto; Axline Helena Historic District Amendments 1 & 2
2. Jacobsen, Byrd, Jiusto Helena: An Historic City, p.45
3. Miller, p.292-293
4. Grude, E.C. Plat of Helena, 1883
5. *ibid.*
6. Polk City Directories for Helena, esp. 1890.
7. Uncataloged Photos of East Side Helena, ca. 1890 Montana Historical Society Photoarchives

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County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other - Specify Repository:

10. Geographical Data

Acreage of Property: less than 1 acre

UTM References:	Zone	Easting	Northing
	12	420990	5160020

Legal Location (Township, Range & Section(s)): Located in the SE 1/4, NE 1/4, SW 1/4 of Section 30, T10N, R3W.

Verbal Boundary Description

The D.H. Cuthbert Residence occupies Lots 1 & 2, Block 8 of the Chessman and Davis Central Addition in Helena, Montana.

Boundary Justification

These are the lots historically associated with the residence since purchase of the property by D.H. Cuthbert in 1885, and the subsequent construction of this house.

11. Form Prepared By

name/title: Chere Justo
organization: Montana SHPO date: January 1995
street & number: 1410 Eighth Ave. telephone: 406-444-7715
city or town: Helena state: MT zip code: 59620

Property Owner

name/title: Lewis & Clark County
street & number: 316 N. Park telephone: 406-447-8000
city or town: Helena state: MT zip code: 59623