

MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
Montana Historical Society
PO Box 201202, 1301 E Lockey
Helena, MT 59620-1202

Property Address: **825 Dearborn Ave.**

Historic Address (if applicable): **829 Dearborn Ave.**

City/Town: **Helena**

Site Number: **24LC2444**

(An historic district number may also apply.)

County: **Lewis and Clark**

Historic Name: **Gordon – Cottles Residence**

Original Owner(s): **Charles and Catherine Cannon**

Current Ownership Private Public

Current Property Name:

Owner(s): **Klempel, Dustin T**

Owner Address: **825 Dearborn Ave., Helena, MT 59601**

Phone:

Legal Location

PM: **Montana** Township: **10 N** Range: **04 W**

$\frac{1}{4}$ $\frac{1}{4}$ **NE** $\frac{1}{4}$ of Section: **25**

Lot(s): **West 100' of Lot 7**

Block(s): **2**

Addition: **Hauser** Year of Addition: **1880**

USGS Quad Name: **Helena** Year: **1992**

Historic Use: DOMESTIC/single family

Current Use: **DOMESTIC/single family**

Construction Date: **c. 1888** Estimated Actual

Original Location Moved Date Moved:

UTM Reference www.nris.mt.gov

NAD 27 or NAD 83(preferred)

Zone: **12** Easting: **420142.00** Northing: **5160839.78**

Geocode: **05-1887-25-1-17-13-0000**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: Yes No

Date of this document: **7/20/2016**

Form Prepared by: **Delia Hagen**

Address: **660 River Court, Missoula, MT 59801**

Daytime Phone: **(406) 360-0120**

MT SHPO USE ONLY

Eligible for NRHP: yes no

Criteria: A B C D

Date: **8/25/2016**

Evaluator: **Kate Hampton**

Comments: Identifying Montana's African American Heritage Places Project. Modern siding and window render the property ineligible for individual listing, though it may contribute to a a yet-to-be surveyed West Side Historic District

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Architectural Description

Property Name: Gordon – Cottles Residence

Site Number: 24LC2444

ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify:

Property Type: **Residential** Specific Property Type: **Single-family dwelling**

Architect: **unknown** Architectural Firm/City/State:

Builder/Contractor: **unknown** Company/City/State:

Source of Information:

The property historically known as 829 Dearborn Ave occupies a parcel on the east side of Dearborn Ave and is located on the corner of Hauser Boulevard. The block is bordered by Stuart Street to the south, Hauser Boulevard to the north, Dearborn Avenue to the west and N. Benton Ave to the east. Dearborn Avenue runs north to south. The main building on the parcel, the residence faces west to Dearborn Ave. The building occupies the northwest corner of the parcel with a fenced yard, planted to grass on the south and east side. A city sidewalk runs along the west and north edge of the parcel. On the north wall of the house, an original brick sidewalk lines the blocks of Hauser Boulevard. The brick sidewalk is laid in a diagonal herringbone pattern, with narrow bullnose brick borders on either side. A brick sidewalk in the same style parallels the narrow north yard backyard of the house, and greets the backyard gate on the north side. Once in the backyard and through the gate, the sidewalk becomes concrete slab and forks with a path leading to the rear entrance to the west, and a path leading to the garage to the east. On the west façade, a typical concrete slab sidewalk extends from the front street sidewalk which runs along Dearborn Avenue, to the front entrance of the house.

The house is located on the northwest corner of the rectangular parcel, with a large sideyard and backyard. Property boundaries are delineated by fencing on every side. The north and west boundaries are delineated by the original metal fencing, with hairpin detailing, both sides have an original hairpin entrance gate. The east and south boundaries are delineated by wood privacy fence. The grounds are exceptionally sparse, with little gardens, plants, debris or mature foliage. One exception is a medium sized deciduous tree located to the west of the garage.

The simple, medium sized wood-frame one and a half story building has an east-west oriented rectangular shaped footprint and a moderately-pitched front gable roof. The roof features deep eave returns, and is clad in a modern mix of 3-tab and architectural asphalt shingles. This house is clad in wide horizontal hardy board, and sits atop a rough stone foundation. The house is comprised of three components; a rectangular core, a small entrance-façade rectangular projection, and a rear (east) sun porch with a shed roof. All windows in the building are vinyl-frame unless otherwise noted.

West (front) elevation:

Fenestration on the façade (west elevation) includes an entry, and three one-over-one rectangular windows. Two evenly-spaced windows punctuate the gable end, and a single window appears just off-center to the north at the first story. The small entrance component stands at the north side of the first story, and only spans the width of the entrance door itself. It has a gable-front roof, an entry protected by a mosren pressed metal, two-light storm door on the west side, and a single fixed, wood-frame, six-light windows on its north and south sides.

North (side) elevation:

Four windows are located on the north wall, including the fixed six-light window of the entry noted above. Two are located on the first floor of the central component, and are one-over-one double-hung. The rear sun porch extends to the east side of the north wall, and features a shed roof and an original wood, a ribbon of five fixed lights. The rear sun porch does not sit on a visible foundation, but rather has horizontal cladding extend to the ground.

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Architectural Description

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East (rear) elevation:

The east wall features a projecting one-story sun porch with a shed roof. Like that of the front, two one-over-one single hung vinyl windows are located in the original fenestration on the half story. Both have storm windows attached. Below the windows, the sun porch projects into the backyard and spans the width of the building. Eight screen windows span the projection's east elevation, and are separated by wood muntins and mullions in an alternating pattern. The rear porch entrance is located on the north side of the east wall, and features a historic screen door made from wood. Above the rear entrance is a rectangular screened transom light. Three wood steps lead to the rear entrance opening. The sun porch covers an identically fenestrated wall as the west, with a single window and entry. The rear opening is filled with a traditional French door with square lights.

South (side) elevation:

Fenestration on the south wall is limited to a single one-over-one double-hung window set in the west side. An electrical box is located at between the central component and the rear sun porch projection.

Garage:

A detached one story, wood frame garage is located on the eastern portion of the parcel. The garage has a gable-front roof, clad in the same modern mix of 3-tab and architectural asphalt shingles. The building is clad in horizontal wood droplap siding. The one-car concrete slab driveway runs north – south between the garage and Houser Boulevard, and the garage façade (north wall) faces Hauser Boulevard to the north. A modern metal overhead garage door fills the elevation's first story. Fenestration on the east elevation includes an pedestrian entry to the north side and a centered two-over-two fixed wood window. A paved patio area beneath a wood-frame pergola that extends from the garage structure fills the space between the garage and the alley. The south (rear) elevation displays no fenestration.

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History of Property

Property Name: Gordon – Cottles Residence

Site Number: 24LC2444

HISTORY OF PROPERTY

This property was first platted in 1880 as Lot 7 of Block 2 of the Hauser Addition, along the east side of Dearborn Avenue on the southeast corner of its intersection with Hauser Boulevard. Although tax records indicate the current house was built in 1900, it was actually completed before 1890, for Sanborn Maps from that year show the current house as a 1.5 story veneered dwelling at the west end of Lot 7. At the time, the property was owned by Edgar Carpenter, who'd purchased it in 1887 from Charles and Catherine Cannon. Edgar and Emma Carpenter owned it until after Edgar died. It was conveyed by Edgar's estate to Mary L. Guthrie in 1905.

Guthrie owned it for five years, and during that time appears to have used it as a rental income property. In 1906, city directories listed the occupant of 829 Dearborn as one Annie Gordon (widow of Edward), who was of African-American descent.¹ Missouri-born Gordon still lived there in 1910, when census takers enumerated her and her Montana-born daughter, Beulah Kerrett (a.k.a. Kenett), at 829 Dearborn. That year, Gordon and Kerrett both made a living doing "housework," apparently in private homes.

In June of 1910, Wesley Cottles, also African-American, purchased the property from Lou Guthrie. According to 1911 city directories, Cottles was living at 829 Dearborn soon thereafter. He occupied his home until at least 1915, working as a porter at Mitchke & Vizona during that period. By 1918, Cottles and his wife Geneva were living in Big Sandy, and that year they sold 829 Dearborn to Charles and Mary Kranich.²

The Kranichs owned the property until Charles died, and the widowed Mary conveyed it to John and Rebecca Glass in 1939. By then, the original buildings on the property had been modified. Changes included the addition of a one-story rear porch on the house at 829 Dearborn, the removal of a smaller one-story log home that had stood to the east (at 321 Hauser Blvd), and the construction of two small outbuildings, all of which were completed by 1930. In 1940 the property sold again, this time to long-time owners Nora and Doris Shock, mother and daughter. The property address had by then changed from 829 to 825 Dearborn. Nora died in 1958, and around that time Doris built a garage to replace the outbuildings that had been removed after 1951. Doris continued to own the property until 2002, when she deeded it to Winsor Vorreyer, LLC. Five months later Michelle Harrer acquired 825 Dearborn. Harrer owned it from 2002 to 2006, when she sold it Charity Martin and Dustin Klempel, the current owner and occupant. According to Sanborn Maps, the footprint of the house at 825 Dearborn has not been modified since before 1930.

¹ This is likely the same Annie Gordon who lived at 413 N. Raleigh in subsequent years.

² In 1930, Cottles was living in Big Sandy while Geneva resided in Missoula. By 1935 Cottles was back in Helena and living at 913 Cannon St. In 1940 he was recorded living in Butte. During the 1930s, Wesley Cottles was repeatedly ticketed and/or jailed in Helena for a variety of alcohol-related infractions.

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Information Sources/Bibliography

Property Name: Gordon – Cottles Residence

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INFORMATION SOURCES/BIBLIOGRAPHY

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Bureau of the Census. "9th Census of the United States, 1870: Population Schedules: Montana, Lewis and Clark County." Washington, D.C.: Bureau of the Census, 1870.

———. "13th Census of the United States, 1910: Population Schedules: Montana, Lewis and Clark County." Washington, D.C.: Bureau of the Census, 1910.

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Helena, City of, Town Plats

1880 Hauser Addition

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R.L. Polk & Co. *Polk's Helena City Directory, 1896- 1931*. Helena, Mont.: R.L. Polk & Co.

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———. "Fire Insurance Maps of Montana: Helena, Lewis and Clark County- 1951." Bethesda, MD: University Publications of America, 1951.

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Statement of Significance

Property Name: Gordon – Cottles Residence

Site Number: 24LC2444

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility: Yes No Individually Contributing to Historic District Noncontributing to Historic District

NRHP Criteria: A B C D

Area of Significance: **Ethnic Heritage & Social History** Period of Significance: **1906-1918**

STATEMENT OF SIGNIFICANCE

Purchased in 1907 by Wesley Cottles, the Cottles house is significant under NRHP Criterion A (local level) as a residential property associated with the history of African-American people in Helena, MT. The home served as a rental occupied by other members of the local black community prior to Cottles purchase, including longtime Helena resident Annie Gordon and her daughter. The Gordon family lived there from at least 1906 to 1910, when Cottles bought it during the heyday of Helena's black community. The home was subsequently owned and occupied by Cottles until 1918. The Cottles house is thus associated with two significant historic contexts: its black owner-occupants lived there during the heyday of Helena's, and Montana's, African-American community, ca. 1875-1910, and they sold their home and left it during the decline of that community, ca. 1910-1940. The property's period of significance extends from its initial occupation by African-Americans ca. 1906 through 1918, when Cottles sold his home and the property was no longer owned by or associated with Helena's black residents.

The Cottles house represents these significant historic themes in a number of specific ways. Although black households clustered in several neighborhoods, Helena, like other western cities, did not suffer the strict residential segregation that was common in other regions, and black households could be found in areas across the city, like Dearborn Avenue on the edge of Helena's mansion district. Like other black people in the region, resident Annie Gordon migrated to Helena in the late 19th century from a border state, ie. Missouri. And in Helena, Gordon, her daughter, and Wesley Cottles worked in occupations that were commonplace in the African-American community: black people in this period were oft-confined by structural racism to low-status, low-waged work. Many black women worked at arduous service jobs, and housekeeping primary among them. Employment as a porter was likewise a common occupation for black men in Helena, a number of whom worked at Mitchke & Vizona.

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Integrity

Property Name: Gordon – Cottles Residence

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INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

Originally a brick veneered house, Sanborn Maps indicate that the modern hardy-board siding replaced the brick after 1958. Modern windows also adversely affect the property's ability to convey its significance and association with the African American community during the early twentieth century. Its integrity of location, setting, and overall design remain intact. However, diminished integrity of materials, workmanship, feeling, and association render the property ineligible for individual listing.

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Photographs

Property Name: Gordon – Cottles Residence

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Feature #
Facing: E-SE

Description: West (front) and north elevations

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Photographs

Property Name: Gordon - Cottles Residence

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Feature #
Facing: NE

Description: West (front) and south elevations

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Photographs

Property Name: Gordon – Cottles Residence

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Feature #
Facing: W-SW

Description: East (rear) and north elevations

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Photographs

Property Name: Gordon – Cottles Residence

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Feature #
Facing: S-SE

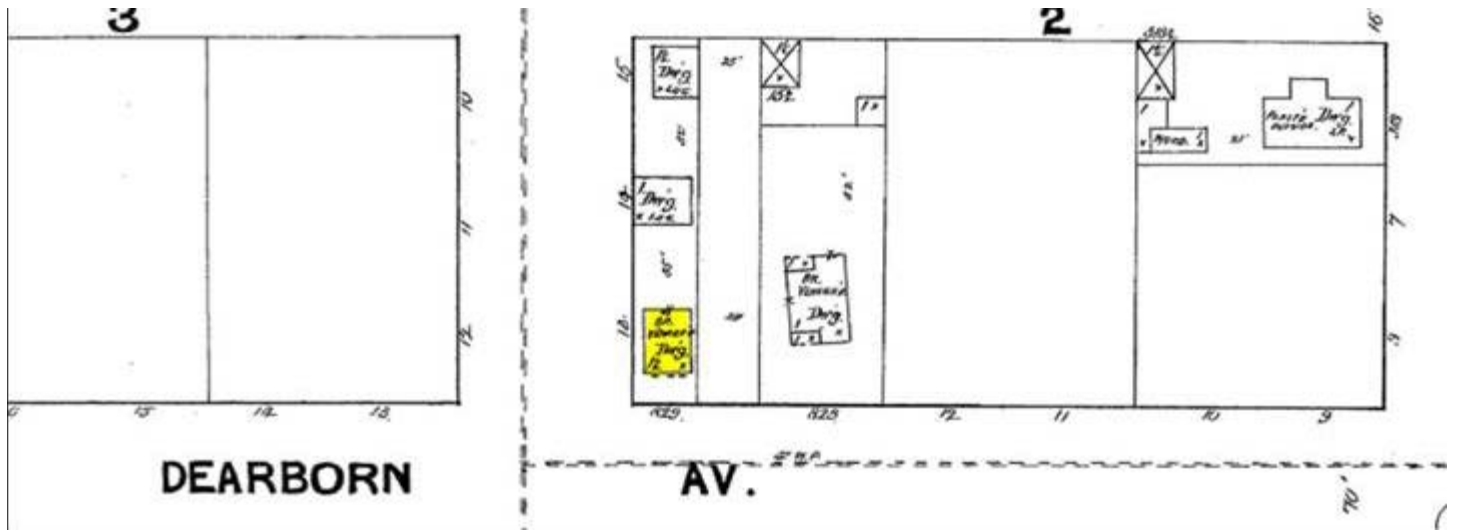
Description: 825 Dearborn, garage, view to S-SE, north
(front) and west elevations

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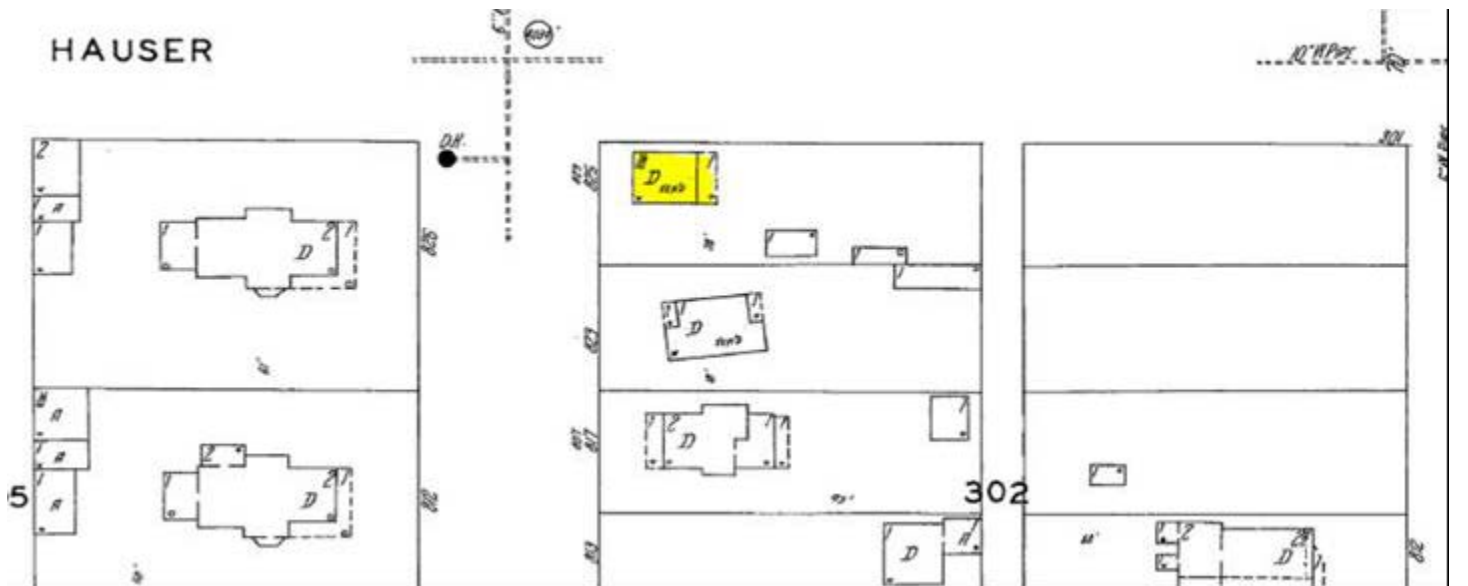
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Sanborn Maps

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Detail of 1890 Sanborn Map, Helena, Sheet 25 (above) and 1930, Sheet 134 (below). Property identified as a brick veneered dwelling at 829 Dearborn. The address changed to 825 Dearborn prior to 1930.



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Site Map

Property Name: Gordon - Cottles Residence

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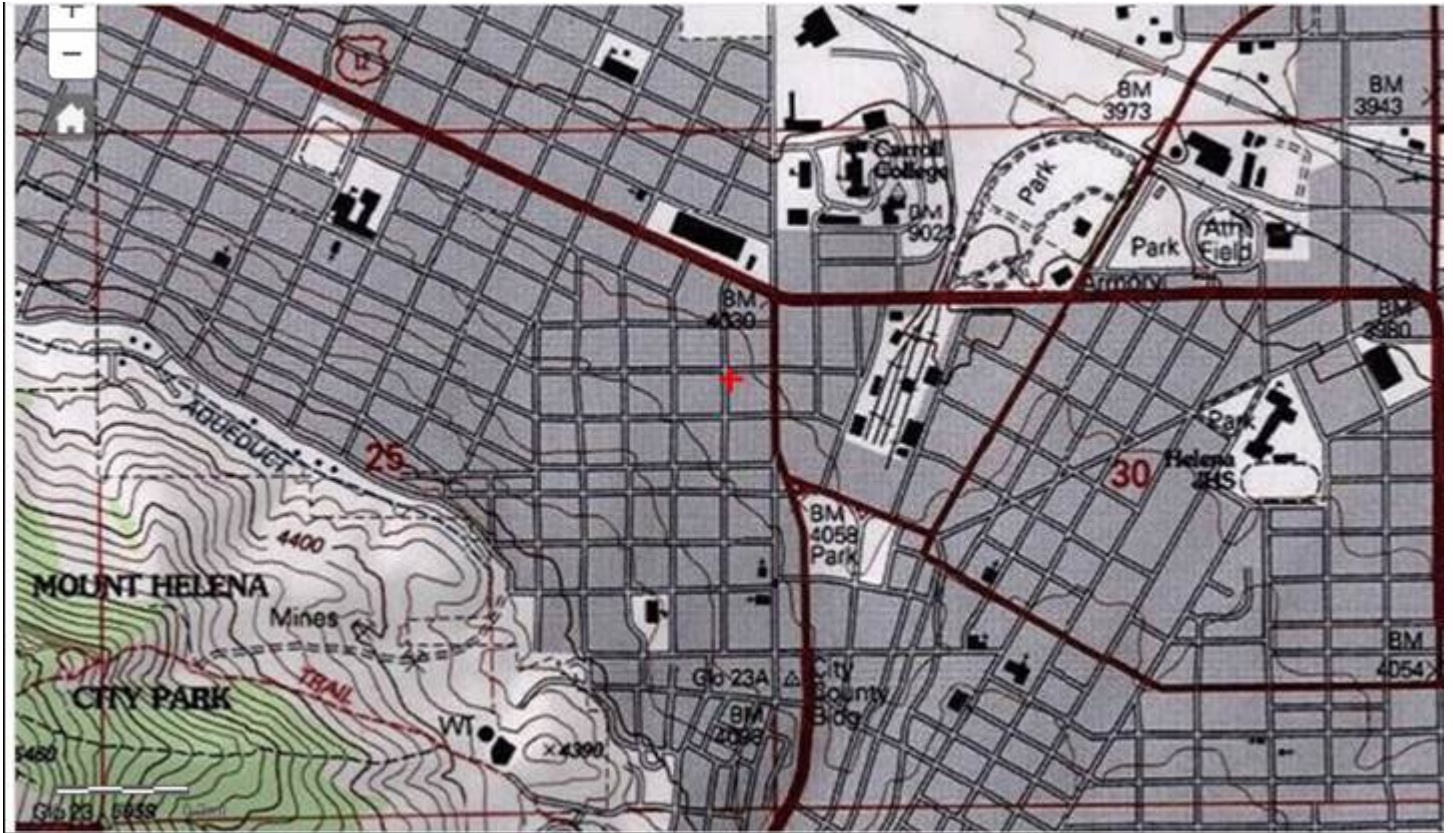


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Topographic Map

Property Name: Gordon - Cottles Residence

Site Number: 24LC2444



PROPERTY:
825 Dearborn Ave
(fka 829 Dearborn Ave)
Lewis and Clark County
Helena, Montana
GeoCode:
05-1887-25-1-17-13-0000
LAT 46.596372
LON -112.042578