

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: **413 N. Raleigh St.**

Historic Address (if applicable): **413 N. Raleigh St.**

City/Town: **Helena**

Site Number: **24LC2434**

(An historic district number may also apply.)

County: **Lewis and Clark**

Historic Name: **Kropp Rental**

Original Owner(s): **Bernhardine and Herman Kropp**

Current Ownership Private Public

Current Property Name:

Owner(s): **Kuntz, Raymond J and Baker, Larry B**

Owner Address: **11 John G Mine Rd., Helena, MT 59602**

Phone:

Legal Location

PM: **Montana** Township: **10 N** Range: **03 W**

$\frac{1}{4}$ **SW** $\frac{1}{4}$ **SE** $\frac{1}{4}$ of Section: **30**

Lot(s): **A, COS #392308**

Block(s): **603**

Addition: **Hoback and Cannon** Year of Addition: **1881**

USGS Quad Name: **Helena** Year: **1998 (scanned)**

Geocode: **05-1888-30-4-09-03-0000**

Historic Use: Domestic/single family

Current Use: **Domestic/single family**

Construction Date: **1887** Estimated Actual

Original Location Moved Date Moved:

UTM Reference www.nris.mt.gov

NAD 27 or NAD 83(preferred)

Zone: **12 T** Easting: **421628** Northing: **5159908**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: Yes No

Date of this document:

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: 7/6/2016

Evaluator: Kate Hampton

Comments: Identifying Montana's African American Heritage Places Project. Not individually eligible under the African Americans in Helena context, but would contribute to a neighborhood historic district

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Architectural Description

Property Name: Kropp Rental

Site Number: 24LC2434

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 commonly known as 413 N. Raleigh Street occupies a rectangular parcel on the east side of Raleigh Street which runs north – south on a slight incline. The house is centrally located in the southwest neighborhood of Helena. The block is bounded by 8th Ave to the south, 9th Ave to the north, N. Raleigh Street to the west and N. Hoback Street to the east. The only building on the property, it occupies the western portion of the parcel and a paved parking area occupies the eastern portion. The rear parking area adjoins an alleyway which runs along the north boundary of the property. A city sidewalk runs along the west edge of the parcel and a small concrete slab walkway connects the street sidewalk and street-side parking. The property contains no fencing or landscaped areas. Some younger deciduous trees exist between the building and the parking lot, as well as scattered debris such as chairs and snow shovels.

It appears that the duplex was constructed in two phases: the northernmost, side-gabled portion of the building, as well as the northern third of the east shed extension has stood since 1887. After 1892 but before 1930, the single house was enlarged, whereby both the side-gable portion and the east shed bay were extended to the southern limit of the parcel.

The simple, wood-frame one story building has an east-west oriented rectangular footprint, a steeply pitched side gable roof, and is built over a concrete foundation. A shed extension fills the east elevation. The parcel is slightly sloped, where the north portion of the porch sits atop a concrete wedge foundation, and the south side adjoins the street sidewalk. Roof features are limited to a concrete chimney on north side and an extended roof eave on the western façade. The roof is clad in a modern mix of three-tab and architectural asphalt shingles. The building is a vernacular representation of a French creole style cottage. Exterior walls are clad in white stucco and features Caribbean-blue wood trim. A wood deck with a wood railing extends the full width of the western façade. The building is comprised of three components; the full façade porch, the central side gabled living quarters, and the rear shed roof component. All windows in the building are wood-frame unless otherwise noted.

The façade (west wall) of the building is divided into two symmetrical segments that differentiate it as a duplex. Fenestration on the façade is limited to two large, three-over-three fixed windows flanked by two entrances filled with stormdoors and wood entrance doors. The façade is dominated by the front entrance porch. The north wall is exceptionally plain and is comprised of a gable-front roof bay and the shed extension, neither of which contain openings. A large electrical box is centrally located on the rear shed roof extension bay, with exterior piping which extends to the roof. The east wall features four windows: three evenly-spaced across the southern two-thirds of the plane, and the other centered in the northern third. Each window is vinyl, one-over-one, double hung and appears to be in the original fenestration pattern. The south wall contains no openings with the exception of a small rectangular wood vent, located beneath the gable-front peak.

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History of Property

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HISTORY OF PROPERTY

This property was first platted in 1881 as Lots 9 and 10 of Block 603 of the Hoback and Cannon Addition, along the north side of 8th Avenue, on the northeast corner of its intersection with N. Raleigh Street. Tax records indicate the current house was built in 1887, and by 1888, when the Sanborn Fire Insurance Company first mapped the neighborhood, the property contained a one-story L-shaped concrete dwelling, identified as 413 N. Raleigh, situated at the northwest corner of the lot, along the alley. Sanborn Maps that year depicted a lot line to the south, separating the rear 1/3 of Lot 9 from the front 2/3, which contained a larger, stuccoed dwelling identified as 800 8th Avenue. A second 1.5 story building, a dwelling later identified as 413 ½ N. Raleigh, stood to the southeast of the 413 Raleigh house, at the southeast corner of the rear lot.

At that time, it was owned by Otto Peterson, who'd acquired all of Lot 9 in 1886 from its first post-platting owner, Charles Lehman. In 1891, Peterson sold the rear (north) 44 feet of Lot 9, containing both 413 N. Raleigh and 413 ½ N. Raleigh, to Henry Hohlfelder. Hohlfelder died shortly thereafter, and his widow Bernhardine subsequently remarried, wedding Herman Kropp. Mr. and Mrs. Kropp owned 413 N. Raleigh until 1914, and during that time apparently used it as a rental.

The Kropps' tenants included numerous members of Helena's African-American community. From 1902/1903 to 1907, city directories listed the property's occupants as Henry P. Maxwell (who worked as a janitor at Independent Pub Co. and then as a "paperhanger"), and Walter J. Fisher, a laborer.¹ By 1908, 45-year-old Andrew Green, formerly of 530 5th Ave., had moved in with his wife, 49-year-old Sarah, and son, 13-year-old William. Georgia-born Green was a laborer who worked odd jobs, sometimes specializing as a "plasterer," while Sarah, born in Kentucky, worked as a "laundress" doing "hand laundry." The Greens had earlier lived in other western places—son William was born in Washington—but remained in Helena for many years. They lived at 413 N. Raleigh until 1912/1913, when they moved to 1012 8th (aka 1002 8th), where they stayed until at least 1920.

When the Greens moved a couple blocks up 8th Avenue, other members of Helena's African-American community replaced them at 413 N. Raleigh. By 1916, Annie Gordon (widow of George) was living there, and she remained through at least 1920. Like Sarah Green, Gordon, born in Missouri in 1862, worked as a laundress.² And like the Greens, Gordon occupied 413 N. Raleigh as a rental: in 1914, the Kropps conveyed the property to James M. Adamson and George Looney, who owned it until 1922, when they sold it to Christine M. Small. Small owned the property for the next ten years.

It was likely during Small's tenure that the property underwent extensive modifications: by 1930 the former house at 413 N. Raleigh had been enlarged into a rectangle that covered the entire west half of the lot, with a full-length west-side front porch, and was being used as a store. The house at 413 1/2 Raleigh had been removed, and a large storage building, attached to the store by a connecting addition, had been erected in its place. Together, these buildings covered almost the entire property. In 1932 Small sold 413 N. Raleigh to E.J. McKilligan (or McKillican), who, along with members of the Tuohy or Tuony family, would own it until after 1969. By 1951, the storage building had been converted to a garage, with the main building still in use as a store.

It is unclear when the McKilligan/Tuohy ownership ended, but by 1979 the property belonged to Harry and Helen Tomel. That year, the Tomels deeded it to Joseph Evangeline, who held title less than three years. In 1982 Marguerite Tuohy again took title to 413 N. Raleigh. With her husband Norman, Marguerite owned it until 1985, when she conveyed it to

¹ Fisher later lived at 838 Breckenridge (1908) and, with his wife Olivia, 915 Cannon (1912).

² It is unclear if Gordon's daughter Beulah Kennett lived with her. In 1911, city directories listed Kennett at 530 5th Ave.—the same address the Greens occupied before moving to N. Raleigh.

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History of Property

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current owners Raymond Kuntz and Larry Baker. The property currently serves as a rental residence, and is configured as a duplex. Sanborn Maps suggest that the building's footprint has not been modified since before 1930. At some point, the west 12 feet of the north 44 feet of adjoining Lot 10 were added to the property.

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Information Sources/Bibliography

Property Name: Kropp Rental

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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.

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Hagen, Delia. "National Register of Historic Places Multiple Property Documentation Form: African- American Heritage Places in Helena, MT," 2016.

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1881 Hoback and Cannon Addition

Lewis and Clark, County of. Clerk and Recorder's Office, property title records.

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R.L. Polk & Co. *Polk's Helena City Directory, 1902- 1920*. Helena, Mont.: R.L. Polk & Co.

Sanborn Map Company. "Fire Insurance Maps of Montana: Helena, Lewis and Clark County- 1884." Bethesda, MD: University Publications of America, 1884.

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Statement of Significance

Property Name: Kropp Rental

Site Number: 24LC2434

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: **Hoback and Cannon Neighborhood development** Period of Significance: **1902-1913, 1916-1920**

STATEMENT OF SIGNIFICANCE

The dwelling at 413 N. Raleigh is significant under NRHP Criterion A (local level) as a residential property associated with the history of African-American people in Helena, MT. During the heyday of the black community in Helena the home was occupied by members of the local black community, including longtime Montanans like H.P. Maxwell (who in the 1890s ran a business at 108 E. Cutler St.). Both Maxwell and Andrew Green were active in community organizations, like the First Ward Colored Club that met at Maxwell's store in 1894. The house at 413 N. Raleigh is thus associated with two significant historic contexts: first occupied by members of Helena's black community around 1902 during that community's heyday, it would continue to be rented by African-American residents during the subsequent period of community decline and endurance, ca. 1910-1940. The property's period of significance extends from its initial occupation by African-American tenants in 1902 to 1913, when documented black tenants moved out. A second period of significance ran from 1916 to 1920, when known black tenants again occupied the building.

The rental house at 413 N. Raleigh represents these significant historic themes in a number of specific ways. Located near the black St. James AME Church (Site LC2430), it was one of multiple homes in the surrounding east-side neighborhood that housed a cluster of African-American people. And like other black families in the region, its residents migrated to Helena in the late 19th century from border-states, like Kentucky, and other southern locales. Once in Helena, male residents of 413 N. Raleigh worked as laborers, janitors, etc.—prototypical positions for black men, who in this period were oft-confined by structural racism to low-status, low-waged work. Female residents' labor was also typical: many black women worked at arduous jobs to help support their families, and doing laundry was primary among them.

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Integrity

Property Name: Kropp Rental

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

Significant changes to the building's integrity of design, feeling, and association occurred after its iteration as a single-family rental property often occupied by African American families and individuals. The building at 413 N. Raleigh is located in a historic neighborhood that for Helena's African American community, centered on the African Methodist Episcopal Church (114 N Hoback) and Dorsey's Grocery (900 Eighth Avenue). African American tenancy of the property occurred from the late 1880s through the early 1920s. The building's transformation into a store (and later a duplex) with a footprint that doubled the size of the building and introduced a new fenestration pattern to the façade, likely occurred after 1922, post-dating its direct connection to the African American context.

While not a strong candidate for individual listing under the African American history context, the building does retain strong integrity of location, setting, association, materials and workmanship under a broader context of neighborhood development through the early twentieth century, and therefore likely would contribute to a historic district.

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Photographs

Property Name: Kropp Rental

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Feature #
Facing: E-NE

Description: West elevation

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Photographs

Property Name: Kropp Rental

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Feature #
Facing: SE

Description: North and west elevations

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Photographs

Property Name: Kropp Rental

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Feature #
Facing: SW

Description: North and east elevations

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Photographs

Property Name: Kropp Rental

Site Number: 24LC2434



Feature #
Facing: NE

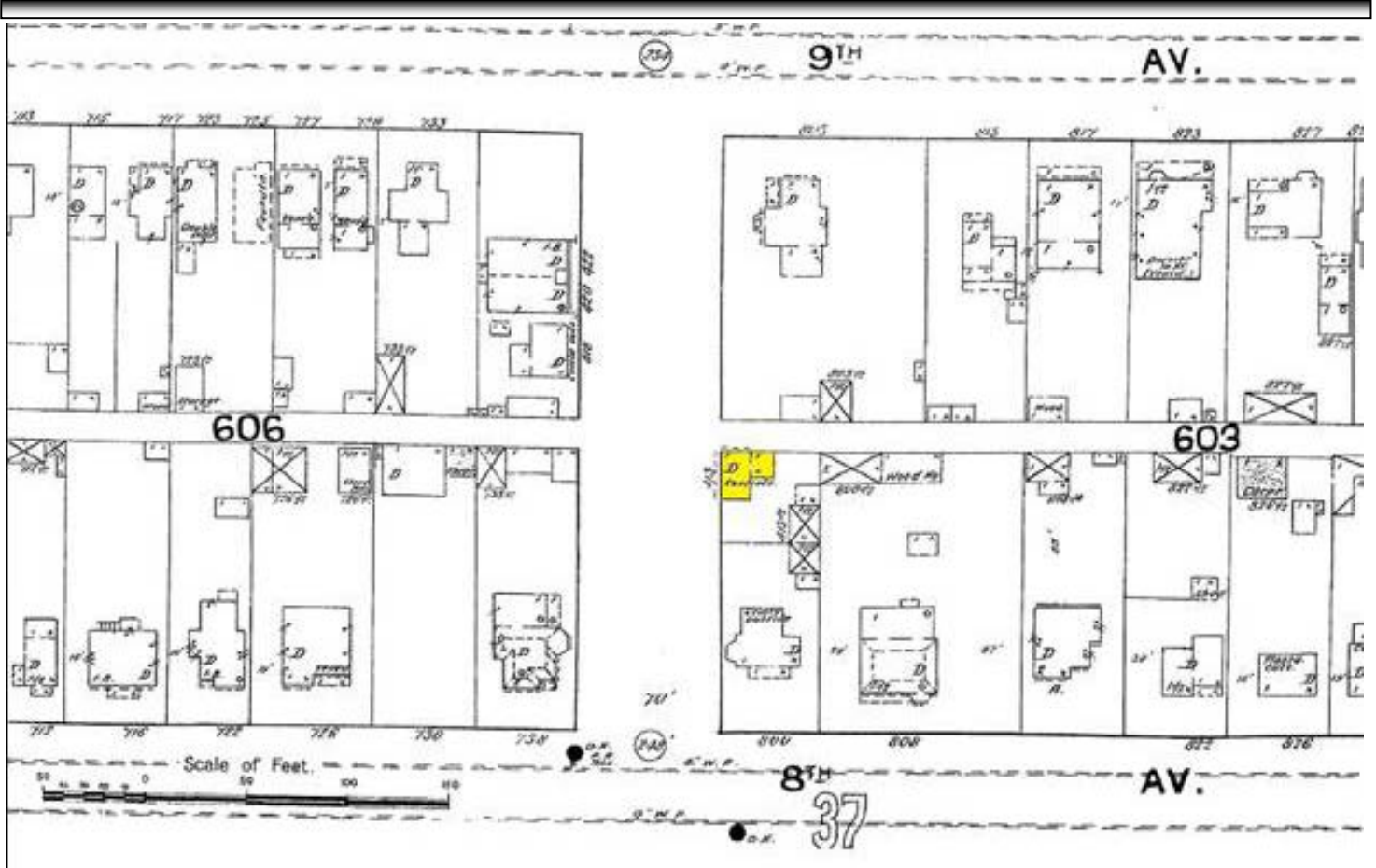
Description: South elevation

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Historic Maps

Property Name: Kropp Rental

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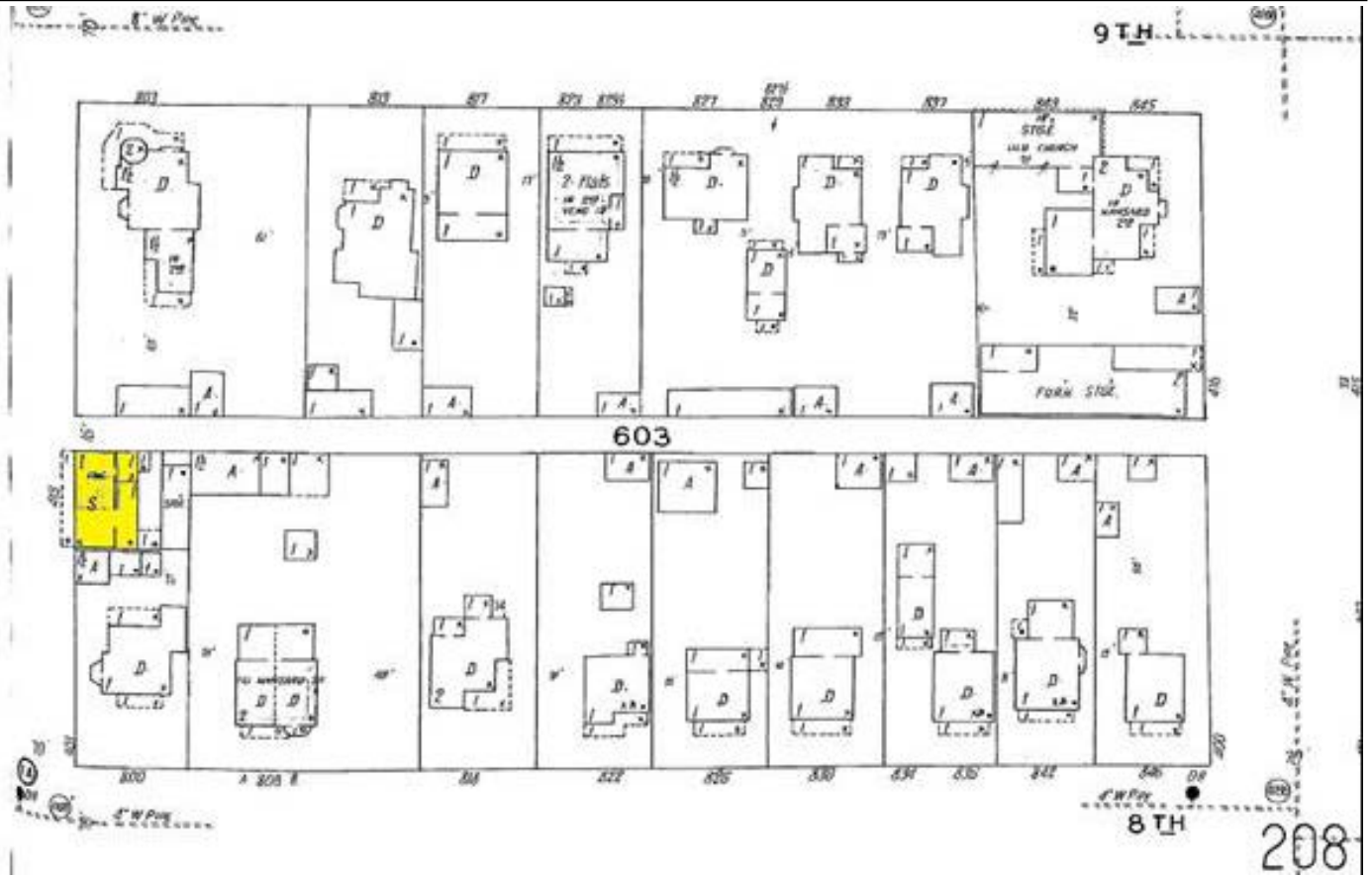
Detail of Sanborn map, Helena 1892, Sheet 39, 413 N. Raleigh highlighted

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Historic Maps

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Detail of Sanborn map, Helena 1930, Sheet 204, 413 N. Raleigh highlighted

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Site Map

Property Name: Kropp Rental

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SITE MAP - MT HISTORIC PROPERTY RECORD FORM



PROPERTY:

413 N. Raleigh
Lewis and Clark County
Helena, Montana
GeoCode:
05-1888-30-4-09-03-0000
LAT 46.588130
LON -112.027740

LEGEND:



Site

NAD_1983_StatePlane
Montana_FIPS_2500 meters
Scale: 1:400



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www.wgmgroup.com

Proj Mgr: D. Haggis MXD: 04.413N/Raleigh
Drawn by: SMA Date: 1/12/2016
Proj: 13-05-04 April 2013 ESRB

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MONTANA COUNTIES

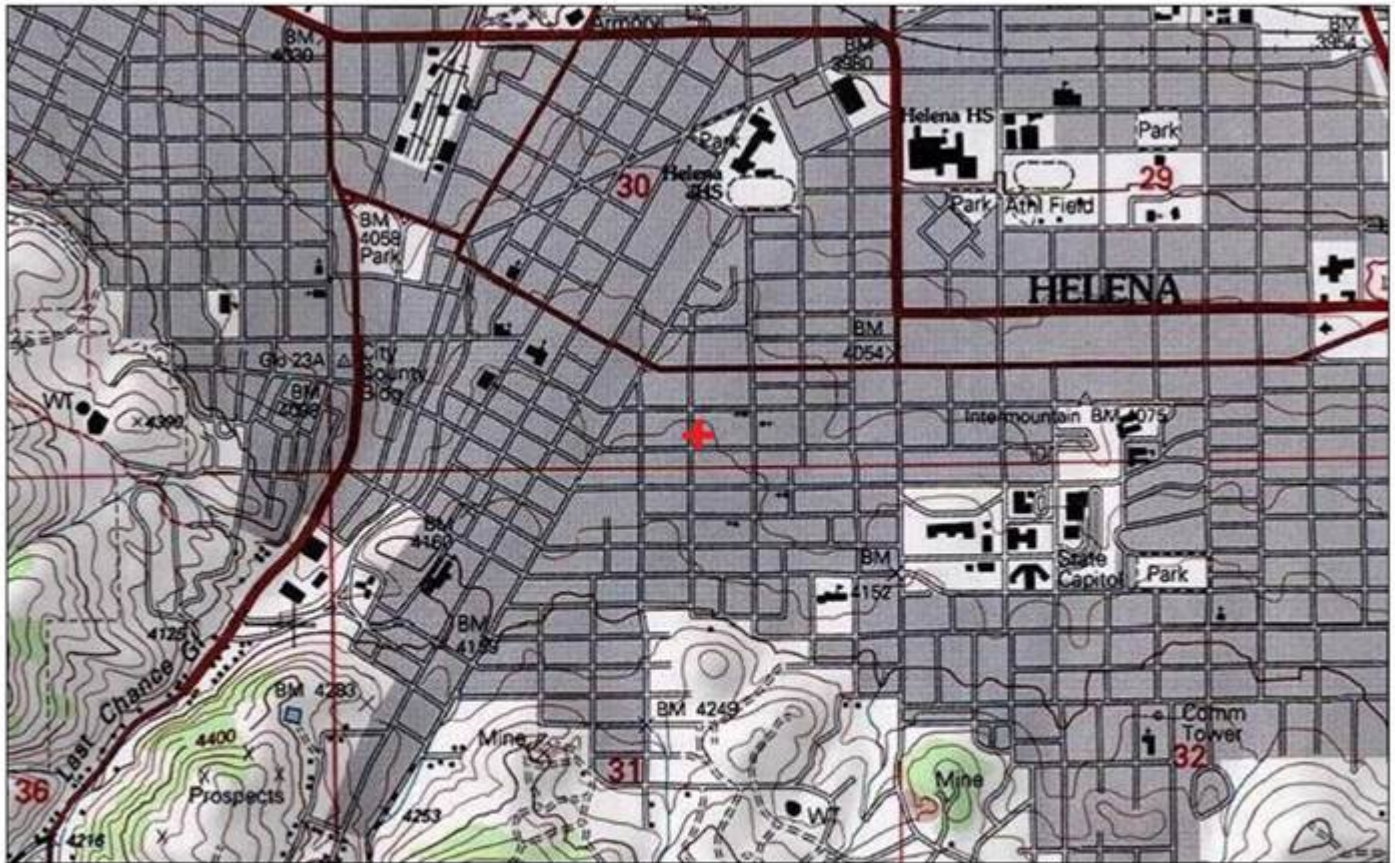


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Topographic Map

Property Name: Kropp Rental

Site Number: 24LC2434



Map created using the Digital Atlas June 30, 2016
<http://msl.mt.gov/GIS/Atlas>

Montana State Library - Digital Library
(406) 444-5354 | geoinfo@mt.gov | <http://msl.mt.gov>

PROPERTY:

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