

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED JAN 17 1979  
DATE ENTERED JAN 29 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

BOULDER HOT SPRINGS *Boad*  
AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

3 miles southeast of Boulder on Montana #281

—NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

near Boulder

VICINITY OF 0120

Western #1

STATE

CODE

COUNTY

CODE

Montana

30

Jefferson

043

**3 CLASSIFICATION**

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

—DISTRICT

—PUBLIC

OCCUPIED

AGRICULTURE

—MUSEUM

BUILDING(S)

PRIVATE

—UNOCCUPIED

COMMERCIAL

—PARK

—STRUCTURE

—BOTH

—WORK IN PROGRESS

—EDUCATIONAL

—PRIVATE RESIDENCE

—SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

—RELIGIOUS

—OBJECT

—IN PROCESS

YES: RESTRICTED

—GOVERNMENT

—SCIENTIFIC

—BEING CONSIDERED

—YES: UNRESTRICTED

—INDUSTRIAL

—TRANSPORTATION

—NO

—MILITARY

—OTHER:

**4 OWNER OF PROPERTY**

NAME Stuart F. Lewin and Channing J. Hartelius, as Co-Trustees, of the Paul A. Lewin Gift Trust for Stuart, U/A/D 9-1-77; and Stuart F. Lewin and Channing J. Hartelius, as Co-Trustees, of

STREET & NUMBER the Irving L. Lewin Gift Trust for Rachel Michele, U/A/D

Boulder Hot Springs

11-12-76

CITY, TOWN

STATE

Boulder

VICINITY OF

Montana 59632

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Jefferson County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Boulder

Montana 59632

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

None

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

**CONDITION**

EXCELLENT       DETERIORATED  
 GOOD             RUINS  
 FAIR               UNEXPOSED

**CHECK ONE**

UNALTERED  
 ALTERED  
1910

**CHECK ONE**

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See Continuation Sheets #1 through #4

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The Boulder Valley is located high on the eastern slopes of the Rocky Mountains, bounded by the Elkhorn Mountain Range to the North and the Boulder Range to the South. The valley, long valued as ideal ranch land, is drained by the Boulder River, which discharges into the Jefferson. The hot springs themselves, flow into the Little Boulder, a major tributary to the Boulder. A country road replaces the railroad, which passed through the hotel property, yet the area is still characterized by the peaceful, undeveloped countryside, the scenic view of the mountain peaks, cottonwood and willow-lined streams, and its pure mountain air. The visual environment around the hotel is essentially unchanged since its founding (see Exhibits "A" and "S").

The area to be nominated contains 240 acres of land traditionally associated with the Boulder Hot Springs. The nomination includes the hotel, bath houses, plunge, storage building, barn, corral and stables. The springs are scattered in the ravines to the south and east of the structures. The scene from the hotel veranda is the hay fields in the immediate foreground in the nominated acreage and the lofty peaks of the Elkhorn Range and the continental divide in the distance.

A crude bath house and tavern were constructed on the property in 1865. No sketch or photographic record of the property exists.

The first portion of the existing hotel was constructed in 1883 by ABEL QUAINANCE. The architect is unknown. No photographic record of this structure is available.

A second building phase which enveloped the 1883 structure took place between 1888 and 1891 under the direction of C. W. KERRICK. The public view of the hotel took on an "L" shape. The structure is of wood frame constructed upon a stone masonry foundation with intermediate timber piers resting on stone footings. The exterior was composed of white clapboard siding, and was roofed in wood shingles.

The architectural style of KERRICK's addition is eclectic "Queen Anne." The east side contains four gables with four, two, two and four windows showing on the third floor. The windows are wood double hung sash with the upper units divided with wood muntins into smaller glass panes. The north elevation, barn entrance like, has four closely placed windows

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fronted by a balcony of turned wooden spindle railing. The northwest corner features a four story bell tower with squared pointed spire roof and balconies at each of the windows.

The second story has windows evenly placed under those of the east elevation third story. The east center has a large balcony or sun deck which is repeated on the same floor, north elevation. The north second story windows are spaced one, two and one dissimilar to the third floor. All second and first floor windows are 1/1 wood double-hung sash with wooden framing.

The main floor is surrounded on the north and east sides by a long veranda enclosed by turned wood columns and smaller wood standards. The ground slopes unevenly to the northeast, and vacant crawl space is covered by lattice work. Both north and east elevations have a central public entrance doorway (see Exhibit "B").

In 1909 and 1910 a second structure was erected to the east which is connected to the 1891 building by an extension of the veranda. This addition reflects a basically similar architectural design, repeating the upper floor gables. As the east wing rests at lower elevation, a lower floor is found at ground level, one floor below the 1891 hotel. The earlier east courtyard became an enclosed fountain area or interior courtyard.

At the time of this addition the appearance of the original hotel was altered to assume a Spanish Colonial Revival style of architecture. This change was accomplished by curving the dormers and capping the end walls in pressed iron coping. Both structures were stuccoed in a course dashed pattern to give a massive appearance. The veranda was enclosed with stucco a third of the way up, and given arched openings to resemble the Moorish style. The north elevation second floor balcony was moved to the western end of the north facade, and a second balcony matched it on the eastern end of the north facade. The spire roof of the bell tower was replaced with a balloon to fit the newly adapted style (see Exhibits "C", "F", "G", "H" and "K").

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The hotel exterior remains essentially unchanged since 1910. A composition shingle roof has replaced the former wooden shingles, and one window on the north elevation, second floor, has been enlarged (see Exhibit "E").

Bath houses have been central to the commercial use of the hot springs since 1865. Though documentation on the exact locations and dates of construction are not available, it is known that several bath houses have existed on the property. The present bath house was constructed in 1910 to the east of the hotel complex. It is one story with a half story roof line that attempts to reflect the Spanish Colonial Revival style of the other structures. This building is currently still in use, but is in poor condition as a result of several winter storms in November, 1978.

The open air plunge was added to the enterprise at an undetermined date between 1912 and 1927. The plunge is of brick construction with tile walls and enclosed locker space at the north elevation. The plunge has not been used since it received irreparable damage in 1935 due to an earthquake.

The present outdoor plunge, south at the rear of the hotel, occupies a space erected in 1910 by MURRAY. It was substantially reconstructed in 1974. A store room to the south, opposite the plunge, also was constructed around 1910.

Other buildings include a barn and stables, and a corral. There are no dates available on their construction, but such structures have been a part of the hot springs complex since approximately 1883, and have probably been replaced at various times during the life of this business venture. The present structures appear to be circa 1909, but in stable condition (see Exhibit "Q").

The interior of the hotel dates to 1910. The lobby is reminiscent of the early western mountain region in its decor of animal heads. A clinker brick fireplace dominates the eastern wall, and serves as an alternative source of heat. There are high baseboards of softwood

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stained dark which match the half timbering. The intermediate area is hand stenciled, as is the ceiling. The stenciling was completed by RICHARD A. STEIN in the 1920's. Lights are from Tiffany, and ceiling beams and pillars are of Oregon fir (see Exhibits "J" and "P").

The dining room has wainscoting and matching half timbering above. The walls and ceiling are also stenciled and beamed of fir. Windows for this room are two center-opening rectangles with transom above. The light shades are Pompeian bronze with clusters of Quezal iridescent shades suspended from different heights (see Exhibits "L" and "M").

The card room walls are of Chinese gold leaf pattern done in 1920 by MR. S. WALLER. The room is now used for vending machines and games. The back bar in the barroom features inlaid tile squares and backlit stained glass. Again, animal heads adorn the walls.

The 1910 hotel had a second floor dance hall, which has since been converted into guest rooms. The conversion did not destroy the original walls, nor change the high chandeliered ceiling. The present management intends to restore the original dance hall in the future.

The interior doors are of softwood stained dark. Door mouldings are wide and figured at the heads. The hardware on the doors and windows is cast brass or iron. The stairways have square balustrades with simple coved rails and smaller square standards (see Exhibits "I", "N" and "O").

The original floors were hardwood adorned with scatter oriental rugs. These floors are presently covered with carpeting and linoleum.

The Boulder Hot Springs Hotel complex is situated on 240 acres of land which contains at least thirty hot water springs and a sulphur spring. These springs are included in this nomination as they are central to this commercial enterprise (see Exhibit "D").

# 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) thermal energy use recreation
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES first building-1800's BUILDER/ARCHITECT Unsubstantiated  
present building-1910

STATEMENT OF SIGNIFICANCE

See Continuation Sheets #5 through #9

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet #10

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 240

QUADRANGLE NAME Boulder, Montana

QUADRANGLE SCALE 1:62500

UTM REFERENCES

A 1, 2 | 4 15 4, 00 | 5 1 1, 78, 50

B 12 | 41, 5 50, 0 | 5, 1 17 8, 50

C 1, 2 | 4 15 7, 10 | 5 1 1, 74, 20

D 12 | 41, 6 00, 0 | 5, 1 17 4, 20

E 1, 2 | 4 16 0, 00 | 5 1 1, 49, 00

F 12 | 41, 6 25, 0 | 5, 1 16 3, 50

G 1, 2 | 4 16 0, 00 | 5 1 1, 43, 50

H 12 | 41, 6 00, 0 | 5, 1 15 8, 50

VERBAL BOUNDARY DESCRIPTION

I 12 | 41, 5 40, 0 | 5, 1 15 8, 50

See Continuation Sheet #11

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Montana	30	Jefferson	043
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE Edrie Vinson, Montana State Historian  
Stuart F. Lewin, Attorney at Law

January 2, 1979

ORGANIZATION

DATE

STREET & NUMBER

P.O. Drawer F

TELEPHONE

(406)225-4272

CITY OR TOWN

Boulder

STATE

Montana 59632

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

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

TITLE

*[Signature]*

DATE

1/3/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

1-29-79

ATTEST:

William A. Brasham 1-29-79

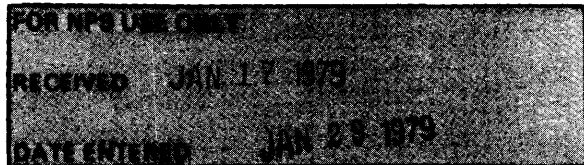
DATE

CHIEF OF REGISTRATION



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The Boulder Hot Springs Hotel is significant as a remaining vestige of our historical recreational life style in Montana. The territory's population was composed primarily of miners and the attendant service providers in the second half of the nineteenth century. The gold and mineral seekers had little in the way of recreational opportunities, save, the saloons, the red light districts, occasional traveling shows and the pleasure of hot springs.

Hot springs around the state offered a myriad of recreational activities. Aside from the pleasure and relaxation to be afforded by the springs, there were generally saloons, sleeping rooms, dances, picnics and such, to attract the local workers and stall the weary traveler.

Such establishments developed as the Wassweiler's and the Broadwater in Helena, Corwin near Gardiner, Hunter's near Livingston, Elkhorn near Bannack, Lolo on the Lolo Trail, Alhamba near Clancy and the Boulder near the town of the same name. The primary resource in all instances, was the natural hot springs. Success of the operation depended upon a population in close enough proximity to patronize it; and Montana's population proved to be quite mobile in the early mining period as towns were born and vacated in search of the mother lode.

Small operations still exist at Norris, Warm Springs and Chico, and a hotel is in business at Lolo. Save for Boulder, the historic large scale enterprises at Hot Springs have ceased operation or have been destroyed through time. In spite of the decline in the historical listing, hot springs still play an important role in Montana's recreational and relaxational lifestyle. A new hotel resort was constructed at a hot spring near Anaconda as late as 1973.

For nearly a century, the Boulder Hot Springs Hotel, operated under various names, has continued to serve the public in the Rocky Mountain area around Helena and Butte. Although the hotel was substantially enlarged and modified in 1910, the visual environment in which it sits is significant in that it has changed little over time. The complex retains its pristine, rural environment that welcomed the refugees from the bustling mining towns of old. For this reason, the original 1865 240-acre tract of land is included in this nomination.

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According to WILLIAM QUAINANCE, former local resident, whose father owned this hotel, the Indians named this area the Peace Valley. These native Americans were the first men to make use of the hot springs as they passed through their transhumatic cycle. In the early 1860's, JAMES E. RILEY, a gold prospector, "discovered" the hot springs and filed claim to the land on November 18, 1864. To capitalize on his claim, RILEY constructed a crude bath house and tavern the following year. The investment proved more profitable than a placer, as he played host to the miners and prospectors who enjoyed the healthful waters and the food and drink he served.

Following RILEY's death from smallpox in 1882, ABEL C. QUAINANCE and CORNELIUS GRISWOLD purchased the property and erected the original portions of the hotel, which still remain today. By 1888, the complex as described in a lease to C. W. KERRICK also included four cottages (now gone), a bath house, a plunge bath, barn and dance hall. These additions are suggestive of a prosperous enterprise. KERRICK, who made his fortune in railroads, apparently also had a good business, as he added a west wing, giving the structure an L-shaped appearance.

After KERRICK's addition, the hotel was described in The Northwest (1891), as a "large and handsome hotel" of three stories, with fifty two sleeping rooms, electricity, and heat from the hot water springs. The hotel had a spacious dining room and a separate dining area for invalids who came to be treated in the healthful waters. In addition to the hotel, another structure, now destroyed, provided other sources of amusement and recreation. It housed a large dance floor, a stage for concerts and theatrical performances, a gymnasium, a billiard room and the always present bar. The rooms were decorated with the heads of animals, lending a wild, Rocky Mountain atmosphere to the establishment. These same heads still adorn the lobby of the hotel.

The complex contained several bathhouses, but none of this period remain. Though structures for baths in the water have remained central to the hot springs establishment throughout its history, the continued steam from the hot water tends to rot the lumber prematurely, and such structures have been continually replaced.

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Aside from the constructed recreational facilities, the area offered fishing in the mountain streams, big game hunting, and spectacular view. The combination of the built and natural environment attracted JAMES J. CORBETT, world heavyweight boxing champion from 1892 to 1897, and other eastern fighters, to choose the Boulder Hot Springs as a training center. WILLIAM QUAINANCE reports that the boxers would eat hearty, run on the roads around the hotel, bathe in the springs, train in the gymnasium, and drink to oblivion in the bar.

IRA A. LEIGHTON, M.D., also chose this location to establish his practice. As the springs were believed to hold curative properties for nearly every ailment, the invalids and the infirm as well as those temporarily ailing, patronized the hotel, and provided the doctor with a ready list of patients. LEIGHTON set up residence in 1887, just prior to KERRICK's lease and expansion of the business. The doctor's prescription was customarily mud baths, hot water baths, and a daily morning drink from the sulphur spring located to the east of the hotel veranda. Such treatments were in sufficient demand to keep the doctor in business there for at least thirty-two years.

In 1909 Butte millionaire, JAMES A. MURRAY, purchased the Boulder Hot Springs and built still another addition to the hotel which he linked to the original by lengthening the veranda to cross to the new wing. This created an inner courtyard which he graced with a fountain.

At the time of this addition, which was of similar structural architecture, MURRAY changed the eclectic Queen Anne Revival style to reflect a Spanish Colonial Revival appearance. This was accomplished by replacing the bell tower roof with a Moorish style, curving the coping elevations, and covering the exterior with stucco.

The basic appearance of the Boulder Hot Springs has remained fairly stable since MURRAY's time. The few changes are in stenciling on the interior walls, and of course, replacement of some interior furnishings. The 1910 style of massive, leather covered furnishings remains today.

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As the hotel changed over time, so did its patrons. The first guests, the Indians, paid no fare to enjoy their stay at the hot springs. The miners who would come to RILEY's place expected only the bare essentials of life to meet their needs.

The class of patrons rose to the wealthy or elite pleasure lovers during the KERRICK and MURRAY period of management. In the 1940's the hot springs resort appealed more to the active sport and outdoor lovers. Amusement is hunting, fishing, horseback riding, cross country skiing, hiking, and the hotel facilities included movies, bar and dancing.

The drawing card during the entire hot springs commercial enterprise has been the hot springs themselves. The springs are very dynamic, bursting to the surface at various places through historic times. There are approximately thirty springs actively flowing today, and as many collection systems. The hot water is piped into the outdoor plunge, the indoor bath house and steam rooms; it is circulated through radiators to heat the buildings, serves all hot water needs, and is cooled for the hotel's drinking water.

The water has a high sodium sulfate content, and decreasing proportions of silica, sodium chloride, calcium carbonate, potassium chloride, alumina, magnesium carbonate, and traces of iron. The temperature is 175 degrees constant. For bathing purposes the water must be mixed with cold well water to lower it to a comfortable temperature.

Curative powers have been attributed to these waters for over a century. Patrons suffering from such complaints as rheumatism, gout, liver, bowel, bladder and kidney disorders reported renewed health as a result of the use of the water. A sulphur spring on the property was reportedly used to resolve stomach and intestinal disorders. The hot water has a relaxing and soothing effect on the body.

This nomination includes the springs, the hotel, surrounding buildings and view, which are inseparably linked to the historic importance of the Boulder Hot Springs. The hotel itself is architecturally significant in that it represents Queen Anne style modified to reflect the Spanish Colonial style, and is one of the few remaining historic structures of this type in this region of the state. The property includes trailers

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which are not a part of this nomination, but do not detract from its historic significance as they are to the southwest and out of view (see number 13 on sketch maps). These trailers will be removed by the present owner.

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- (1) "Boulder Hot Springs Hotel," Sanborn Insurance Maps, 1892, 1897, 1912, 1927
- (2) Mark Girouard, Sweetness and Light: The 'Queen Anne Movement' 1860 - 1900, pp. 208-222, Oxford: Clarendon Press, 1977
- (3) James W. Sanddal and Nels D. Sanddal, A History of the Diamond S Ranchotel and Hot Springs, 1969
- (4) "Boulder Hot Springs, Montana," The Northwest: Illustrated Monthly Magazine, Vol. IX - No. 3, pp. 5-7, St. Paul, March, 1892
- (5) "Boulder Hot Springs - The Carlsbad of Montana," Butte Miner, August 28, 1910
- (6) "The Beautiful Hotel May," Jefferson County Sentinel, Vol. 6, No. 45, p. 1, Boulder, Montana, Thursday, June 18, 1891
- (7) Interview with William Quaintance, son of Abel C. Quaintance, born 1894, interview taped October 3, 1978, by Stuart F. Lewin
- (8) Abstract of Title No. 3100 prepared by Jefferson County Abstract Company covering the following described real property situated in Jefferson County, Montana:

Township 5 North, Range 4 West, Montana Principal Meridian:  
Section 10: S $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$

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Jefferson County, Montana:

Township 5 North, Range 4 West, Montana Principal Meridian:

Section 3: That part of the  $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$  lying westerly and southerly of Montana State Highway 281

Section 10:  $NE\frac{1}{4}NW\frac{1}{4}$ ,  $E\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ ,  $SE\frac{1}{4}NW\frac{1}{4}$ ,  $E\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ ,  $NE\frac{1}{4}SW\frac{1}{4}$ ,  $E\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}$ ,  $SE\frac{1}{4}SW\frac{1}{4}$ ,  $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ , all that part of the  $SW\frac{1}{4}NE\frac{1}{4}$  lying westerly and southerly of Montana State Highway 281, and all that part of the  $N\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}$  lying westerly and southerly of Montana State Highway 281

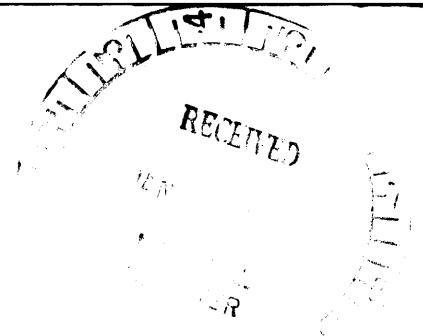
Subject to all reservations contained in U.S. Patents and subject to all existing easements and rights-of-way and subject to all easements and reservations shown of record in the office of the Clerk and Recorder of Jefferson County, Montana; further reserving a strip of land fifteen feet (15') in width adjacent and parallel to the west line of the above described property for access to adjacent properties.

In addition to the above lands and as a separate promise, covenant and condition, Seller will quitclaim to Buyers that part of the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 3, Township 5 North, Range 4 West, Montana Principal Meridian, Jefferson County, Montana, lying westerly and southerly of Montana State Highway 281.

The lands described above are outlined in blue color on the attached map (Exhibit "2" herein). The land to be quitclaimed is to be shown in black.

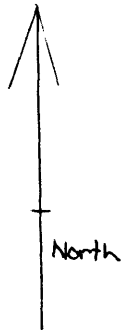
Verbal boundary description:

The Boulder Hot Springs Hotel is 3 miles southeast of Boulder on the south side of highway 281. The nominated property is bounded on the northeast by the Jim Frankie Ranch, the south by Deerlodge National Forest, and the west by several small parcels of land sold from the Hot Springs in the 1970's.



Highway 281

Little Boulder river



hay fields

meadow

hay field

County road

Sewage lagoon

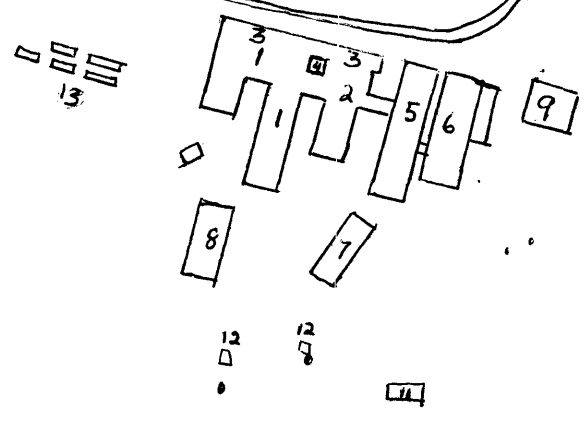
### Boulder Hot Springs

--- Boundary the nominated acreage (240 Acres)

••• Major hot springs

- 1 Original 1883 Hotel
- 2 1916 Hotel Addition
- 3 1910 Hotel Veranda
- 4 interior court yard
- 5 1910 Bathhouse
- 6 19205 Outdoor pool
- 7 1910 Outdoor Plunge (remodeled 1974)
- 8 1910 Storeroom
- 9 Tackroom & Bunkhouse (1927)
- 10 Barn 1910
- 11 Cold water storage (NOT nominated)
- 12 hot water storage (NOT nominated)
- 13 Trailers (1954) (NOT nominated)

nominated buildings 1-10 only



forest service line



EXHIBIT "4"

Common Name:

Boulder Hot Springs

Historic Name:

Boulder Springs; Diamond S  
Ranchotel; Boulder Hot Springs

Location:

On property which is described in  
Section 2 of Nomination Form

State:

Montana (30)

County:

Jefferson (043)

Source:

Stuart F. Lewin  
Boulder, Montana

Scale:

Sketch, not to scale

Date:

January 2, 1979

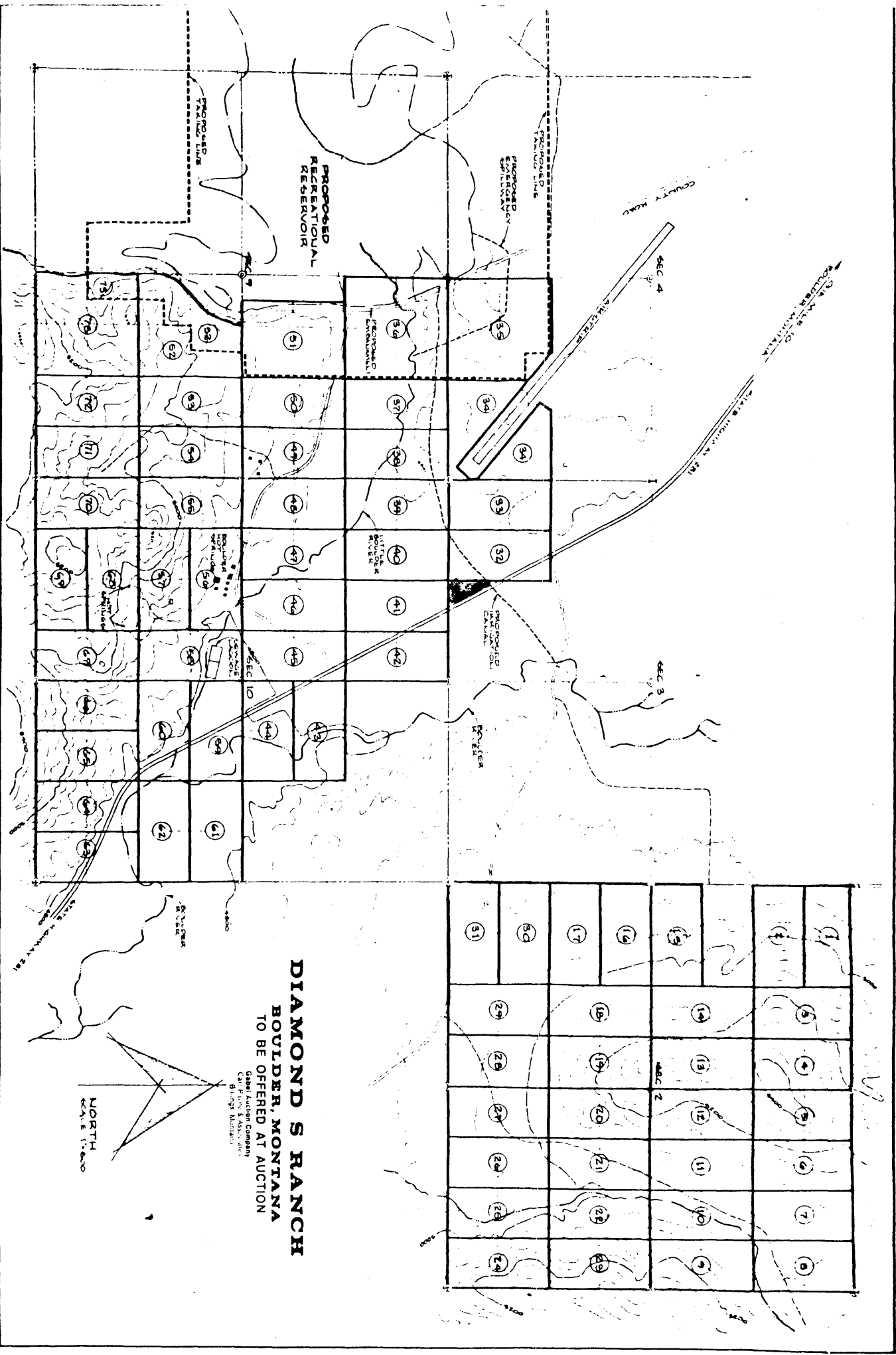


EXHIBIT "2"

Common Name:

Boulder Hot Springs

Historic Name:

Boulder Springs; Diamond S  
Ranchotel; Boulder Hot  
Springs

Location:

Outlined in blue - see  
Section 2 of Nomination Form  
for legal description

State:

Montana (30)

County:

Jefferson (043)

Source:

On file at Jefferson County  
Courthouse, Boulder, Montana

Scale:

1:600

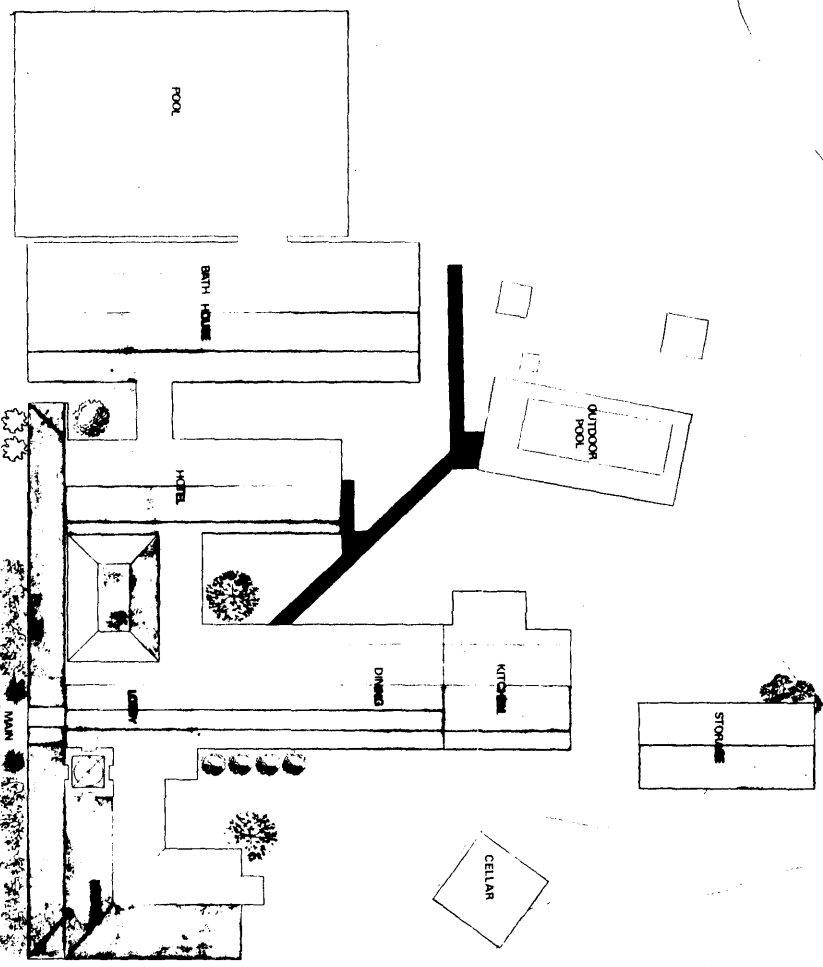
Date:

Unknown Wuy 1979

Jan 1979

425

EXISTING CONTIGUOUS 1782



site plan  
SCALE 1" = 5'



BOULDER HOT SPRINGS, BOULDER, MT

EXHIBIT "3"

Common Name:

Boulder Hot Springs

Historic Name:

Boulder Springs; Diamond S  
Ranchotel; Boulder Hot  
Springs

Location:

On property which is  
described in Section 2 of  
Nomination Form

State:

Montana (30)

County:

Jefferson (043)

Source:

Judith Hawkins, Great  
Falls, Montana

Scale:

1:20

10/15/1978

Date:

August, 1978

10/29/1979