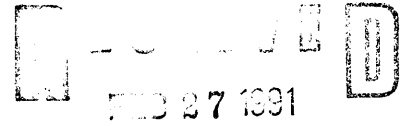


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United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

1. Name of Property

historic name: Sullivan Rooming House  
other name/site number: Cool House

2. Location

street & number: 217 West Sixth Street  
city/town: Hardin  
state: Montana code: MT county: Big Horn code: 003 zip code: 59034

not for publication: n/a  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

3. Classification

Ownership of Property: private

Category of Property: buildings

Number of Resources within Property:

Contributing	Noncontributing
<u>2</u>	_____ building(s)
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	_____ Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Historic Resources of Hardin

4. 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.      See continuation sheet.

     *mauld* *Shp*           2-12-91  
Signature of certifying official      Date     

     MT SHPO  
State or Federal agency and bureau     

In my opinion, the property      meets      does not meet the National Register criteria.      See continuation sheet.

           
Signature of commenting or other official      Date     

      
State or Federal agency and bureau     

5. National Park Service Certification

I, hereby certify that this property is:

Entered in the  
National Register

entered in the National Register                 
     See continuation sheet. *Helene Beyer* 4/11/91

     determined eligible for the National Register            
     See continuation sheet.

     determined not eligible for the National Register          

     removed from the National Register          

     other (explain):     

           
Signature of Keeper      Date

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## 6. Function or Use

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Historic: Domestic/single dwelling, multiple dwelling

Current: Domestic/single dwelling

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## 7. Description

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Architectural Classification: Late 19th and Early 20th Century American Movements: Craftsman

Materials: foundation: concrete  
walls: stucco  
roof: asphalt

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Describe present and historic physical appearance.

This 1½ story, wood frame, stucco covered, Craftsman style residence sets on a poured concrete foundation and has a gabled, asphalt composition shingled roof with two dormers facing north and south. The dormer facing south contains three 3-over-1, double-hung wood sash windows; the dormer facing north contains two 3-over-1, double-hung wood sash windows. Gable ends have paired 3-over-1, double-hung sash units.

The front entry is into a screened porch located under the main body of the roof. The roof has exposed rafter ends and simple knee brackets. All first floor windows are 4-over-1, double-hung wood sash units with the exclusion of the east rear which is 3-over-1.

The small garage is a wood frame building with a gable roof, composition shingles, and exposed rafter ends with simple knee brackets. The building is covered with stucco to match the house. A small shed is attached to the west wall. It is also wood frame, and stucco covered. Both set on a poured concrete footing. The garage dates to the historic period of significance and contributes to the historic value of the property.

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## 8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Locally

Applicable National Register Criteria: C

Areas of Significance: Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: c. 1917-1925

Significant Person(s): n/a

Significant Dates: ca. 1917, ca. 1925

Cultural Affiliation: n/a

Architect/Builder: Unknown

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State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Sullivan Rooming House is eligible for the National Register under Criterion C as an excellent example of Craftsman style residential architecture in Hardin.

The house embodies many elements of Craftsman design. The square massing, projecting upper level dormers and ample front porch are all characteristic, as is the horizontality achieved through banded fenestration arrangements, and the low-pitched roof with its exposed rafters and bracketed eaves.

The house, along with the garage to the northeast which probably dates to the mid-1920s, retains a high degree of its historic integrity, and today accurately reflects the period of Craftsman construction in Hardin.

John Boyum, partner and manager of the English and Boyum Lumber Company, purchased lots 7 and 8 in Block 5 of Hardin's Third Addition from Dr. N.A. Gans. His own residence was built in 1917 on the west half of the property (see Boyum House), and the Sullivan Rooming House was built on the east half between 1917 and 1920, when both buildings first appear on the Sanborn maps. Boyum may well have collaborated with Wilber Fish, contractor for English and Boyum, to build both houses, using designs and pre-cut materials from the lumber company. Fish, like English and Boyum, came to Hardin from Belfield, North Dakota. He designed and built the sheds and office for the English and Boyum Lumber Yard in 1917.

In August of 1924, Helen Sager Sullivan purchased this residence. Helen was the widow of Dan Sullivan who had owned the Middle Fork Cattle Company at Kirby and served as County Commissioner from the Kirby District when Big Horn County was formed in 1913. He later sold the ranch and moved his family to Wyola where he died. Subsequently, Helen sold the ranch at Wyola and moved into Hardin with her children. She bought this house, taking advantage of its many rooms to make it into a boarding and rooming house. Helen Sullivan lived here until 1948 when she sold the house to Mrs. Mary Sweet Cool, who continued to run it as a rooming house. Locally, it is still referred to as "Mrs. Cool's House", and is remembered for being the home away from home for many young teachers, students and single men who worked in Hardin.

The garage was added to the property reflecting the period through the 1920s when automotive transportation became increasingly prevalent and many Hardin homeowners added garages. The garage is built in the same Craftsman style as the main residence, and together, the house and garage constitute a cohesive historic grouping.

The Sullivan Rooming House is being nominated as an addendum to Historic Resources of Hardin.

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## 9. References

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- Bicentennial Committee of the Big Horn County Historical Society, Lookin' Back, pp. 246-247, Big Horn County Historical Society, Hardin, MT, 1976.
- Hardin Tribune, September 7, 1917.
- Quivik, Frederic L., "Development of the Built Environment in the Original Townsite of Hardin, Montana," Montana State Historic Preservation Office, Helena, September 1984.
- Ibid., "Historic Resources of Hardin, Montana," National Register Nomination, Montana State Historic Preservation Office, Helena, 1984.
- Ibid., Montana Historical and Architectural Inventory, Hardin, form for English and Boyum Lumber Yards, 103 N. Choteau, Big Horn County Historical Museum, 1984.

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:

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## 10. Geographical Data

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Acreage of Property: Less than one acre

UTM References:	Zone	Easting	Northing
	13	296980	5067665

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Verbal Boundary Description:

The Sullivan Rooming House is located on the east half of Lots 7 and 8, Block 5, Third Addition, Hardin, Montana. The property is located in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of section 23, T1S, R33E.

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Boundary Justification:

These boundaries encompass the legally recorded property which contains the buildings described in this nomination.

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## 11. Form Prepared By

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Name/Title: Jackie Redding	Date: July 1988
Organization: Center on Hardin	Telephone: 406/665-2137
Street & Number: 204 North Center	Zip: 59034
City or Town: Hardin	State: Montana