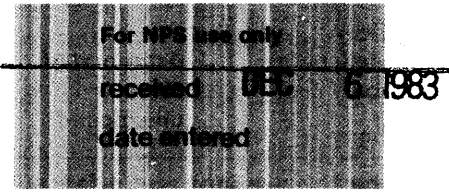


United States Department of the Interior
National Park Service

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 Kootenai Lodge Historic District

and/or common Kelley/Evans "Camp"

2. Location

street & number Sunburst Drive n/a not for publication

city, town Bigfork vic. vicinity of ~~Congressional district~~

state Montana code 030 county Lake County code 047

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Kootenai Lodge Inc.

street & number 500 Sunburst Drive

city, town Bigfork vicinity of state Montana

5. Location of Legal Description

courthouse, registry of deeds, etc. Lake County Courthouse

street & number 1st and 4th Street

city, town Polson state Montana

6. Representation in Existing Surveys

title n/a has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

Describe the present and original (if known) physical appearance

Kootenai Lodge "camp" is located at the source of the Swan River and the head of Swan Lake, approximately six and one half miles from Big Fork, Montana and nine miles from the town of Swan Lake. The property included in this nomination consists of 42 acres and includes the land upon which all of the original buildings of the "camp" are situated. The Kelley/Evans estate at one time encompassed nearly 2700 acres. All of the buildings located at the Kootenai Lodge "camp" contribute to the historic and architectural character of the historic district. Each exhibits finely crafted "rustic" stylistic features, with the major materials employed in construction being logs, sawn cedar, and rock. The cedar logs used in the construction of the later buildings at Kootenai Lodge were prepared in an unusual manner that added texture and interest to the wall surfaces. Instead of peeling each log completely, the craftsmen shaved off the outer layer of cedar bark, leaving a portion of the cambium layer intact. This method of preparing logs is quite labor intensive and was used most often in the construction of self conscious "rustic", early 20th Century "camps" for the wealthy. Copper drain spouts and ridge capping, cedar trellis work on the fascias and window surrounds, multipaned windows, double french doors, and imported slate and rock for walkways and terraces add significantly to the overall character and ambiance of the Kootenai Lodge historic district. Local craftsmen were also kept employed during the winter months making "rustic" furnishings for the cabins and guest accommodations and many of these original cedar bureaus, tables, chairs, and amoures are still in place. The spacial relationship between the individual buildings at Kootenai Lodge is dependent primarily upon function. Housing and communal entertainment facilities are placed near the water front, with a functional distinction made in the building size and placement that specifies lodging, housing, dining halls, and maids' and servants' quarters. Original landscaping features that are still in existence include free standing arbors at the water's edge and a common courtyard and garden sited adjacent to the tennis court and set apart from the main housing complex. An integral part of the "camp", but also set off to the far side of the complex, are the horse barn, blacksmith's shop, greenhouses, carpenter's shop, and garages. These structures are of wood frame construction and their unpretentious, utilitarian design sets them apart from the rest of Kootenai Lodge.

The sequence of the construction buildings at Kootenai Lodge has not, as yet, been fully documented. A number of the smaller cabins, which served as servants' quarters (#11, #12, #15, #16) have been attributed to Zadok Johnston, the man who gained patent on this land by means of a Homestead Entry consisting of 127 acres in 1901. A.J. Campbell, a Butte lawyer, purchased the site from Johnston in 1905. It was on a fishing trip with Campbell that Orvis Evans first visited the property. In 1908, Cornelius Kelley and Orvis Evans purchased the original 127 acres with improvements and began to buy up adjoining parcels until they had joint ownership of many thousands of acres.

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The Fish Camp (#14), Old Kootenai Lodge (#10), and the Pool House (#9) may represent the earliest construction efforts under Kelley and Evans' ownership. Each of these buildings was later enlarged by numerous additions. Martha Evans has been credited with the design of the Evans Lodge (#13). The Kelleys commissioned a Spokane architectural firm, reputed to be Cutter and Malmgran, to prepare plans and specifications for the cabins of their part of the compound (#1, #2, #3, #5, #6, #7). Local craftsmen, Ward Whitney and Fred Kitzmiller, were hired to complete the actual construction of these buildings. These men, together with William Moose, the stone mason, were kept employed throughout the 1920's at Kootenai Lodge, expanding the guest accommodations and tourist facilities. The following description of the individual buildings and structures at Kootenai Lodge is keyed numerically to the accompanying site map.

List of Buildings

1. Office (1928). Log building, measuring 18'x 30', located upon the knoll adjacent to the entrance to the complex. Set on a concrete foundation. Hipped roof covered with asphalt shingles. Detailing includes a rock and slate entry porch oriented toward the water and covered by a flared, curvilinear roof which is supported by stepped log purlins. Hollowed log window boxes are set beneath each pair of 6-light casement windows. The interior log wall which creates the separation of space between Cornelius Kelley's office and his secretary's private quarters, is tied into the exterior log wall.

2. Keresey (1928). Log building located near the water's edge at the southern end of the complex. Saddle notch corner timbering. Designed as a duplex with separate bathing facilities and sleeping quarters. Set on a concrete foundation. Elevated stone terrace to the front, oriented toward the water. Two massive, exterior stone chimneys are placed at either end of the building. Windows are multilight casement. Large, curvilinear roof overhang projects from the front of the building, over the stone terrace, and is supported by cantilevered extensions of the interior wall logs. The edges of this overhang are upturned, indicating a Japanese influence in design. The roof is covered with asphalt shingles.

3. Florman (1926). The design, floor plan, and construction techniques employed in the construction of this building are very similar to those of the Keresey cabin, with the exception of a small nursery addition to the rear of the building.

4. Pump House (1920's). Small, log building with a pyramidal hipped roof, measuring 12'x 14'.

5. Hepburn (1916). A large, hipped roof, saddle notched log building, measuring 59'x 60'. The roof line extends out to cover an open porch that encircles the entire building.

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A gable roof projection from this porch covers a small stone terrace and a double set of stone steps. Decorative trellis work is attached as a fascia around the porch and also is placed upon all of the supporting log porch posts. Two interior stone chimneys are finished with flat stone chimney caps. The window treatment consists of fixed single panes and multilight casements.

6. Kootenai Lodge (1921). The design for this building has been attributed to Kirkland Cutter, a Spokane architect. It is a large, two story, U-shaped, saddle notched log structure. Double wings of single story private rooms extend to the east. These rooms are accessed from the main portion of the lodge by connecting doorways and also open to a central courtyard. The courtyard features a small, concrete fountain in its center. The yard itself is now covered with concrete. Etchings in this concrete have been attributed to the famous Western artist, Charlie Russell, who was once a regular visitor at the Lodge. A massive stone exterior chimney is positioned at the end of the courtyard. An exterior balcony, built against the chimney, overlooks the courtyard. A second chimney is placed on the interior of the structure where the north wing abuts the main section of the building. The interior space of the Lodge consists of an extraordinarily large, open main hall that is two stories in height, with the pair of one story wings of sleeping rooms built off to the east. Exposed, log, king post roof trusses span the ceiling of the main hall. Decorative, cedar log pilasters are used on the interior walls to simulate the building's structural system and to articulate the massive wall surface. An interior balcony at the east side of the main hall is accessed by a pair of sawn log staircases that feature rustic balustrades fashioned with branches. Interior door and window framing consists of cedar log slabs with the bark still attached. A large screened porch spans the front of the Lodge. The windows are large multilight casements or fixed sections. The roof is covered with asphalt shingles. This building served as the primary structure for entertaining during the 1920's at Kootenai Lodge.

7. Diningroom and Bar (1915). A large, saddle notched log building, located at the center of the complex. This building also is oriented toward the water and features a large, blue Vermont slate terrace. The roof is hipped and extends out over the porch that wraps around two sides of the building. Steel I-beams encased in cedar bark slabs support the roof over the porch. The roof is covered with asphalt shingles. Interior space is divided into a dininghall, bar, and kitchen. There are two chimneys: one interior chimney placed in the diningroom and one exterior chimney in the bar. The bar also features exquisite, original Arts and Crafts style furnishings. The kitchen is currently being rennovated. This portion of the building had been placed on a log sill foundation, which had seriously deteriorated. The owners possess the original plans for this building drawn by Kirkland Cutter of Spokane, Washington.

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8. Bath House (1920's). A smaller, L-shaped log building located adjacent to the Pool House and used as a laundry room originally. Placed on log sill foundation. Double V-notch corner timbering. The L-shape is formed by a small, perpendicularly built addition to the east. Interior stone and brick chimney. Trellis work on fascia. Gable roof covered with asphalt shingles.

9. Pool House (1910's-1920's). The north end of this structure was originally used as Cornelius Kelley's personal cabin. Numerous additions were constructed and the building was used since the 1920's as the complex's recreation center. Again, the hipped roof structure is built to extend out over the porch that wraps around two fascades of the building. A gable roofed projection on the west side of the building marks the entrance. Trellis work is attached to the fascia. The building has one interior stone chimney. Double V-notched corner timbering is evident on the earlier portion of the structure, with saddle notch joinery on the newer sections.

10. Old Kootenai Lodge (ca. 1910's). Under the ownership of Kelley and Evans, this building was used as a communal kitchen and diningroom until the Diningroom/Bar was constructed in 1915. This large, rectangular log building with three additions to its original portion features saddle notch corner timbering. It has a gable roof covered with asphalt shingles and an interior stone chimney.

11. Servants' Quarters (ca. 1900). This log building was moved from its original location and is now set off to the side of the main complex. It is one of the original buildings to have been constructed at this site and has experienced a later addition. The building contains two separate living quarters, both accessed from separate exterior doorways. Each has its own small porch with a gable overhanging roof that has decorative branchwork placed in the open gable end.

12. Servants' Quarters (ca. 1900). This building is very similar to #11 and also features two separate living quarters.

13. Evans' Lodge (1910's-1925). Located at the north end of the complex, this large log building was constructed in a number of stages. A large, multi-level stone terrace wraps around two sides of the building. The stone work of the terrace is tied into the foundation and retaining walls, creating a sculptured landscape effect.

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A very large gable roofed addition to the western and earlier portion of the structure extends to the east. There are two, massive, interior stone chimneys. This building was the primary residence for the Evans family during their summer stays at Kootenai Lodge during the 1920's.

14. Fish Camp (ca. 1910's). This gabled roofed log structure was another of the early buildings at Kootenai Lodge. It, too, has been enlarged and modified under the ownership of Kelley and Evans. In its present form, the Fish Camp is an L-shaped structure with a wooden decked porch that wraps around two sides of the building. Few decorative features were added to this structure; it remains one of the most rustic buildings at this site.

15. Maids' Quarters (ca. 1900). This building very closely resembles buildings #11 and #12.

16. Caretaker's House (ca. 1900-1920's). Located near the Maid's Quarters, this early building has been modified by both frame and log additions. It features a gable roof, covered with wood shingles. Behind this building is found a very unobtrusive, underground, concrete wine cellar that no doubt secured fine Canadian stock during the Prohibition years.

17. Generator Building (1917). This small, 19'x 30' log building which housed the main generator is located adjacent to Johnson Creek at the north end of the complex. Originally, electricity for Kootenai Lodge was produced by a type of Penstock system that drew water from a source located some miles above the complex and was used to drive impact turbines. Some of the original generating equipment is still present in this building.

18. Garage (1920). The frame garage measures 17'x 49' and consists of five bays, accessed by barn-type double doors. One bay features an underground mechanics pit. Decorative trellis work is attached to the fascia. Asphalt shingled, gable roof. An old gas pump stands near the garage. A deteriorated, wooden car washing platform is still in evidence behind the garage.

19. Garage (1920). This 26'x 75' frame garage was originally connected to structure #18 in a L-shaped plan. This section was removed and placed parallel a number of years ago.

20. Carpenter's Shop (1920's). Frame building, measuring 17'x 49', with barn type double doors. Located parallel and to the east of the Garage #18.

21. Greenhouse (1920's). Set on a concrete base, the wooden sashed greenhouse, measures 18'x 100'. Most of the original glazing is missing and the structure is in a deteriorated condition.

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22. Blacksmith's Shop (1920's). The 20'x 44' wood frame building has a gable roof and vertical board and batten siding. None of the original equipment is still in place.

23. Feed House (1920's). This wood frame building measures 16'x 38' and has vertical board and batten siding. It features double bins for the storage of grains.

24. Milkroom (1920's). This wood frame building with a gable roof measures 12'x 12'. Its exterior sheathing is shiplap siding.

25. Barn (1922). This very large (84'x 56'x 42` high), wood frame barn has a round roof and two shed roofed side wings. The exterior is sheathed with board and batten siding. The roof is covered with metal. The barn exhibits excellent craftsmanship and many unusual features. For example, the horse stall floors are made of wooden tiles cut on the endgrain. The building was constructed by the local builder Les Averil.

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 checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
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<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 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1900-1928 **Builder/Architect** Builders: Ward Witney, Frank Kitzmiller
William Moose

Statement of Significance (in one paragraph) Architect: Attributed to Cutter, Malmgran,
and others

Kootenai Lodge, the country "camp" of Cornelius Kelley and Orvis Evans, is perhaps the most finely crafted and elegantly appointed collection of "rustic" log buildings in the State. Set in a remote part of mountainous northwestern Montana and constructed at a cost of no less than two million dollars, Kootenai Lodge represents a most unusual juxtaposition of urban opulence and Arts and Crafts inspired rustic architectural design. Kelley and Evans were aspiring young lawyers for the Anaconda Copper Mining company when they together purchased the site of Kootenai Lodge on Swan Lake in 1908. By 1911, Kelley had risen to the vice-presidency of ACM and Evans became chief counsel for both ACM and the Montana Power Company. When Kelley was named president of ACM in 1918, he and his family moved from Butte to an 80-room Georgian mansion near Manhasset, New York. Evans had been offered a vice-presidency at this time but he chose not to leave Montana. For the first few summers at Kootenai Lodge, the Kelley and Evans families lived in the small, original log cabins and shared a single log building for cooking and dining. The 1920's signalled a major construction boom at the Lodge. Originally conceived to be a quiet summer retreat for the Kelley and Evans families, Kootenai Lodge, when completed, became a luxurious country resort, a place to entertain the business associates and corporate executives of the Anaconda Copper Mining and Montana Power Companies, many of whom travelled to Montana for the summer months from the East Coast.

Kootenai Lodge was also of considerable significance to the local Swan Lake economy. During the summer months of the 1920's, there would likely be as many as 70 servants on the payroll, most from the local area. The household staff included: two full time wood-cutters, five gardeners, two chauffeurs, a number of part-time drivers, three stable hands, a night watchman as well as a full-time day watchman and lifeguard, a furniture and cabinet maker, a butler and his two personal assistants, a bartender, two chambermaids, a parlour maid, Mrs. Kelley's personal maid, two cooks, two kitchen helpers, and a crew of laundry workers. Eight to ten men would be employed through the winter putting up ice and firewood for the summer season. Ward Whiney and Fred Kitzmiller, local builders, and William Moose, a stone mason, were kept busy for over a decade at Kootenai Lodge expanding the guest facilities and landscaping features.

9. Major Bibliographical References

Wetzel, Betty, "Kootenai Lodge: Wilderness Waldorf for Copper Magnates", Montana Magazine, Helena, MT, 1980.
 Progressive Men of the State of Montana, A.W. Bowen & Co., Chicago, IL, ca. 1902, pp. 87-88
 152, 1601 (continued)

10. Geographical Data

Acreege of nominated property 42 acres

Quadrangle name Crater Lake

Quadrangle scale 1:2400

UMT References

A

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Zone		Easting			Northing									

B

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Zone		Easting			Northing									

C

1	2	2	7	8	0	8	0	5	3	2	2	3	5	0
Zone		Easting			Northing									

D

1	2	2	7	7	9	1	0	5	3	2	2	9	9	0
Zone		Easting			Northing									

E

Zone		Easting			Northing									

F

Zone		Easting			Northing									

G

Zone		Easting			Northing									

H

Zone		Easting			Northing									

Verbal boundary description and justification

The property nominated consists of approximately fourty-two acres bounded by the Swan Lake on the west and south, by Sunburst Drive on the east and a field division on the north.
T26N R19W S½SE¼SW¼ section 11 and E½NW¼ section 14

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title G. Robert Mahrt Architects & Associates

organization date 09-29-82

street & number 137 Main Street telephone 257-4711

city or town Kalispell state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national 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 *Marcella Steffy*

title Deputy SHPO date 12.2.83

For NPS use only	
I hereby certify that this property is included in the National Register	
<u><i>W.M. Sullivan</i></u>	date <u>1/17/1984</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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The site of the Kootenai Lodge was relatively open in character as a result of extensive logging in the area prior to the purchase of the property by Kelley and Evans. Over a period of several decades since 1915, extensive grounds construction and landscaping was undertaken. Fresh fruits and vegetables were produced from the extensive gardens within the complex and delivered daily to the kitchens of the Kelley and Evans' families. A vast area of the immediate estate grounds were maintained in well manicured lawns and some 900 geraniums were set out each summer from the greenhouse facilities. A wide variety of tree and shrub species were planted throughout the estate, and include both native as well as exotic materials. Landscape design in large part enhanced the functional relationship and architectural identity of the log and stone buildings positioned along the shoreline of Swan Lake. Manmade elements in the landscape, such as walks, arbors, and outdoor seating areas, were located throughout the complex. Enclosure and privacy, visual lines and view sheds, and the natural serenity and seclusion of the lake setting were apparent concerns in site selection and planning. A very strong Japanese or oriental influence is reflected in the grounds design. For example, the small lakeshore arbors with upturned oriental rooflines cover stone terraces which step gently to the water at the lake's edge.

Kootenai Lodge is located approximately 225 miles from Butte, Montana, a distance which required three days of travel by train, steamboat, and coach during the early days of Kelley and Evans' ownership of the property. The "rustic" elegance of this complex is enhanced by the remote setting and the intentional juxtaposition of the well manicured lawns and rock flower gardens surrounding the buildings against a wilderness backdrop. The forty-two acres included in this nomination encompass all of the extant, original "camp" buildings as well as the landscaped grounds of the property. Kootenai Lodge remains in excellent condition and is one of the outstanding examples of Arts and Crafts "camp" styling of the early 20th Century.

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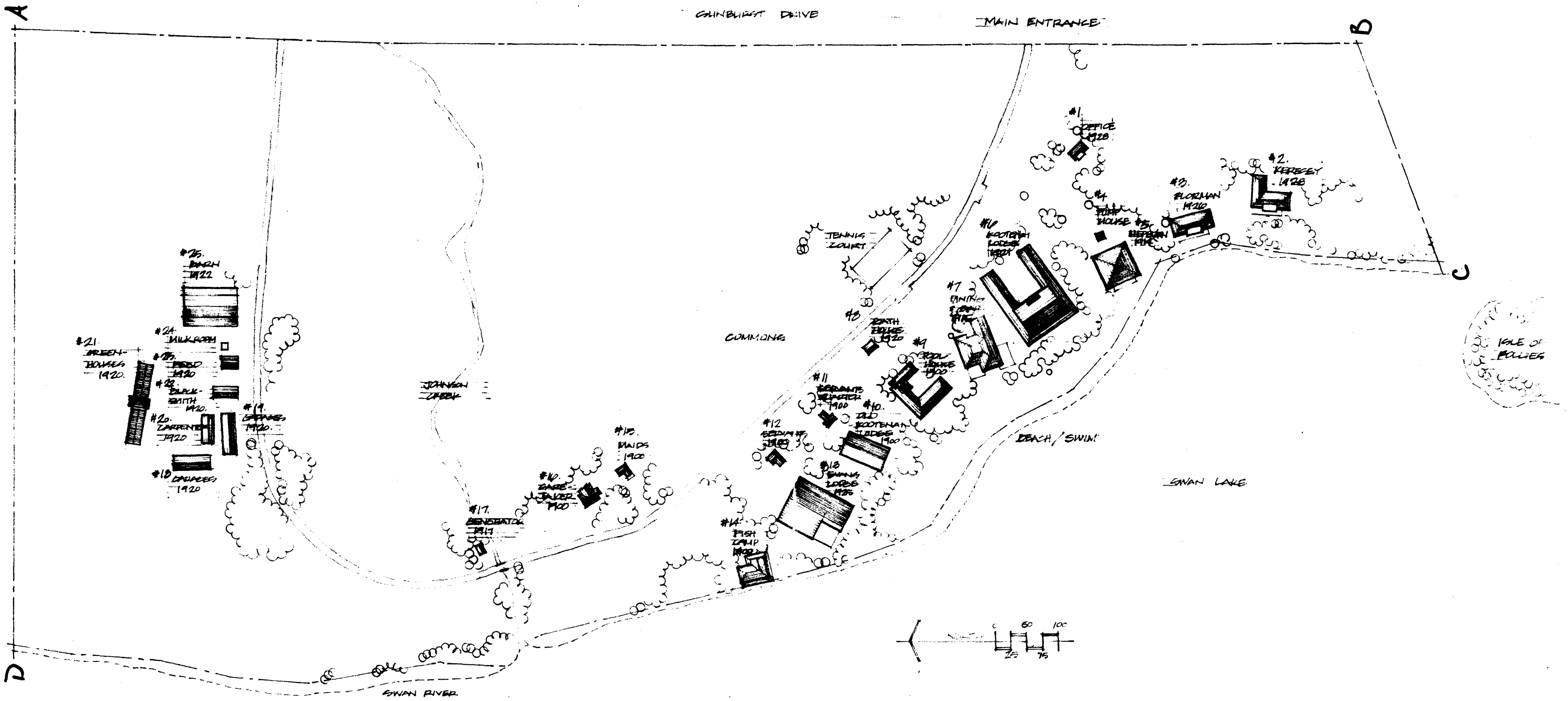
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New York Times, New York, NY, May 13, 1957

Montana Standard, Butte, Montana, May 31, 1931



Kootenai Lodge Historic District
 Swan Lake vicinity
 Lake County, Montana

All buildings and structures
 contribute to the character
 of the historic district