

REHABILITATION

An Alternative for The Boulder Hot Springs

By: Gregory J. Naugle

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Montana State University
School of Architecture
March 1987



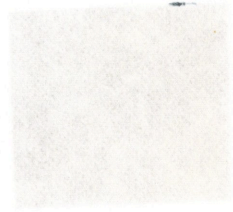
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The Boulder Hot Springs Resort

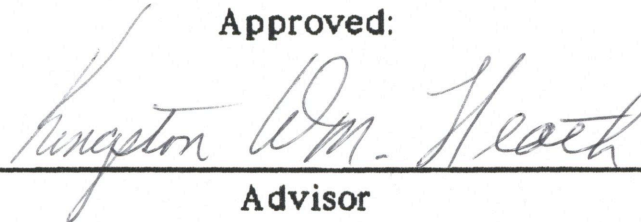
by
Gregory J. Naugle

A professional paper submitted in partial fulfilment
of the requirements for the degree

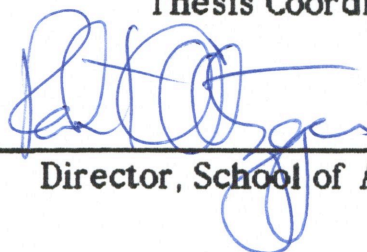
of

BACHELOR OF ARCHITECTURE

Approved:


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MONTANA STATE UNIVERSITY
Bozeman, Montana
March 16, 1987

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To Mom and Dad ...

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INTRODUCTION

The purpose of an architectural thesis as outlined by the School of Architecture is to integrate and culminate the curricular experience of the student, providing an opportunity to substantially add to his or her knowledge and skills in areas he or she wishes to strengthen. This thesis will be an exploration into the issues and concerns of historic preservation, resulting in the formation of a solid conceptual armature around which to organize my activities as a professional upon entering the field. The vehicle for this exploration will be the Boulder Hot Springs.

PROJECT STATEMENT

The purpose of this thesis will be to define an attitude and ultimately develop an architectural treatment for a historically significant building in Montana that will allow it to function with a contemporary usage. The hotel at the Boulder Hot Springs in Boulder, Montana has existed in various forms since the 1860's. Such a historical presence in Montana is unique and falls within the framework of historical preservation guidelines.

The scope of this thesis will be limited to an examination and exploration into the written and built history of the site to terminate in an appropriate contemporary usage proposal. An analysis of the proposed 1910 renovation of the north facade and plan will be performed as well as an analysis of the 1910 as built structure, and the alterations made to the hotel by its various owners up to the present time.

The focus of this thesis will be on the interior functions and spaces, concentrating on the character of

the extant interior features. These extant features will be used to set and maintain the interior character of the spaces. As this project will conform to the Secretary of Interior's Standards for Rehabilitation, no irreversible changes will be made, and an attitude of repairing rather than replacing damaged building elements will be adopted.

The methodology used in this thesis will be the documentation of the building and its interior through photos, maps, drawings and physical measurement of the structure to yield a series of architectural drawings which depict the features of the building which make it unique. Ultimately, these drawings will be used to generate a design proposal which incorporates the dominant attributes of the building, while allowing it to operate more efficiently and function with a modern usage.

My personal philosophy and goals concerning this project are to introduce myself to the issues and attitudes concerning historical preservation. Analyzing and determining which preservation approach is most appropriate for this building. As this is a real building and the structure in need of repair to

prevent further deterioration, it is my hope that this thesis will additionally inform the owner as to an overall approach to the treatment of the building. Resulting in the eventual rebuilding of a functional, historically rich, cohesive structure, as opposed to its present existence as a series of separated parts

Chapter One:

Historic Preservation

HISTORIC PRESERVATION

James Marston Fitch defines historic preservation as 'the curatorial management of the world,' an awesome responsibility that falls squarely on the shoulders of the preservation architect. This responsibility requires adequately trained professionals who are capable and willing to assume the task at hand.

Until recently, the the emphasis of historic preservation in America had been directed towards the conservation of old presidents houses and major monuments. This attitude represented a niave approach towards preservation which resulted in an incomplete view of our national character. This view focused only on the positive and progressive aspects of our past while ignoring vernacular architecture of black slave tenaments, sharecroppers hovels and miner's cabins which served as contextural settings for these monuments. This selective editing of the past conflicts with the holistic nature of historic preservation in that a representative sampling of all types of American architecture must be present in order to create an accurate and consistent image of our built heritage.

Thus, it becomes clear that the primary function of the preservationist is to act as a harbinger of the future, selecting what portions of the built environment will be preserved to inform future generations about the built history of America.

To insure a baseline of continuity among our cultural resources, the Secretary of the Interior has established Standards for Historic Preservation Projects (Appendix D). Which describe the treatments that may be applied on projects. These treatments include:

Acquisition: The act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights or remainder interest).

Protection: The act or process of applying measures designed to affect the physical condition of a property be defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

Stabilization: The act or process of applying measures designed to reestablish a weather resisitant enclosure and the structural stability of an unsafe or deteriorated property while maintaing the essential form as is exists at present.

Preservation: The act or process of applying measures to sustain the existing form, integrity, and material of the building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at specific period of time.

As much latitude as these approaches offer, at the very heart of any preservation project lies the question of what is worth saving? The decision to preserve or not to preserve is not determined by a a structure's great age or historic importance. There are other concerns that the preservationist has beyond the building as a whole, such as: the impact on the surrounding area, finding an individual or group with sufficient funding and interest in the project, determining a suitable new use for the structure, compatibility with surrounding buildings, public support, historical importance of the surrounding district, and potential tourist and resident appeal.

A typical methodology for resolution of these issues is through a survey, analysis and process approach. This thesis will employ these methods to explore the Boulder Hot Springs in Boulder, Montana, limiting its scope to the survey and analysis components, as defined below:

SURVEY

Objective:

A study of the site, and resident structures to determine their architectural and historic importance.

Procedure:

To study and record the structure and site through:

- measured drawings
- photographs
- historic research: discover the history of the element being studied, the architects, the dwellers, their lives, possessions and time.
- architectural research: study the existing structure and materials to determine: the original structure and subsequent changes, present condition, type of materials and dates.
- archaeological research: discover the historic and architectural details not obtainable from documents or architectural research, ie., foundations, outbuildings, probable uses and verification of existing information.
- planning research: study the element in relation to the site, the environment and the community.

ANALYSIS

Objective:

A study of the survey information through the preparation of a report evaluating the architectural or historical significance of the structure or site, the pro's and con's and feasibility of preservation and possible solutions.

Procedure:

A written record of the historical, archaeological and architectural findings consisting of:

- historical importance
- description of significant architectural details still remaining
- drawings, photos, and written description of initial and subsequent constructions.
- structural analysis
- redesign proposal, ie. restoration, rehabilitation, or adaptive use.
- economic feasibility
- decision to preserve or not preserve

Chapter Two:

The Boulder Hot Springs

THE BOULDER HOT SPRINGS

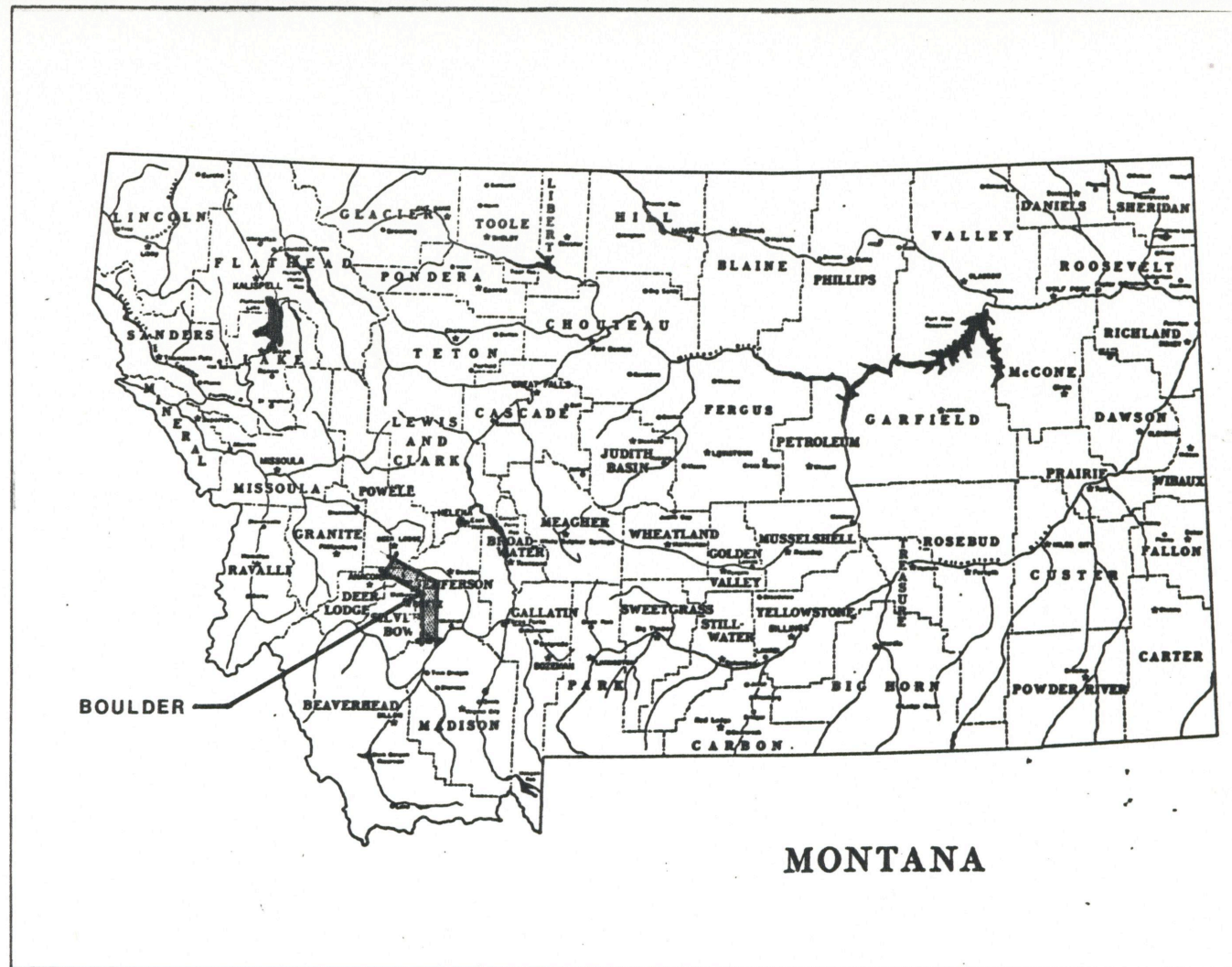
The Boulder Hot Springs is located three miles southeast of the town of Boulder (see STATE OF MONTANA MAP & BOULDER AND VICINITY) which is thirty-six miles north of Butte and twenty-seven miles south of Helena. Boulder lies in the heart of the Boulder valley, which is situated in the upper end of the eastern slopes of the Rocky Mountains. The valley is bounded by the Elkhorn Mountain Range to the north and the Boulder Mountain Range to the south, out of which drains the Boulder River, which flows into the Jefferson twenty-five miles away. The hot springs themselves are located to east and south east of the Hotel (see SITE BOUNDRY) and flow into the Little Boulder, a major tributary of the Boulder. The character of the land and surroundings have remained essentially the same since the development of the hot springs (see BOULDER VALLEY 1890).

The site contains 240 acres of land traditionally associated with the Boulder Hot Springs. Which

includes the hotel, bath house, plunge, green house, tack room and bunk house, barn, storage building, ice house, log shed, corral and stables (see SITE PLAN), and the springs located in the foothills behind the hotel.

Building on the site began in 1865

when prospector James E. Riley along with his brother Peter Riley erected a crude bath house and tavern to accomodate placer miners in the area. In 1883 after J. E. Riley died of smallpox his brother Peter, sold the property for \$14,000 to Cornelius Griswold of Boulder, who in 1884 sold a one half interest in the property to



MONTANA

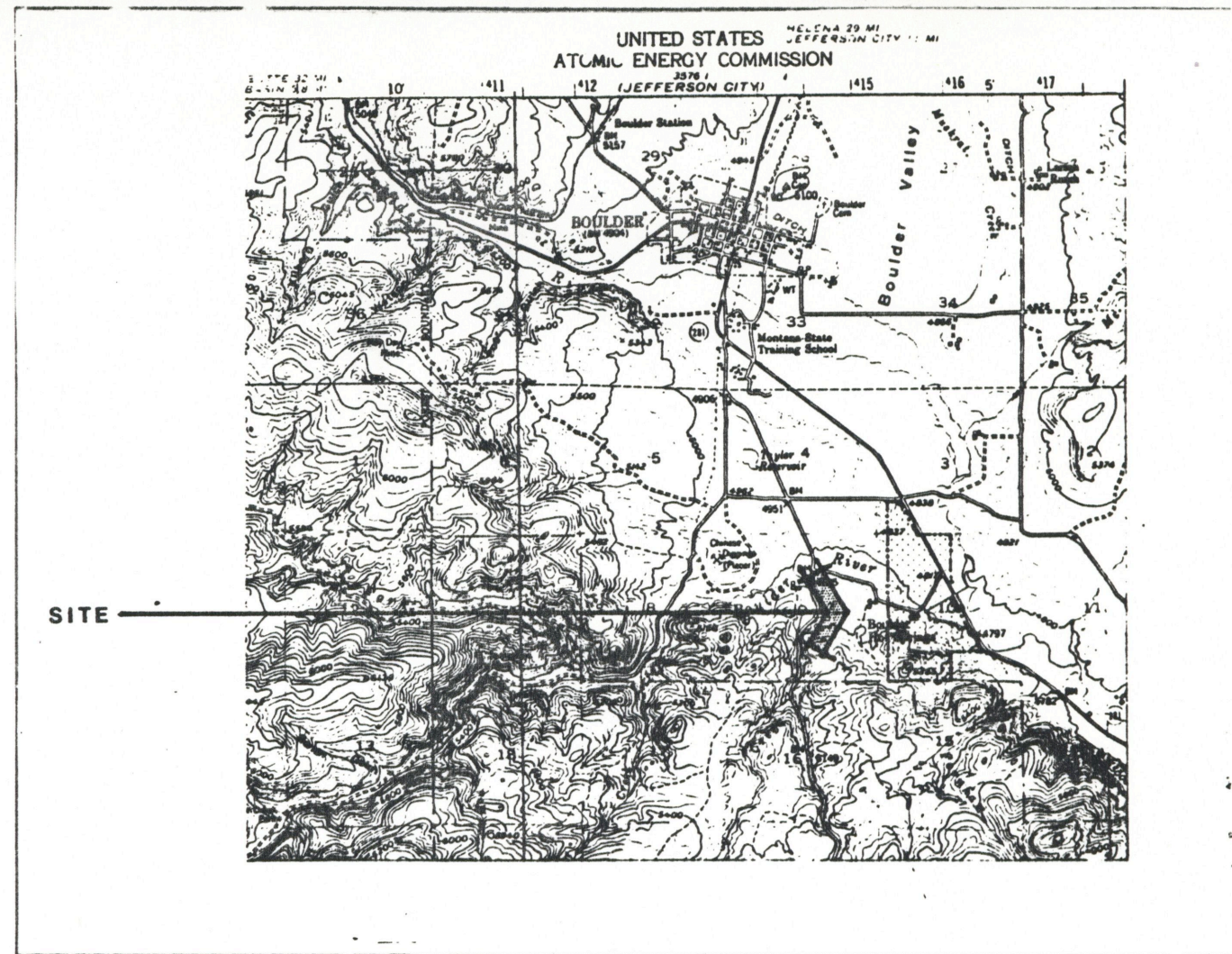
STATE OF MONTANA

Abel C. Quaintance. Quaintance and Griswold then erected the first portion of the existing hotel, unfortunately the architect is unknown and no sketches or photographic records exist of this building.

In 1885 Griswold sold Quaintance an additional one quarter interest in the springs for \$4,000. After Griswold's death in 1888 his widow sold Quaintance the remaining interest in the springs for \$6,500. Construction during this period continued, indicating the prosperity of the springs. In July, 1890 Quaintance leased the springs to C.W. Kerrick, a railroad man from Minneapolis.

Description of the property in the lease included: The hot springs hotel; four cottages; bath house; plunge bath; barn; dance hall and other supporting structures (see 1892 SANBORN MAP & NORTHWEST ILLUSTRATIONS). These were leased for a period of five years and five months with hotel, bath and pleasure resort as intended purposes.

Included in this lease agreement was the provision that Kerrick would finance and build a new



BOULDER AND VICINITY

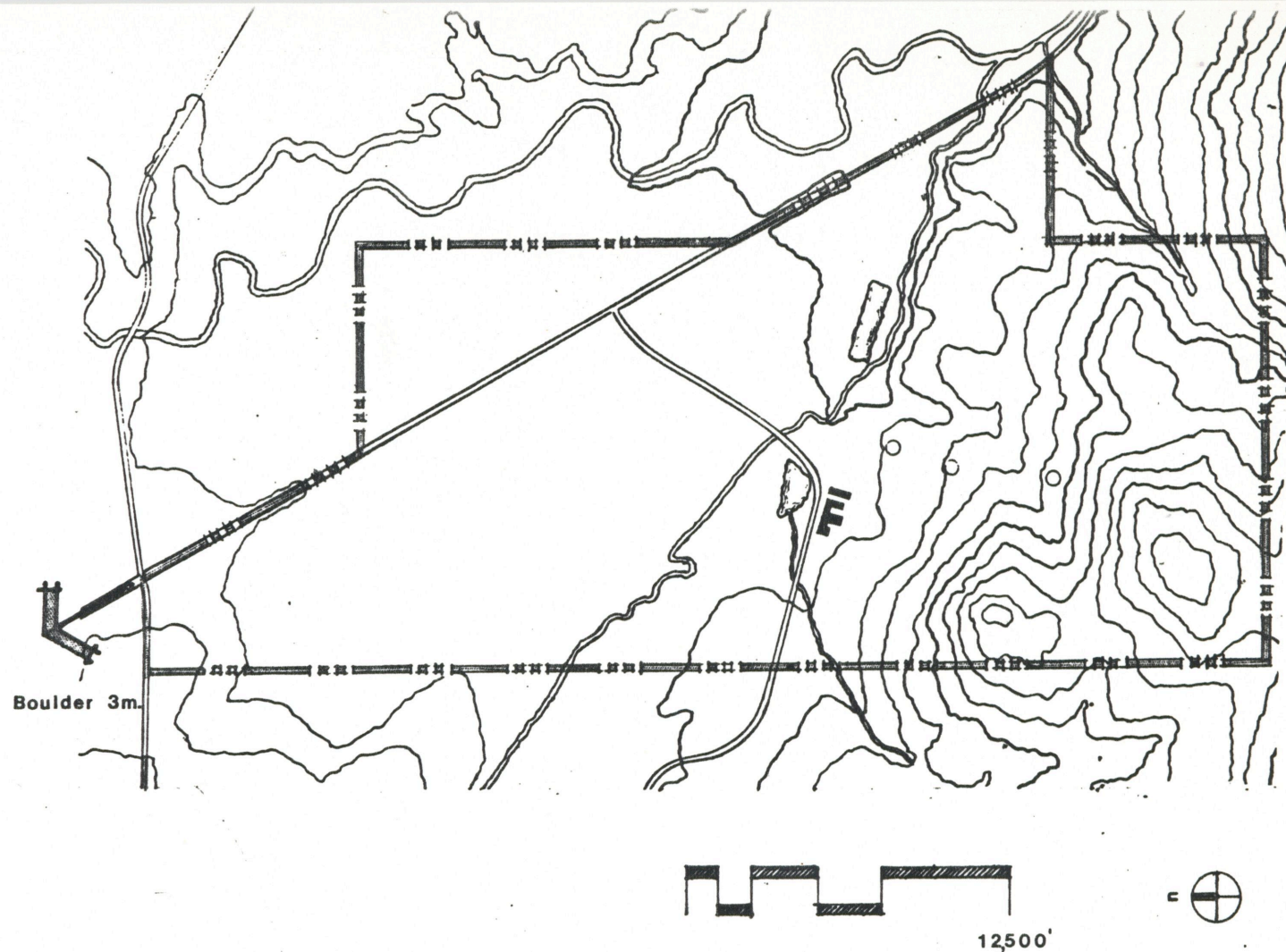
hotel, with Quaintance buying the new hotel at the end of the lease. Kerrick employed a noted Minneapolis architect named Kelly to design the addition.

This addition completely enveloped the 1884 building, resulting in an L-shaped structure 42 by 100 feet

and three stories high. The structure was made of wood frame construction resting upon a stone masonry foundation with intermediate timber piers supported by stone footings. The exterior is white clapboard siding with wooden shingles on the roof (see THE HOTEL MAY).

The style of this addition is in the Queen Ann or American Colonial Revival style. A gambrel roof dominates the form, containing four gable dormers on the east side. Two pilaster chimneys with corbelled out tops penetrate the roof between the second and third and third and fourth dormers. These dormers contain four, two, two and four windows on the third floor. The windows are wood double hung sash with the top units broken by wooden mullions into smaller glass panes in a four by four division.

The north elevation features a Richardsonian fusion of gable, tower and entry, with four closely spaced windows of the same type as the dormers centered in the second pitch of the third story, enfronted by a bracketed wooden balcony of turned spindles and rails. A four story tower is located on the the northwest corner. This tower features a square pointed spired roof with overhanging eaves, the fourth story containing bracketed wooden balconies at each of the narrower dormer type windows on all four elevations. The third



SITE BOUNDARY

story contains a single window of the dormer type placed at the stair landing, while the second story has an alternately placed four over four wooden double hung sash window at its respective landing.

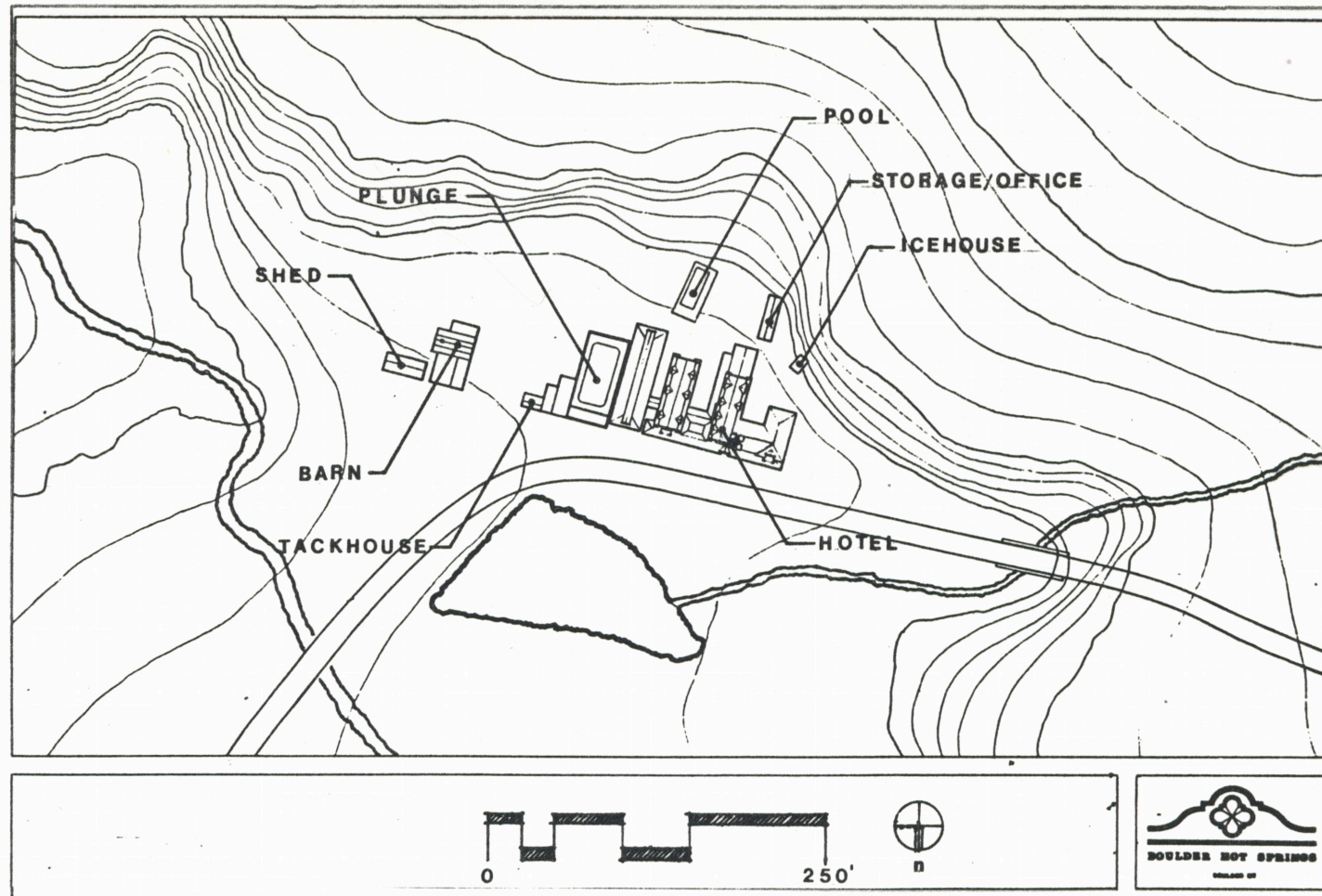
The second story has windows placed directly below those of the dormers

on the third floor of the east side. These windows are wooden one over one double hung sash with wood trim. A large balcony is centered on the east side, which is repeated on the north side by a smaller balcony centered over the gable of the first floor veranda. The second floor windows on the north side are spaced

one, two and one, similar to the type below the dormers.

The ground floor is surrounded on the north and east sides by a continuous open veranda (see NORTHWEST ILLUSTRATION) which is supported by turned wooden posts that are infilled along the top and bottom with wooden railing and standards. The main entrance on the north side is centered under a gable, another entrance is centrally located on the east side. Wooden lattice encloses the crawl space beneath the veranda.

In December 1898, Quaintance leased the property to J.B. Reynolds for 4 years, who then erected an additional plunge bath 20'x26' enclosed by a wooden frame building 26'x44' that contained two dressing rooms and two sweat baths. A picket fence extending from the corner of the porch of the hotel to the drinking fountain was also erected during this period.



SITE PLAN

In 1908 Quaintance sold a one half interest in springs to Joseph O. Williams, of Butte for \$1.00 and other considerations, Williams later sold his interest in springs to Alexander Murray of Bannock County Idaho. Quaintance then sold his remaining interest in the Boulder Hot Springs to James A. Murray, an attorney, miner, and banker of Butte.

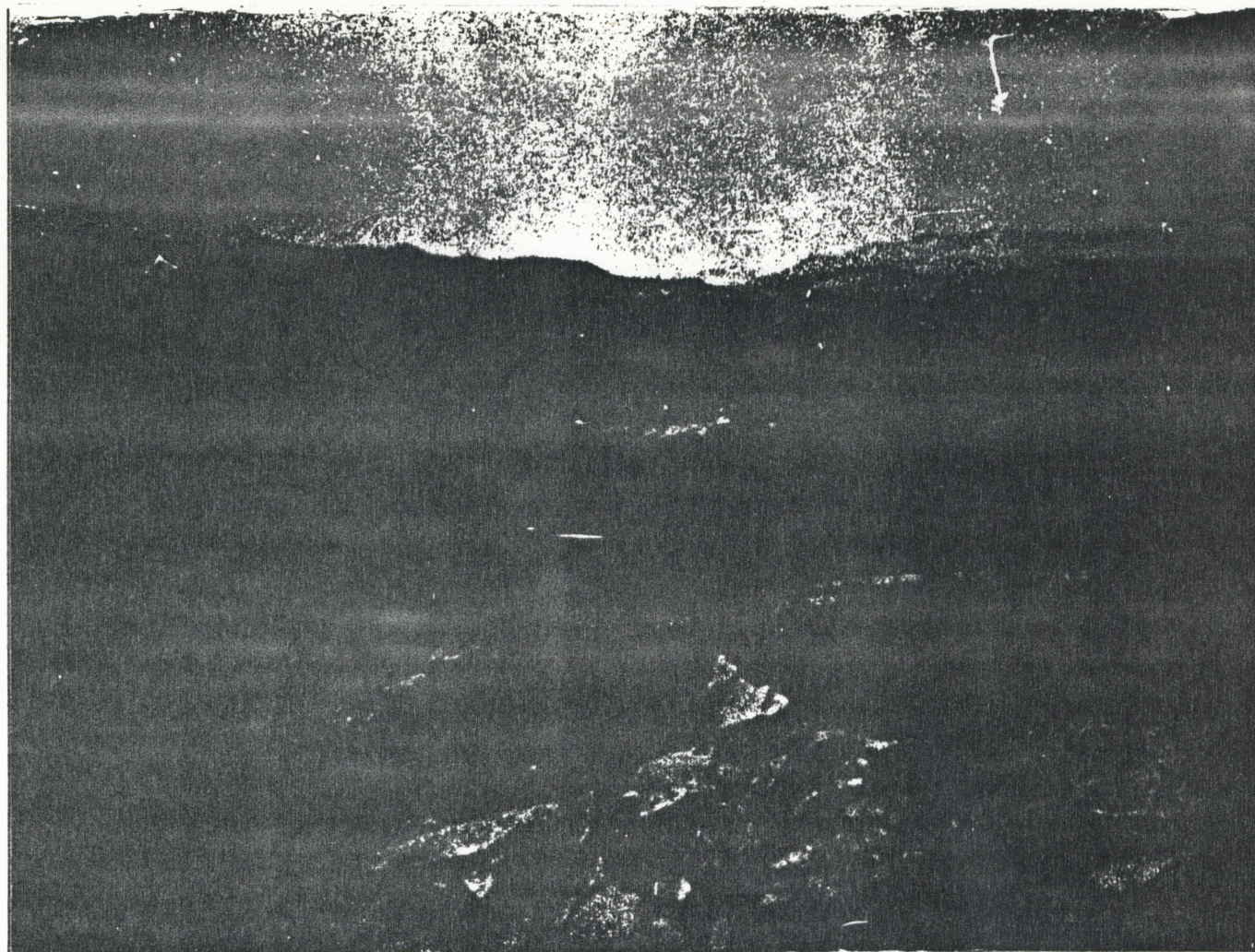
In 1909 Murray engaged the Montana architectural firm of J. G. Link and C. S. Haire to add an addition to the existing hotel. The annex was 36 by 100 feet and located to the east of the hotel, connected by extending the north veranda. The annex was similar in design to the existing structure, being three stories in height, repeating the gambrel roof, but having only three dormers, each

containing two windows on the third floor similar to those of the original dormers. Because of the steep easterly slope on the site, an additional ground floor was included in the annex, resting one full story below the 1890 hotel (see 1912 SANBORN MAP).

Concurrent with addition of the annex, the facade of the 1890 hotel was altered to assume the "California Mission" or "Spanish Colonial Revival" style. These alterations included: stuccoing both structures to provide a massive unified appearance. Replacing the spire tower with a Moorish balloon tower. Engaging parapets with reversed ogee copings on the dormers, placing vents centered above the dormer windows. Capping the hotel end walls with pressed iron coping, adding a cloverleaf window in the end wall gables. Removing the second floor east balcony.

Moving the second floor north balcony to below the parapet at the western end of the north elevation, matching the second floor balcony of the annex.

Changing the form of the main entry gable from pedimented to shaped, arching the entranceway.



THE BOULDER VALLEY

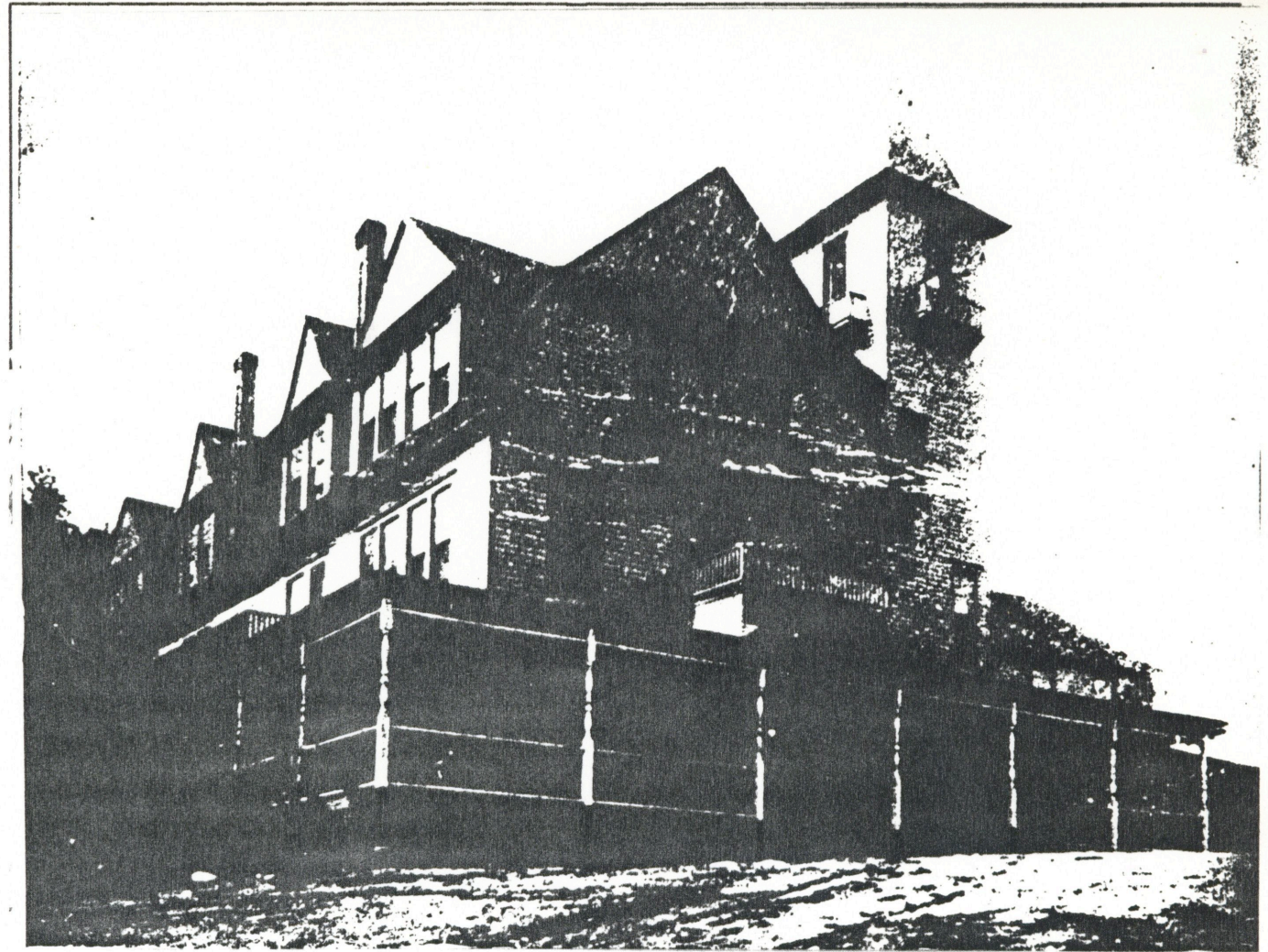
Replacing the wooden veranda posts with massive rectangular poured-in-place concrete columns, resulting in the original east courtyard becoming an enclosed fountain area. Flanking the arched ground floor annex entrance with two arched openings (see 1910 N. ELEVATION AND PHOTOS).

The interior of the hotel dates to 1910 and is designed in the "Prairie School" style. The lobby, located off of the main entry contains a centrally located fireplace along the east wall. The fireplace is composed of clinker brick arranged in a prairie school motif (see SECTION "B"). □ Free

standing tapered octagonal columns of dark stained Oregon fir support the half timbered ceiling of similarly stained Oregon fir. Original stenciling done by RICHARD A. STERN occurs in the rectangular bays between the half timbering. Half timbering circles the perimeter of the ceiling, met by engaged columns where intersected by ceiling beams. Below the perimeter half timbering occurs additional stenciling done by STERN in an abstracted floral design.

A dark stained wooden board and batten wainscotting rests high upon similarly stained baseboards. A large reception desk is situated along the south wall with the main stairs adjacent to the west. The dog-leg stairway features a square newels, a coved handrail, and smaller square balustrades. The shaped gable and arch along the veranda identify the main entry.

The main dining room is entered through the lobby off of the reception desk. This room features matching columns and half timbering of dark stained Oregon



THE HOTEL MAY c. 1890

fir (see SECTION "B"). A series of Prairie School abstracted plant form stencils occur on the walls of dining room.

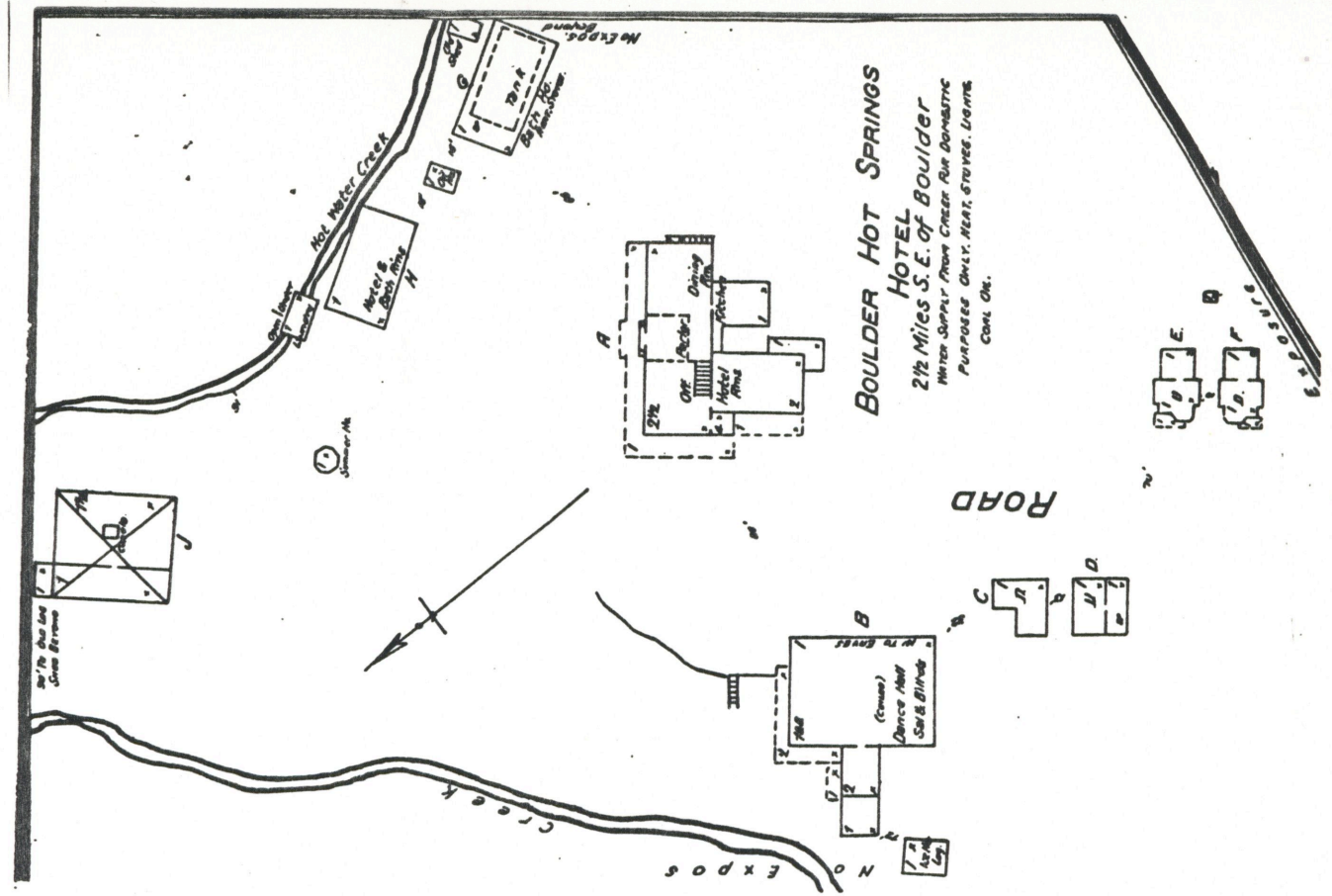
A large bar and billiard room is adjacent to the lobby with similar half timbering on the ceiling. Above the bar on the second floor is a large

dancehall. The balance of the second and third floors are dedicated to guest rooms.

A forty by one hundred twenty foot wood frame bath house with a clerestory was also erected during the 1910 building phase. The bathhouse included separate sex

dressing rooms and hot pools, as well as individual baths. Around 1915 an olympic size indoor plunge was built (see PLUNGE INTERIOR) which was later destroyed through a heavy snowfall that collapsed the roof and walls of the building and eventually ruptured the pool.

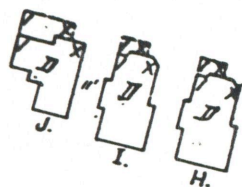
No substantial building has occurred on the site since this period, although the integrity of many of the interior spaces has been lost through remodelling by the various owners.



1892 SANBORN MAP

EXPOS.

Expos.

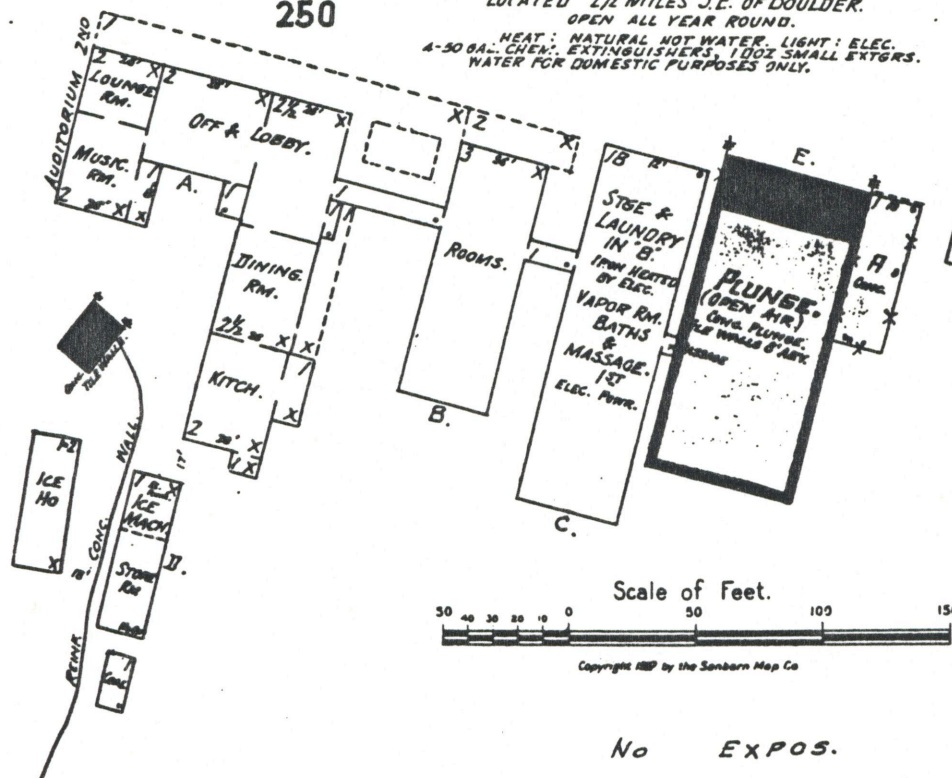


LOCATED 2 1/2 MILES S.E. OF BOULDER.

OPEN ALL YEAR ROUND.

HEAT: NATURAL HOT WATER. LIGHT: ELEC.
4-30 GAL. CHEM.: EXTINGUISHERS, 100Z SMALL EXTGRS.
WATER FOR DOMESTIC PURPOSES ONLY.

Expos



2

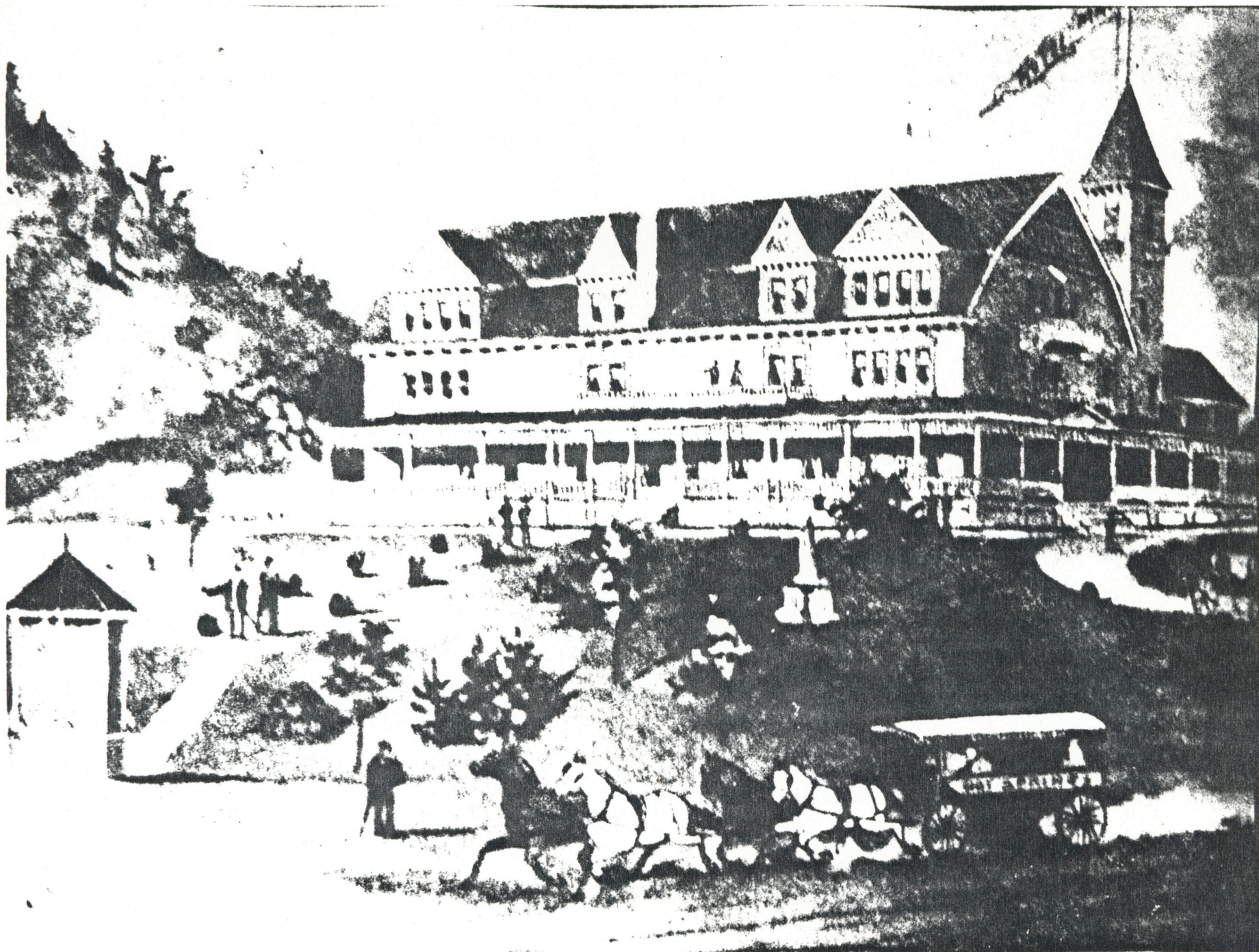
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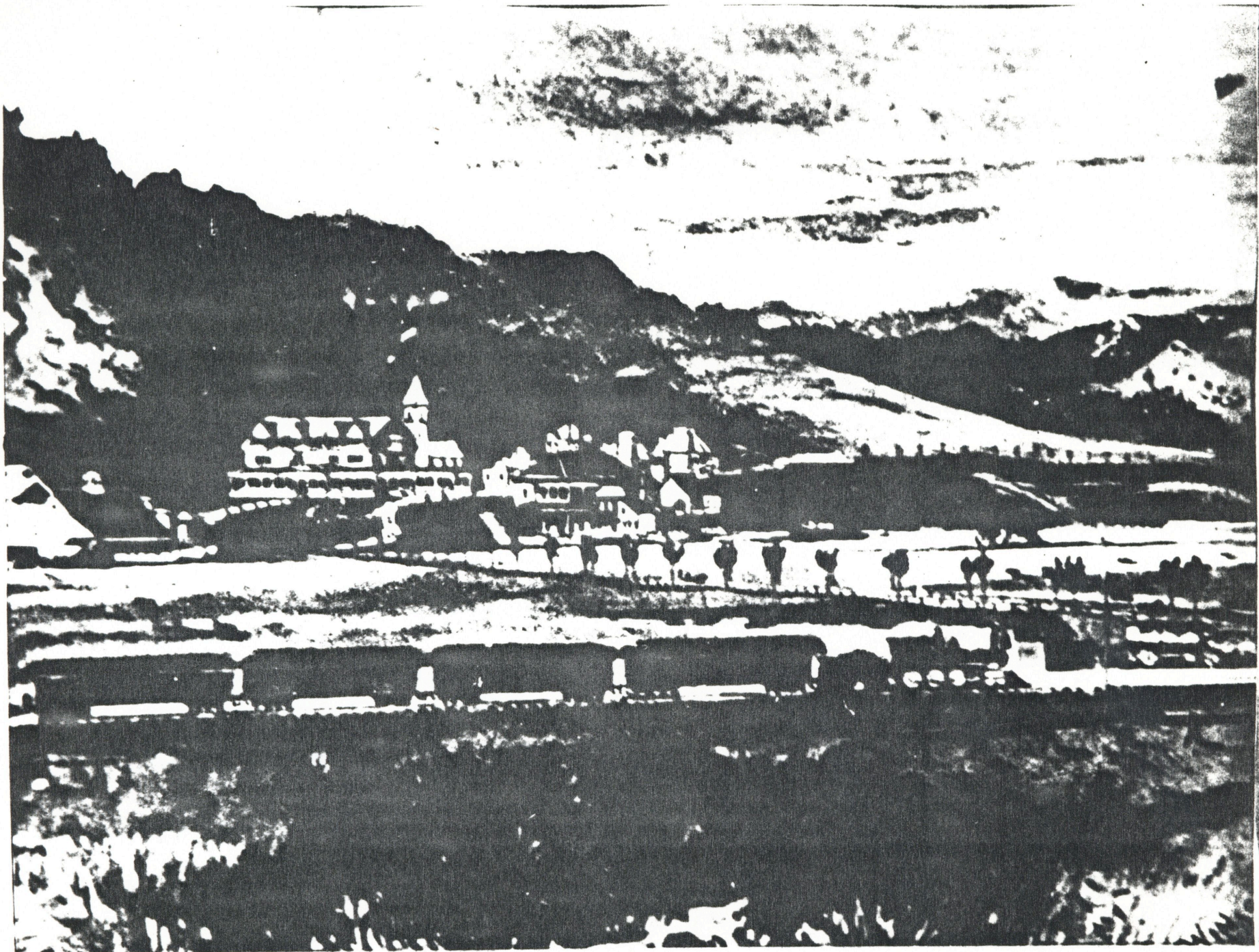
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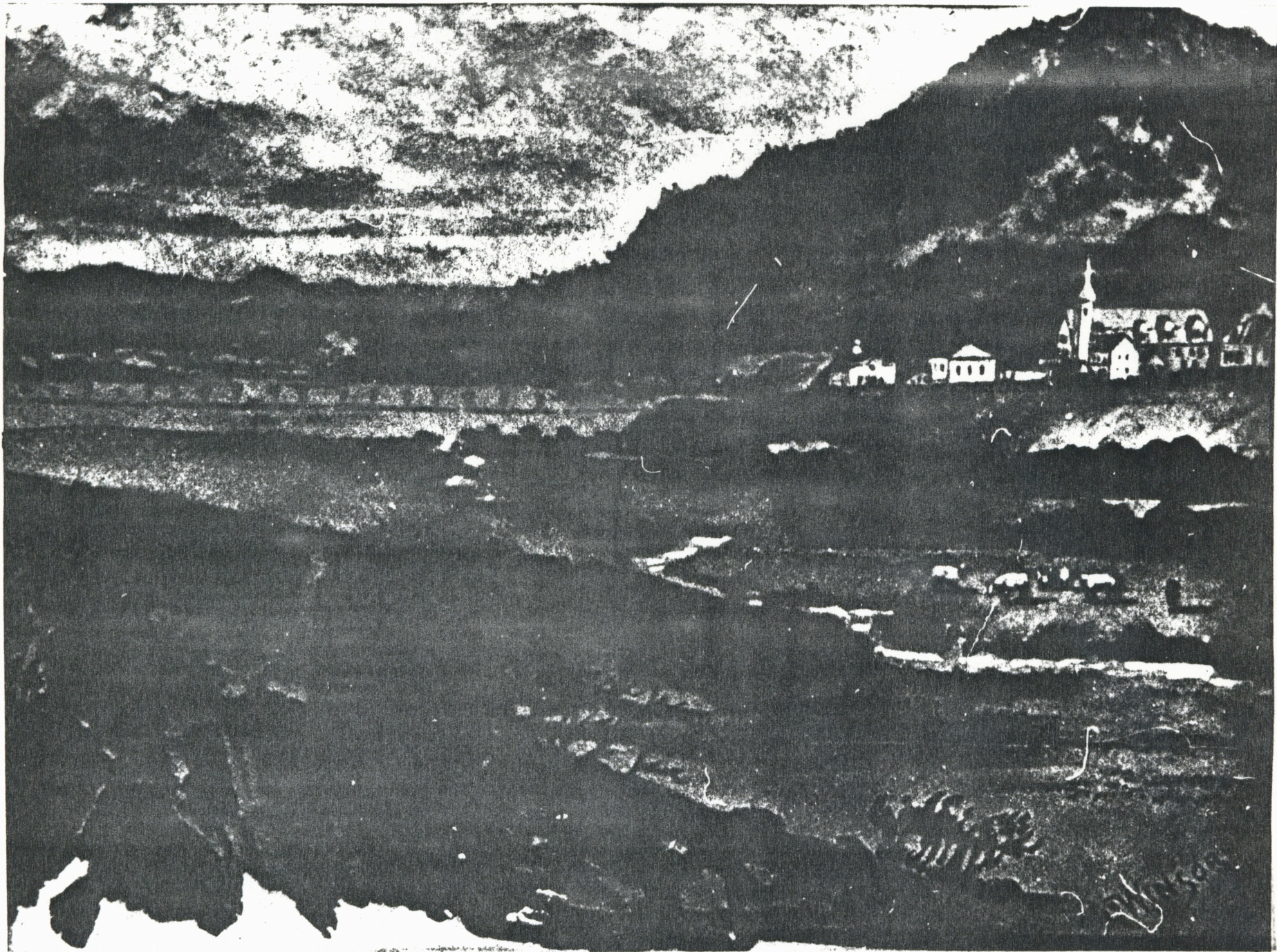
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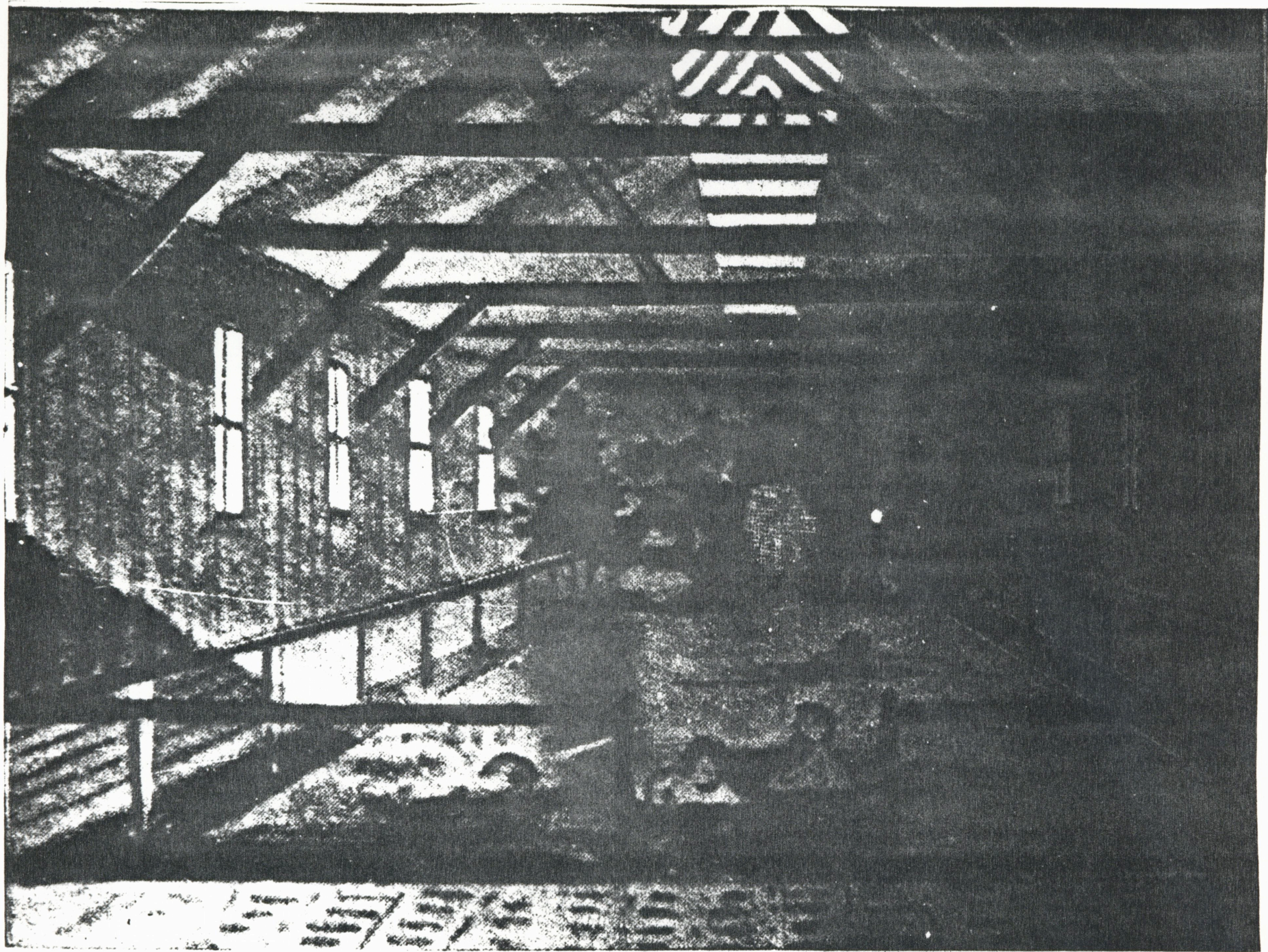
"Northwest" Illustration c. 1892



"Northwest" Illustration c. 1892



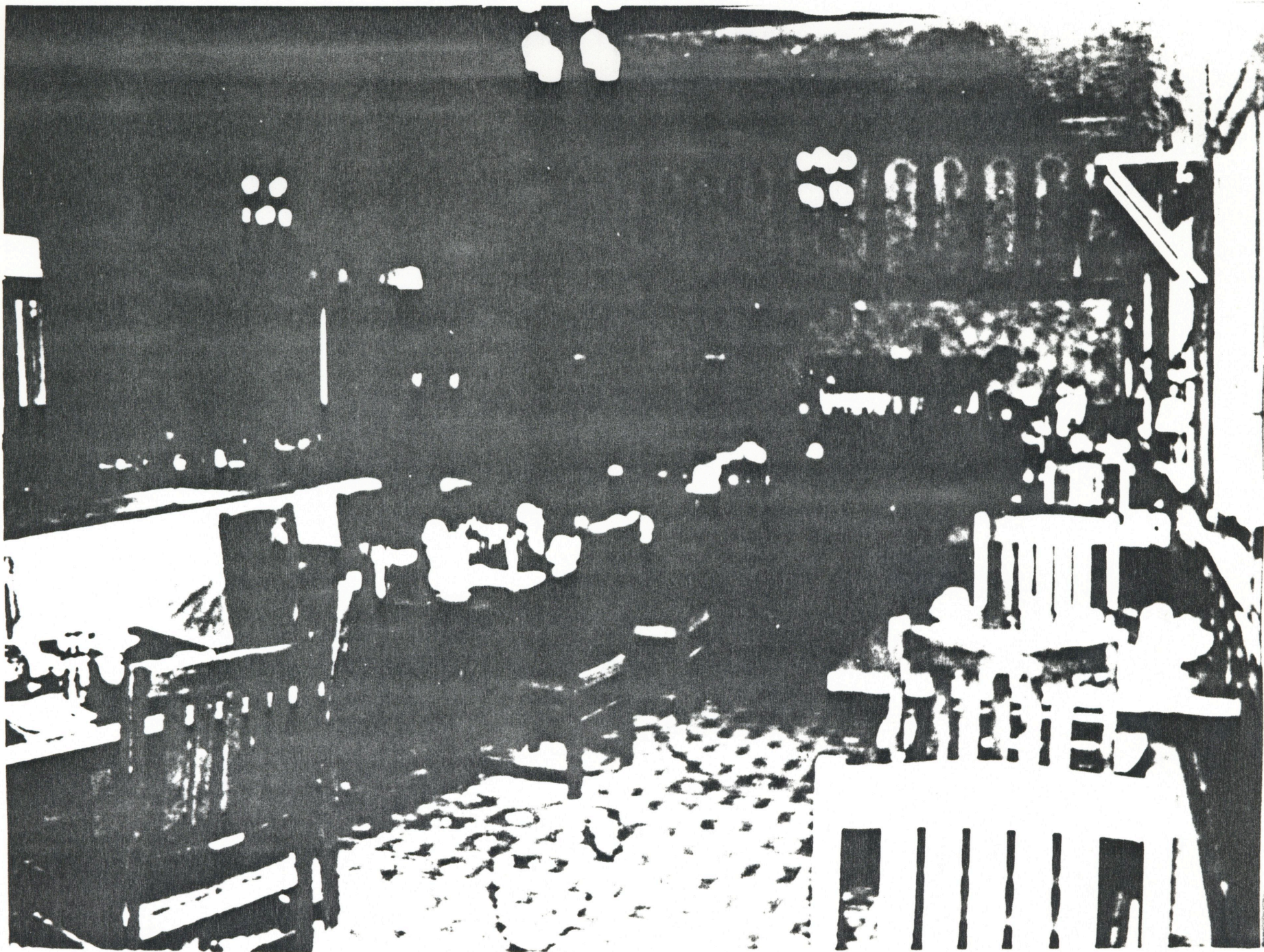
"Northwest" Illustration c. 1892



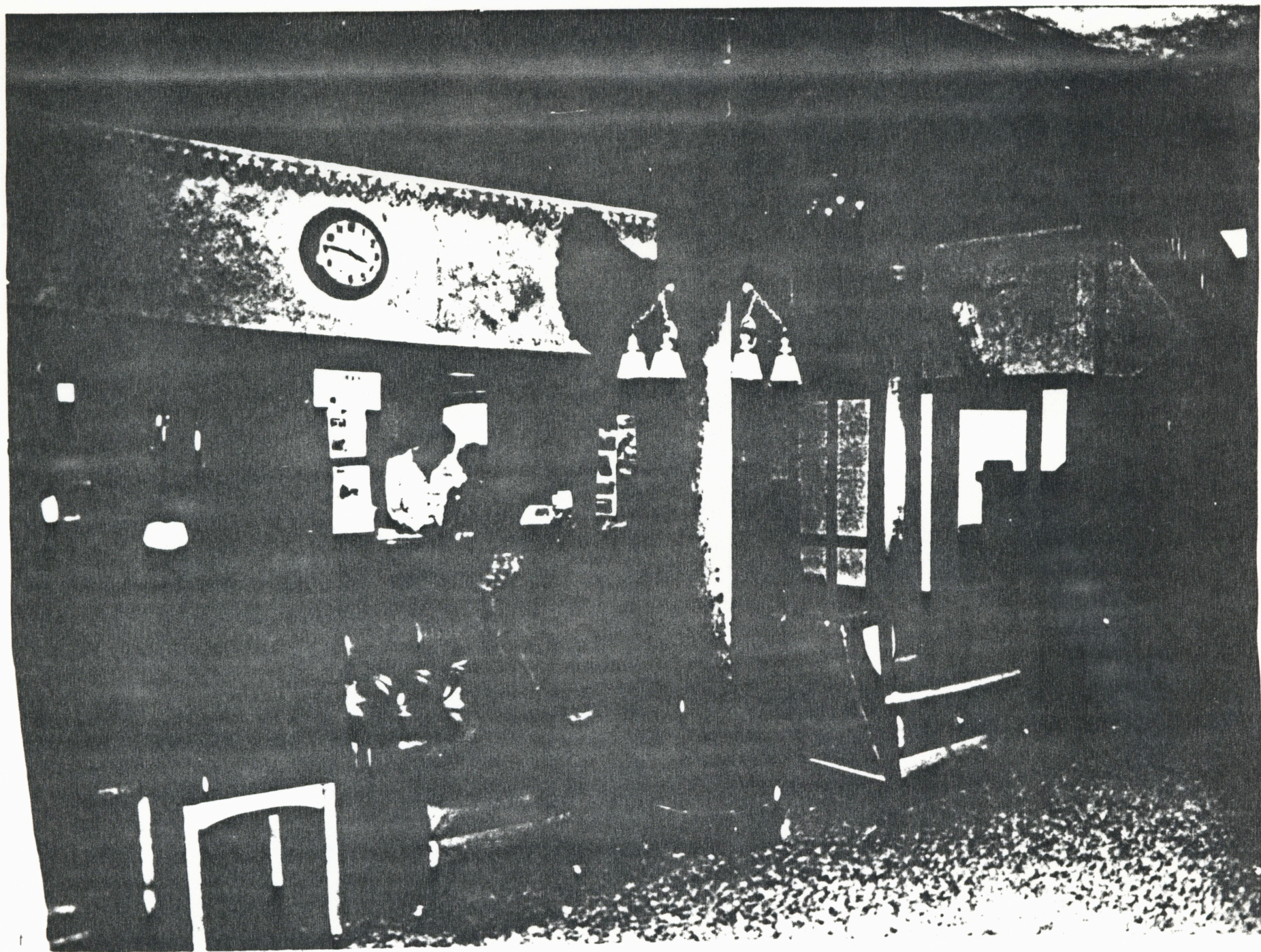
"Northwest" Illustration c. 1892



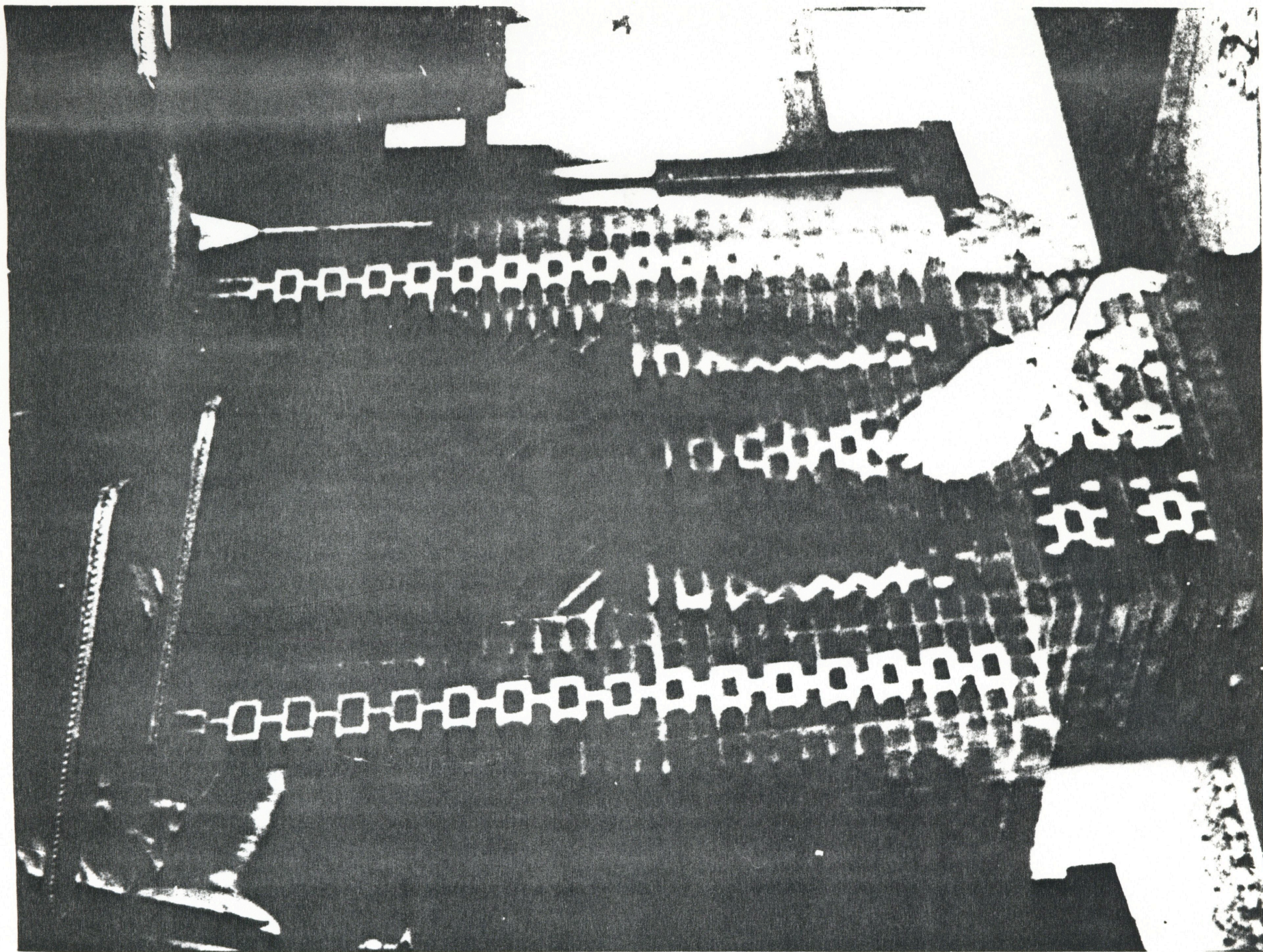
View down veranda c. 1950



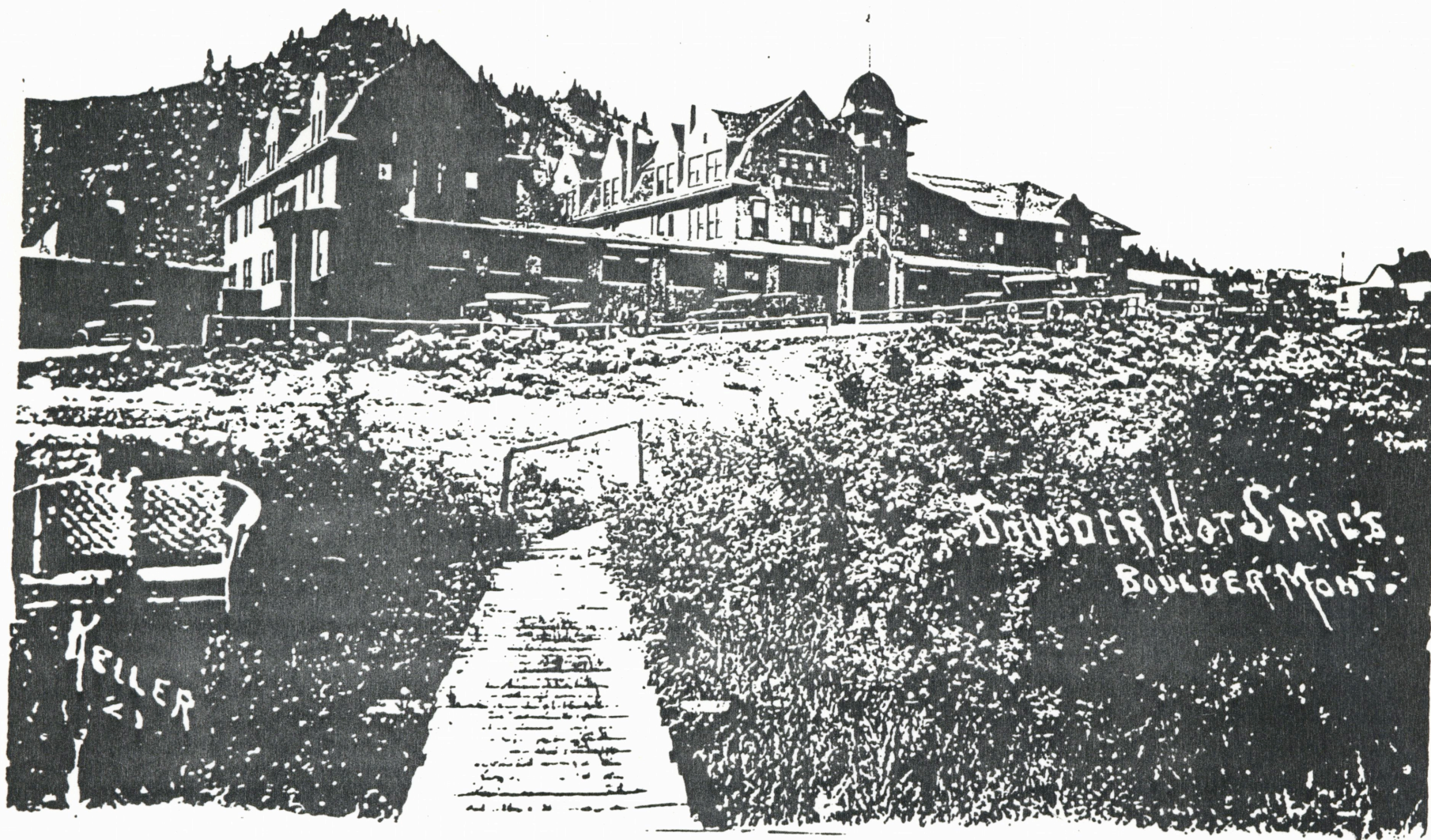
Main Dining Room c. 1960



Reception Desk c. 1968



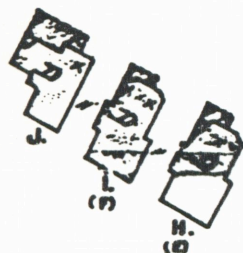
Brick Fireplace



South View c. 1921



East View c. 1926

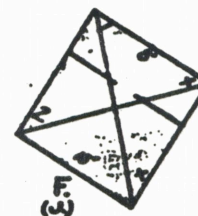
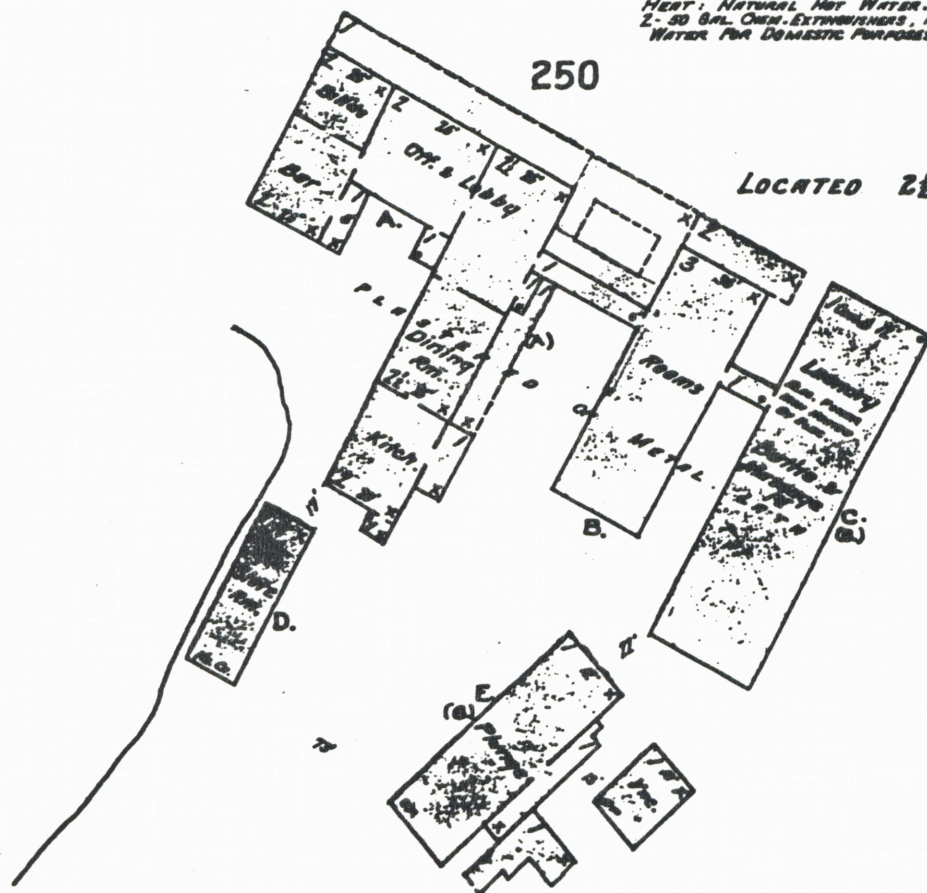


BOULDER HOT SPRINGS HOTEL & BATHS

OPEN THE YEAR AROUND
HEAT: NATURAL HOT WATER. LIGHTS: ELEC.
2-50 GAL. CHEN. EXTINGUISHERS, 1 OIL. SMALL EXTINGUISHERS
WATER FOR DOMESTIC PURPOSES ONLY.

250

LOCATED 2 1/2 MILES S.E. OF BOULDER



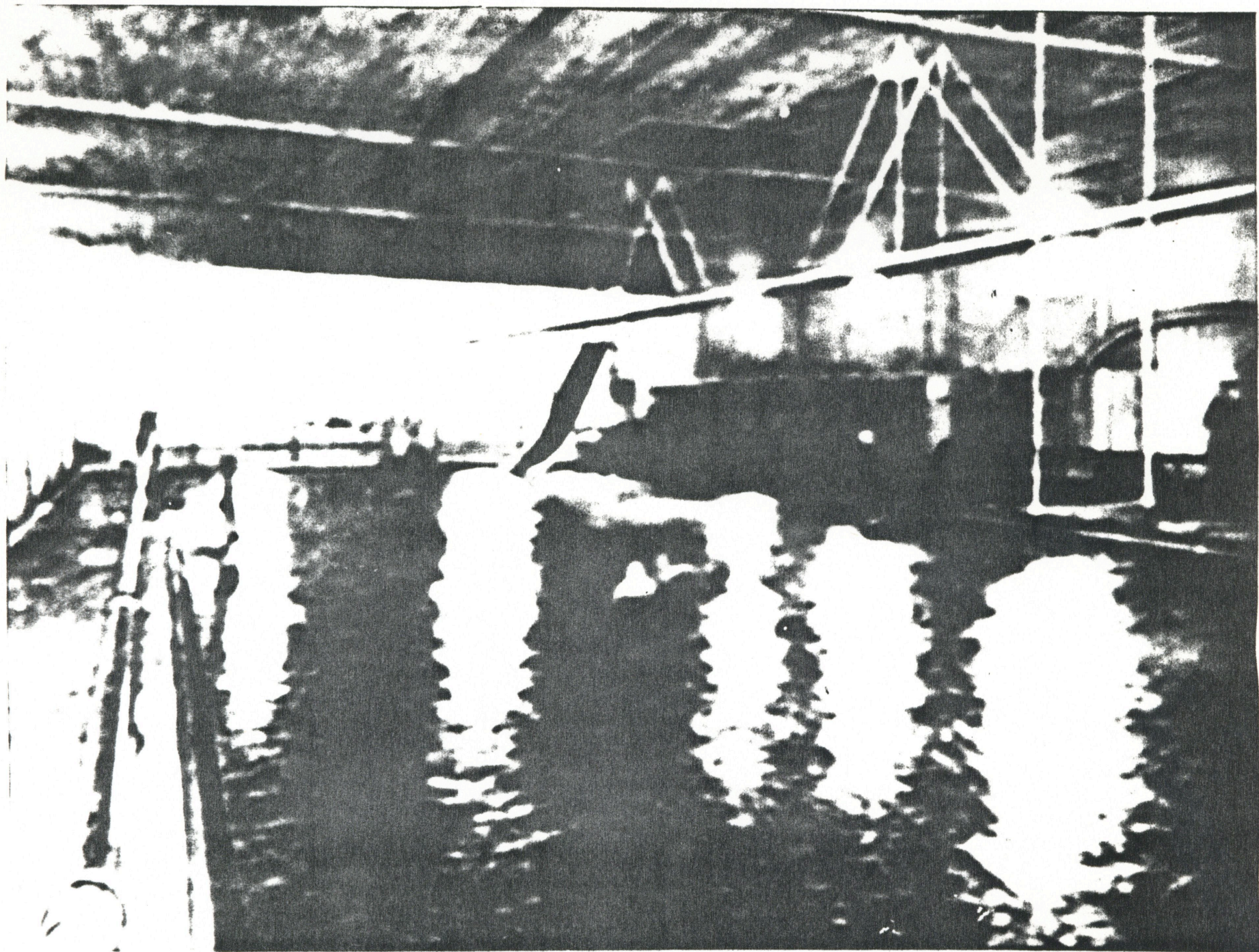
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South View c. 1968



North Elevation c. 1972



Plunge Interior c. 1930

Chapter Three:

Evaluation of Existing Structure

EXISTING STRUCTURE

Physical Size

Height: three stories, mixed with two and four story(see SECTIONS)

Floor Plan: 38,000 square feet, organic shape (see PRESENT FLOOR PLANS)

Site Area: (see SITE PLAN)

1883 Main Hotel

EXTERIOR

Foundation - stone masonry

Structure - wood frame and heavy timber

Exterior walls - stucco over wood lath

Roofing - composition shingles; originally wood shingles

Veranda - concrete columns covered with stucco

Windows & Doors - soft wood

Chimneys - brick

Non basement

INTERIOR

Floors - soft wood with carpet over wood frame and diagonal sheathing

Walls & ceilings - painted, stenciled and wall papered plaster on wood lath over wood frame

Wainscot - combination of fir, pine and mahogany

Trim & doors - fir, stained dark
Stairs - wood treads, risers (carpeted runners) softwood handrails, posts and standards

Fireplace - clinker brick

Lighting - prairie architecture with some designs by L. S. Tiffany

Plumbing - 1883 design and fixtures

Heating - cast iron radiators

Hardware - 1883 cast brass and iron

1910 Annex

EXTERIOR

Same as main hotel except includes a basement

INTERIOR

Floors - soft wood with carpet over wood frame and diagonal sheathing

Walls & ceilings - painted, plaster on wood lath over wood frame

Trim & doors - fir, stained dark

Stairs - wood treads, risers (carpeted runners) softwood handrails, posts and standards

Lighting - prairie architecture designs

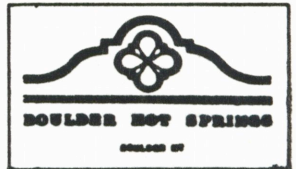
Plumbing - 1910 design and fixtures

Heating - cast iron radiators

Hardware - 1910 cast brass and iron



PROPOSED 1910 NORTH ELEVATION



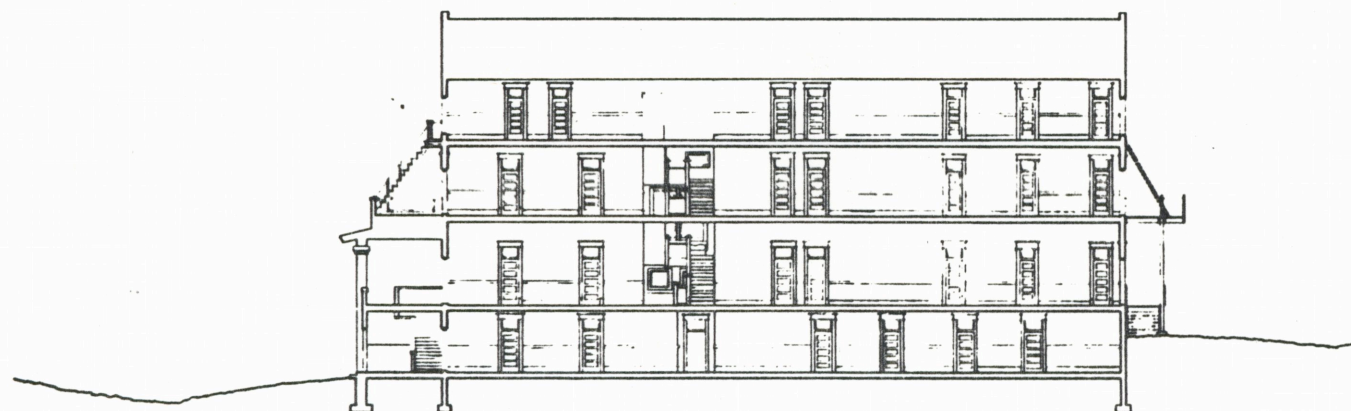


1910 NORTH ELEVATION

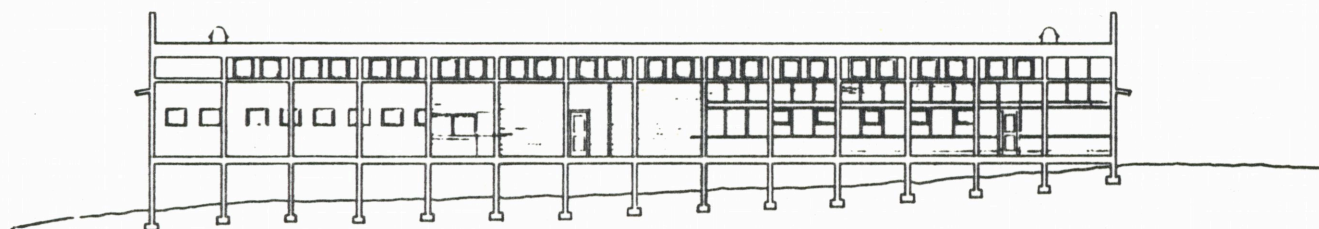


BOULDER HOT SPRINGS

By: G. Smith
Arch 488
Plan 488
Page 58



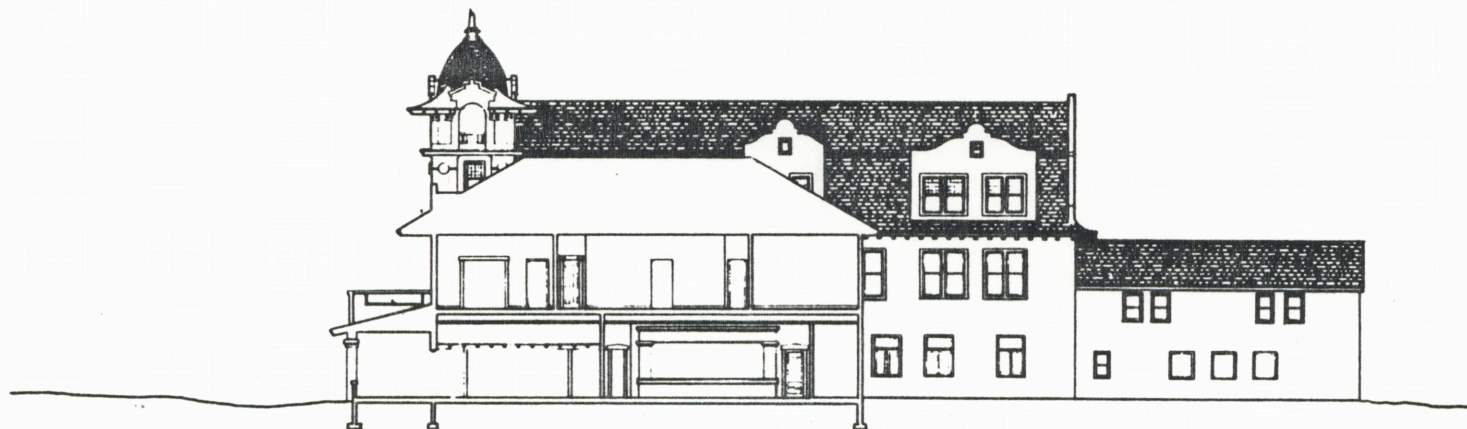
Section C - C



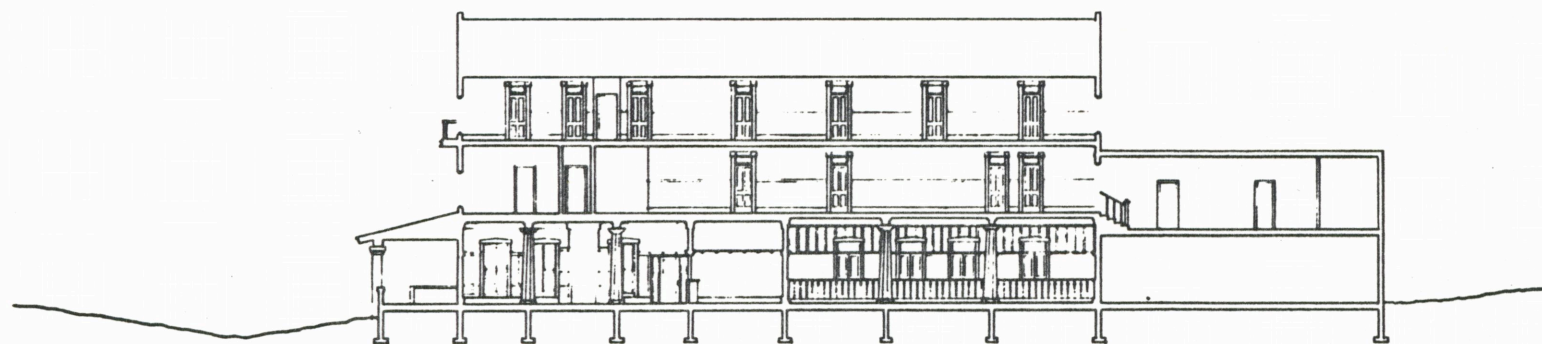
Section D - D

SECTIONS C & D



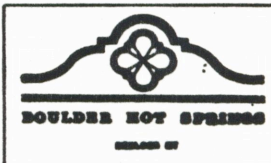


Section A-A

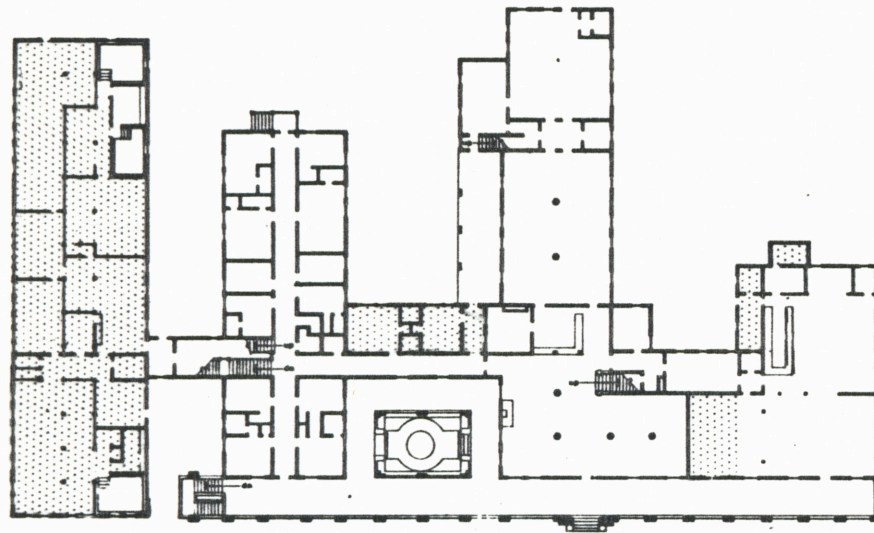


Section B-B

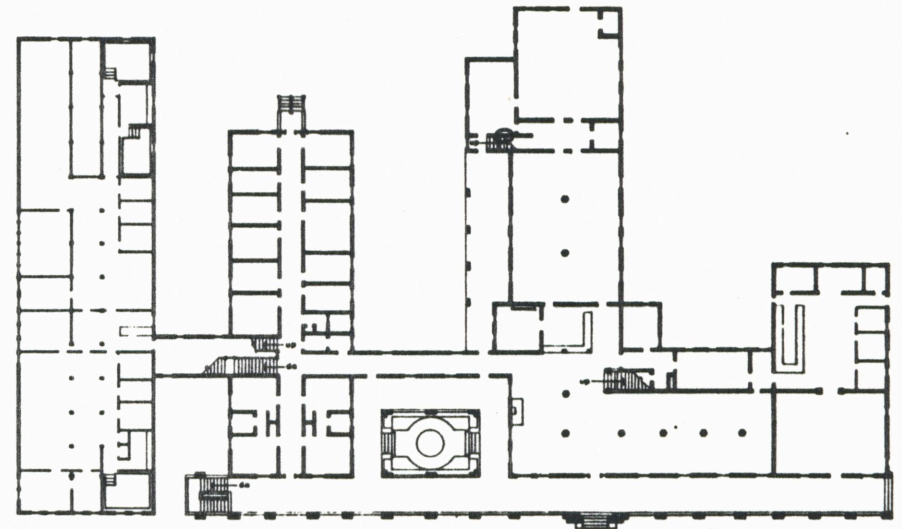
SECTIONS A & B



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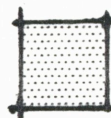
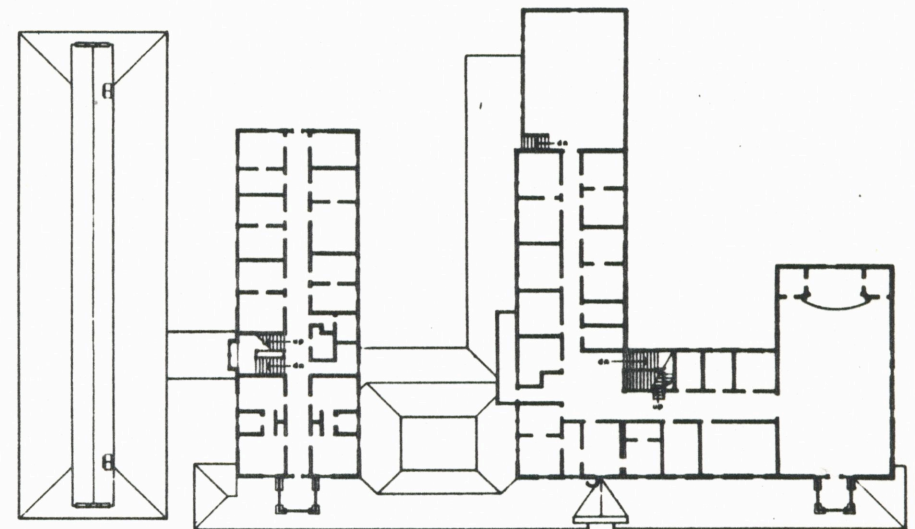
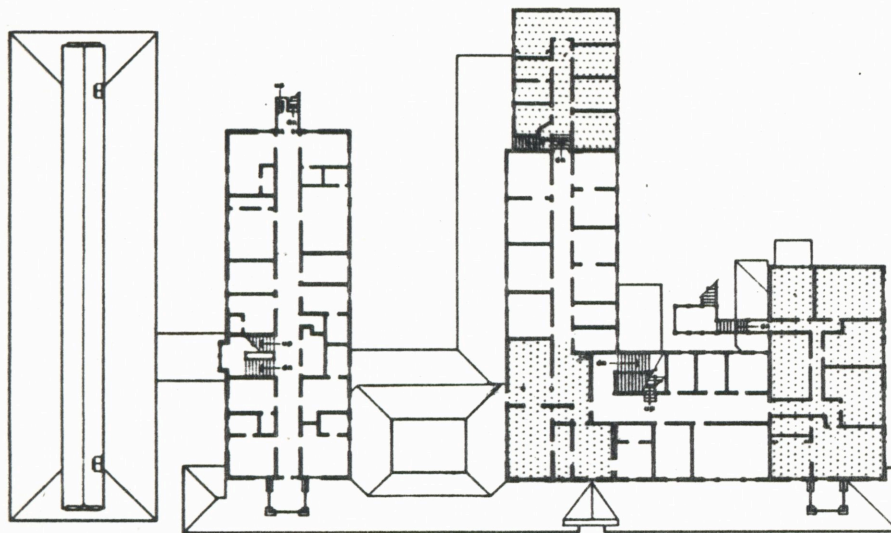
Areas Changed

GROUND FLOOR ALTERATIONS



1986

1910

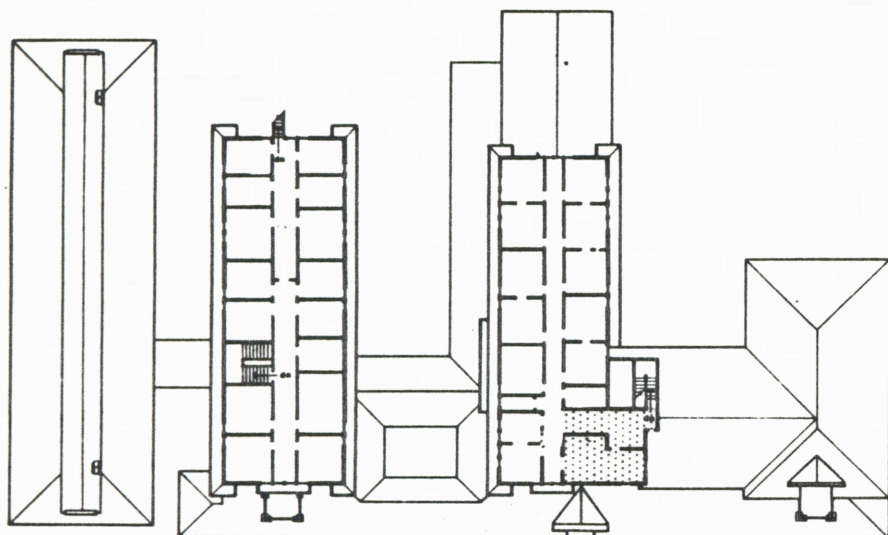


Areas Changed

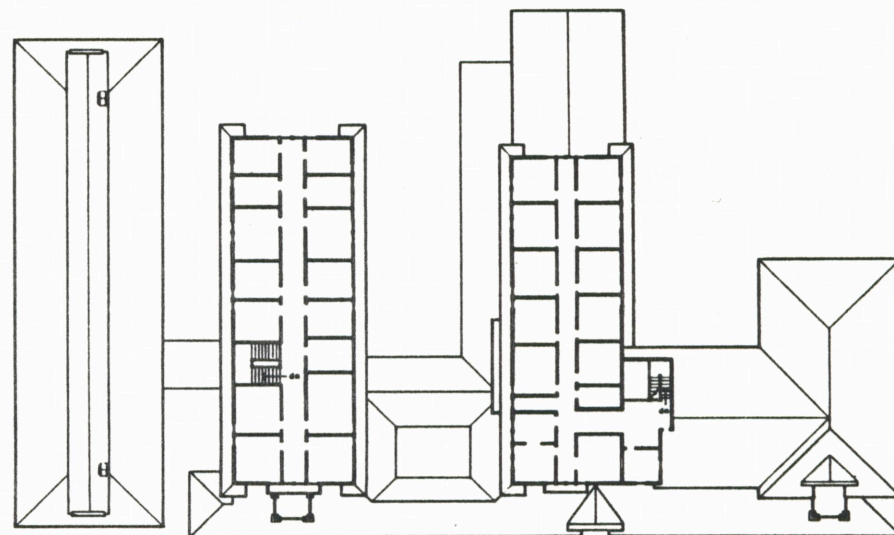
SECOND FLOOR ALTERATIONS



1986



1910

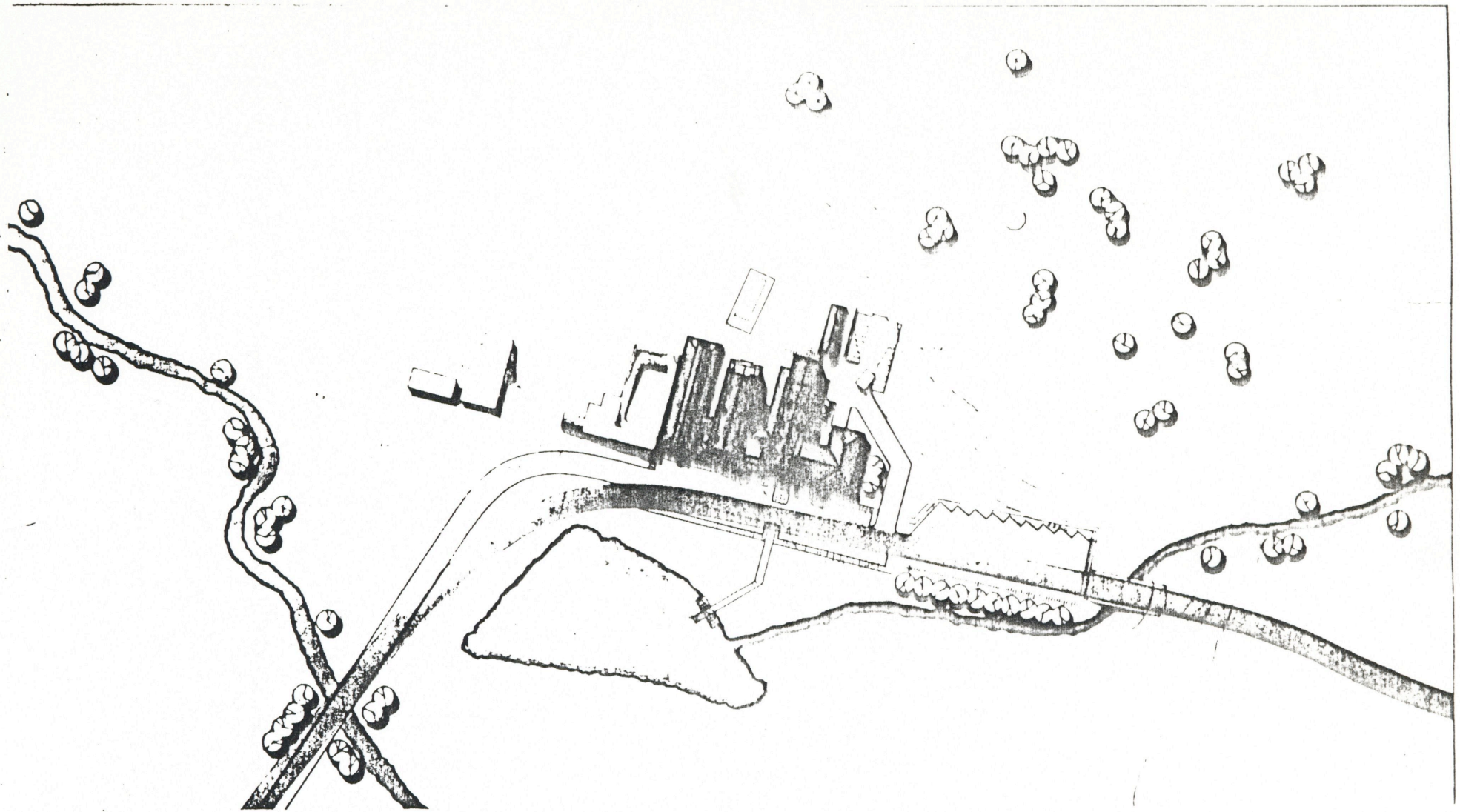


Areas Changed

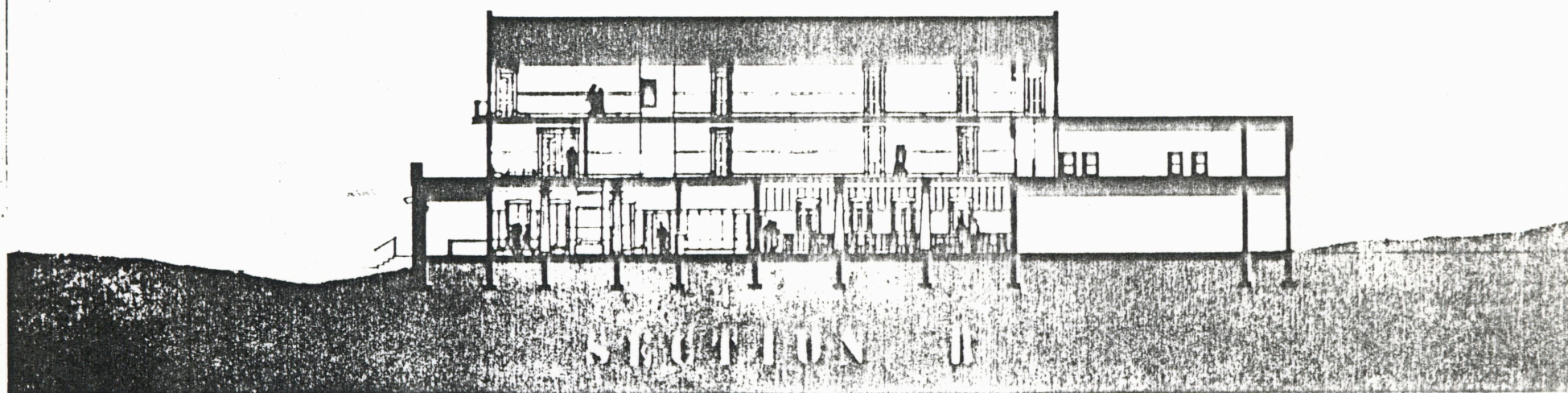
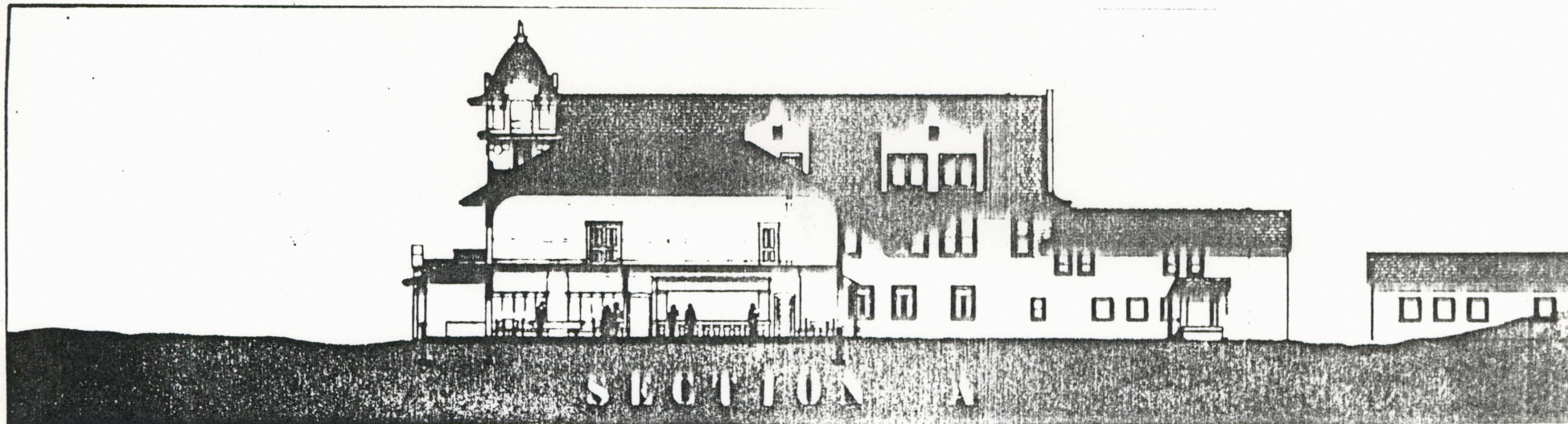
THIRD FLOOR ALTERATIONS



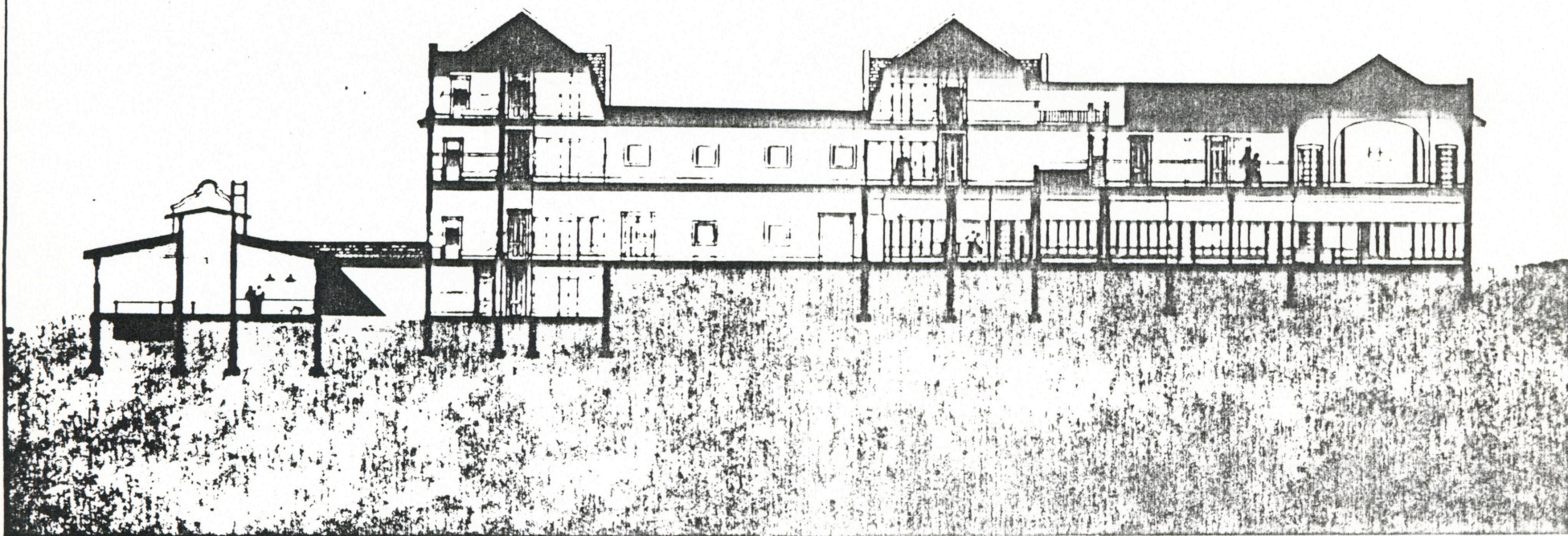
Chapter Four:
Proposed Rehabilitation



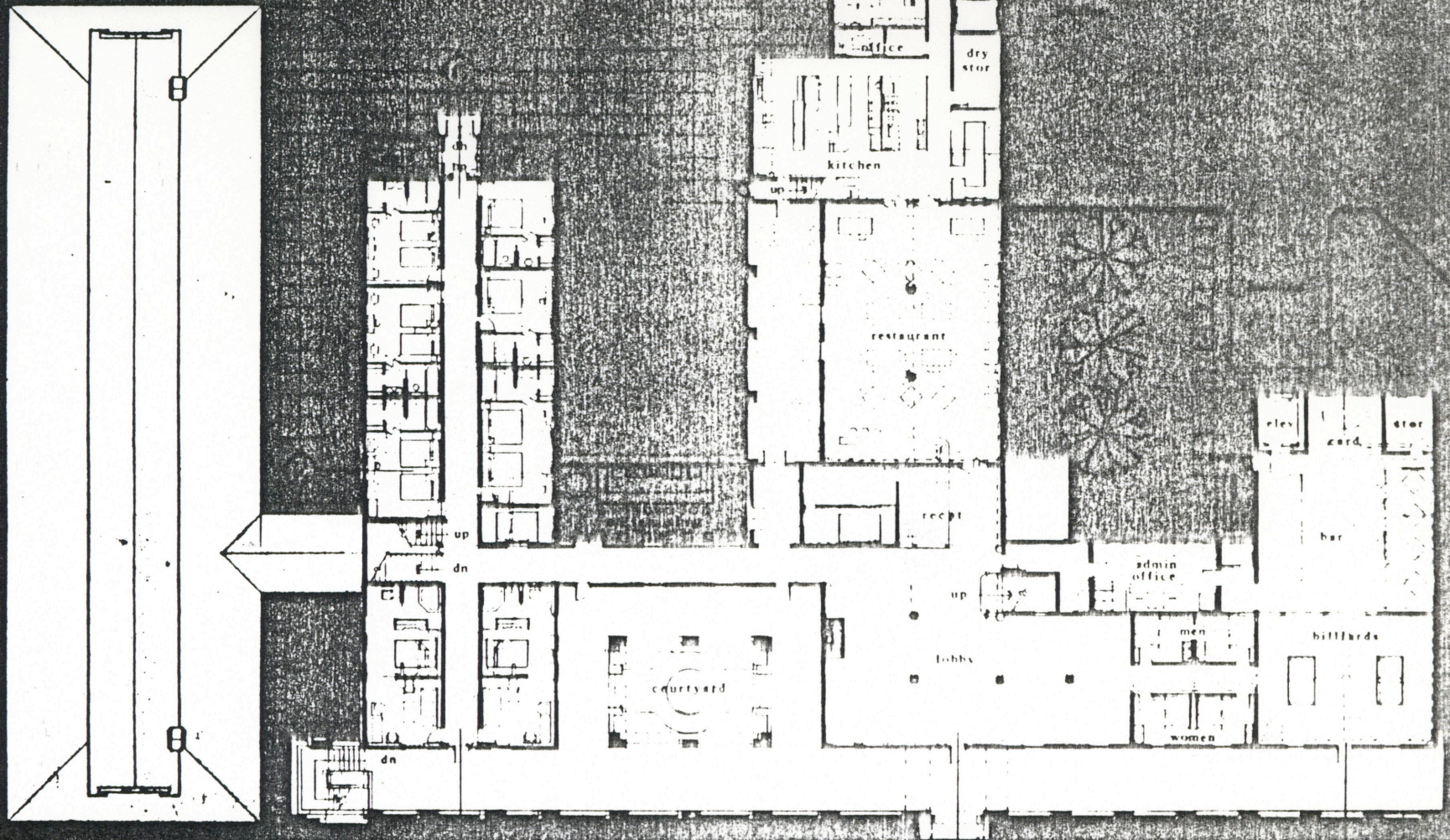
Site Plan



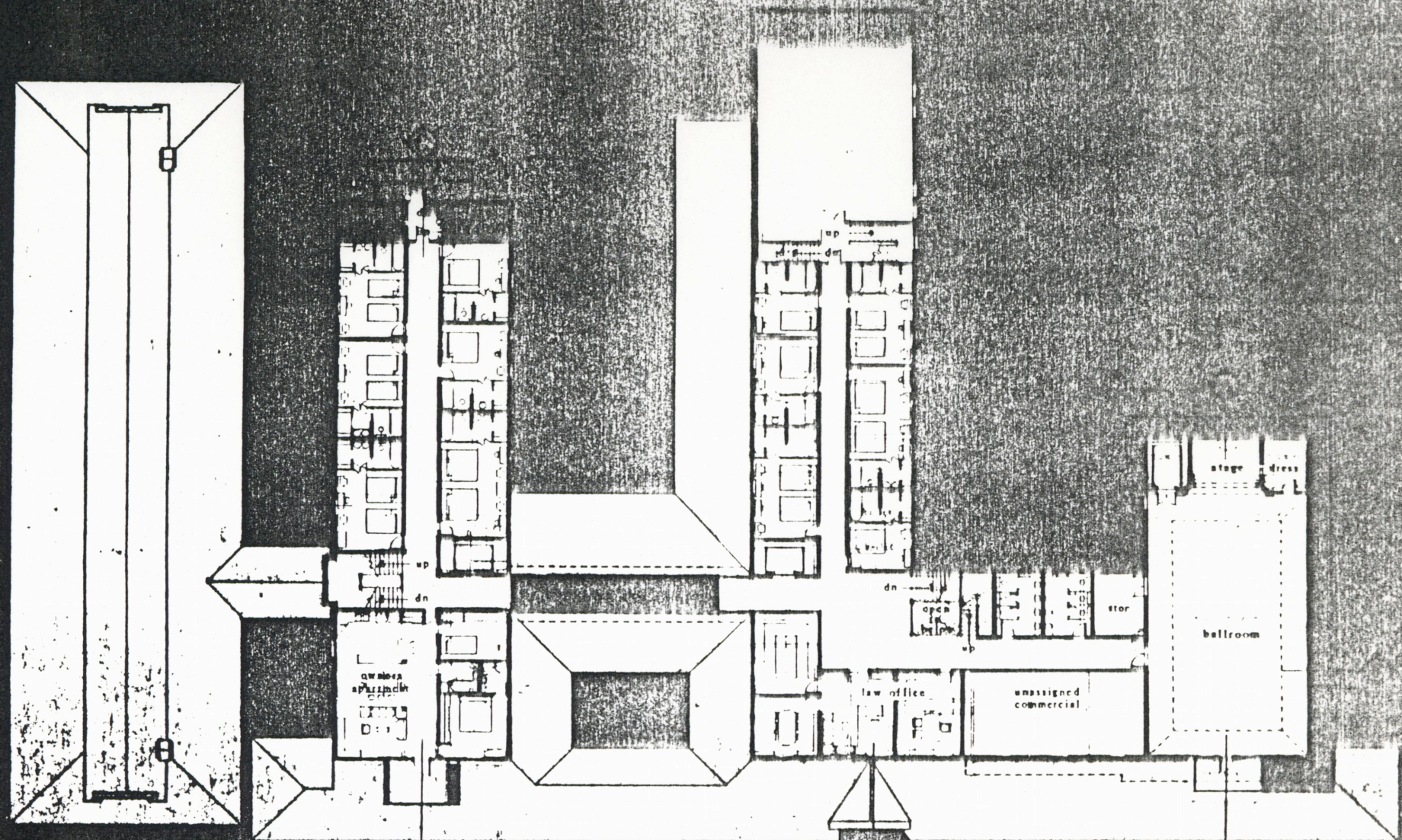
Sections A & B



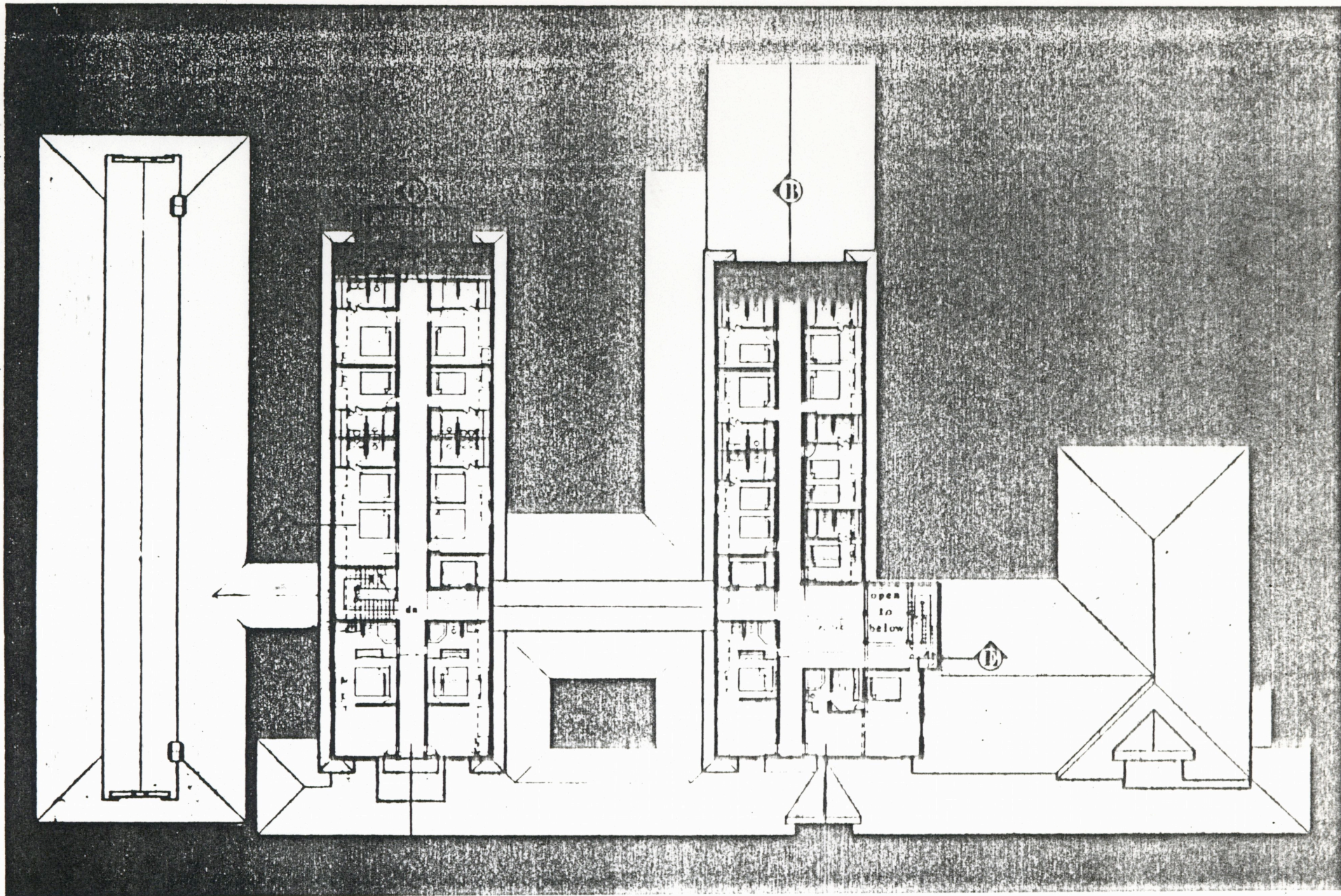
Section E



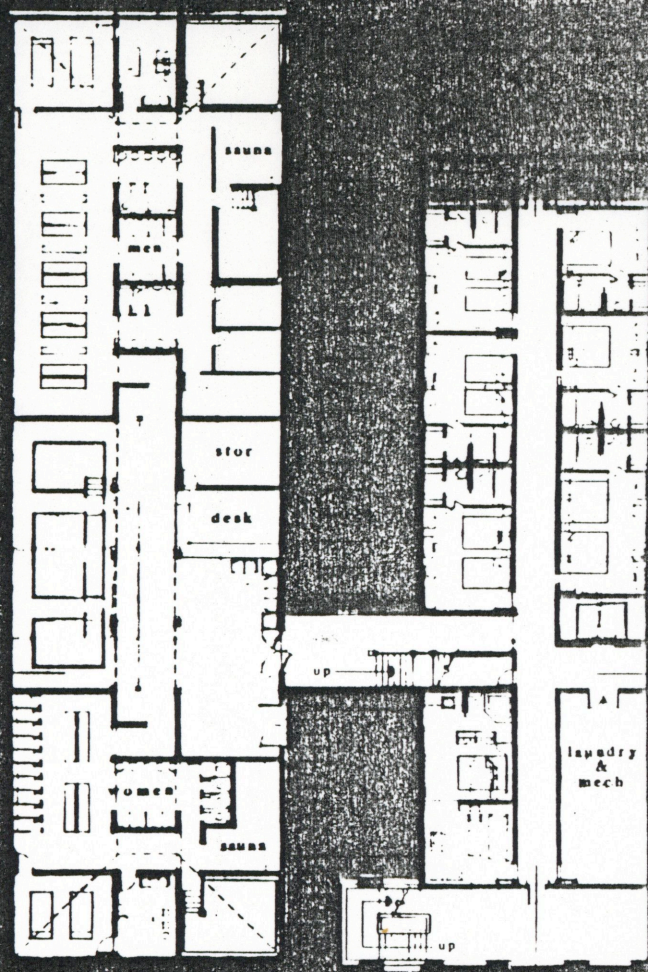
Ground Floor



Second Floor



Third Floor



Plunge & Basement

PROPOSED REHABILITATION

APPROACH - The Boulder Hot Springs rehabilitation will follow the Secretary Of The Interior's guidelines for certified rehabilitation*. Conforming to these guidelines will open the possibility of receiving federal grant monies for and qualify the structure for tax incentives.

INITIAL CONCERNS

Stabilization - Before any rehabilitative work can begin, the structure must be stabilized. Primary to this concern is securing the building envelope to prevent any further deterioration or damage due to the weather. This requires complete replacement of the existing roof and repair of the sub-roofing where needed. All exposed lath must be covered with stucco and replaced where necessary.

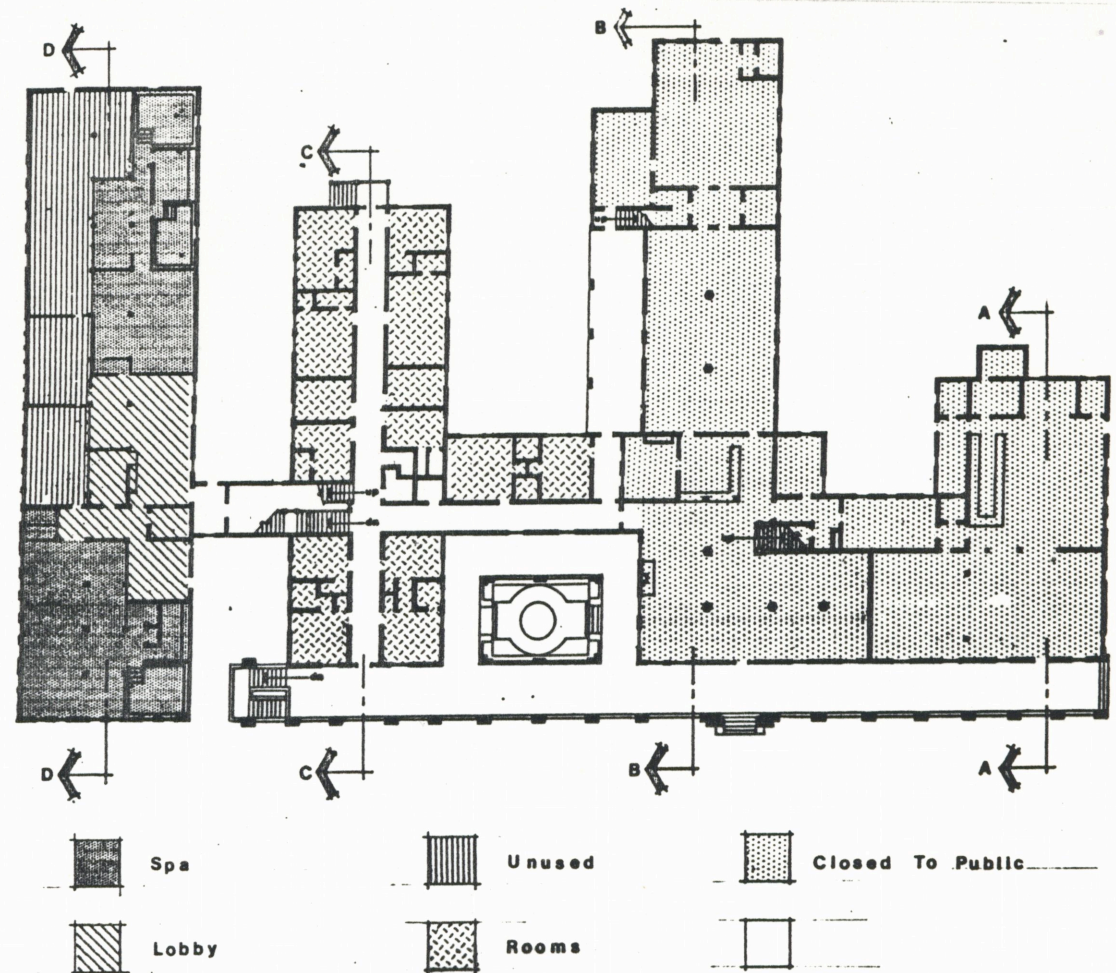
Circulation - Vertical and horizontal circulation must be reviewed, existing egress and outgress systems must be redesigned or additional exits added to meet present day code requirements.

Handicapped Access - The structure must be handicapped accessible at all levels.

Parking - Redesign existing parking to meet present day code requirements.

Plumbing and Heating - Update existing plumbing and heating systems to meet present day code requirements

Wiring - Modernize existing electrical system to meet present day code requirements including illuminated exit signs and fire



PRESENT GROUND FLOOR FUNCTIONS

detection system.

MAIN HOTEL(see FLOOR PLANS)

First Floor

1910

- Large lobby with registration desk

- office
- central stair
- public lavatory
- dining room and adjacent

invalid dining

- kitchen and adjacent servant dining

- bar and billiard room

Present

- lobby wall moved to enlarge bar

- drop ceiling installed in bar
- card rooms in bar removed
- root cellar added to bar

storage

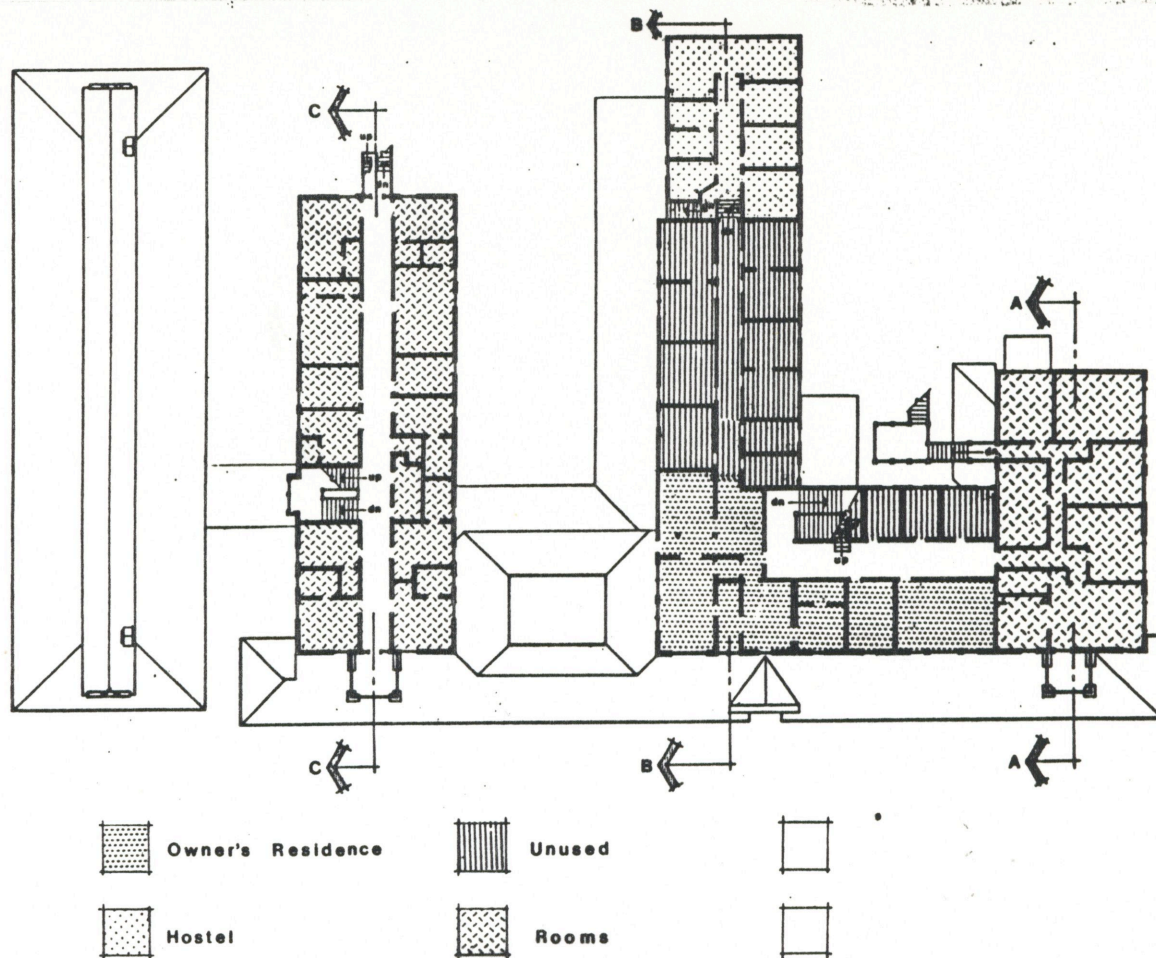
- kitchen added behind bar

- door from bar to lobby closed off

- invalid dining converted to office space
- single restroom

Proposed rehabilitation

- bar ceiling returned to original height



PRESENT SECOND FLOOR FUNCTIONS

- door from bar to lobby opened
- restore 1910 bar and light fixtures

- install separate sex toilets in bar and lobby
- preserve and repair all stenciling
- install elevator in lobby
- install additional exits in dining room

- open dining room onto 1883 east veranda
- replace plumbing and heating fixtures with contemporary fixtures
- rewire entire structure
- remodel kitchen and install commercial kitchen appliances
- install carpet throughout

- restore all other areas, walls, ceilings, stairs and light fixtures to 1910 decor

Second Floor

1910

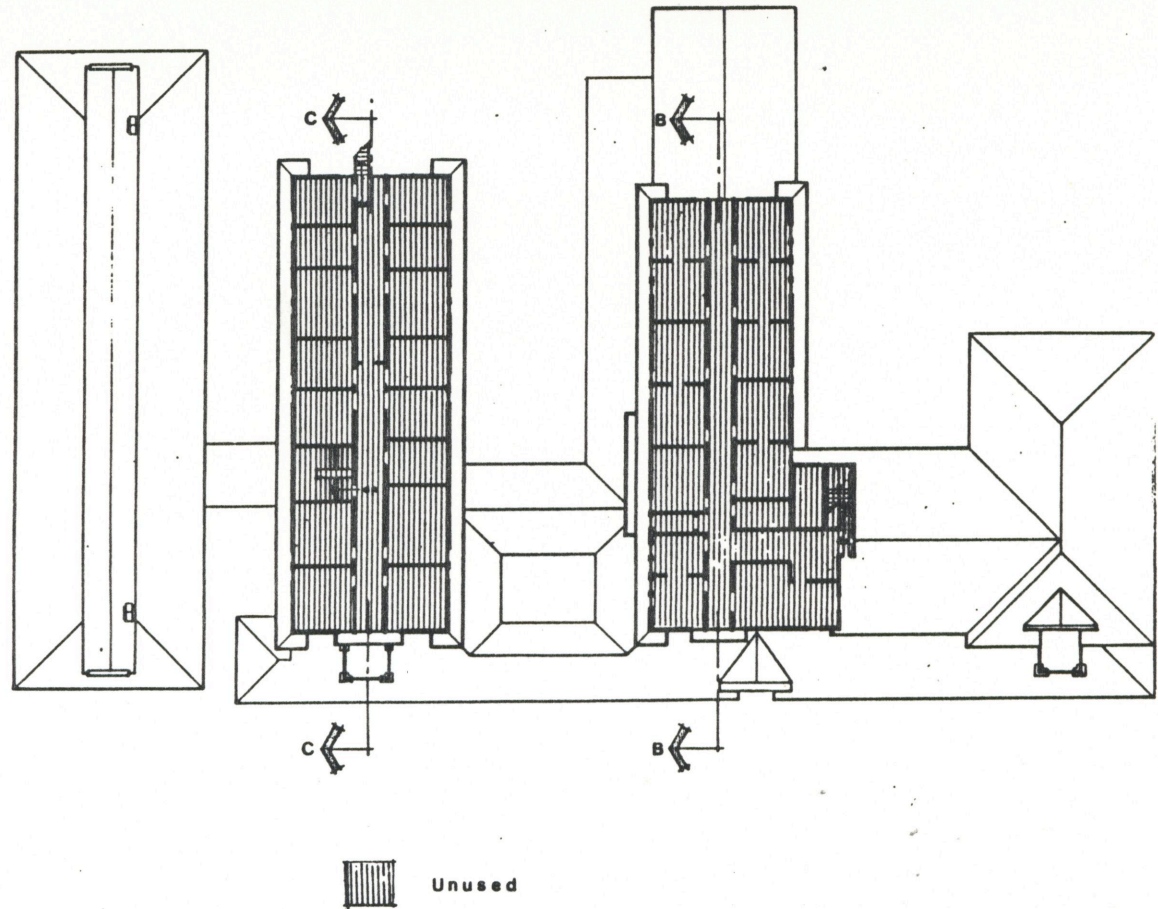
- Large dance hall/theatre
- 24 guest rooms without baths
- men's and women's toilets
- linen closet and storage
- unfinished area over kitchen

Present

- drop ceiling installed in dancehall and converted into rooms
- main stair enclosed
- seven guest rooms converted into owner's residence
- balance of rooms unused or storage
- area over kitchen used as hostel

Proposed rehabilitation

- convert residence into commercial office space
- convert suites in annex into owner's apartment
- return dancehall to original ceiling height and function
- open main stairway
- connect to annex through second floor arcade



PRESENT THIRD FLOOR FUNCTION

- restore and modernize all guest rooms
- replace plumbing and heating fixtures with contemporary fixtures

- toilet
- linen closet and storage

Present

- same but unaccessable

Proposed rehabilitation

- restore access through main

Third floor

1910

- 20 guest rooms without baths

where necessary.

Circulation - Vertical and horizontal circulation must be reviewed, existing egress and outgress systems must be redesigned or additional exits added to meet present day code requirements.

Handicapped Access - The structure must be handicapped accessible at all levels.

Parking - Redesign existing parking to meet present day code requirements.

Plumbing and Heating - Update existing plumbing and heating systems to meet present day code requirements

Wiring - Modernize existing electrical system to meet present day code requirements including illuminated exit signs and fire detection system.

MAIN HOTEL(see FLOOR PLANS)

First Floor

1910

- Large lobby with registration desk

- office
- central stair
- public lavatory
- dining room and adjacent invalid dining
- kitchen and adjacent servant dining
- bar and billiard room

Present

- lobby wall moved to enlarge bar
- drop ceiling installed in bar
- card rooms in bar removed
- root cellar added to bar storage
- kitchen added behind bar
- door from bar to lobby closed off
- invalid dining converted to office

space

- single restroom

Proposed rehabilitation

- bar ceiling returned to original height
- door from bar to lobby opened
- restore 1910 bar and light fixtures
- install separate sex toilets in bar and lobby
- preserve and repair all stenciling
- install elevator in lobby
- install additional exits in dining room
- open dining room onto 1883 east veranda
- replace plumbing and heating

fixtures with contemporary fixtures

- rewire entire structure
- remodel kitchen and install commercial kitchen appliances
- install carpet throughout
- restore all other areas, walls, ceilings, stairs and light fixtures to 1910 decor

Second Floor

1910

- Large dance hall/theatre
- 24 guest rooms without baths
- men's and women's toilets
- linen closet and storage
- unfinished area over kitchen

Present

- drop ceiling installed in dancehall and converted into rooms
- main stair enclosed
- seven guest rooms converted into owner's residence
- balance of rooms unused or storage
- area over kitchen used as hostel

Proposed rehabilitation

- convert residence into commercial office space
- convert suites in annex into owner's apartment
- return dancehall to original ceiling height and function
- open main stairway

stairway

- restore and modernize all

guest rooms

- install second fire exit
- replace plumbing and heating

fixtures with contemporary
fixtures

1910 ANNEX(see FLOOR PLANS)

Basement

1910

- doctors office with
examination and waiting rooms
- boiler and laundry rooms

First Floor

1910

- coffee shop in corridor
- 4 suites with baths
- 12 guest rooms without baths
- men's and women's toilets
- linen closet and storage

Present

- same except coffee shop
converted to guest rooms

Proposed rehabilitation

- restore coffee shop to original
location
- restore and modernize all
guest rooms
- add maid's closet

- install second fire exit

Veranda

1910

- fountain and interior courtyard

Present

- same

Proposed rehabilitation

- restore to 1910 character

Second Floor

1910

- 4 suites with baths
- 12 guest rooms without baths
- men's and women's toilets
- linen closet and storage

Present

- same

Proposed rehabilitation

- connect to main hotel through
arcade
- restore and modernize all guest
rooms
- install second fire exit

Third Floor

1910

- 16 guest rooms without baths

- toilet

- linen closet and storage

Present

- same but unaccessable

Proposed rehabilitation

- restore access through stairway
- restore and modernize all guest
rooms
- install second fire exit

BATHHOUSE (see FLOOR PLAN)

Main Floor

1910

- separate sex dressing rooms
- separate sex plunge baths
- separate sex saunas
- individual tub baths
- smoking room
- ladies hairdresser
- massage room

Present

- lobby and reception desk
- unused kitchen and dining area
- separate sex dressing rooms
- separate sex plunge baths
- separate sex saunas
- storage

Proposed rehabilitation

- control desk & concessions
- separate sex dressing rooms

- seperate sex showers & toilets
- separate sex plunge baths
- separate sex saunas
- handicapped accessable pool
- lounge area
- mixed sex pools

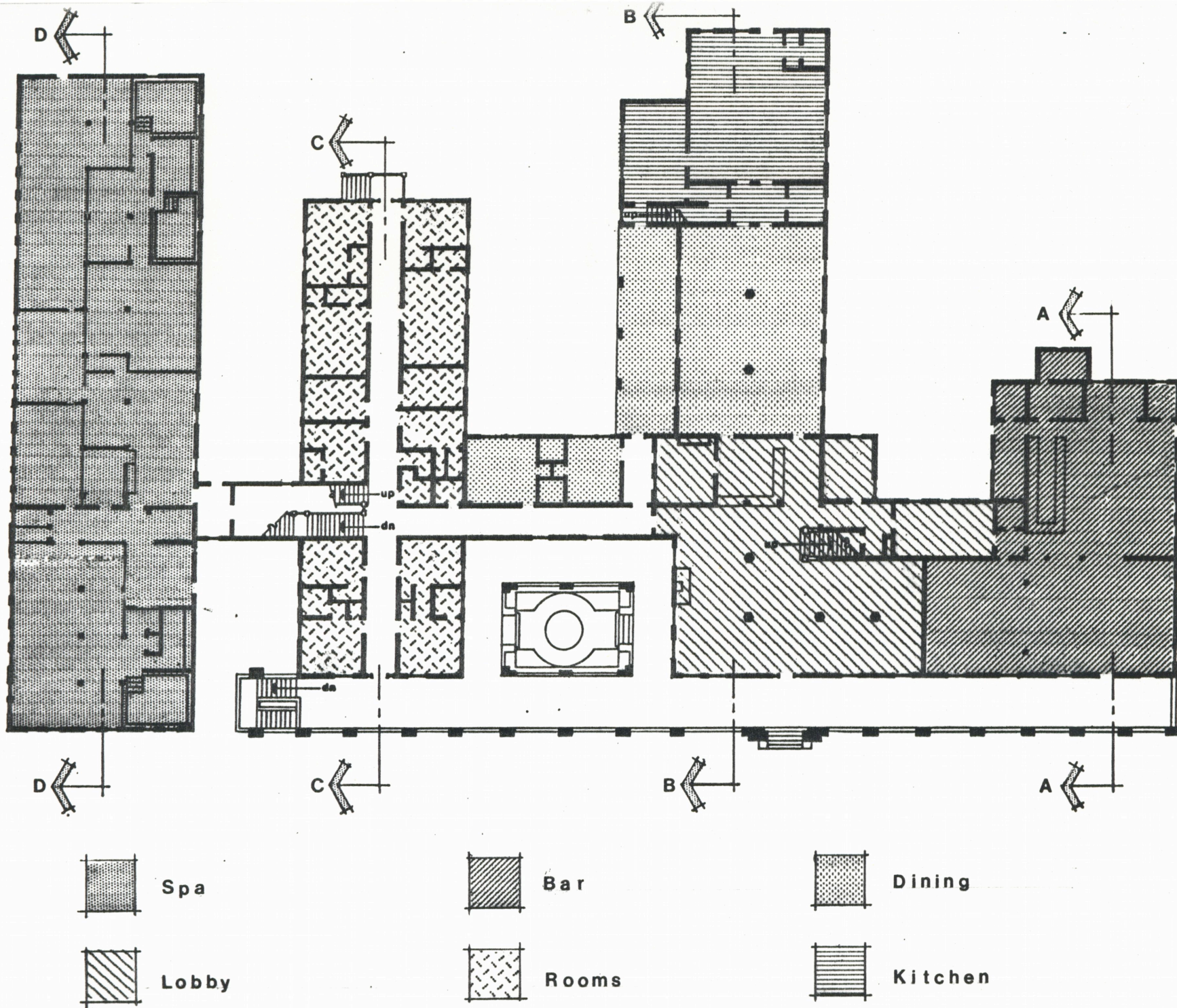
Additional Buildings

To be designed in a historically and contexturally appropriate manner reflecting elements fo the main hotel, but remaining visually subordinate.

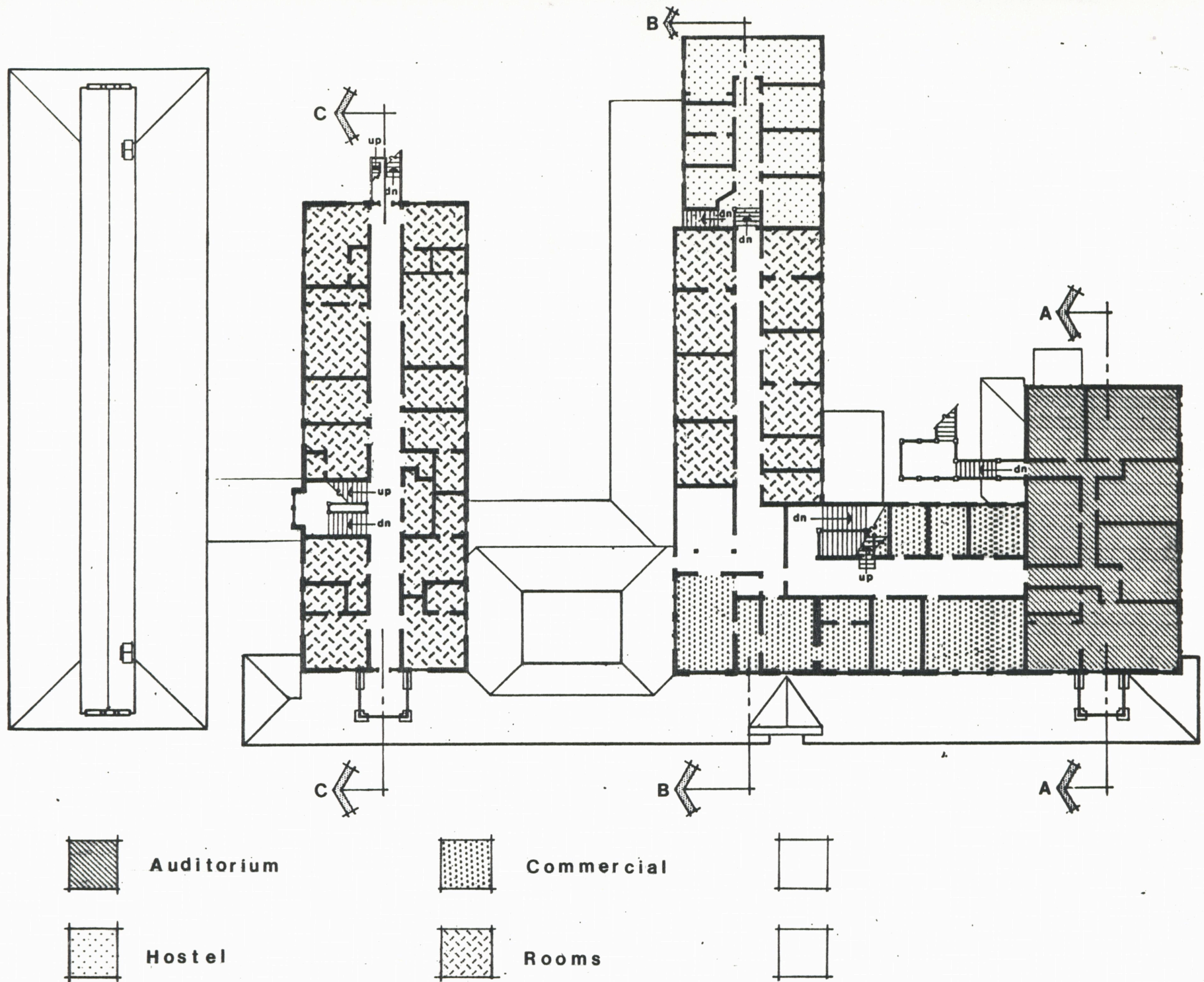
Workshop & maintance building

To include:

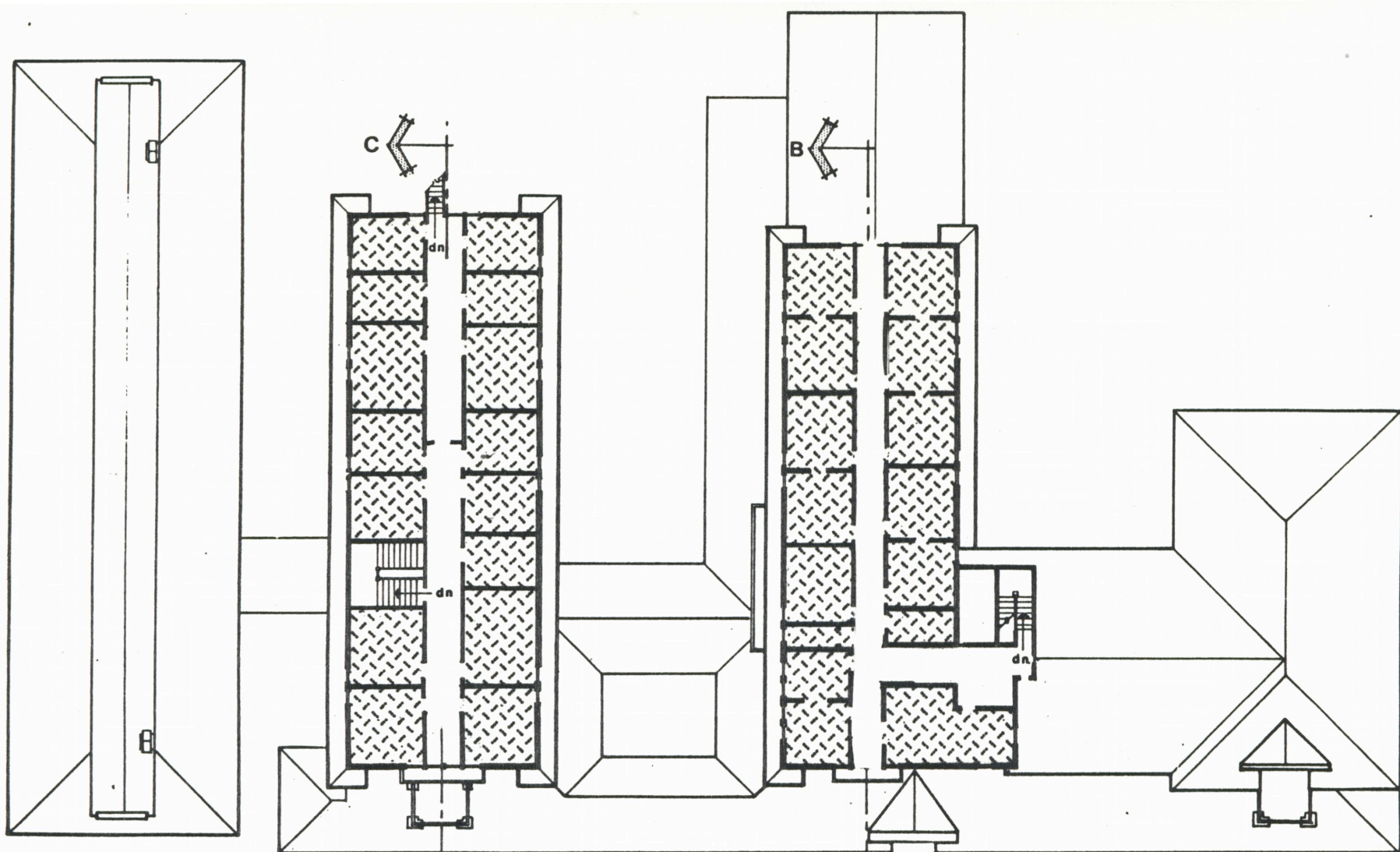
- shop area
- restrooms
- storage
- garage



PROPOSED GROUND FLOOR FUNCTIONS



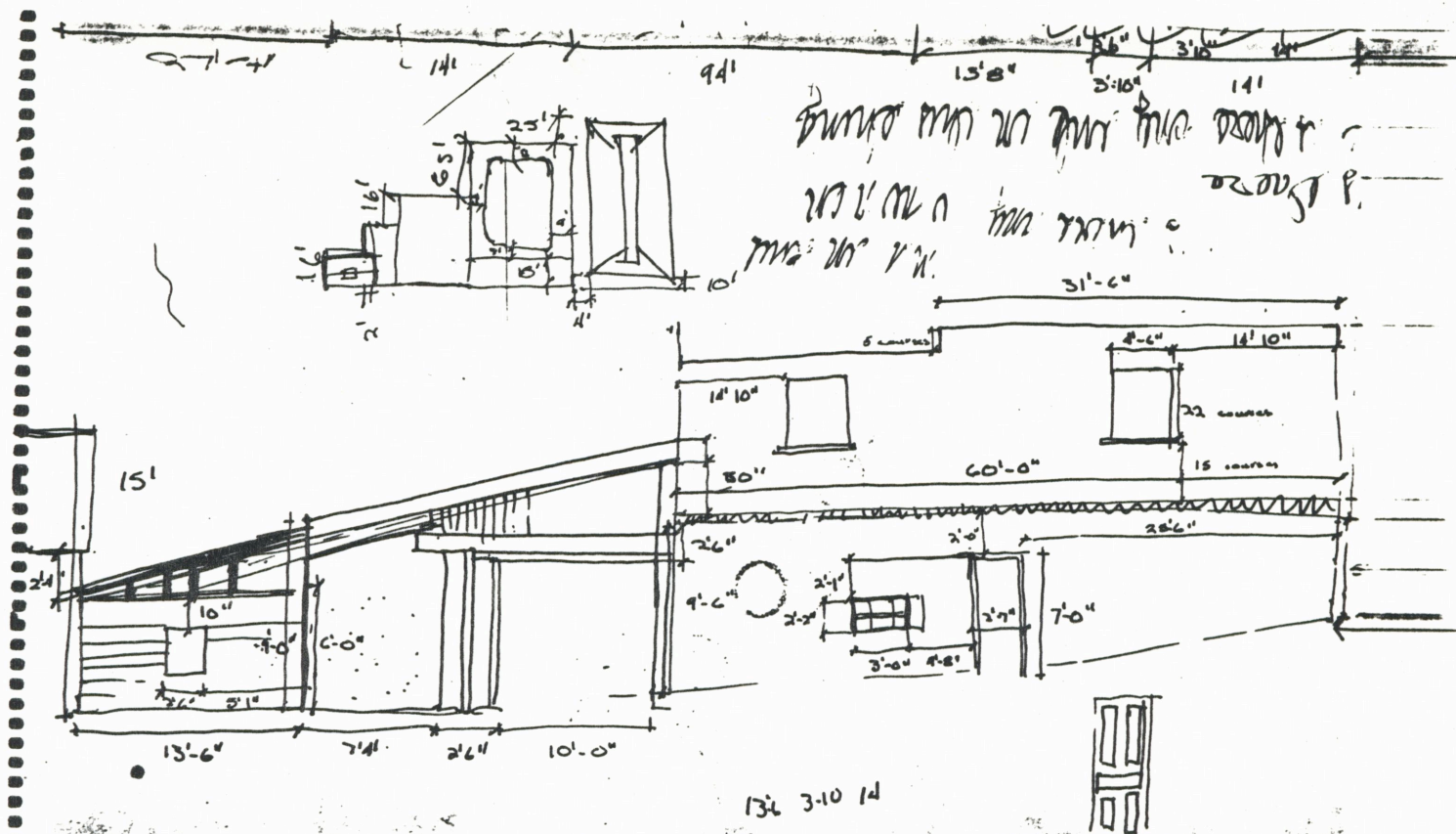
PROPOSED SECOND FLOOR FUNCTIONS

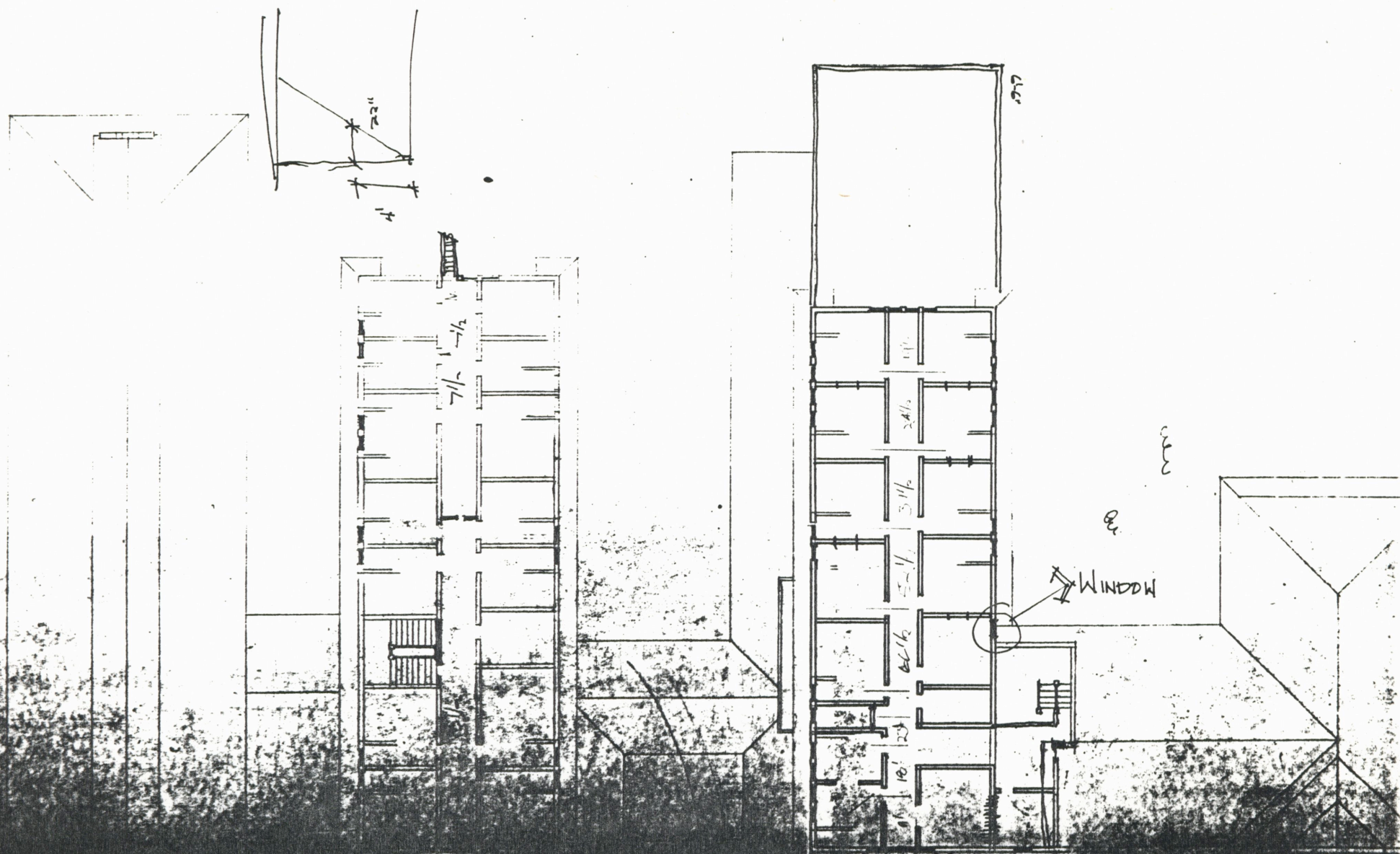


PROPOSED THIRD FLOOR FUNCTIONS

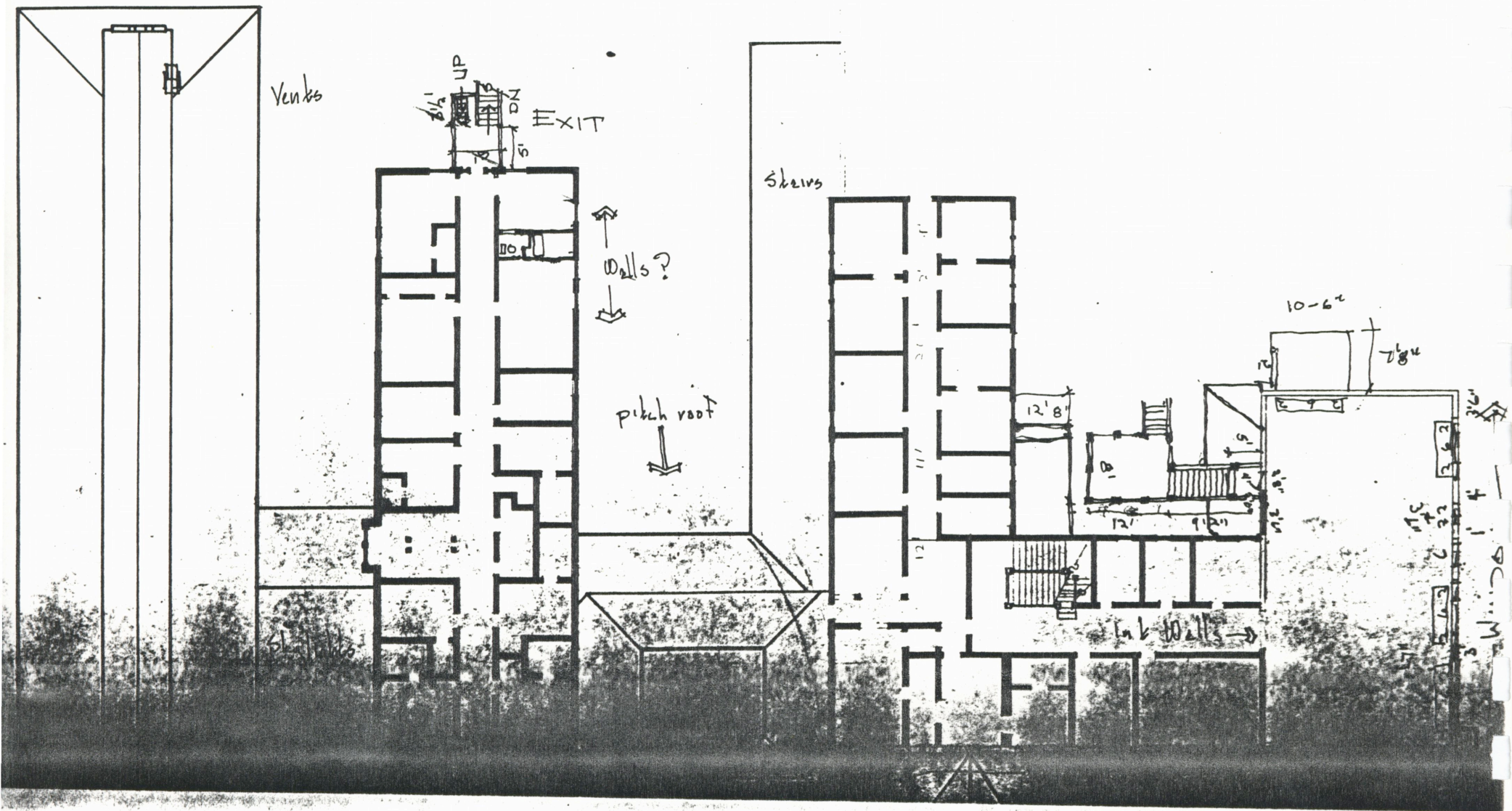
Chapter Five:

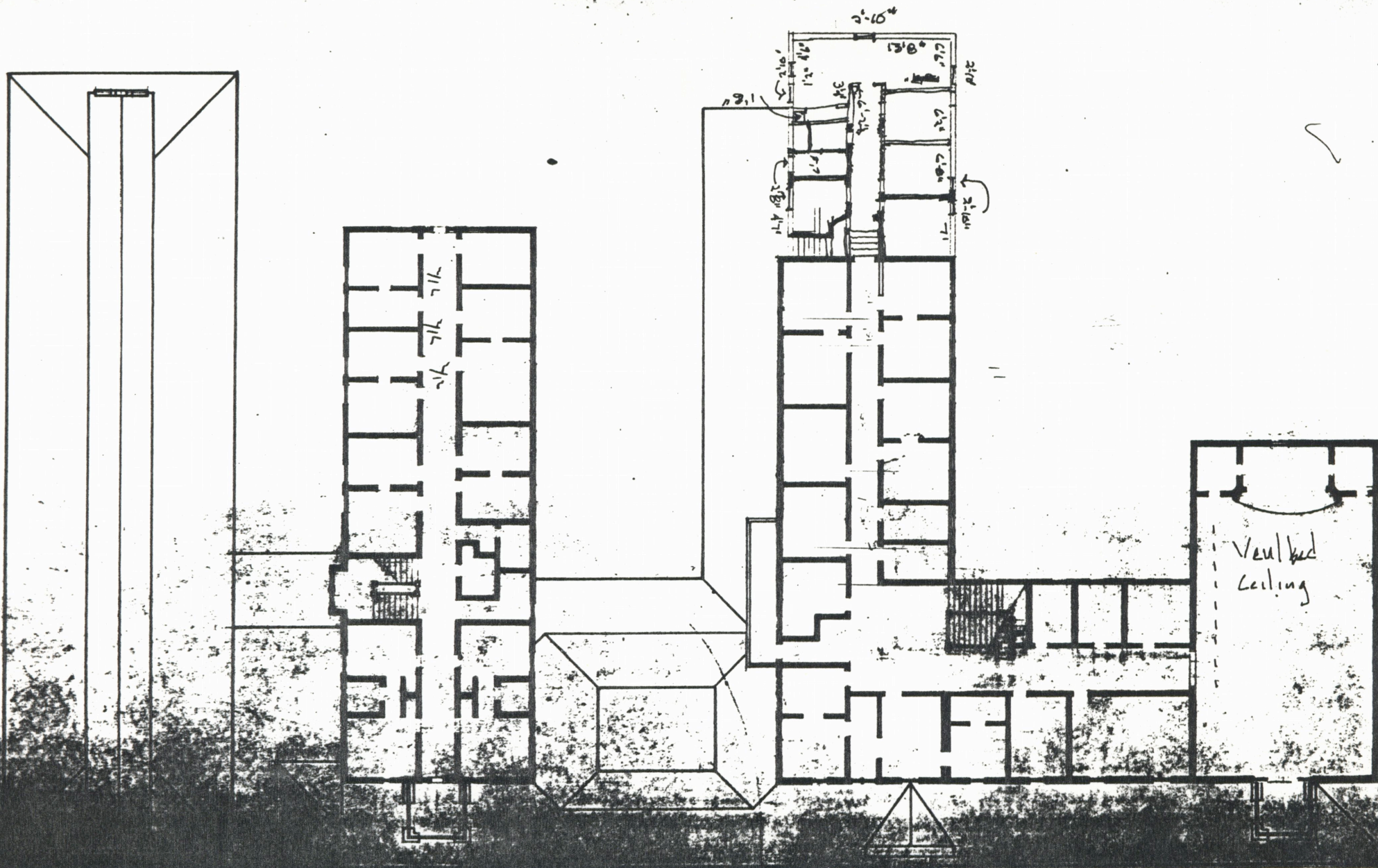
Design Documentation



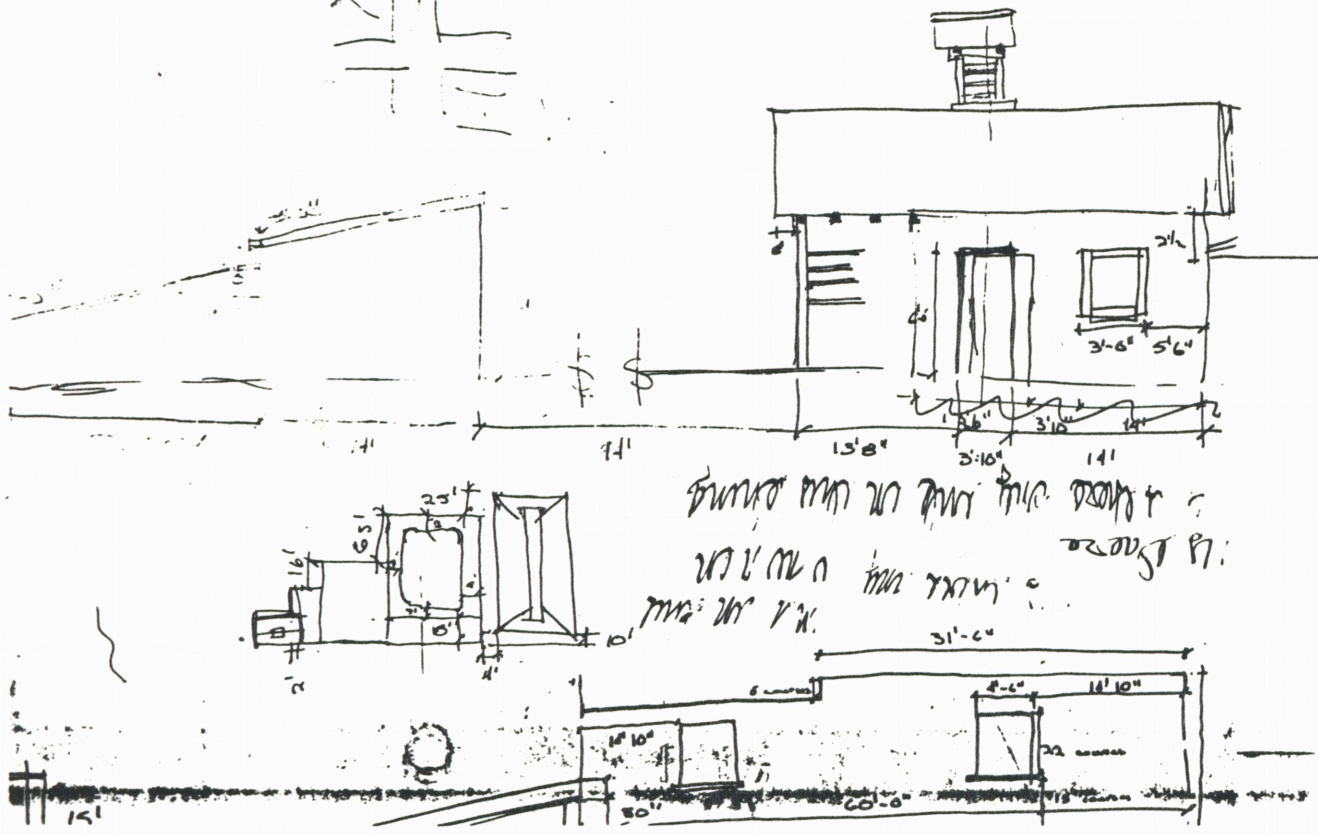


Hubel Floor plan
Windows

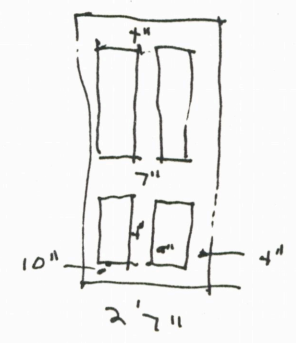
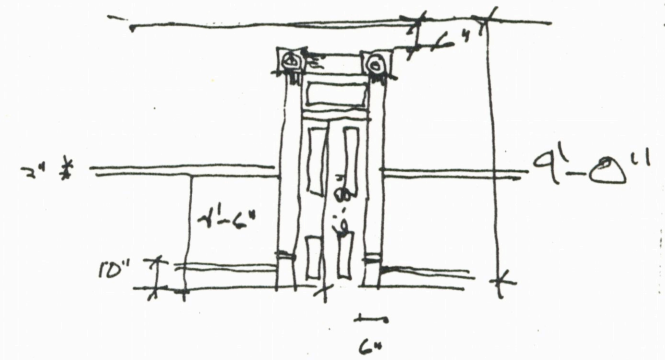




X L



Handwritten notes in Hebrew, likely describing the building's features or construction details.



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- "The Beautiful Hotel May." Jefferson County Sentinel, 18 June 1891, p. 1.
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September 1986
- Link, John. Grandson J.G. Link, Boulder, Montana. Interview, 13 September
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- Lewin, Stuart. Owner Boulder Hot Springs, Boulder, Montana. Interview, 27
September 1986
- Johnson, Bob. Manager Boulder Hot Springs, Boulder, Montana. Interview, 2
November 1986

Appendix A

Rehabilitation Guidelines

The decision to preserve or not to preserve is not determined by a structure's great age or historic importance. There are other concerns that the preservationist has beyond the building as a whole: the impact on the surrounding area, finding an individual or group with sufficient funding and interest in the project, determining a suitable new use for the structure, compatibility with surrounding buildings, public support, historical importance of the surrounding district, and potential for tourist and residential appeal.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a

building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event that replacement is necessary, the new material should match the

material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any rehabilitation project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. _____

of Boulder residents G.G. Beckwith, W.B. (Geffry), Gaffney, and F.C. (Brendes), Berendes, organized to purchase property.

Main hotel structure was a three stories, 35' x 100'.

Style of this original structure resembles Queen Anne Revival or American Colonial Revival of the 1870's.

Another structure, now destroyed housed a large dance floor, stage, gymnasium, billiard room, and bar.

James. J. Corbett, world heavyweight boxing champion from 1892-1897 trained at the springs.

1896 Newspaper ad mentions Milo French as owner.

12/9/98 Quaintance leases property to J.B. Reynolds for 4 years and will erect an additional plunge bath 20'x26' enclosed by a frame building 26'x44' to contain two dressing rooms, two sweat baths. And build a picket fence extending from the corner of the porch of the hotel to the drinking fountain.

6/6/08 Quaintance sells half interest in springs to Joseph O.

Williams, of Butte for \$1.00 and other considerations.

9/17/08 Williams sells his interest in springs to Alexander Murray of Bannock County Idaho for \$1.00 and other considerations.

1908 Quaintance sold his interest in the Boulder Hot Springs to James A. Murray, an attorney, miner, and banker of Butte.

Murray began remodeling in the "California Mission" style. F.H. Palmer, of Billings, under direction of Montana architectural firm of J.G. Link and C.S. Haire was hired as builder. Palmer entered into four contracts.

Contract A: bath house

Contract B: hotel addition

Contract C: construction drawings

Contract D: bar and pool room

4/26/09 Quaintance sells his remaining interest in the springs to Alexander Murray, for \$1.00 and other considerations.

1915 Mitchell McDonald statement that a large swimming pool was built around 1915, in about 1935 the walls had weakened through use and later

collapsed during heavy snowfall. The weight of the falling walls, roof and snow ruptured the pool.

1914-1918 James R. Reynolds, manager or leasee, automobile racer managed the hotel. □ 9/22/17 Alexander Murray of Bannock County Idaho sells springs to

Monidah Trust, a Delaware Corporation doing business in Montana for \$1.00 and other considerations.

9/23/20 Monidah Trust sells springs to James E. Murray of Butte for \$1.00 and other considerations.

1927 Hugh Vosberg, and later a Wagner ran hotel. Then Barry O'Donnell managed hotel.

Early 30's Jack Farley, later Fred Chamberlin managers.

1933 James E. Murry, inherits hotel from his uncle James A. Murray. Richard A. Stein creates original stencils for ceiling 1920.

1935 Earthquake in Helena, demolishes orphanage, Murray lets orphans use hotel.

C.L. "Pappy" Smith purchased

APPENDIX B

HISTORICAL EVENTS

Mid 1800's Indians using springs.

Early 1860's James E. Riley "discovered" the hot springs.

9/18/64 Riley filed claim to land. Crude bath house and tavern constructed in 1865.

No sketches or photographic record exist.

1875 James E. and brother Peter Riley secure land under homestead act.

3/13/83 Peter Riley sells Cornelius Griswold property after J. E. Riley's death for \$14,000.

1883 First portion of the existing hotel constructed by Abel Quaintance, architect unknown, no photos.

1883 Abel C. Quaintance and Cornelius Griswold purchased property and built on shortly after Riley's death in 1882, with William (Trother) Trotter as manager. Ownership changed

period, but was later reclaimed by Quaintance for non payment.

3/8/84 Griswold sells Abel C. Quaintance one half interest in property.

7/14/85 Griswold sells Quaintance additional one quarter interest in property for \$4,000.

9/9/88 After Griswold's death his widow sells Quaintance remaining one quarter interest for \$6,500.

7/31/90 Lease agreement between Quaintance and C.W. Kerrick of Minneapolis. Lease includes : The hot springs hotel; four cottages; bath house; plunge bath; barn, dance hall. Leased for Hotel, Bath and Pleasure Resort Purposes.

10/30/90 Quaintance under lease agreement will build carriage and pedestrian walkway between depot and hotel. Agrees to pay for new hotel at end of lease agreement.

July 1891 A stock company consisting of Boulder residents G.G. Beckwith, W.B. (Geffry), Gaffney, and F.C. (Brendes), Berendes, organized to purchase property.

7/15/91 Kerrick forms corporation with W.B. Gaffney and F. C. Berendes named The Boulder Hot Springs Hotel Company. 1888-91 Second building phase took place under the direction of C.W. Kerrick. The hotel took on an "L" shape, in eclectic Queen Anne or Shingle style.

1888-91 THE HOTEL MAY: Under direction and financing of C.W. Kerrick, of Minneapolis, an extension of the veranda was added to give the structure an L shaped appearance. (See 1981 Northwest Magazine Illustrations, 1892 Sanborn Insurance Map).

Complex included:

Hotel; 42' x 100', three stories high, using the old hotel building for an "L" Fifty-two rooms, twelve of which have private baths.

Four cottages; of five rooms each, with a bath room in each.

A bath house; housing eight separate bath rooms, and twelve sleeping rooms.

A plunge bath; 32' x 100'.

Amusement hall; two stories, 50' x 80', the upper floor included a dancing room with a stage for concerts and theatricals, the lower floor housed a billiard room and bar.

7/1891 A stock company consisting

Boulder Hot Springs , brought
horses to the hotel. Changed
name to Diamond "S" Ranchotel.
Converted upstairs ballroom into
living quarters.

1960 Albert A. Lane purchased
ranch.

...

CHAIN OF TITLE

1865 James E. Riley files claim to land

1875 J. E. and Peter Riley file and secure land under homestead act

3/13/83 Peter Riley sells Cornelius Griswold land after J.E. Riley's death for \$14,000

3/8/84 Griswold sells Abel C. Quaintance one half interest in property

7/14/85 Griswold sells Quaintance one fourth interest in property for \$4,000

9/9/88 After Griswold's death his widow sells Quaintance remaining one quarter interest for \$6,500

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