

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Hall Bungalow

Other names/site number: Lazy T Ranch House,

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 502 Lower Valley Road

City or town: Boulder State: MT County: Jefferson

Not For Publication: ☐ N/A Vicinity: ☒ X

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
	<u>1</u>	structures
		objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, log: STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hall Bungalow, built in 1916-1917, is a distinctive, unpretentious but elegant log residence situated in the Boulder Valley in southwestern Montana. It is located on and set back from the Lower Valley Road, approximately 10 miles southeast of the small town of Boulder, Montana. The Hall Bungalow sits in the northern portion of the Boulder Valley, a long, narrow, well-watered valley bounded to the north and east by the Elkhorn Mountains, to the west by Bull Mountain and to the south by the Jefferson River. The Boulder River traverses the valley and joins the Jefferson River a few miles east of the small town of Whitehall, Montana. The largest urban center is the city of Helena, the Montana state capitol, approximately 40 miles from the Hall Bungalow.

The Hall Bungalow exhibits exquisite log construction with its strong horizontal lines and skillful craftsmanship. It displays distinctive design of American Craftsman style with rustic style elements. The building exhibits symmetrical appearance on the façade, low roofs, wide eaves, exposed rafters, stone chimneys and both single and paired windows. The log interior walls pull one seamlessly from the exterior into the interior. The Hall Bungalow interior remains basically unaltered since its construction with no changes to room configurations. Interior historic elements, including the walls, windows, floors, ceilings, doors, fireplaces, built-in

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cabinets, and light fixtures all exemplify the original historic appearance and character of the Hall Bungalow.

Narrative Description

Hall Bungalow (one contributing building)

The excellent craftsmanship of the Hall Bungalow is immediately apparent as one passes through a wrought iron gate set between two tall hedges. The Hall Bungalow is a one-story, U-shaped horizontal log residence that faces south towards the bottom lands of the Boulder River. It is located on the Lower Valley Road, a gravel road that runs generally north/south on the east side of the Boulder River within the north portion of the Boulder Valley. The house sits back from the road, separated by a well-kept lawn. Tall hedges and a high board fence serve as the west boundary and create a private space and distinct separation between the Hall Bungalow and the other ranch buildings within this working cattle ranch (not part of this nomination). The end wall of a shed and corrals complete the west boundary and corrals serve as the north boundary. A hog-wire fence forms the east boundary with pasture beyond.

The house facade is approached from the west through the locally crafted ornate iron gate positioned between a Carrangana hedge to the south and a Russian olive hedge to the north. A vertical board gate along the west boundary board fence accesses the backyard. Willow trees planted in 1942 shade the rear of the house. The backyard also contains a swimming pool.

The precision and symmetry of the log construction is impressive. All exterior logs measure approximately 8" in diameter. All corners exhibit saddle-notching and flush sawn ends extending just slightly beyond the joints. Wide whitewashed cementitious chinking fills the interstices.

The primary east/west side gable intersected at both ends by north/south gables form the U-shaped house. Shed roofs extending from the primary gable cover an inset open porch to the south and an enclosed porch to the north. The house has a nearly square footprint measuring 58' north/south by 56' east/west and rests on a low stone foundation.

All gable roofs exhibit a 5:12 pitch and the shed porch roofs display a 3:12 pitch. Structural 2" x 8" ridge beams (wood joists) support the roof structure. Cedar shakes clad the roof. Beadboard soffits clad the broad (2'8") overhanging eaves. The east and west roof eaves exhibit exposed 2" x 6" rafters spaced at precise intervals.

Locally sourced multi-colored river rock comprises all five chimneys. A large stone chimney that serves as an interior double fireplace protrudes from near the center of the main gable from the north roof slope. The double fireplace warms the house in the winter. At either end of this gable, two smaller river rock chimneys pierce the south slope near the ridgeline. Both chimneys are partially visible at the exposed apex of the main gable where they rise from the intersecting gable roof slopes. A second set of chimneys project further north on the intersecting gables. These smaller chimneys no longer function.

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Three-over-three double-hung windows (with one exception) in varying configurations illuminate the house interior. The majority of windows retain their original glass and wood frames. All windows have plain trim painted white with accompanying screen or storm windows.

Exterior

South Wall-facade

The house façade (south elevation) is quite impressive for its symmetry and precision. The façade consists of a centered recessed (inset) porch flanked on each side by the gable ends of the intersecting gables. The centered porch measures 25' across by 10' wide and has a newly replaced raised wood plank floor. Four vertical log posts notched into the shed roof plate support the porch's shed roof. The porch's open ceiling exhibits evenly spaced exposed rafters and beadboard. The centered entrance consists of an upper six-light window with single lower panel door (fronted by a metal screen door) with brass hardware. Paired double-hung windows flank each side of the entrance. Historic metal light fixtures hang centered on the east and west porch wall. An original wicker rocking chair awaits visitors on the porch.

The façade symmetry is further accented by the low roof interesting gable ends and wide eaves. A ridgepole and purlins extend the gable roof beyond the end walls. Centered on the gable end walls are paired double-hung windows with a window box mounted beneath. The whitewashed 15"-tall concrete faced foundation enhances the facade's horizontal symmetry.

East Wall

East wall fenestration varies in size and appearance. From the south to the north end of the wall the windows include: a single bedroom window; a single narrow bath window; two bedroom windows; paired dining room windows; and a single kitchen window.

West Wall

A Russian olive hedge runs the length of the west wall and shields the house from the rest of the ranch buildings. Similar to the east wall, the windows across the west wall from south to north include: a single bedroom window; paired family room windows (originally bedroom); a narrow single bathroom window; a single laundry/furnace room window (originally bedroom); and paired office windows.

North Wall-rear porch

A low shed roof extending off the primary east/west gable's north slope covers an enclosed porch and a short log wall. Originally a screened-in porch, the porch is now enclosed to allow the space to be utilized in the winter months; heat is supplied from the back of the river-rock double fireplace. An original log post stands at the center of the wall; the post is flanked to each side by fixed floor to ceiling single light windows that in turn are flanked by sliding glass doors with accompanying screens.

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The remainder of the north wall (east of the porch) holds paired windows that provide natural lighting for a small interior hall. Between the windows and the glass door are exposed sawn log ends of the porch's interior east wall.

North Wall-gable ends

The gable end walls of the north/south intersecting gables are symmetrical, and each holds a centered single double-hung window. Similar to the south gable end, both gable ends project over the end wall and display a ridgepole and purlins, wide eaves covered with beadboard. However, the east gable roof extends approximately 16' beyond its end wall to cover an outdoor patio. The open patio ceiling reveals 2" x 8" rafters. Four round vertical posts adjoin horizontal (8" x 12") beams to support the roof. The patio has an open ceiling and flagstone flooring. Board-and-batten siding clads the gable end.

Open Patio

Within the open space of the U formed by the intersecting gable off the north elevation is a flagstone patio. The north patio wall is the enclosed porch.

East Gable Patio Wall

The east patio wall holds a replacement metal multiple light door into the office and paired double-hung windows to the north of the door (originally bedroom window).

West Gable Patio Wall

The west patio wall holds a narrow two-over-two double-hung window that provides light for the pantry and a replacement metal multiple light door into the kitchen.

Interior

Walking into the Hall Bungalow, one is immediately struck by its grandeur and almost formal gravitas. The interior is not ornate but presents a stately yet comfortable appearance as it displays fine craftsmanship throughout. The exposed horizontal log walls that reach to the ceiling draws one seamlessly from the outside into the house interior. The tongue-and-groove ceiling and wood floors throughout the house further distinguish the interior. Upon entering, the massive river-rock fireplace dominates the interior (north) wall. To the left of the fireplace are French doors that once opened into the screened-in porch but are now inaccessible by a square piano brought to the Boulder Valley in the early 1880s. To the right of the fireplace stand original built-in cabinets on either side of a cased opening (framed opening without doors). The living room holds a wonderful wrought iron chandelier with mottled glass and other historic light fixtures of the same design.

Four solid wood doors, two on each side (all doors throughout the house are of the same type, except where noted) on the east and west interior log walls of the living room open into the four original bedrooms. The outstanding feature of these bedrooms is the 2' x 6' support beams that create an abstract effect over the tongue-and-groove ceiling. Lathe and plaster walls painted white cover the interior walls between rooms. All rooms display plain wood baseboard and picture molding. A small, remodeled bathroom sits between the two bedrooms east of the living room.

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On the west side, a narrow hallway leads from one bedroom past a remodeled master bath and then continues to a former bedroom, now serving as the furnace/laundry room. Passing through this space, a door entry leads into the office. This office contains original built-in bookcases.

From the opening east of the fireplace, a small hall holds an original window seat and massive coat rack. This hall accesses the dining room to the east and the enclosed porch to the west. A two-light branched custom-made light fixture illuminates the original dining room table. The dining room features wallpaper depicting a native scene installed in 1938. The interior north wall holds an original built-in cabinet and Mission style buffet. Another small hall connects the dining room to the small, remodeled kitchen with the original built-in pantry separating the two rooms.

West of the hall, one enters the original screened-in porch, now enclosed. The backside of the double river-rock fireplace dominates this room. Another door allows entry into the west side of the house.

Swimming Pool (one noncontributing structure)

Located immediately north of the Hall Bungalow lies an inground swimming pool. Constructed in 2000, the pool measures 55' long (east-west) by 30' wide (north-south). A concrete apron surrounds the entire pool. A row of willow trees provides separation between the house and the pool.

Spatial organization and vegetation

The Hall Bungalow and pool are surrounded by lawn, including a large yard south of the house's front façade and another large lawn north of the pool. Smaller strips of lawn border the house and pool to the east and west. Tall hedges and a board fence run the length of the west edge of lawn. Entry to the south lawn and the house itself occurs via a gate on the southwest edge of the lot that stands between a Carrangana hedge to the south and a northern hedge groomed from Russian Olive. A wooden gate in the northern portion of the west hedge provides access to the pool area and backyard. A large row of mature willow trees running east-west stand between the Hall Bungalow and the swimming pool.

Integrity

The Hall Bungalow is a wonderfully preserved log residence that faithfully reflects its history, first as a private summer residence, and later as a ranch house for an operating cattle ranch. It retains an exceptional degree of integrity in all respects with the introduction of only a few nonhistoric replacement elements. The house sits in its original location. After over 100 years, the immediate surrounding landscape remains undisturbed in all directions, with the only intrusion within the broader viewshed a subdivision across the Boulder River to the south. The loss of cottonwood trees that once lined the county road immediately south of the house and evergreen trees that once stood along the walkway to the front of the house is unfortunate but tall hedges still shield the house from the other ranch buildings. Majestic willow trees planted in 1942 shade the back yard.

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The house retains strong integrity of design, workmanship, and materials. It reflects its original shape, roof configuration, and fenestration. The historic fabric of the log residence remains intact with only a few changes introduced since 1938. No significant exterior alterations to the building have occurred. Alterations or modifications that did occur are nonintrusive and do not detract from the historic character and appearance of the Hall Bungalow. The recessed front porch wood flooring deteriorated from the elements was replaced with similar wood flooring. Metal doors now replace original wood doors from the kitchen and office onto the backyard patio. Around 2000, floor to ceiling glass doors with sliding screens and fixed windows replaced the screen of the original porch. This modification, a form of adaptive-reuse, allows the owner to use the room with its large fireplace during the winter months, a location formerly unsuitable for use during inclement weather.

Within the interior, the present owners used compatible materials to replace the living room fireplace mantle and hearth and also the living room flooring. Office flooring was also replaced in 1990. The kitchen and two bathrooms have been updated since the 1990s, a common upgrade in historic houses. A former space once used as a bedroom now serves as a utility room housing the furnace, laundry, and a small Jacuzzi.

The Hall Bungalow exhibits awe-inspiring character-defining interior features and spaces ranging from the original room configurations to the small butler's pantry. The interior spatial arrangement remains unchanged. Interior historic elements include the exposed logs with wide chinking and the beautiful tongue-and-groove ceiling with exposed support beams, all unchanged since the house's original construction. All openings including the windows and doors are original. Built-in cabinets, French doors, flooring in most rooms, and baseboard are original. Most of the light fixtures and door hardware are also original. In addition, some original furniture remains in use.

Vivian Smith came to the ranch in 1938 and strove to maintain the original design and appearance of the house. Her daughter, Tresa Smith, continues to make a conscientious effort to continue this tradition. After first serving as the summer vacation home for out-of-state owners, and then unoccupied for over a decade (although well-maintained during this period), the Hall Bungalow regained its earlier grandeur after the Smiths purchased the property in 1938 and spent summers here. By 1953, the Hall Bungalow assumed the position as a home when the Smiths came to live here full time. The Hall Bungalow retains an exceptional degree of integrity strongly conveying its historic appearance and character. Hall Bungalow is integral to the historic fabric of the Boulder Valley today.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hall Bungalow is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C. The Hall Bungalow is an outstanding log residence built as a summer home for wealthy businessmen from Chicago in the second decade of the twentieth century. The Hall Bungalow stands as a unique architectural interpretation of Craftsman-style bungalow type by incorporating Rustic architectural style elements. Started in 1916 and completed in 1917, the Hall Bungalow strongly retains its historic appearance and character in its rural setting in the Boulder Valley.

Both the period of significance and the significant date is 1917, the year of construction completion of the Hall Bungalow.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Boulder Valley History

The Hall Bungalow is located in the Boulder Valley within mountainous Jefferson County in southwestern Montana, one of the original nine counties established by the first Montana territorial legislature in May 1864. The Boulder Valley is bounded to the west by Bull Mountain, to the north and east by the Elkhorn Mountains and to the south by the Jefferson River. The valley is long, narrow and well-watered with the Boulder River meandering southward until it joins the Jefferson River.¹

In July 1805 and on the return journey in 1806, the Lewis and Clark Expedition camped along the Jefferson River near the mouth of the Boulder River. About 40 years later in the early 1840s, Salish-Kootenai tribal members greeted Father Pierre DeSmet near the same location to guide him towards the Bitterroot Valley.

The Salish-Kootenai, like other native peoples in the region, utilized the Boulder Valley primarily as a transportation route towards the headwaters of the Missouri and beyond. Numerous small bands frequented the region for hunting and trading activities, but none permanently resided in the area. The general region was dangerous due primarily to the hostile Blackfeet, who initially engaged in intertribal warfare and later against fur trappers and traders attempting to occupy the headwaters region.

The cultural pattern changed with the discovery of gold in southwest Montana, first at Grasshopper Creek (Bannack) in 1862, then at Alder Gulch (Virginia City) in 1863, and Last

¹ The headwaters of the Boulder River are in the Boulder Mountains west of the town of Boulder. Boulder is the general division between the upper and lower Boulder River drainage. For the purpose of this nomination, the Boulder Valley refers to the lower Boulder Valley southeast of the town of Boulder, which also is called the North Boulder Valley.

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Chance Gulch (Helena) in 1864. The promise of gold brought thousands into these mining camps and altered the Montana landscape forever. The early settlers of the Boulder Valley joined this migration when a wagon train of predominantly Irish-Catholics traveled from Denver to Virginia City in 1864. However, the lawlessness and violence of Virginia City was not to their liking so the following year (1865) they headed north. Marie Murphy believed that they felt that Alder Gulch was “no place to raise children. My father used to say women and children were never safe after dark. So, they sent out a scout to see where there would be a good farming region for them. He came back with such fine reports of this wonderful valley that they decided to move there.”²

This same Irish-Catholic group left Virginia City and presumably followed one of the recently established routes from that city northward. The rapidly growing gold mining camps need for supplies led to the development of numerous shipping routes across Montana. From 1863 into the 1880s, freighters hauled materials by wagons pulled by teams of oxen and mules while horse-drawn stages carried passengers.³ A portion of the Virginia City-Helena-Fort Benton Road (Fort Benton being the head of navigation of the Missouri River) traversed Boulder Valley. Major Thomas Brooke and E. J. Hanley operated one of the earliest stage stations on this route between Virginia City and Helena. They located the station near the mouth of the Boulder River on the south side of the Jefferson River. At the north end of the valley, William Sweet operated a stage station called the Little Boulder that stood southeast of present-day Boulder. William Berkin, a freighter who reportedly built a road from Ft. Benton to Whitehall, “liked the Boulder Valley “just because the grass . . . was succulent and sweet, the place afforded sustenance and shelter for his livestock.”⁴

Nine Roman Catholic families obviously agreed with Mr. Berkin when they settled in the Boulder Valley along the valley bottom of the Boulder River where many descendants still live and ranch today. The 1870 General Land Office survey notes for T5W R3E (where the Hall Bungalow is located) reported, “about 8 or 10 settlers in this Township located on the bottomland of Boulder River.”⁵ The 1870 Census for the Boulder Valley reveals the strong Irish Catholic population with the majority of adults born in Ireland or parents born in Ireland. All were listed as engaged in stock raising or farming.⁶

The Irish-Catholic commitment to their community and their faith is evident in the construction of a small steepled white church, called St. John the Evangelist Church, near the center of the

² “Valley church embodies spirit,” *Montana Standard*, December 21, 1980.

³ The arrival of various railway lines between Butte to Helena and elsewhere in Montana brought the demise of these transportation companies.

⁴ “Friends Help Montanan Observe 99th Birthday,” *Helena Independent*, June 16, 1925.

⁵ U.S. Surveyor General, 1870 General Land Office survey map T5N R3W, found at <http://glo.blm.gov>, accessed June 3, 2021.

⁶ 1880 United States Census and 1890 United States Census, both available at <http://Ancestry.com>; accessed July 5, 2021; Boulder Valley Bicentennial Group, *Our Yesterdays in North Boulder Valley*, Boulder, MT: Jefferson County Genealogy Society, 2013, 6-11, hereinafter referred to as *Our Yesterdays*.

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valley, dedicated in 1881. In 1906, Father J. C. Harrington wrote, the "Boulder Valley has a Catholic population of about nineteen families nearly all of whom are practical."⁷

As the early settlers gradually established their farms and ranches, extensive mining activity began within the Boulder River watershed during the same period in the later half of the nineteenth century. Most of the significant gold placer activity concentrated on the Upper Boulder River between Basin and Boulder. After the gold placers gave out, hard rock mining quickly developed and several significant mining districts were established in the general region.

The 1870 discovery of the Elkhorn Mine in the Elkhorn Mountains approximately 10 miles northeast of the north end of the Boulder Valley brought a welcome local market for these early settlers. Anton M. Holter, a prominent Helena entrepreneur, developed the mine in 1875 and built a mill at Elkhorn in 1884 and a smelter in 1885. Elkhorn became a significant silver-lead operation with a monthly production in 1888 valued at more than \$30,000. Partially due to the success of the Elkhorn Mine and other nearby mining operations, the town of Boulder grew as the regional supply center. Boulder became the county seat in 1883 with an impressive courthouse built in 1888.⁸

A Northern Pacific branch line crossed the north valley floor towards the mining town of Elkhorn in the late 1880s. Along this route a rail station called Finn gave the Boulder Valley residents a welcome conduit to the town of Boulder and outside world.

Boulder Valley did not experience the homesteading boom years like much of the central and eastern Montana in the first few decades of the twentieth century since early settlers already occupied much of the irrigable bottom lands. The drought and depressions of the 1920s and 1930s affected all of Jefferson County like the rest of Montana. While population loss and the sale or abandonment of homesteads occurred in the Boulder Valley, many of the early Irish-Catholic settlers persevered and held their lands.

Today, as historically, the primary industry in the Boulder Valley is agriculture concentrating on cattle, hay and wheat production. Irrigation along the narrow Boulder River bottomlands concentrates on the production of alfalfa and wild hay. For summer grazing, most ranches move their livestock to surrounding mountains either on private lands or under Forest Service grazing permits.

⁷ *Our Yesterdays*, 4.

⁸ For the growth of the town of Boulder, see Olive Hagadone, "Boulder: Its Friends and Neighbors," *Boulder Monitor*, April 18, 1985-August 21, 1986.

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The Hall Bungalow

Early property ownership

The Hall Bungalow sits within the homestead of William Ryan who received his patent for 160 acres in the N1/2 of the NW1/4, the SE1/4 of NW1/4 and the NE1/4 of the SW1/4 in Section 34 T5N R3W.⁹ William Ryan was the older brother of Edward Ryan, one of the earliest settlers in the valley who came to the Boulder Valley with the Irish-Catholic wagon train from Virginia City in 1864.¹⁰

William Ryan came from Ontario, Canada to the Boulder Valley in the 1870s and is listed on the 1880 Census as a dairyman and the 1890 census as a cattleman.¹¹ William and his wife Mary ranched until his death in 1897. Mary then moved into Boulder, dying in 1899. The Ryan property apparently transferred to their nephew James, the son of Edward Ryan.

On April 22, 1902, James and Florence Ryan sold approximately 320 acres to David Middlemas and Charles L. Shaul for \$5500.00 including the NW1/4 NW1/4 Section 34 where the Hall Bungalow sits.¹² According to the *Butte Miner*, Middlemas planned to “become a resident of this locality soon.” His son, George, already held a homestead patent for 160 acres in the NE1/4 of Section 34. Mr. Middlemas founded and operated the Helena Ice Company from 1879 to 1907 before he moved to the Boulder Valley.¹³

Hall Ranch Company

On September 7, 1916, David and Ida Middlemas sold their ranch of slightly over 1000 acres to the Hall Ranch Company including most of Section 34 where the Hall Bungalow is located. The *Boulder Monitor* declared the sale to “eastern parties, the consideration being \$47,000” . . . one of the biggest deals ever made in the valley.”¹⁴

Just a month before this purchase, the Hall Ranch Company incorporated to engage in various businesses including ranching and mining. The three principal shareholders of the company were James M. Hall, John H. Scoville, and Harold S. “Sol” Hepner. Mr. Hall and Mr. Scoville resided in Chicago. Mr. Hepner was a Helena attorney who served in the state legislature at one

⁹ United States Department of the Interior, General Land Office Records T5N R3W, found at <http://glorerecords.blm.gov>, accessed July 10, 2021.

¹⁰ Edward Ryan moved to Last Chance Gulch where Mr. Ryan worked a successful mining claim that allowed them to return to the Boulder Valley with a “big stake investing it in cattle, horses and more land.” *Our Yesterdays*, 42-43.

¹¹ 1870 United States Census and 1880 United States Census, both available at <http://Ancestry.com>; accessed July 8, 2021.

¹² Deed Book 38 Page 366, Office of Clerk and Recorder, Jefferson County Courthouse, Boulder, MT.

¹³ *Butte Miner*, April 27, 1902; Jefferson County Genealogy Society, *Short Biographies. Jefferson Co. Montana* (From Boulder Montana Newspapers) (Boulder, MT: Possible Shop, 1994), 252.

¹⁴ Deed Book 46 Page 71, Office of Clerk and Recorder, Jefferson County Courthouse, Boulder, MT; *Boulder Monitor*, August 24, 1916.

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time and as county attorney for Lewis and Clark County. Later, William Martin, also of Chicago and member of Board of Trade, became a shareholder in the Hall Ranch Company.¹⁵

The two Chicago men served as members of the Chicago Board of Trade at the time of the purchase, John Scoville since 1898 and James Hall since 1916. Mr. Scoville partnered with his brother as a commission merchant in grains and later became the company's sole owner. In the spring of 1918 during World War I, Mr. Scoville traveled to France to direct the distribution of refugee supplies sent abroad by the YMCA and did not return until a year later.¹⁶

Whereas Mr. Scoville was a long time member of the Chicago Board of Trade, it appears Mr. Hall was just listed as a member in 1916. Prior to this, Mr. Hall worked for many years as a mining engineer in Nicaragua.¹⁷ In 1911, he married well to Ida Cudell, the daughter of Chicago architect Adolph Cudell and granddaughter to Marie Lehmann, a successful real estate agent in Chicago.¹⁸ When the Hall Ranch Company purchased the property, Mr. Hall reportedly served as the president of the Midland Continental Railroad in North Dakota and involved in several mining operations in Montana.¹⁹

The Butte Miner announced in August 1915 that Mr. Hall was in Butte with a group of engineers, "looking for a free milling gold property that he may secure on a business-like basis." It further reported that Mr. Hall "is pleased with the climate, country and people, and from the active manner to which he is trying to acquire mining property around Helena it is quite evident he intends to make his home in our Montana."²⁰

The following year, the Hall Ranch Company purchased the Middlemas property and proceeded to make some improvements.

. . . when the new men took over the property they immediately proceeded to improve the property by building two commodious bungalows, parking and otherwise beautifying the property, until today it is one of the show places of the county and throughout the summer months the owners have entertained lavishly their friends from all section of the country.²¹

¹⁵ Articles of Incorporation Hall Ranch Company, abstract in possession of property owner; "Heart Attack is Fatal to H. S. Hepner, Editor of Masonic Magazine", *The Montana Standard*, March 1, 1938.

¹⁶ *Chicago Tribune*, March 20, 1918.

¹⁷ *The Missoulian*, "Nicaragua's Claim Confirmed," November 21, 1909; According to the *Butte Miner*, Mr. Hall "mined extensively in Nicaragua and was for nine years in partnership with President Zelaga of Nicaragua" and then invested in Alaska and Canada mining operations, *The Butte Miner*, "Eastern Mining Men are Inspecting Helena District," August 17, 1915.

¹⁸ James M. Hall in the Cook County, Illinois, U.S. Marriages Index, 1871-1920 found at <http://Ancestry.com>, accessed July 24, 2021.

¹⁹ *Boulder Monitor*, September 9, 1916.

²⁰ *Butte Miner*, August 17, 1915.

²¹ *Butte Miner*, October 5, 1919.

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According to the *Anaconda Standard*, “the estate has been used by the owners for summer homes, as the close proximity to the mountains made it an ideal spot for such use.” The *Boulder Monitor* reported that the partners “spent the summers at the ranch in fishing and hunting and taking in the wonderful scenery that abounds [sic] in Montana.”²²

It is difficult to gauge how much time the partners truly spent at the ranch due to limited newspaper coverage. In August 1917, James Hall and William Martin (later joined by his wife) were “ranching on property in valley purchased from D.W. Middlemas about a year ago.”²³ In the summer of 1918, both Mrs. Hall and her two sons and Mrs. Scoville with her daughter spent time at the ranch. The *Butte Miner* announced in November 1918 that “Mr. and Mrs. J. M. Hall and maid of Boulder” were guests at the Finlen Hotel on their return to Chicago, indicating that Mr. Hall joined his family at the ranch prior to their departure.²⁴

There is no mention of Mr. Scoville at the ranch until May 1919 when James Hall and John Scoville spent a few days in Boulder attending to Hall Ranch Company business. Later that summer, John Scoville with his family and Mrs. Hall and her two sons, opened their “summer bungalows,” while Mr. Hall traveled to South America.²⁵ By October, Mrs. Scoville and her daughter left for California for the winter months before returning to Chicago.²⁶ However, Mr. Scoville and Mr. Hall went hunting and fishing on the upper Madison River for a few weeks before leaving the state.²⁷

Lazy T Ranch/John Patten

The Hall Ranch Company sold the property to John “Jack” Lowrie Patten on September 20, 1919.

Probably the largest real estate deal ever made in the county, was consummated this week, when John Lowrie Patton [sic] took possession of the Hall Ranch company property in the valley twelve miles from Boulder, the consideration being \$150,000. The ranch comprises 2,500 acres of fine land with good water rights and two modern bungalows as well as a good brick residence. The grounds are parked and the most modern farming machinery is in use on the ranch.²⁸

John “Jack” Patten was the son of the Chicago “Wheat King” James Patten, a commodities speculator who cornered the wheat crop in 1909 by controlling millions of bushels of wheat that forced the price of wheat and flour up and made him a considerable fortune.²⁹ During World War

²² *Anaconda Standard*, October 5, 1919; *Boulder Monitor*, October 5, 1919.

²³ *Great Falls Tribune*, December 2, 1917; *Anaconda Standard*, August 12, 1917.

²⁴ *Boulder Monitor*, June 22, 1918; *Butte Miner*, November 30, 1918.

²⁵ *Anaconda Standard*, May 26, 1919; *Boulder Monitor*, July 5, 1919.

²⁶ *Butte Miner*, October 5, 1919.

²⁷ *Anaconda Standard*, November 10, 1919.

²⁸ *Boulder Monitor*, October 4, 1919.

²⁹ An interesting sidenote is that James Patten worked on the Dearborn canal (north of Helena) in the 1890s. *Billings Gazette*, “Patten, Wheat King Is Greeted as ‘Red,’ ” October 24, 1920.

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I, John Patten served as a Red Cross ambulance driver in France and had just enlisted when the armistice was called. In March 1919, he returned to Chicago and by September 1919, he purchased the Hall Ranch Company property for \$100,000.³⁰

The *Chicago Tribune* announced his departure from Chicago.

Jack Patten, son of James A. Patten of Evanston, has become a ranchman. He left Chicago last night for his ranch on the Boulder River, forty miles from Helena, Mont. The ranch consists of 2,500 acres, with more than 1,000 acres under cultivation. There are 400 head of cattle on the land, and 1,100 more have been bought near by.³¹

John Patten was in Montana, "in the hope that the outdoor life will prove beneficial to his health" and "is living in Montana for the benefit of his health and is operating a big ranch property."³² These comments strongly indicate that John Patten returned from France with some form of posttraumatic stress syndrome (PTSD).

Jack Patten named the ranch the "Lazy T Ranch." In 1920, the *Billings Gazette* reported he "is making a reputation in this section of the state as a farmer of ability. His wheat yield was close to the record and his neighbors say it is due to hard work, for the most part, and some natural inclination for the golden grain (a reference to his father's success).³³ He also was a popular employer who hired as many as 22 men for haying and during the grain harvest. The ranch furnished transportation on weekends to the town of Boulder and Boulder Hot Springs and held small rodeos for those workers who stayed at the ranch where all the locals tried their hand.³⁴

However, Patten's life as a Montana rancher only lasted a few years. In January 1922, John Patten purchased a deluxe apartment building in Chicago from Courtney R. Gleason, a successful Chicago real estate broker in Chicago since 1893. In lieu of cash, Mr. Gleason accepted the Lazy T Ranch as partial payment at \$100,000. Mr. Patten became a member of the Chicago Board of Trade but retired in 1932 a few years after the death of his father and moved to Miami where he remained until his death.³⁵

Lazy T Ranch/Courtney Gleason

Mr. Gleason was not interested in becoming a rancher and considered the property as a "long time holding or at least one that cannot be sold for many years to come." As a real estate broker, he recognized the value of the log bungalow calling it "a very splendid seven-room bungalow which

³⁰ The *Chicago Tribune* stated the cost was \$150,000 but county records show \$100,000.

³¹ *Chicago Tribune*, "Jack Patten Leaves for \$150,000 Montana Ranch," September 26, 1919.

³² *Butte Miner*, "Patton Purchased Ranch For Son," October 5, 1919; "Wheat Magnate Patten visits son at Boulder," September 7, 1920.

³³ *Billings Gazette*, August 3, 1920.

³⁴ *Our Yesterdays*, 84.

³⁵ *Chicago Tribune*, "\$350,000 Paid By Patten For Goldcoastflats," January 5, 1922; *Chicago Tribune*, November 11, 1924; *Chicago Tribune*, March 24, 1932.

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is quite well furnished.” He did not allow any tenants to occupy the residence and kept it locked “desiring to preserve that building and furnishing until such time as a buyer or suitable tenant” was found. He continued that he “would not want this beautiful building occupied by help in any way that would unduly damage or demolish it . . .”³⁶

He apparently leased the property to various individuals. However, not all tenants proved to be upstanding citizens, including David Barney who hung game in the screened-in porch of the Hall Bungalow, held an arrest record for poaching, and neglected his horses. By the end of Barney’s tenure at the ranch, Mr. Gleason exclaimed, “he had enough of that family for the rest of my natural life.”³⁷

In the early 1930s, Mr. Gleason leased the ranch to the School for the Montana State School for the Deaf, Blind and Feeble-Minded in Boulder, but continued to reserve the bungalow for his own personal use. The school lease agreement defined that it was the tenants’ responsibilities to maintain and care for the bungalow along with the rest of the ranch. Mr. Gleason’s oversight of the house essentially resulted in it being unoccupied from 1922 to 1938, except on the few occasions Mr. Gleason came to Montana to conduct ranch business; even then it remains unclear how much time he stayed at the ranch.³⁸

In the early 1930s, Courtney Gleason produced a Lazy T Ranch brochure extolling the virtues of the Hall Bungalow. He explained in the brochure that the “Hall Syndicate, a small group of wealthy men,” who sold it to John Patten, made the first extensive improvements on the ranch.

The Lazy T is first of all a place to really *live*. In the planning of the unusually attractive and comfortable bungalow and its luxurious furnishing, also in the other exceptional buildings, can be readily seen the taste and judgment of a former owner, John Patten, of the well-known Patten family of Evanston, who spared no expense to make of the Lazy T a picturesque, comfortable western home in every sense of the word. There is nothing lacking.

The electric-lighted, luxuriously furnished bungalow provides hot and cold running water, shower bath, and all modern conveniences. ...Supreme merit as a summer or winter home . . .

Of the ranch buildings, the most pretentious is the spreading main bungalow, constructed of great cedar logs, heavily “chinked” inside and out. There are seven rooms,³⁹ including a spacious living room, with an old fashioned dining-room and

³⁶ *Chicago Tribune*, “C. R. Gleason Joins Staff [sic] of Cook & Jackson,” November 15, 1936; communiques from Courtney Gleason to Howard Griffin, June 26, 1932, in possession of property owner.

³⁷ Gleason to Griffin, n.d, in possession of property owners.

³⁸ Lease Agreement between Courtney R. Gleason and Henry F. Norcott, partners and the Montana State School for the Deaf, Blind and Feeble-Minded, March 21, 1932, in possession of property owner; *Helena Independent Record*, March 23, 1927; *Helena Independent Record* April 17, 1927.

³⁹ The house has nine rooms not seven including two baths and a butler’s pantry.

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kitchen. The whole is luxuriously and completely furnished, from the kitchen cabinet and four-poster mahogany beds to a handsome large cabinet Victrola with fifty records.

The second bungalow, unfurnished, is a few rods away from the main building. This is a four-room, modern frame dwelling with garage in connection.

Furthermore, the furnishing in the ranch house, "besides being complete, are all practically new, and of such quality that they might have been bought for a luxurious city home. The new purchaser can move in at any time, with nothing more than his personal belongings, and start living very comfortably."⁴⁰

The Hall Bungalow remained unoccupied even after the sale to the Lazy T Ranch Corporation in December 1932. Mr. Gleason sold the property at a substantial loss to the Lazy T Ranch Corporation of Whitehall, Montana but held stock in the company and continued to manage the ranch lease. The Lazy T Ranch Corporation organized in December, the same month as the sale to conduct a "general ranching, farming and livestock business." Three gentlemen from Whitehall served as directors: Philip C. Duncan, K. L. Martinson, and Thomas A. Brown.⁴¹

At the time of the sale, the Montana State School for the Deaf, Blind and Feeble-Minded still held the lease to the ranch property and the continuation of the lease was a condition of the sale. The lease agreement stated that the "parties of the first part reserve for their own use the one-story log bungalow and the yard upon which it is located, with the understanding that the party of the second part is to render reasonable supervision over the log bungalow when not occupied by the parties of the first part."⁴²

When the state of Montana no longer allowed the School for the Deaf, Blind and Feeble-Minded to lease the property when the lease ended in 1935, Mr. Gleason asked Mr. Howard Griffen, the school president, for names of individuals to lease the ranch. Mr. Griffen highly recommended Paul Smith.

Mr. Paul Smith is amply able to operate the ranch without any assistance from anybody. He has enough stock to consume what feed may be raised and he is amply able to pay the rental and he has enough horses to cultivate whatever land he may wish to for the purpose of raising grain to supplement the feeding.

⁴⁰ Lazy T Ranch brochure, c. 1932, in possession of property owner.

⁴¹ Mr. Gleason was going through bankruptcy at the time so might have using the transaction to protect his property. Mr. Duncan was an attorney and became a District Judge, Mr. Martinson owned the Whitehall newspaper. No information on Mr. Brown was found. It is questionable if any of these men ever visited the property.

⁴² Lease Agreement, March 21, 1932, in possession of property owner. This same lease also provided an inventory of all the items within the log bungalow.

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Personally, if I had the full say, I would not hesitate to lease the property to Mr. Smith.⁴³

Mr. Gleason, who apparently offered the lease to Paul Smith on this recommendation, stressed the importance of keeping the Hall Bungalow in good repair.

To obligate him to keep that place in good order and repair, clear from rubbish, and keep up the buildings and fences, as a little difference in the income from this ranch is of little consequences to the owners compared with the manner in which this place is maintained and cared for . . . to keep the home place in good shape . . .⁴⁴

Smith Ranch⁴⁵

Paul Smith worked on Lazy T Ranch haying crews as a young man so the thought of possibly owning the ranch may have occurred to him years earlier. His grandparents, Nancy and Phillip Smith, came to the Boulder Valley and homesteaded with other Irish-Catholic families in the early 1860s. On this journey, Cornelius “Con” Smith, Paul’s father, drove an ox-team at a young age, first from Denver to Virginia City, and then from Virginia City to the Boulder Valley. Con helped with the family ranch until he homesteaded south of his father. He married Sara Maguire in 1888 who gave birth to 10 children (three died in infancy and one by a hunting accident). Con and Sara lived in the Boulder Valley until Con became Jefferson County treasurer in 1913 and moved to town of Boulder.⁴⁶

Although Paul Smith followed in his father’s footsteps and also became the Jefferson County treasurer, ranching was in his blood. In June 1938, Paul and his new bride, Vivian Flaherty of Portland, bought the Lazy T Ranch from the Lazy T Ranch Company. Their son Paul “Brud” remembers the story of his father’s persistence to purchase the Lazy T Ranch and how he kept coming back to Judge Duncan with a lower and lower offer. When they finally closed the deal, Judge Duncan asked for the \$75.00 closing fee. Paul told the Judge he didn’t have it and Judge Duncan said that’s okay, you can write a check but Paul told him that no, he didn’t have \$75.00 to his name.⁴⁷

Paul brought Vivian to the Lazy T Ranch after they married and moved into the Hall Bungalow. However, right away he left her alone while he campaigned for election to the Office of Railroad and Public Service Commission, a position he held almost continuously for 30 years. His children remember a story where Vivian, tired of eating venison while he was gone, asked that he kill her some pheasants to avoid the regular consumption of deer. Paul rejoined that the pheasants were pets.⁴⁸

⁴³ Howard Griffin to C. R. Gleason, n.d., correspondence in possession of property owner.

⁴⁴ C. R. Gleason to Howard Griffin, December 9, 1935, correspondence in possession of property owner.

⁴⁵ Paul Smith changed the name of the ranch from the Lazy T to the Smith Ranch.

⁴⁶ *Our Yesterdays*, 34.

⁴⁷ Interview with Paul “Brud” Smith with Joan L. Brownell, Smith Ranch, July 5, 2021.

⁴⁸ Ibid; Interview with Tresa Smith with Joan L. Brownell, Smith Ranch, July 6, 2021.

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When Paul Smith began his career on the Montana Railroad Commission, the Smiths lived in Helena and only spent summers at the ranch. They moved to live full time at the ranch in 1953. Their children, Tresa and Brud, played all over the ranch on their ponies. Brud hunted, trapped and fished while Tresa spent hours and hours on horseback.⁴⁹

Paul Smith died in August 1990 and his wife Vivian stayed on the ranch until her death in January 2000.⁵⁰ In 1986, their son Brud Smith took over the ranch. He and his wife Terri Minow and their two daughters began living on the ranch full time in 2000. Tresa Smith has also returned to the ranch after a career in government and now lives in the Hall Bungalow. Although techniques have changed over the years, the Smith Ranch operation continues to follow the similar seasonal cycles dating from the late nineteenth century.

The cows calve in the late winter. We put the cows and calves out to pasture on Forest Service land in the summer while we grow and harvest hay. In the fall, after the calves sell on a video auction, they ship out to the middle of the country to be fattened in feedlots and slaughtered. Our ranch is typical of operations in the valley: family-owned, mid-sized. There's rarely a season where our neighbors aren't pitching in on our ranch or vice versa. The sense of community is deep.⁵¹

The Hall Bungalow is a significant part of the historic fabric of the ranch and the Boulder Valley. The house is undoubtedly one of the most pristine, well-preserved log residences in the state. It retains all of its original historic elements, both on the exterior and interior. Brud with his family and sister Tresa placed their ranch on a conservation easement in 2020 to preserve its agricultural heritage for future generations.

Architectural Significance

The Hall Bungalow is architecturally significant as it represents an unusual interpretation of the architectural Craftsman style Bungalow type by incorporating Rustic architectural style elements. At first glance, the Hall Bungalow appears to clearly belong in the Rustic architectural style tradition with its horizontal log walls and stone chimneys, but on closer inspection, it represents the classic Craftsman Bungalow. Characteristic elements of the Craftsman design are often one-story in elevation, low-pitched roofs, wide unenclosed overhangs, exposed roof rafters with decorative beam or braces under the gables, and porches supported by wood columns. Other features that contribute to the Craftsman bungalow style include rubble stone chimneys, wood shingle roofing and multi-lite wood windows.⁵²

⁴⁹ Ibid.

⁵⁰ *Independent Record*, "Paul Smith," September 3, 1990 and "Vivian Smith," January 6, 2000.

⁵¹ Darby Minow Smith, *Grist*, July 2, 2014, found at

<https://grist.org/food/a-shameless-foodie-her-ranching-dad-sit-down-for-a-medium-rare-opportunity>, accessed July 12, 2021.

⁵² Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1990), 453-454; Lesley Gilmore, email correspondence with Joan L. Brownell, August 10, 2021.

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The Hall Bungalow tastefully exhibits the hallmark features of the Craftsman Bungalow style, making necessary adjustments to compensate for the log construction. Instead of decorative beams, ridgepole and purlins extend under the intersecting north/south gable ends. Instead of columns, vertical log posts support the front porch roof.

The Craftsman style is generally credited to architects Charles and Henry Greene of Pasadena, California who designed simple Craftsman-type bungalows during the first two decades of the twentieth century. The Craftsman bungalows became the dominant and most popular domestic style throughout the country and the most successful from about 1905 to the end of the 1920s. Montana followed this trend with the construction of bungalows in cities, small towns, and in the countryside.⁵³

The architect for the Hall Bungalow, who unfortunately remains unknown, possibly took advantage of the numerous mail order companies like Sears, Roebuck and Company that provided designs, plans and complete houses. A book entitled *Bungalows Camps and Mountain Houses* (first published in 1908 and revised in 1915) clearly focuses on the Craftsman style and contains a floor plan and drawing very similar to the Hall House. Owners using pattern books “were encouraged to make modifications and to express their individuality,” and the Hall Bungalow is an obvious example of this.⁵⁴

The Hall Bungalow incorporates Rustic architectural elements within the overall Craftsman design to perpetuate the romanticism of the West. The industrial development and urban growth in the decades leading up to the twentieth century “prompted many Americans to seek ways of retaining the influence of wilderness in modern civilization.” A “gradual shift” from industrialism toward conservation of natural resources increased an appreciation of the esthetic and recreational aspects of nature by the end of the twentieth century.⁵⁵

The architecturally designed Old Faithful Inn in Yellowstone National Park “brought the rustic style to the West in 1903” with its use of native materials blending with its natural surroundings. Throughout the West, increased recreation saw the emergence of hotels, cabins and resorts built in the rustic style. Designed to blend in with the natural environment, these rustic structures are more often vacation homes, hunting lodges, dude ranches or tourist-related facilities.⁵⁶

⁵³ McAlester, 453-454.

⁵⁴ Sears Archives, “Historic Homes,” <http://www.searsarchives.com/homes/>, (accessed December 1, 2016); *Bungalows Camps and Mountain Houses*, reprint, (New York: the American Institute of Architects Press, 1990), in possession of Lesley Gilmore, Bozeman, Mt.

⁵⁵ William C. Tweed, *Recreation Site Planning and improvement in National Forests 1891-1942* (Washington, DC: United States Department of Agriculture, forest Service, 1980), 1.

⁵⁶ Bomburger, “Historic Background;” *Colorado’s Historic Architecture*, “Rustic Style.”

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Rustic architecture is “characterized by its natural setting and its use of log and stone for building materials.”⁵⁷ The house exhibits the log construction both on the interior and exterior. Stone, presumably from the Boulder River, comprises the chimneys. The Hall Bungalow represents a high-style rusticity while using these earthy materials to blend into the landscape of the Boulder Valley.

One architectural historian noted, “Real log cabins represented more than artful simplicity. They expressed an attitude towards life itself.”⁵⁸ The original wealthy Chicago owners, and their unknown architect, expressed their own western ideal through the Hall Bungalow’s log construction. The handsome building presents an unpretentious Craftsman design while at the same time emoting an elegant high style for over 100 years. The Hall Bungalow is exceptional for its symmetry, clear lines, and precision. It embodies the Craftsman bungalow style displaying all the hallmark features while harmonizing with its environs through its natural elements of log and stone. The Hall Bungalow is a testament to excellent design, attention to detail, and skilled craftsmanship, and holds high artistic value and a distinctive visual character. Opulent log residences of this scale that date to this period are extremely rare in Montana.

⁵⁷ *Colorado's Historic Architecture & Engineering Guide* “Rustic Style,” found at <http://historiccolorado.org>, accessed August 3, 2021.

⁵⁸ Peter J. Schmidt, *Back to Nature: The Arcadian Myth in Urban America*, (New York: Oxford University Press, 1969), 168, as quoted in B. Derek Strahn, National Register of Historic Places nomination Watkins Creek Ranch, 2005, on file at the Montana State Historic Preservation Office, Helena, Montana.

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United States Surveyor General. General Land Office survey map and notes T5N R3W.
<http://glorerecords.blm.gov>.

United States Marriages Index 1871-1920. <http://Ancestry.com>.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Center point of Hall Bungalow

Latitude: 46.147030 Longitude: -111.973000

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National Register Boundary corner latitudes and longitudes

- 1) Latitude: 46.147510 Longitude: -111.973250
- 2) Latitude: 46.147510 Longitude: -111.972860
- 3) Latitude: 46.146780 Longitude: -111.972830
- 4) Latitude: 46.146780 Longitude: -111.973160

Verbal Boundary Description (Describe the boundaries of the property.)

The Hall Bungalow sits in T5N R3W Sec. 34 NW1/4 NW1/4. The property includes the footprint of the Hall Bungalow and the surrounding yard defined by hedges to the west and vertical board fence, wire fencing in all other directions (latitudes/longitudes presented above). The property sits immediately north of Lower Valley Road and is surrounded by a ranch complex to the west, corrals to the north and open pasture to the east. See attached map Section 9 page 30; reference to the aerial view map confirms that boundary.

Boundary Justification (Explain why the boundaries were selected.)

The property encompasses the Hall Bungalow and the surrounding yard associated with the house.

11. Form Prepared By

name/title: Joan Brownell

organization: _____

street & number: P.O. Box 600

city or town: Fishtail state: MT zip code: 59028

e-mail _____

telephone: _____

date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
Sketch map for historic districts and properties having large acreage or numerous resources.
Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hall Bungalow

Name of Property

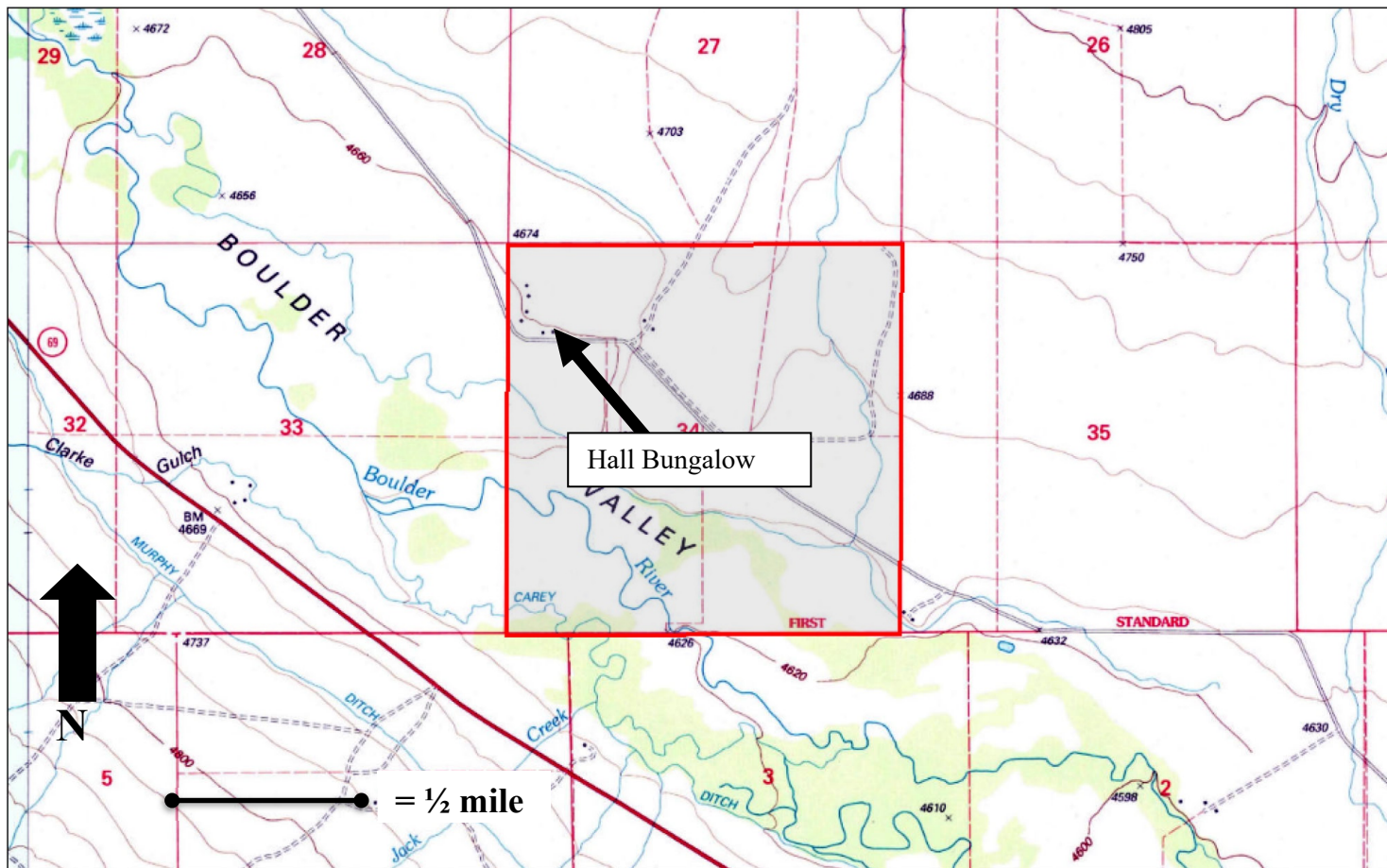
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Name of multiple listing (if applicable)

Section number Additional Documentation—Maps

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Map created using the Digital Atlas August 3, 2021
<http://msl.mt.gov/GIS/Atlas>

Aerial View showing location of the Hall Bungalow. T5N R3W S34. Hall Bungalow Center point = Latitude 46.147030 Longitude: -111.973000

United States Department of the Interior
National Park Service

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Map created using the Digital Atlas August 3, 2021
<http://msl.mt.gov/GIS/Atlas>

Aerial View of Hall Bungalow showing National Register Boundary (north is top of aerial). 1) Latitude: 46.147510 Longitude: -111.973250; 2) Latitude: 46.147510 Longitude: -111.972860; 3) Latitude: 46.146780 Longitude: -111.972830; 4) Latitude: 46.146780 Longitude: -111.973160

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Hall Bungalow

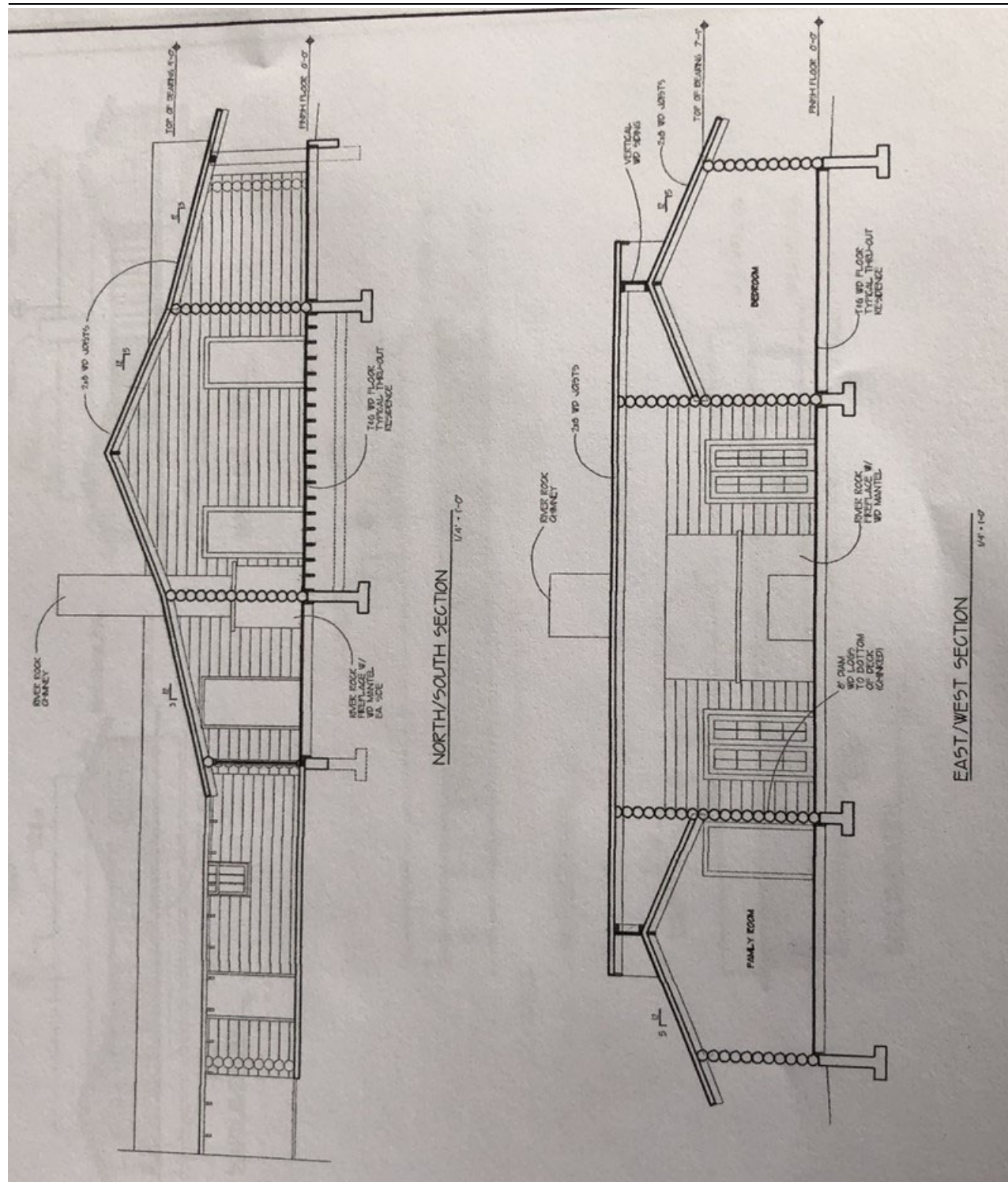
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Elevation drawings, Nancy Monforton, 1996

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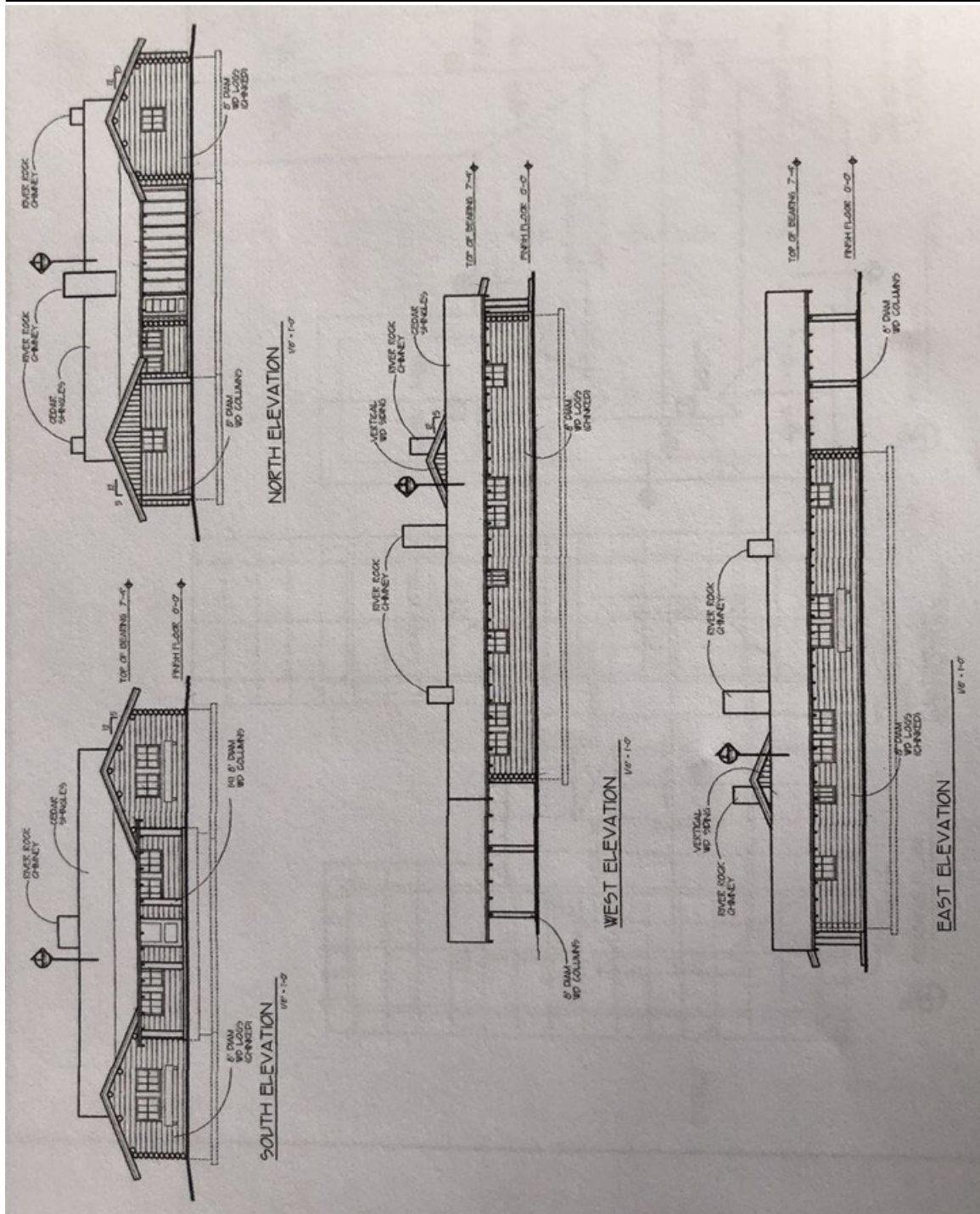
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Elevation drawings, Nancy Monforton, 1996

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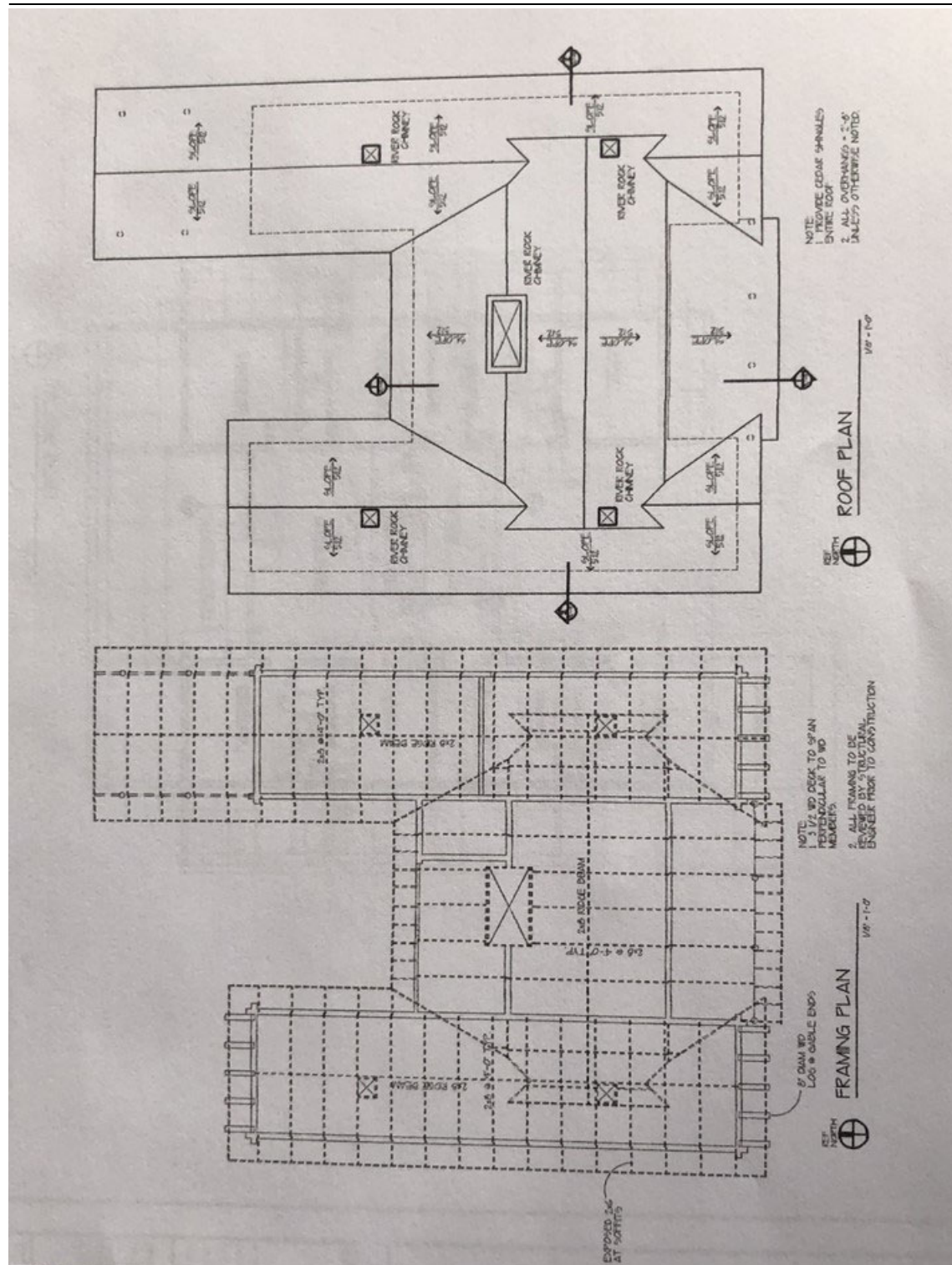
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Floorplans, Nancy Monforton, 1996

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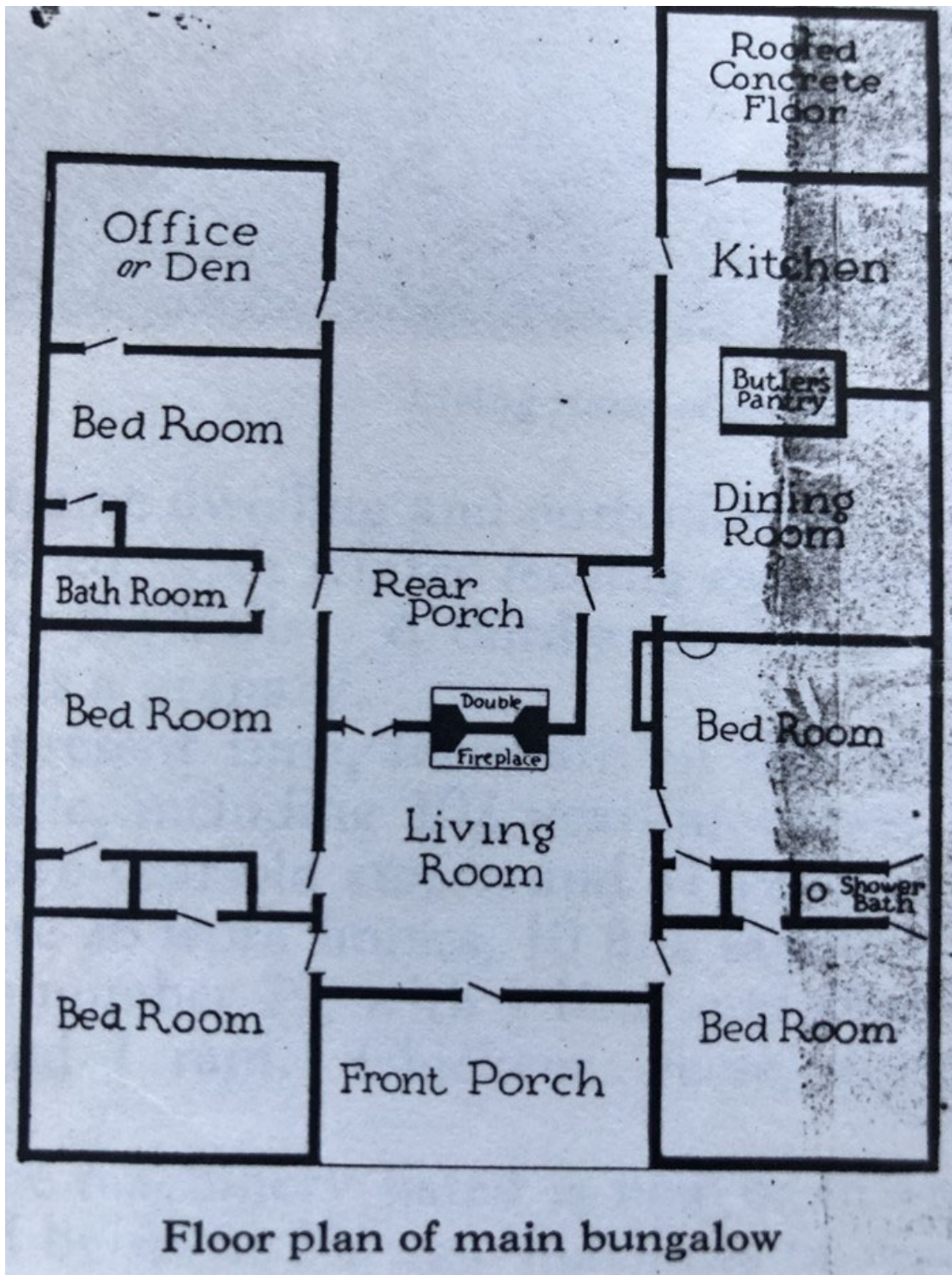
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Floor plans, circa 1932

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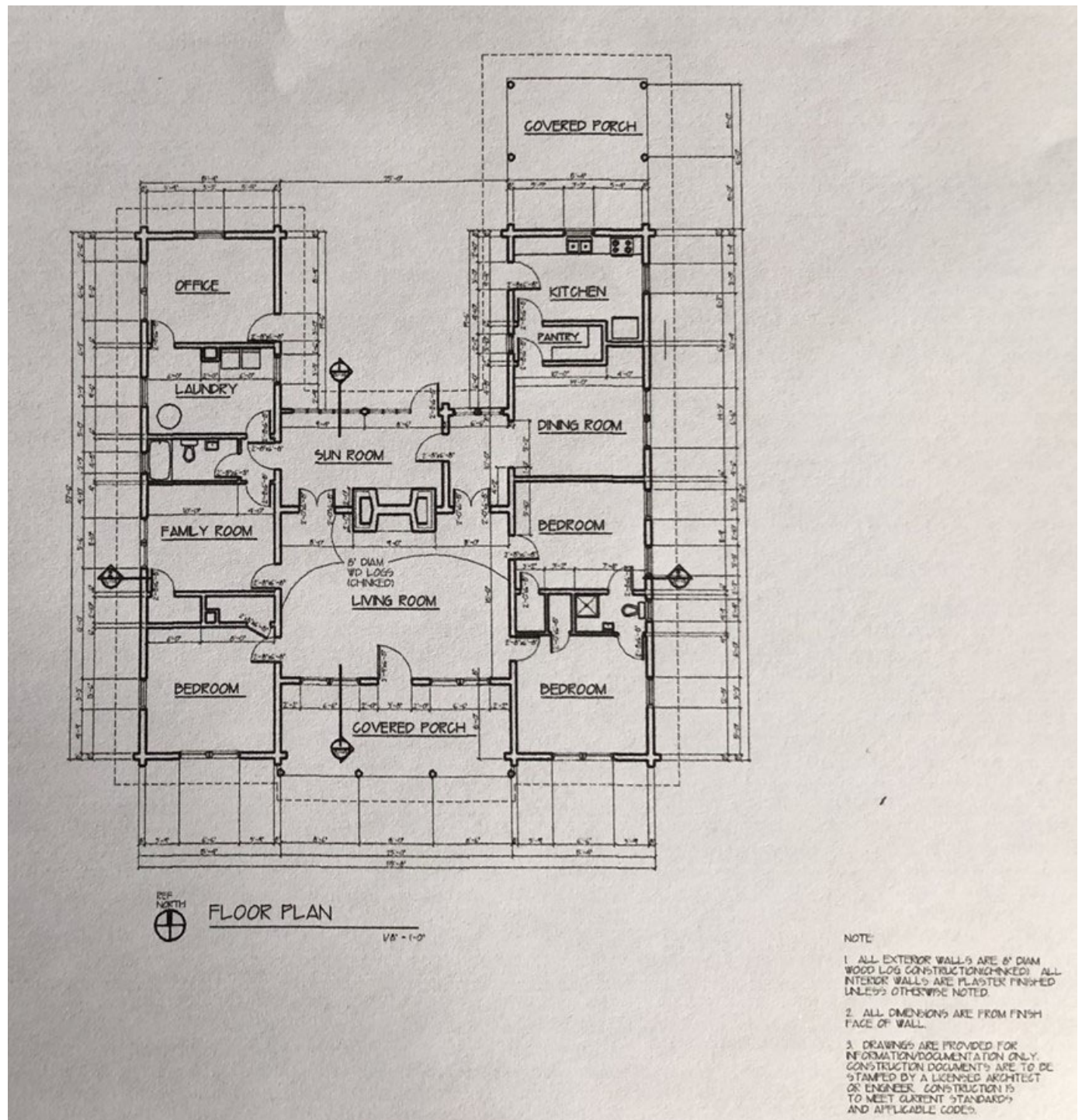
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Floorplan, Nancy Monforton, 1996

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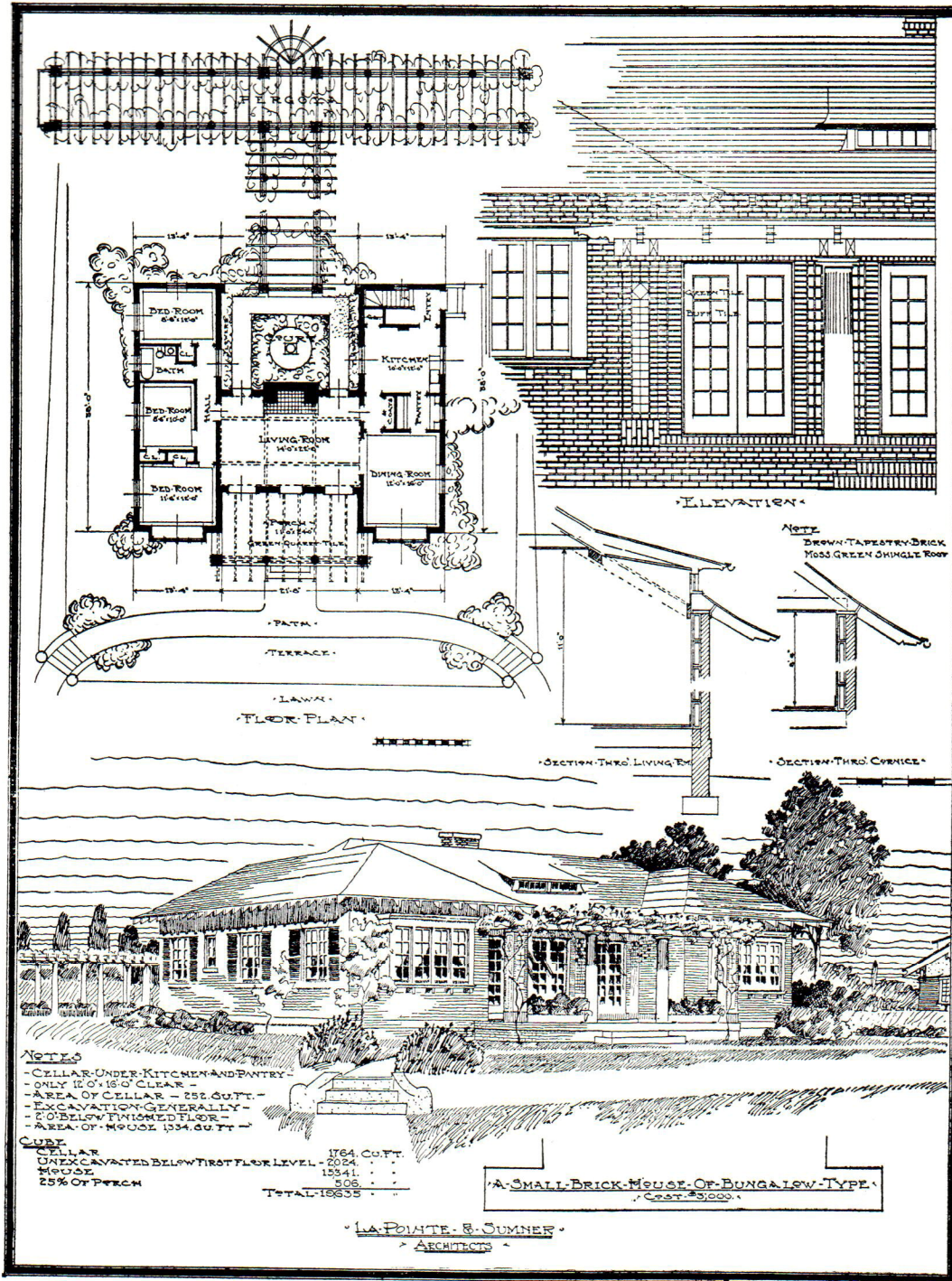
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From, *Bungalows, Camps and Mountain Houses*, by William Phillips Comstock and Clarence Eaton Schermerhorn. First published 1908 by the William T. Comstock Co. (New York), revised in 1915, and reprinted in 1990.

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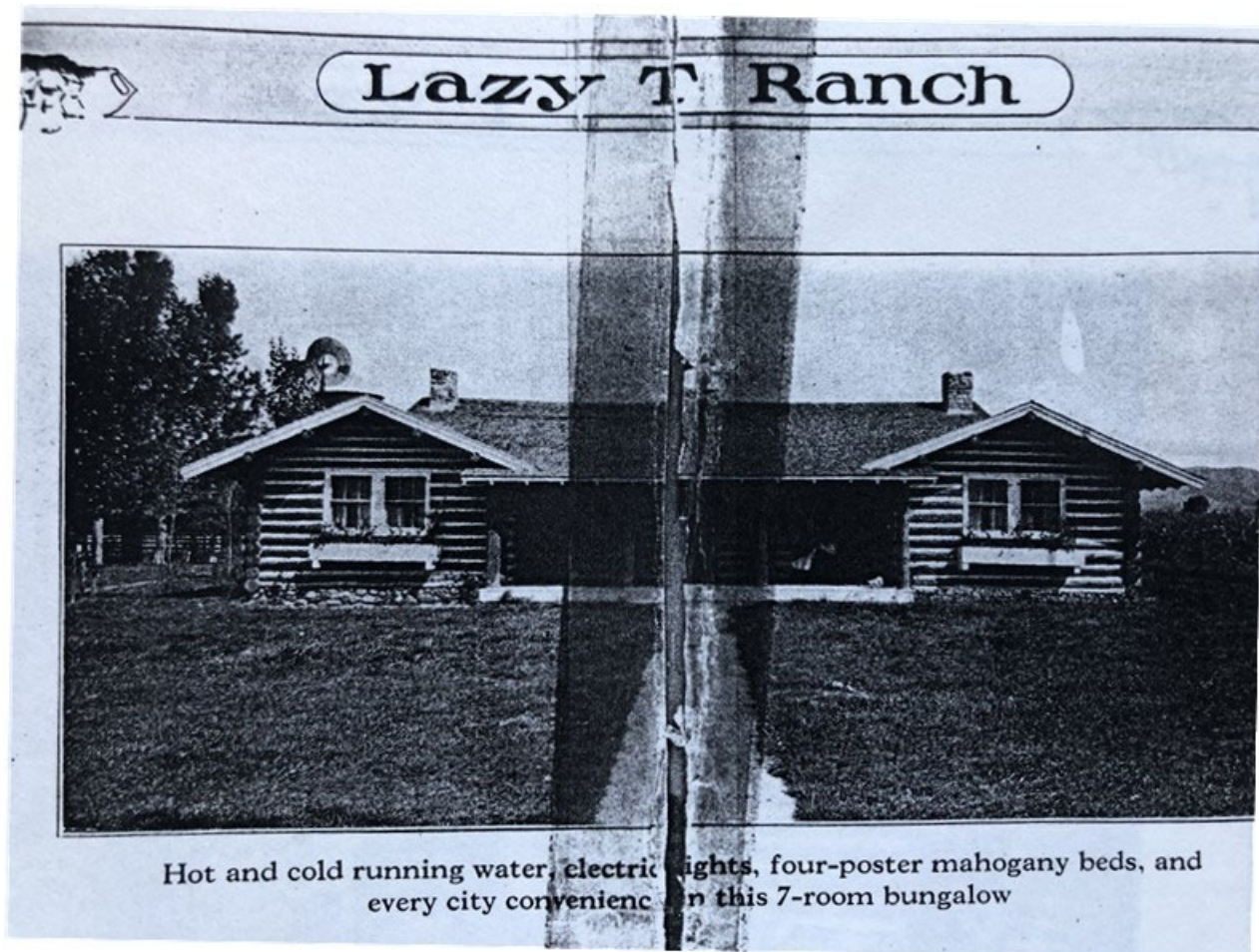
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Hall Bungalow, south façade, view to the north, circa 1932

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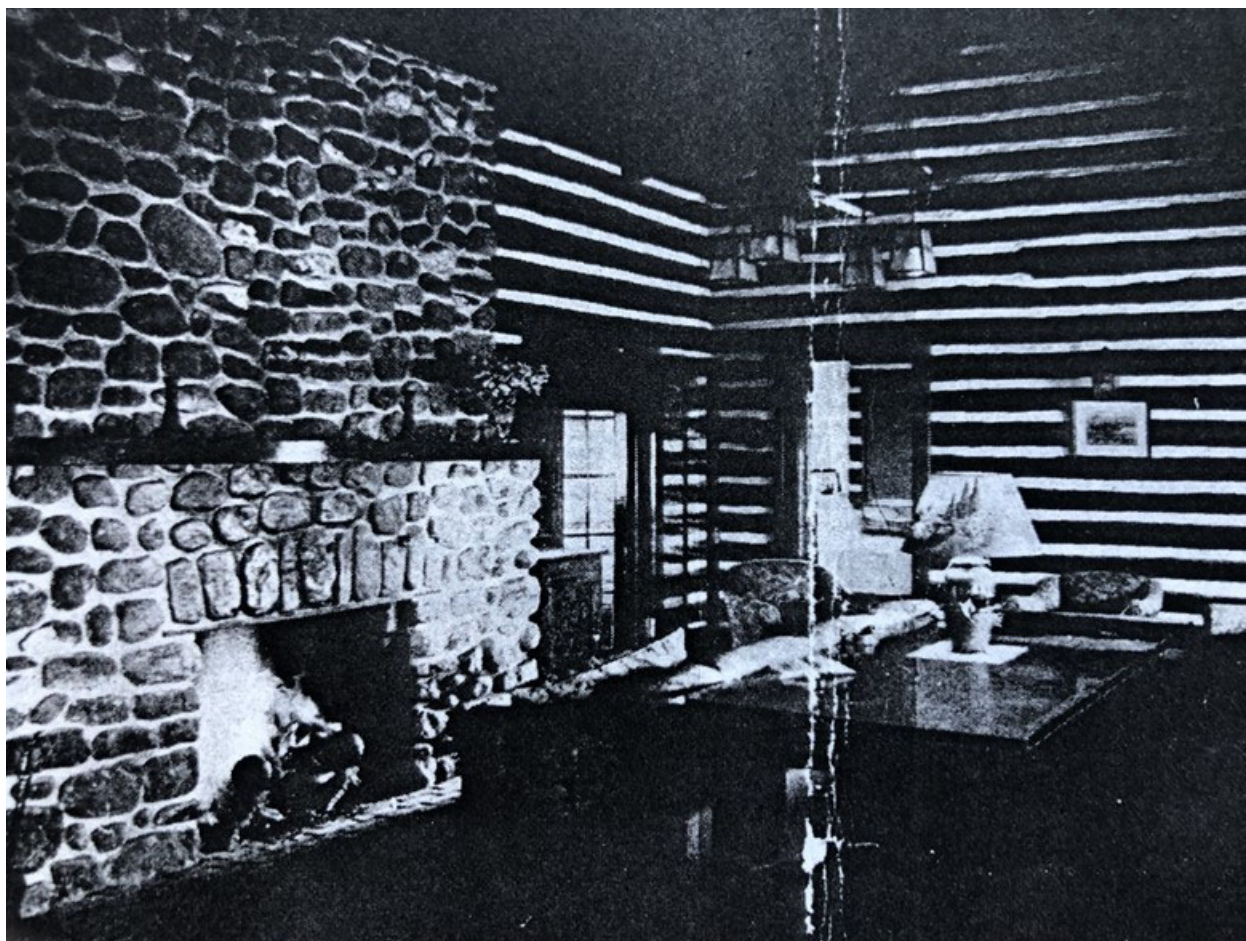
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Hall Bungalow, Living Room, circa 1932

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Tresa Smith and her mother on Keeno, 1942.

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Paul Smith, circa 1960s

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Vivian Smith, circa 1930s

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Interior Images



Living room, west wall

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Living room, north wall.

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Living room, east and north walls

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East bedroom interior wall

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Ceiling of east bedroom

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Dining room, ceiling and light fixture

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National Register Photographs



Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): South elevation, view to the north

Photograph number: MT_BoulderCounty_HallBungalow_0001

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): Close up of south elevation entry, view to the north

Photograph number: MT_BoulderCounty_HallBungalow_0002

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): South and east elevations, view to the northwest

Photograph number: MT_BoulderCounty_HallBungalow_0003

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): North elevation, view to the south (pool in foreground)

Photograph number: MT_BoulderCounty_HallBungalow_0004

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): North and east elevations, view to the southwest

Photograph number: MT_BoulderCounty_HallBungalow_0005

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): East elevation, view to the west

Photograph number: MT_BoulderCounty_HallBungalow_0006

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): Southeast corner, notching detail, view to the northwest

Photograph number: MT_BoulderCounty_HallBungalow_0007

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): West elevation, view to the northeast

Photograph number: MT_BoulderCounty_HallBungalow_0008

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Name of Property: Hall Bungalow

City or Vicinity: Boulder vicinity

County: Jefferson State: Montana

Photographer: Joan Brownell

Date Photographed: May and June 2021

Description of Photograph(s): South elevation, view to the northeast from front yard.

Photograph number: MT_BoulderCounty_HallBungalow_0009