

PureWest Tenant Improvement  
101 Railroad Street West  
Missoula Montana  
Historic Preservation Commission  
Application  
15 June 2018

PureWest Tenant Improvement  
101 Railroad Street West  
Missoula Montana  
Missoula, Montana

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Existing and New Elevations

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Grand Pacific Hotel

and/or common Kennedy Hotel, Park Hotel

2. Location

street & number 118 West Alder

n/a not for publication

city, town Missoula n/a vicinity of

state Montana code 030 county Missoula code 063

3. Classification

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

4. Owner of Property

name Pingree/Dahle, Inc.

street & number 1981 East 4800 South, Suite 110

city, town Salt Lake City n/a vicinity of

state Utah 84117

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk & Recorder's Office, Missoula County Courthouse

street & number 200 West Broadway

city, town Missoula

state MT 59802

6. Representation in Existing Surveys

title Missoula Historic Resource Survey has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records City of Missoula Montana State Historical Society

city, town Missoula, MT state Helena, MT

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

The Grand Pacific Hotel is located at 118 West Alder and faces on three streets: Railroad Street, Alder Street, and North Higgins Avenue, the major street in Missoula's central business district. The Hotel is the northernmost building on the west side of North Higgins Avenue. The structure is trapezoidal in plan and is constructed with zero lot lines on all boundaries. Having served as a commercial hotel and residential hotel on the second and third floors since 1903, the interior has deteriorated and is now occupied only by a bar on the altered commercial first floor. The first floor originally housed a restaurant, bar and hotel lobby, and commercial space.

The exterior character of the first story has been lost with the exception of the ca. 1930 detail surround at the main lobby entrance which faces the Burlington Northern Railway Station. The storefront openings have been infilled and overlaid with a monolithic stucco finish. Windows and frames on the first floor are aluminum fixed units. The first story is terminated by a simply detailed stone string course. The second story is terminated by decorative brickwork in a diamond pattern of corbelled brick and a stone string course. The third story exhibits brick quoining surrounding the windows with a stucco infill between windows. The building is surmounted by a bracketed cornice of wide overhang with a decorative pressed metal fascia.

Architectural plans and specifications have been drafted (copy attached) which will be used in the renovation of the street level commercial storefronts. Reconstruction of the original storefronts would be prohibitively expensive but the planned renovation will restore a higher degree of architectural integrity to the building.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1902 **Builder/Architect** unknown

**Statement of Significance (In one paragraph)**

The Grand Pacific Hotel, (later known as the Park Hotel), at 118 West Alder, is historically significant due to its association with the period of major growth and development of Missoula as a western Montana industrial and transportation center and as a fine example of early 20th Century commercial/hotel design and construction. An early commercial center developed at the north end of Higgins Avenue during the first decade of the 20th Century, occasioned by the expansion of the Northern Pacific Railroad's services to the community. In 1899, the Northern Pacific completed construction of its new passenger depot, set perpendicular to Higgins Avenue, and thereby closing the street to through traffic. Between 1900 and 1915, a large number of unpretentious, two and three story, masonry hotel buildings were constructed in the immediate vicinity of the depot. The Grand Pacific Hotel, built in 1902, was designed to accommodate the working class clientele travelling by or working for the railroad. Also clustered around the railroad depot were the Shepard, Atlantic, Norden, Workingman's, Coeur d'Alene, Brunswick, Belmont, Florence, Montana, and Western Hotels. While this section of the young city was prospering, the Chicago, Milwaukee, St. Paul, and Pacific Railway completed its line through Missoula at the other end of town on the opposite side of the Clark Fork River in 1908. In addition to the urbanization of Missoula resulting from the expansion of transportation services, Missoula's manufacturing and lumbering industries also grew rapidly during this period.

The Grand Pacific Hotel continued in importance as a hotel serving railroad passengers and employees until the 1940's when railroad passenger traffic declined drastically. However, it continued to be used by railroad workers and other persons as a residential hotel into the mid-1970's, when it was forced to close because of code violations. The Grand Pacific has retained primary integrity of design and materials, with the exception of the alterations which have occurred on the street level storefronts. The building exhibits interesting masonry detail work on the front facade around the windows, and on the second floor corbelled brick area. This detailing is repeated on all facades of the building. The Grand Pacific Hotel is one of seven remaining early hotel buildings located within two blocks of the Northern Pacific passenger depot at the north end of Higgins Avenue. Of these seven, the Belmont, Atlantic, Workingman's, and Grand Pacific Hotels appear to have retained the highest degree of historic architectural integrity and to represent today the development of specialized services, which is reflected in the functional architectural design of the buildings.

# 9. Major Bibliographical References

Koebel, Lenora, Missoula The Way It Was: Missoula, MT.: Gateway Printing 1972.  
 McDonald, James R. and Williams, Gary: Missoula Historical Resource Survey, Missoula  
 Montana: 1896-1940's  
 Missoula City Directories; 1896-1940's Sanborn Fire Insurance Maps 1884-1940's

# 10. Geographical Data

Acreege of nominated property less than one

Quadrangle name Northeast Missoula

Quadrangle scale 1:24,000

### UMT References

A 

1	2	2	7	1	2	0	4	0	5	1	9	5	4	4	0
Zone			Easting			Northing									

B 

Zone			Easting			Northing									

C 

Zone			Easting			Northing									

D 

Zone			Easting			Northing									

E 

Zone			Easting			Northing									

F 

Zone			Easting			Northing									

G 

Zone			Easting			Northing									

H 

Zone			Easting			Northing									

### Verbal boundary description and justification

Lots 18, 19, 20, 21, 22 in Block 1 of the Higgins Addition, in the City of Missoula, County of Missoula, State of Montana.

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

state n/a code county code

state code county code

# 11. Form Prepared By

name/title James R. McDonald

organization Architect date April 6, 1983

street & number P.O. Box 8163 telephone 406-721-5643

city or town Missoula state MT 59807

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Marcella Duff*

title Deputy SHPO date 6-7-83

**For NPS use only**

I hereby certify that this property is included in the National Register

*Delores Byers* date 9/29/83  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

## City Carriage and Wagon Shop

ANDREW LOGAN, Proprietor

WAGON MAKERS AND REPAIRERS

228 EAST FRONT ST. PHONE 127 BLK. MISSOULA, MONTANA

822

R. L. POLK & CO.'S

### HOTELS—Continued.

Doucett Frank, Heron.

Dugal Bros, 313-335 W Railroad, Missoula.

Dunham G M, Woody s e cor Railroad, Missoula.

Ethell Thomas, Ravalli.

Florence Hotel, Higgins av n w cor Front, Missoula.

FLORENCE HOUSE, Florence. (See p 595.)

Glaude Napoleon, Huson.

GRAND PACIFIC HOTEL, Railroad cor Higgins av, Missoula. (See adv.)

HAMMOND MILTON, Darby. (See opp p 587.)

Honberger J K, Heron.

Hotel Boyington, Paradise.

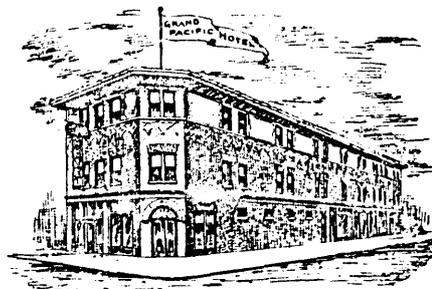
75 ROOMS

ELECTRIC BELLS

STEAM HEAT

HOT AND COLD WATER

ALL MODERN



CAFE AND GRILL ROOM IN CONNECTION.

ROOMS 50c AND UP PER DAY

OPEN DAY AND NIGHT.

## THE

# Grand Pacific Hotel

CHAS. A. SCHRAGE, Proprietor.

CORNER RAILROAD AND HIGGINS AVS.

PHONE 96-RED

P. O. BOX 597

Missoula, Montana

## BIG BLACKFOOT

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Embalmer and Funeral Director

124 WEST MAIN, MISSOULA, MONTANA

CLASSIFIED DIRECTORY

822

HOTEL DARBY, Darby. (See adv opp 587.)

HOTEL DEMERS, Camas. (See opp p 717.)

Hotel Hamilton Annex, Main s w cor 1st, Hamilton.

Hotel Margaret, Bonner.

Hotel Shapard, 423-429 N Higgins av, Missoula.

HOTEL STEVENSVILLE, Stevensville. (See p 617.)

Hotel Windsor, 117 E Front, Missoula.

HOYT & PETERSON, Thompson.

Johnson & Olson, 515 N Higgins av, Missoula.

Lajeunasse M, Iron Mountain.

McDonald James, Bonita.

McGowan Hotel, Plains.

MISSOULA HOTEL, Main s e cor Stevens, Missoula. (See adv opp p 235.)

Montana Hotel, 331-335 W Railroad, Missoula.

Montana House, Hamilton.

Montray J M, Lothrop.

Norden Hotel, 201-205 W Railroad av, Missoula.

Paxton The, Stevens s w cor Cedar, Missoula.

PETERSON BLOCK-EUROPEAN HOTEL, Main nr 1st, Hamilton (See adv p 453.)

Quinn Martin E, Paradise.

RAVALLI HOTEL, S 2d, Hamilton.

Ravalli House, Victor.

Regina Hotel, 225 W Railroad av, Missoula.

SAVOY HOTEL, W Cedar cor Stevens, Missoula. (See opp p 288.)

SCHRAGE C A, Railroad cor Higgins av, Missoula. (See adv opp.)

Smith Clarence, Potomac.

Vance R W, Grantsdale.

Ward The, Thompson.

Western Hotel, Frenchtown.

WESTERN HOTEL, 515 N Higgins av, Missoula.

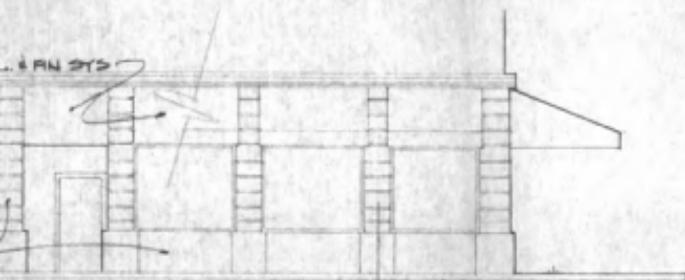
WHITE'S HOTEL, Florence.

Windsor Hotel, 117 E Front, Missoula.

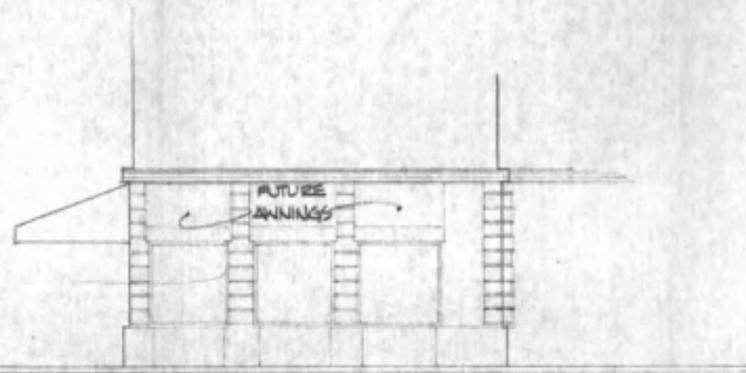
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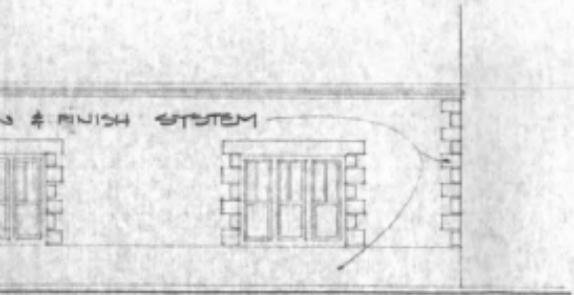


7  
14



5  
14

EAST ELEVATION  
SCALE 1/8"=1'-0"



6  
14

NORTH EAST ELEVATION  
SCALE 1/8"=1'-0"

PARK  
APART  
MISSOULA,

STATE OF MONTANA  
MISSOULA  
*James R. McDonald*  
JAMES R. McDONALD  
738  
MONTANA  
LICENSED ARCHITECT

DATE MAR 1935

TITLE  
SECTION &  
ELEVATIONS

14



DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

# HISTORIC PRESERVATION PERMIT APPLICATION HPP FOR ALTERATIONS

## GENERAL INFORMATION

Name of Property (if applicable): Park Place Apartments

Property Address: 118 West Alder Street

Property Owner Name: Park Place Partners LLC

Address: 101 W Railroad Avenue

Phone: \_\_\_\_\_

Applicant (ex. Architect): Architect (David V. Gray)

Address: 111 N Higgins Avenue Suite #420

Phone: 406-241-7707

## SITE INFORMATION

Legal Description

Lot(s): 18-22 (Fractions of all) Block(s): 1

Subdivision: CP Higgins Township: 13

Range: 19 Section: 22

Zoning: CBD-4 Sq. Footage: 7278.42

## APPLICATION CHECKLIST

Please provide one (1) electronic copy (PDF format) of each of the following, and attach all required supporting information to this application:

- HPP Application
- Project Narrative
- National Register Nomination
- Historic Photographs
- Detailed Project Site Map and/or Site Plan
- Exterior Elevations with Descriptions
- Contemporary Photographs

I hereby attest that the information on this form is accurate and complete.

Applicant Signature:

X. [Handwritten Signature]

Date: 6/15/18

Owner Signature:

X. Noreen V Beach

Date: 6/15/18





June 15, 2018

**Emy Scherrer**  
**Historic Preservation Officer**  
**Missoula Historic Preservation Commission**  
435 Ryman Street  
Missoula, Montana 59801

Re: Door and Window Changes 118 West Alder Street - National Registry Number :9d06bf9d-b59e-4c4a-bd62-a2fb33104f76

Dear Ms. Emy Scherrer:

Our client is expanding their business located in the historic Park Hotel Apartments located at 101 Railroad Street West. We are requesting an HPC review of minor alterations to the exterior. The tenancy will be removing an exterior doorway for additional tenant area and replacing existing windows to match the existing commercial windows.

As is shown on the attached elevations, the exterior style will be minimally affected as the existing archway and stylistic character will be left untouched. The new windows and wall will be finished and painted to match the existing color tones and exterior. The elements, materials, and finished colors will be in keeping with the existing style.

The proposed awnings over the new tenant space windows are to match the exiting tenant space's awnings and are not a permanent fixture but are removeable aluminum frames. The existing windows that will be removed, are wood double hung windows, and will be replaced with energy efficient replacement fixed windows that will match the exterior style of the existing windows.

The existing first level quoins are from the entire building remodel done in the 1980's, we have added quoins to the commercial tenant space exterior to delineate from the existing residential interior and keeping with the design rhythm established in the refurbishment of 1980s. The quoins and the exterior will (as is shown on the attached application, and board elevations) be minimally affected by the proposed construction.

Sincerely,

David V. Gray LEED Green Associate

Principal Architect / Owner

[david.dvgarchandplan@gmail.com](mailto:david.dvgarchandplan@gmail.com)

<http://www.dvgarchitects.com/>

cc: FILE

The Grand Pacific/Kennedy/Park Hotel on Circle Square was built in 1903. It was the closest hotel to the busy Northern Pacific depot. It is now the Park Place Apartments. The fountain in the center of the lower photo was built in 1913 with large pieces of native stone brought in from the surrounding mountains. It was put here as part of a plan to create an aesthetically pleasing northern entrance to the city from the railroad depot. sc



A Missoulian article of Sept. 7, 1913, described the fountain:  
 "The work which the city has done in improving the appearance of the north end of Higgins Avenue is attracting a lot of attention from people who pass through the city over the Northern Pacific. Every time a train stops at the station, crowds of passengers may be seen admiring the garden plot which has been cultivated at the intersection of Railroad and Alder streets. The fountain will add to the beauty of the square and will provide the city with a northern entrance fit to compare with that which the Milwaukee has built at the south end of the Higgins Avenue bridge."

PHOTO CREDIT : COHEN, STAN. MISSOULA COUNTY IMAGES; VOLUME II. 1993 - PICTORIAL HISTORIES PUBLISHING COMPANY, INC. 713 SOUTH THIRD STREET WEST; MISSOULA, MONTANA 59801; PAGE 93 TOP

## Historical photos

Not to any scale

111 North Higgins Ave.  
 Suite 420  
 Missoula MT 59802  
 tel.406.241.7707  
 email:  
 david.dvgarchandplan@gmail.com

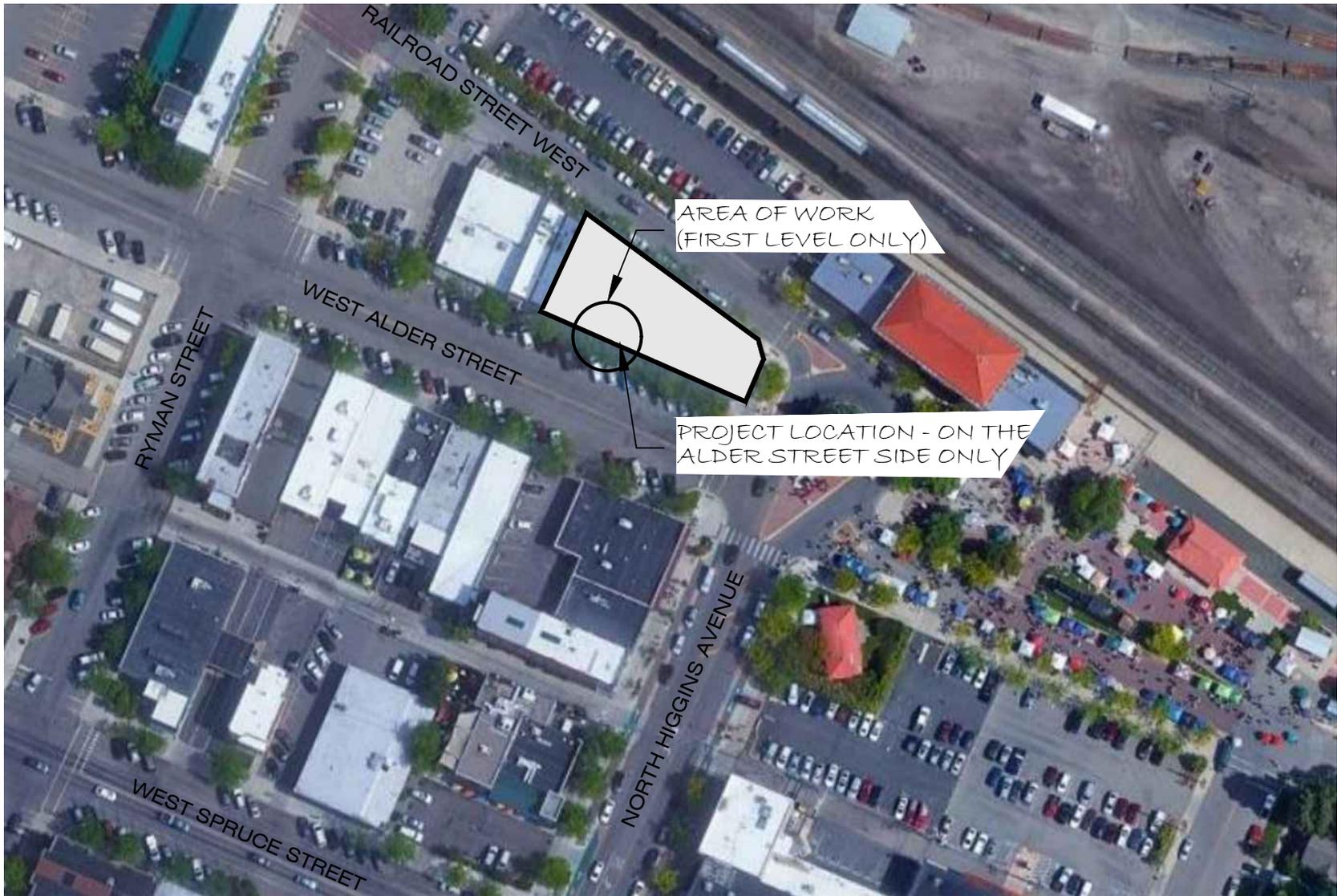
**D V G**  
 Architecture  
 and Planning P.C.



**PureWest**  
 Tenant Improvement  
 101 Railroad Street West

**HPC-1**

6-15-18



AREA OF WORK  
(FIRST LEVEL ONLY)

PROJECT LOCATION - ON THE  
ALDER STREET SIDE ONLY



○ Project Location - Arial View

111 North Higgins Ave.  
Suite 420  
Missoula MT 59802  
tel.406.241.7707  
email.  
david.dvgarchandplan@gmail.com

**D V G**  
Architecture  
and Planning P.C.



**PureWest**  
Tenant Improvement  
101 Railroad Street West

**HPC-2**

6-15-18



ENTRANCE TO BE  
CHANGED PER  
ATTACHED  
ELEVATIONS

ENTRANCE TO BE  
CHANGED PER  
ATTACHED  
ELEVATIONS

WINDOWS TO BE  
CHANGED PER  
ATTACHED  
ELEVATIONS

Entire West Alder Street Facade



Enlarged Detail Photo

111 North Higgins Ave.  
Suite 420  
Missoula MT 59802  
tel. 406.241.7707  
email:  
david.dvgarchandplan@gmail.com

**D V G**  
Architecture  
and Planning P.C.

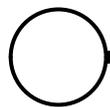


**PureWest**  
Tenant Improvement  
101 Railroad Street West

**HPC-3**

6-15-18

- 1 ORIGINAL PAINTED BRICK FACADE TO REMAIN (OUT OF SCOPE OF WORK).
- 2 EXISTING ALUMINUM FRAMED CLOTH AWNINGS
- 3 EXISTING STOREFRONT WINDOWS
- 4 EXISTING EIFS QOIN DETAIL TO REMAIN
- 5 ORIGINAL MOLDED DENTAL WORK @ ROOF TO REMAIN (OUT OF SCOPE OF WORK)
- 6 EXISTING EIFS EXTERIOR FINISH TO REMAIN
- 7 EXISTING EIFS QOIN DETAIL REPAINTED TO MATCH ADJACENT QOIN COLORS
- 8 EXISTING EIFS TO BE PATCHED, REPAIRED AND PAINTED
- 9 NEW ALUMINUM FRAMED FABRIC AWNING TO MATCH ADJACENT
- 10 NEW EIFS QOIN DETAIL TO MATCH EXISTING DETAIL
- 11 NEW ALUMINUM STORE FRONT WINDOWS



## Exterior Key Notes

111 North Higgins Ave.  
Suite 420  
Missoula MT 59802  
tel.406.241.7707  
email:  
david.dvgarchandplan@gmail.com

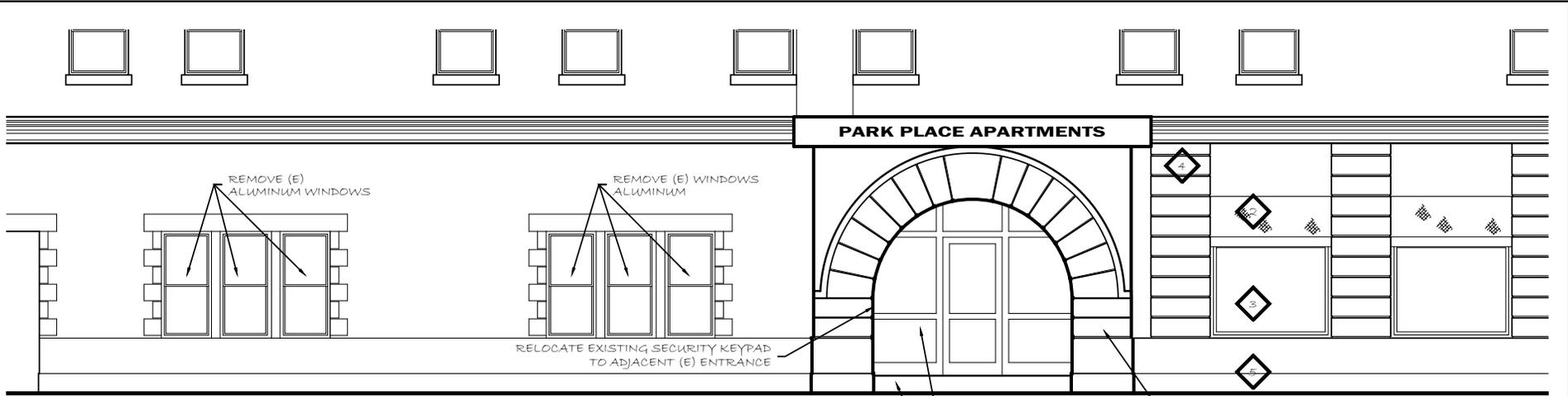
**D V G**  
Architecture  
and Planning P.C.



**PureWest**  
Tenant Improvement  
101 Railroad Street West

**HPC-4**

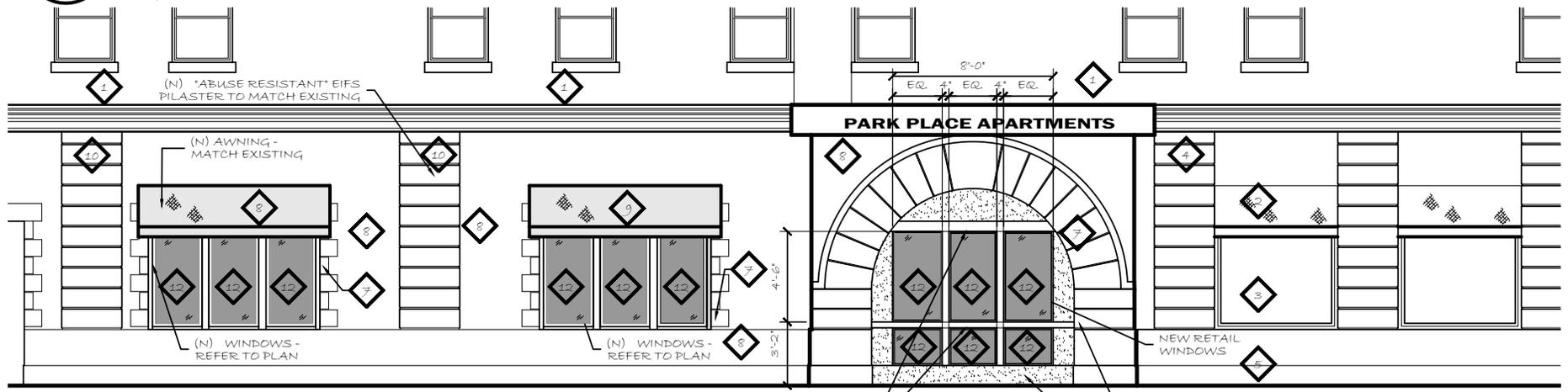
6-15-18



1

## Existing Elevation Detail

1/8" = 1'-0"



2

## New Elevation Detail

1/8" = 1'-0"

111 North Higgins Ave.  
Suite 420  
Missoula MT 59802  
tel.406.241.7707  
email:  
david.dvgarchandplan@gmail.com

**D V G**  
Architecture  
and Planning P.C.



**PureWest**  
Tenant Improvement  
101 Railroad Street West

**HPC-5**

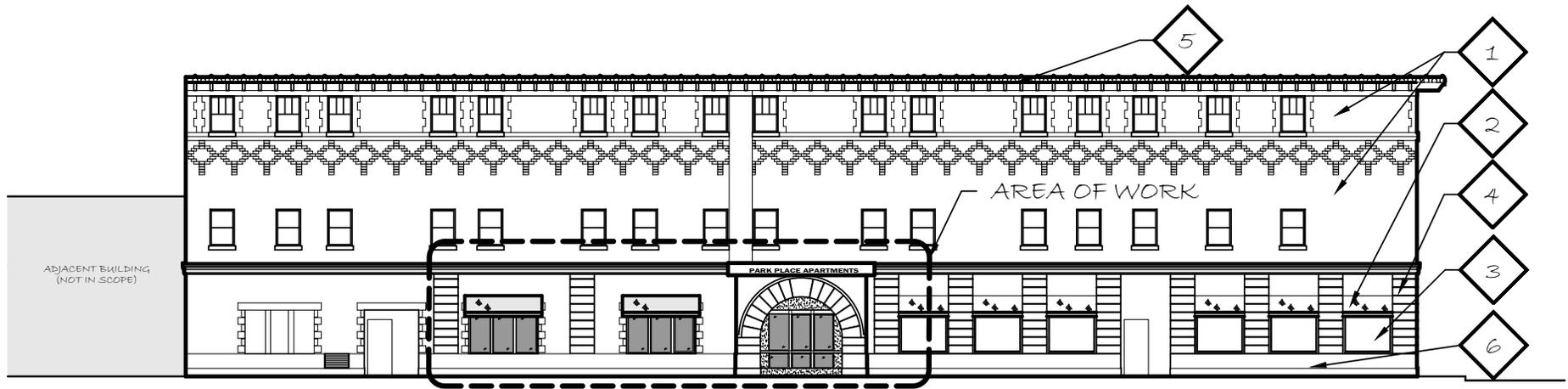
6-15-18



1

## Existing Elevation

1/20" = 1'-0"



2

## New Elevation

1/20" = 1'-0"

111 North Higgins Ave.  
Suite 420  
Missoula MT 59802  
tel.406.241.7707  
email:  
david.dvgarchandplan@gmail.com

**D V G**  
Architecture  
and Planning P.C.



**PureWest**  
Tenant Improvement  
101 Railroad Street West

**HPC-6**

6-15-18