

EXECUTIVE SUMMARY

PRESERVATION PERMIT REVIEW

101 RAILROAD ST W/118 W ALDER ST - ALTERATIONS TO WINDOWS AND ENTRANCE – JULY 5, 2018

CASE PLANNER:	Emy Scherrer, Historic Preservation Officer
REVIEWED AND APPROVED BY:	Laval Means, Planning Section Manager
PUBLIC HEARING:	July 5, 2018
AGENDA ITEM:	101 Railroad St. W/118 W Alder St. – Alterations to South Elevation Windows and Entrance on the First Floor
APPLICANT:	DVG Architecture and Planning P.C. 111 N. Higgins Ave Suite #420 Missoula, MT 59802 406.241.7707
APPLICANT'S REPRESENTATIVE:	KJ Fellerer, Architect, David V. Gray, Architect
LOCATION OF REQUEST:	118 West Alder St, Missoula, MT 59802 Downtown Missoula Historic District Legally described as: CP HIGGINS, S22, T13 N, R19 W, BLOCK 1, Lot 18 - 22, FRAC OF ALL Geocode: 04-2200-22-2-53-05-0000
LEGAL NOTIFICATION:	A legal ad appeared in the Missoulian on June 17 th , 2018 and June 24 th , 2018 and on-site posting occurred 15 days prior to the public hearing.
ZONING:	CBD-4
GROWTH POLICY:	The <i>2035 City of Missoula Growth Policy</i>
SURROUNDING LAND USE:	Adjacent (North): CBD-4 Adjacent (East): CBD-4 Adjacent (South): CPD-4 Adjacent (West): CPD-4

DVG Architecture and Planning P.C.
111 N. Higgins Ave Suite #420
Missoula, MT 59802

STAFF DETERMINATION

APPROVE the application

I. RECOMMENDED ACTION

THAT the Historic Preservation Permit (HPP) for **Alterations to South Elevation Windows and Entrance** project be APPROVED by the Missoula Historic Preservation Commission (HPC), based on the findings of fact in the staff report, and pending the fifteen-day review period per section 20.85.085.

II. INTRODUCTION

An application for an HPP was received by the City of Missoula on June 15th, 2018, for proposed exterior alterations to the building located at 118 West Alder Street, specifically to the tenant space located at 101 Railroad St. W. Alterations include infilling the existing recessed south facing entrance with windows for additional tenant area, replacing existing windows to the west of the entrance to match newer windows to the east, adding two removable aluminum framed fabric awnings to new windows to match adjacent awnings, and adding a new EIFS quoin detail between new windows to match adjacent detailing. Additional maintenance includes repainting, patching and repairing existing EIFS quoin detailing. In the 1980s, the building underwent a substantial remodel which included the addition of the non-original quoin detailing.

Alterations, by ordinance, must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The building located at 118 W Alder St. is within the Missoula Downtown Historic District, is individually listed in the National Register of Historic Places, and is subject to the Missoula historic preservation ordinance requirements of Title 20 of the Missoula Municipal Code.

The building currently houses residential and office space. The applicant requests approval of the HPP in order to modify certain elements of the exterior on the south elevation to better accommodate and expand the continued use of office space. These modifications would provide additional space for tenant use and would aid in further adapting the space into a usable setting while honoring architectural and historic significance.

The applicant's representative has consulted with the Historic Preservation Officer (HPO) for best practices, and consulted with the HPC during a special presentation at the 6/7/18 Historic Preservation Commission meeting. No concerns were raised by the HPC during this advisory presentation. The proposed plan has been established with respect to the historic significance of the building and in an effort to minimize any adverse effect.

The proposed work includes (See Appendix A, Plans/Application):

- Removing/modifying the recessed south facing entrance and infilling with new windows, which will be of the same material as existing windows to the east, will follow existing rhythm and patterning, and will be painted to match the existing color tones and exterior. The entrance archway and stylistic character will be unaffected.

- Replacing the existing row of six windows to the west of the entrance alteration with energy efficient fixed lites, to match adjacent commercial windows to the east of the entrance alteration.

-Adding two removable aluminum frame awnings above the replaced commercial windows, which will match the adjacent awnings to the east of the entrance alteration.

-Adding EIFS quoin detailing between the western window alterations, which will match adjacent existing quoin detailing to the east of the entrance alteration.

*Note that due to a substantial remodel during the 1980s, the historic character and integrity of the first story has been lost, with the exception of the ca. 1930 north elevation detail surround at the main lobby entrance which faces the Burlington Northern Railway Station.

SITE HISTORY & DESCRIPTION

The Park Place Apartment building, historically known as the Grand Pacific Hotel, Kennedy Hotel, and/or Park Hotel was constructed ca. 1902 and is the northernmost building on the west side of North Higgins Avenue. The structure is trapezoidal in plan and was constructed with zero lot lines on all boundaries. The first floor originally housed a restaurant, bar, hotel lobby, and commercial space, with hotel rooms on the second and third floors.

The building 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 Railroad 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/Park Hotel was designed to accommodate 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 lines 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/Park Hotel maintained its importance as a hotel serving railroad passengers and employees until the 1940s 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-1970s, when it was forced to close due to code violations. The building has retained primary integrity of design and materials, with the exception of the alterations which have occurred on the street level store fronts. The building exhibits interesting masonry detail work on the front façade around the windows, and on the second floor corbelled brick area. This detailing is repeated on all facades of the building.

As noted above, the historic exterior character of the first story has been substantially lost. The storefront openings have been infilled and overlaid with a monolithic stucco/EIFS finish. 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.

The Grand Pacific/Park Hotel retains a medium degree of integrity, is located in the heart-of-Missoula neighborhood, and is a contributing element to the Missoula Downtown National Historic District.

IV. APPLICABLE ZONING REGULATIONS

Title 20 Zoning Ordinance, Section 20.85.085.H outlines the criteria for review of HPP applications. Regarding CBD-4

permitted uses, the proposed use is permitted and requires no additional discretionary approval.

V. REQUEST FOR HISTORIC PRESERVATION OFFICER/COMMISSION APPROVAL

Except as otherwise approved in section 20.30, the characteristics of an historic resource that qualify it for designation shall be preserved and existing setbacks illustrating historic patterns of development shall be retained. Before issuing an HPP for alterations or new construction, the HPO shall consider the cumulative effects on the integrity of the city's historic resources resulting from the requested HPP, any other pending HPP applications, and any previously issued HPPs. The Historic Preservation Officer shall also review the HPP application for compliance with the *Secretary of the Interior's Standards for Rehabilitation* and/or any applicable design guidelines with the following criteria:

REVIEW CRITERIA

The building located at 118 West Alder St. is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance, *Section 20.85.085H*, and the *Secretary of the Interior's Standards for Rehabilitation*. (*Standard in italics*, Staff Findings and Staff Conclusions follows).

The following demonstrates compliance with the Design Guidelines set forth in Sections 20.85.085H, and the *Secretary of the Interior's Standards for Rehabilitation*.

SECTION 20.85.085H:

H-a.) Requirement: *"The characteristics of an historic resource that qualify it for designation shall be preserved and existing setbacks illustrating historic patterns of development shall be retained."*

FINDINGS OF FACT: The proposed alterations would have minimal site disturbance, and involve no alterations to fenestration. The addition of the quoin detailing serves to continue patterning from the adjacent side of the entrance. Awnings serve a similar purpose and are removable.

STAFF CONCLUSION: Historic characteristics and setbacks will be unaffected. Meets the criterion.

H-b.) Before issuing an HPP for alterations or new construction, the Historic Preservation Commission shall consider the cumulative effects on the integrity of the city's historic resources resulting from the requested HPP, any other pending HPP applications, and any previously issued HPPs.

FINDINGS OF FACT: The proposed alterations fit within the purpose of the continued use and aid in the appreciation of the overall site's designation of architectural significance through that use. Previous alterations have hindered the integrity of the first floor, yet the proposed alterations serve to improve the historic attributes and contemporary use for the building and historic district as a whole.

STAFF CONCLUSION: The cumulative effects have been considered and would not detract from the integrity of Missoula's historic resources. Meets the criterion.

H1.) Alterations shall be compatible with the relevant characteristics or character defining features that qualify the Historic resource for designation and shall not diminish, eliminate, or adversely effect the historic character of the Historic resource. Consideration shall include, but not be limited to, elements of: Size, Scale, Lot coverage, Massing, Proportion, Architectural style, Orientation, Surface textures and patterns, Details and embellishments, Relationship of these elements to one another.

Size/ Scale: Proposed alterations do not change the overall existing size/scale, however the south facing entrance will no longer be recessed. The modified entrance will be in proportion with surrounding elements and compatible in detailing and material.

Lot Coverage: The proposed alteration will not increase nor decrease the lot coverage.

Massing/ Proportion: The massing of the proposed alterations is designed to be compatible with the adjacent EFIS/stucco quoin detailing. Although this detailing is not an original character defining feature, the proposed detailing will create symmetry while being differentiated as non-historic through modern materials.

Architectural Style: The architectural style and integrity of the existing building will not be altered from its current and historic style and state. The proposed alterations utilize distinctive elements to differentiate the old from the new through materials, while articulating historic color palette and design. These alterations serve to improve the overall use and aesthetic quality of the site, while balancing contemporary needs.

Orientation: The orientation of the building will not be altered. The proposed alterations have been designed to fit within the existing structure and footprint, and retains 118 West Alder as the primary element on the site, with the north, east and south elevations as the primary facades. The original entrance on Railroad St will be unaffected.

Surface Textures and Patterns/ Details: The proposed alterations do not alter existing fenestration (which is non-original). The major character defining traits associated with the nomination, such as third floor brick detailing and roof cornice will not be affected.

Details and Embellishments: The proposed details and embellishments are sensitive to the existing historic character, and cohesively tie into the existing non-historic details and embellishments to create symmetry and rhythm. Embellishments have been designed to match the existing details, are minimal in scope, and distinguishable as modified.

Relation of these elements to one another: The proposed alterations do not alter major architectural features and detailing as nominated, and reflects change over time through design, feel and aesthetic.

FINDINGS OF FACT: The inter-relationship of *Size, Scale, Lot Coverage, Massing, Proportion, Architectural Style, Orientation, Surface Textures and Patterns, Details and Embellishments* in the design proposal serves to minimize adverse impact on the historic character of 118 West Alder in general, does not alter historic patterning, does not negatively affect elements of character-defining detailing, differentiates the old from the new, and aids in the continued use of the building.

STAFF CONCLUSION: Meets the criterion.

H2.) *New construction in historic overlay districts is not required to conform to specific architectural styles. Design of new construction shall be compatible with the character of historic resources in the immediate area, but shall distinguish itself from historic resources and not create a false sense of history.*

FINDINGS OF FACT: The proposed alterations distinguish the old from the new through materials (EFIS, new window material). New awnings will be of similar style to the existing, rectangular, sensitive color palate, while clearly being of modern (canvas) material and aesthetic, and are removable. Alterations do not alter the existing fenestration, patterns or rhythm of detailing.

STAFF CONCLUSION: Meets the criterion.

H3.) *Alternative materials may be substituted for original materials when they have the same dimensions and form as original materials.*

FINDINGS OF FACT: As the first floor was substantially altered, no original materials exist.

STAFF CONCLUSION: Meets the criterion. Materials match the existing when appropriate.

H4.) *Photovoltaic and solar hot water equipment are permitted and are not subject to this ordinance.*

FINDINGS OF FACT: No photovoltaic or solar hot water equipment are proposed.

STAFF CONCLUSION: N/A

FINDINGS AND CONCLUSIONS:

Missoula Zoning Ordinance Section 20.85.085H

The historical architectural features that distinguish 118 W. Alder will be minimally effected. The proposed alterations serve to improve working conditions for the building's contemporary use, yet will be differentiated through new materials as to preserve the overall historicity of the site. The proposed alterations will not substantially diminish, eliminate, or adversely effect the historic integrity of the building, and have been designed with sensitivity to individual character defining traits and in effort to appropriately update and maintain the building in a sensitive manner.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS CRITERIA established in Section 20.85.085H.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES:

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site.

The Standards (36 CFR PART 67) apply to historic buildings of all periods, styles, types, materials, and sizes, and to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

Standard #1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

FINDINGS OF FACT: The first floor of the building has been used for commercial/retail purposes since it was constructed and the building continues this use today. Originally, the second and third floors were used as a hotel, and are now used for apartments. The alterations proposed in the HPP represents the minimum updates necessary to continue this use.

STAFF CONCLUSION: Meets the standard.

Standard #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

FINDINGS OF FACT: The first floor, where the alterations are proposed to take place, has been substantially altered in the past. None of the existing fenestration, detailing or material is original.

STAFF CONCLUSION: Meets the standard to the extent possible and in considering existing non-historic conditions and the intended purpose of proposed alterations. The alterations serve to enhance the continued and historic use of the building.

Standard #3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

FINDINGS OF FACT: It is documented that the first floor has been substantially altered in the past, with the inclusion of new windows and an entrance, as well as EFIS quoin detailing. The modern material does differentiate these alterations as non-historic, including the proposed continuation of quoin detailing. As stated in the HPP application, the new quoin detailing is proposed "to the commercial tenant space exterior to delineate from the existing

residential interior and in keeping with the design rhythm established in the refurbishment of 1980s.” The current proposed alterations have been considered in regards to details described in the National Register Nomination and existing conditions.

STAFF CONCLUSION: Alterations are minimal in nature and will be distinguishable as later alterations in an effort to dissuade false interpretation. Meets the standard to the extent possible.

Standard #4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

FINDINGS OF FACT: The proposed project will not alter changes which have gained significance in their own right.

STAFF CONCLUSION: The project will not adversely effect acquired significance. Meets the standard.

Standard #5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

FINDINGS OF FACT: The major character defining traits described in the nomination are located on the second and third floor which will not be altered. Distinctive features and finishes will be unaffected.

STAFF CONCLUSION: The applicant has stated their awareness of the building’s historic significance and character-defining features and the proposed alterations do not effect these features. Meets the standard.

Standard #6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

FINDINGS OF FACT: The proposed alterations do not affect historic features as the alterations are only taking place on the first floor, which has been substantially altered in the past. The applicant has stated that the existing EFIS will be patched, repaired and painted in conjunction with the proposed alterations.

STAFF CONCLUSION: Meets the standard to the extent possible.

Standard #7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

FINDINGS OF FACT: No chemical or physical treatments are currently planned for the project.

STAFF CONCLUSION: Meets the standard.

Standard #8) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

FINDINGS OF FACT: The project does not require digging.

STAFF CONCLUSION: Meets the standard.

Standard #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

FINDINGS OF FACT: The proposed alterations fit within the context of the existing character-defining features, yet remain distinguishable through the use of new materials to preserve the historic integrity of the building in general. The alterations do not obstruct the overall design, setting, feel, location, or association with the building's significance and honors existing character defining traits to the extent possible.

STAFF CONCLUSION: Massing, size, scale and architectural features are planned as to minimize adverse effect to the defining qualities of the building. Meets the standard to the extent possible.

Standard #10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FINDINGS OF FACT: Two aluminum frame awnings which match the existing adjacent awnings are proposed but are removable.

STAFF CONCLUSION: Meets the standard.

Cumulative Effect:

INTENT: Alteration to individually listed NRHP building in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

SCOPE OF WORK: The alteration of windows and entrance located on the first floor of the south elevation of the building retail space located at 101 Railroad St. W, which is located within the Park Place Apartment building whose address is 118 W Alder St. Proposed alterations include removing/modifying the recessed south facing entrance and infilling with new windows, which will be of the same material as existing windows, will follow existing patterning and rhythm, and will be painted to match the existing color tones and exterior. The archway and stylistic character of the entrance will be unaffected. The existing row of six windows to the west of the entrance alteration will be replaced with energy efficient fixed lites, and will match the adjacent commercial windows to the east of the entrance alteration. Two removable aluminum frame awnings will be added above the replaced commercial windows which will match the adjacent awnings to the east of the entrance alteration. EIFS quoin detailing will be added between west window alterations, which will match the adjacent/existing quoin detailing to the east of the entrance alteration.

INTENDED USE: Office space.

FINDINGS OF FACT: There are no cumulative adverse effects on historic preservation permit sites with this proposal.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS the Secretary of the Interior's Standards for Rehabilitation.

VI. PUBLIC COMMENT

No public comment was submitted.

VII. STAFF CONCLUSIONS AND RECOMMENDATIONS

CONCLUSION:

The major historical architectural features that distinguish 118 W Alder Street will not be adversely effected. The proposed alterations fit within the context of the existing site, yet remain distinguishable to preserve the integrity of the building. The alterations are similar in scale to the existing, and utilize modern building materials and design in order to define the distinct historic character of the primary building from the contemporary alterations. Proposed changes only alter non-historic aspects of the building, as they only apply to the first floor which has been substantially altered in a previous renovation. The updated openings would provide additional daylighting, would serve to enhance current working conditions, and reference the continued use and contemporary need as office space. There are no other HPP proposals in the vicinity, and there are other historic sites in the vicinity, but would not be adversely affected by the physical alterations in this proposal. The proposed project

substantially meets the design review criteria set forth in Section V of this report and will not diminish, eliminate, or adversely effect the historic character and integrity of 118 W Alder Street or the Downtown Historic District as a whole.

RECOMMENDED MOTION:

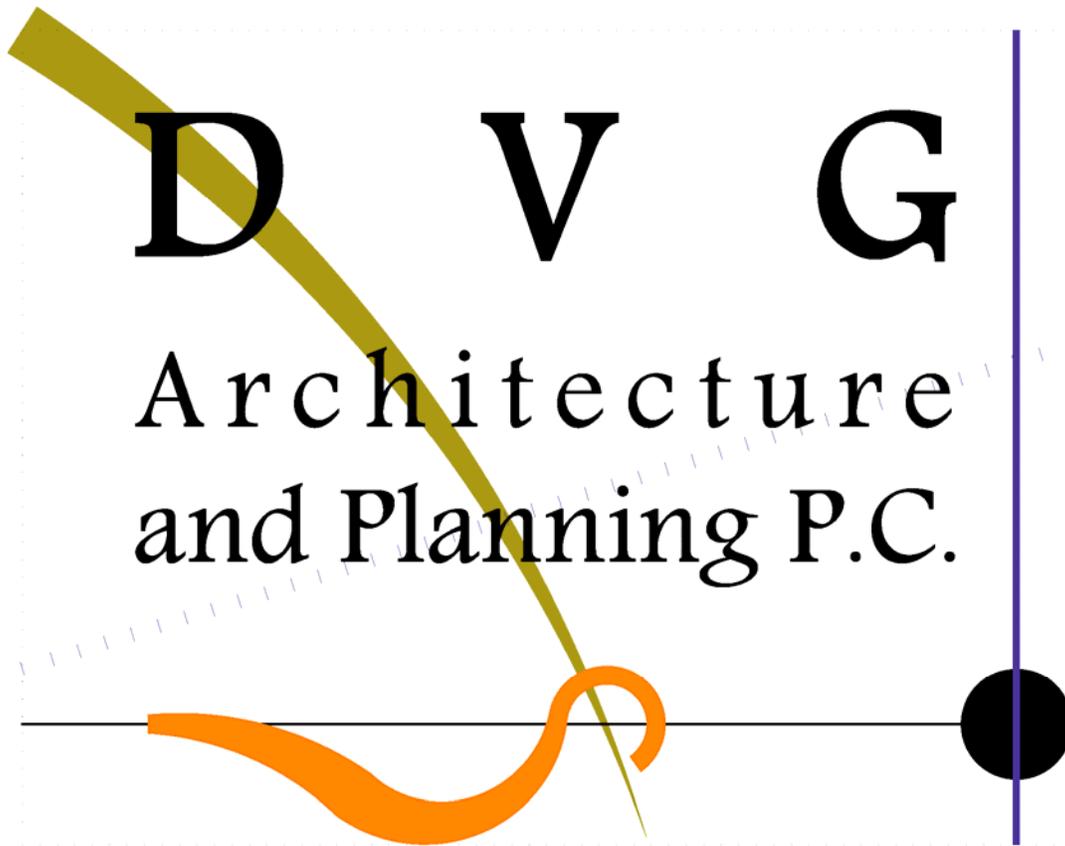
THAT the **Alterations to South Elevation Windows and Entrance on the First Floor** of the building located at 118 W. Alder Street be APPROVED.

VIII. ATTACHEMENTS

A- HISTORIC PRESERVATION PERMIT APPLICATION

APPENDIX A

HISTORIC PRESERVATION PERMIT APPLICATION



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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Application

Nation Register Nomination
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Detailed Existing and New Elevations

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

~~Congressional District~~

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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name 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

Condition		Check one	Check one
<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	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

Entered in the
National Register

date

9/29/83

Delores Byers
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.

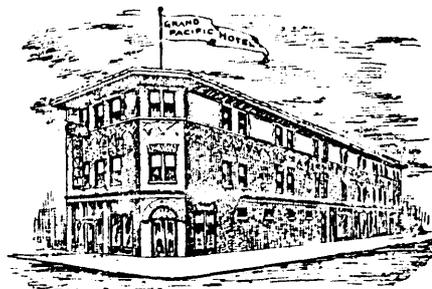
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CHAS. H. MARSH

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.

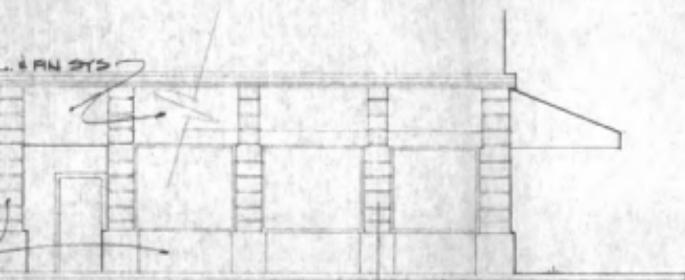
WHITE'S HOTEL, Florence.

Windsor Hotel, 117 E Front, Missoula.

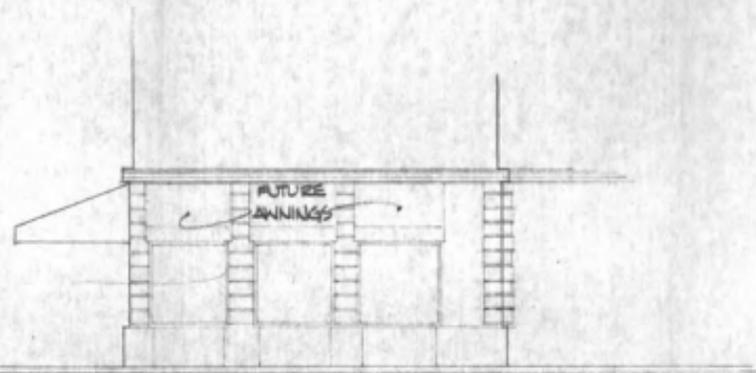
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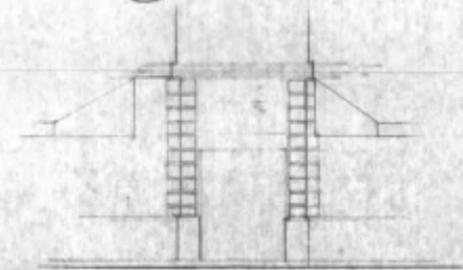
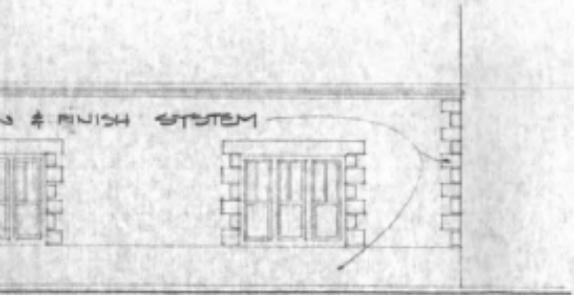


7
14



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]

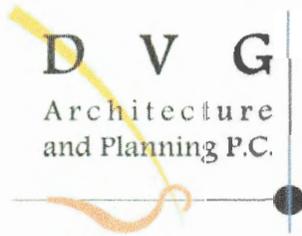
Date: 6/15/18

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

<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

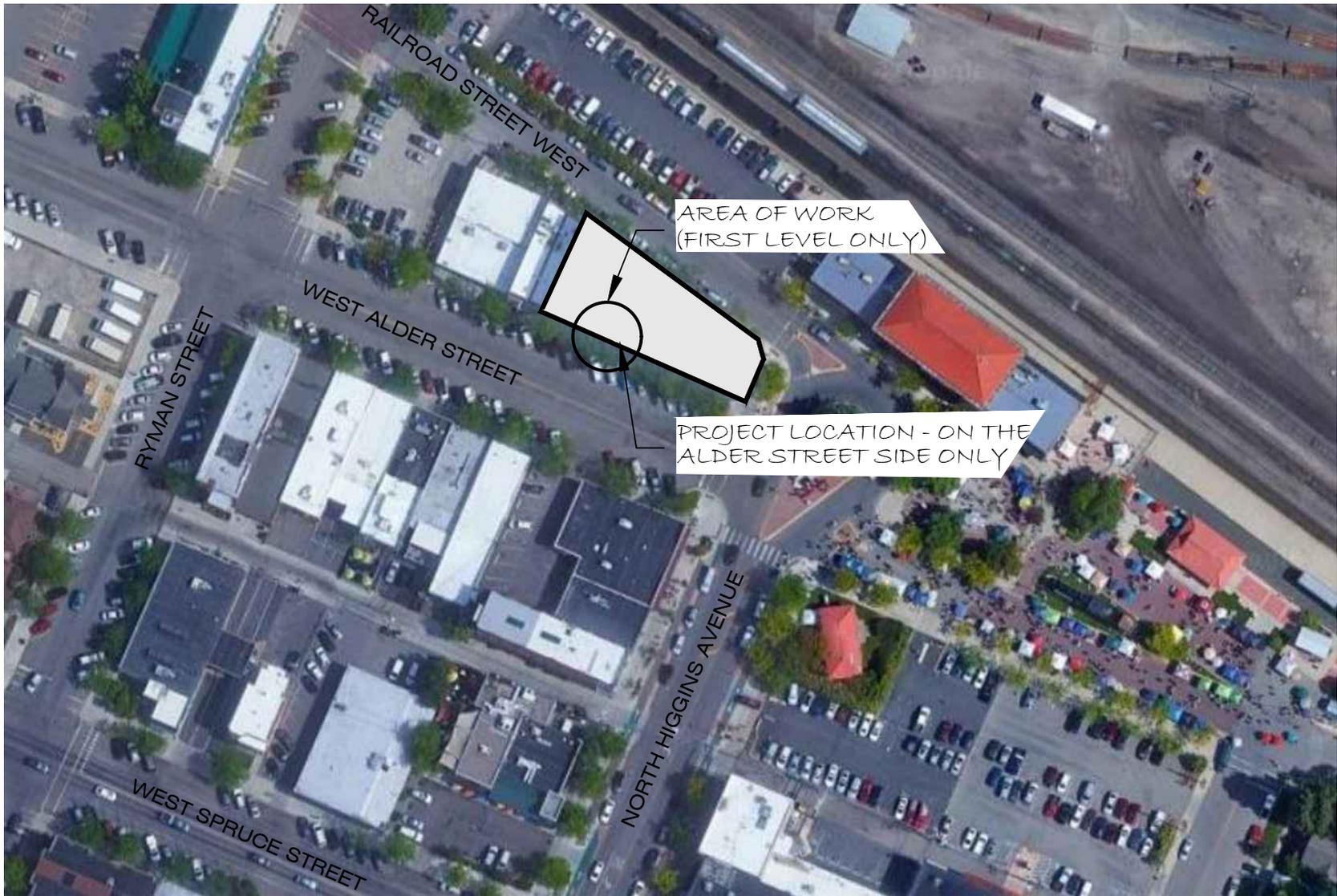
D V G
 Architecture
 and Planning P.C.



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

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email.
david.dvgarchandplan@gmail.com

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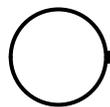


PureWest
Tenant Improvement
101 Railroad Street West

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
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tel.406.241.7707
email:
david.dvgarchandplan@gmail.com

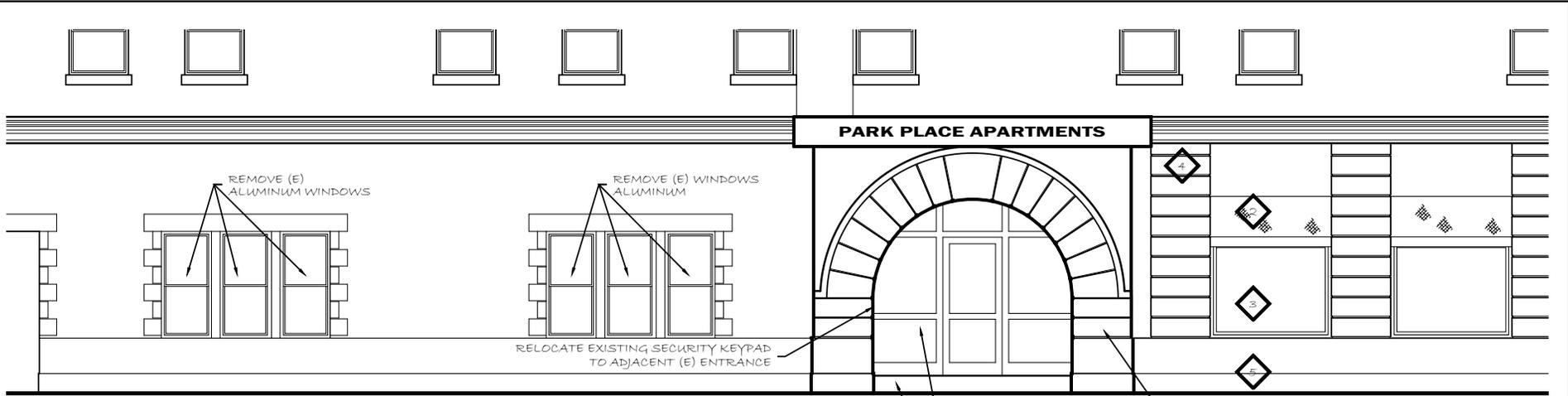
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Architecture
and Planning P.C.



PureWest
Tenant Improvement
101 Railroad Street West

HPC-4

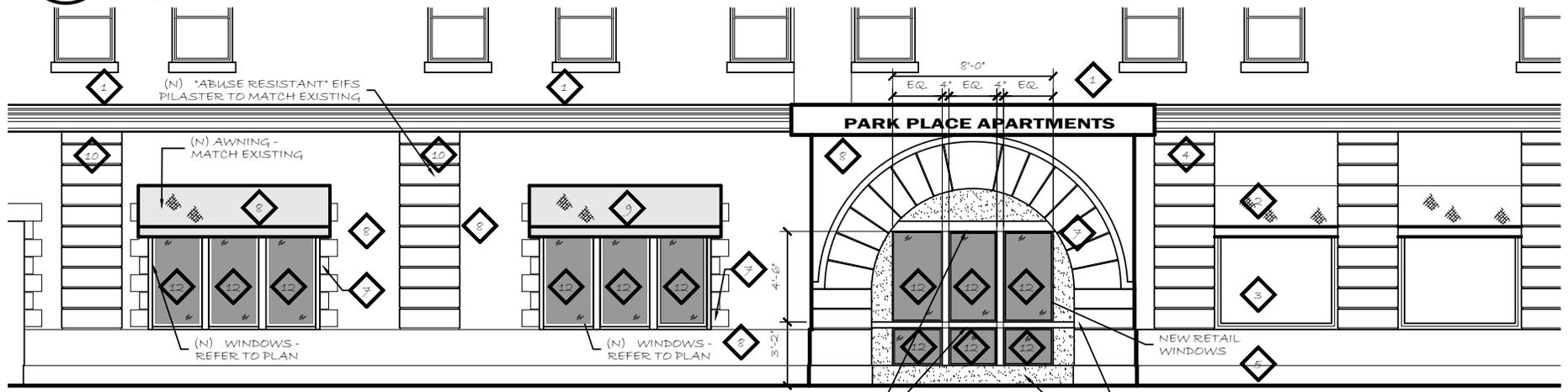
6-15-18



1

Existing Elevation Detail

1/8" = 1'-0"



2

New Elevation Detail

1/8" = 1'-0"

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Suite 420
Missoula MT 59802
tel.406.241.7707
email:
david.dvgarchandplan@gmail.com

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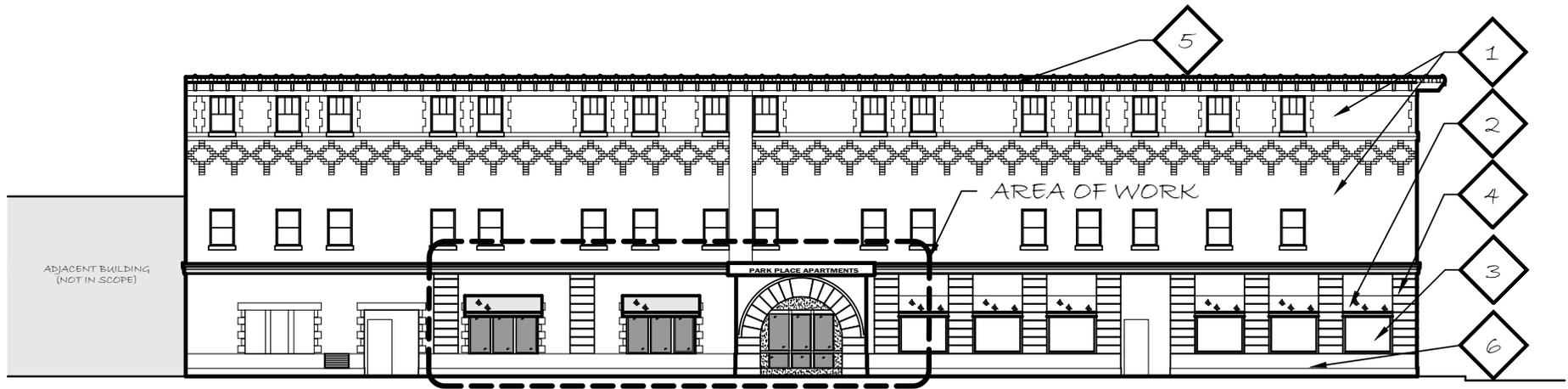
PureWest
Tenant Improvement
101 Railroad Street West

HPC-5

6-15-18



1 Existing Elevation
 $1/20'' = 1'-0''$



2 New Elevation
 $1/20'' = 1'-0''$

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 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