



**Historic Preservation Commission
Agenda**

Date: October 3, 2019, 6:00 PM
Location: City Council Chambers
140 W. Pine Street, Missoula , MT
Members: Solomon Martin (Alternate 1), Jamie Ryan Lockman, Jolene Brink, Chair (At large), Steve Adler (Professional), Cathy Bickenheuser (Professional), Paul Fillicetti, vice-chair (Downtown), James McDonald (Professional), Julia McCarthy-McLavery (At large), Bruce Haroldson (At large)

If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by calling Development Services at 406-552-6630.

	Pages
1. Call to Order	
2. Roll Call	
3. Approval of Minutes from September 5, 2019	1
4. Public Comment	
5. New Business	
5.1 Special Presentation: Facade Renovations to 127 E. Main St. (Radio Central Building) - David Gray, DVG Architecture & Planning	
5.2 Special Presentation: Downtown Heritage Interpretation Plan Update - Jimmy Grant, Historical Research Associates	
5.3 Discussion - Painted Sign for the ZACC Studebaker Building, 216 W. Main St. - Emy Scherrer	5
6. Old Business	
6.1 Legacy Business Sub-Committee Updates (if any)	
6.2 Building Watch: Farviews Radio Building, Federal Building, MCPS Admin Building, Cold Springs Schoolhouse, Fort Hospital	
6.3 Informational Letter to MCPS on behalf of the HPC - Approve, Approve with Conditions, or Deny sending the informational letter to MCPS	38
7. Historic Preservation Officer Staff Report & Project Notification	40
8. Board Member Comments	

9. Announcements, News & Upcoming Events

10. Adjournment



Historic Preservation Commission Minutes

September 5, 2019, 6:00 PM
City Council Chambers
140 W. Pine Street, Missoula , MT

Voting members present: Solomon Martin (Alternate 1), Jamie Ryan Lockman, Steve Adler (Professional), Paul Filicetti, vice-chair (Downtown), James McDonald (Professional), Julia McCarthy-McLavery (At large)
Regular member(s) absent: Jolene Brink, Chair (At large), Cathy Bickenheuser (Professional), Bruce Haroldson (At large)
Others Present: Emy Scherrer (HPO), Alicia Vanderheiden

1. Call to Order

Paul Filicetti called the meeting to order.

2. Roll Call

Alicia Vanderheiden called the roll.

3. Approval of Minutes

3.1 Approve August 1, 2019 Minutes

The minutes were approved as submitted.

4. Public Comment

There was no public comment on items not on the agenda.

5. New Business

There was no new business.

6. Old Business

6.1 Implement Revised HPC Bylaws Draft.

Emy Scherrer spoke on this item and shared edits made to the draft HPC bylaws since the last HPC meeting in August. The HPC draft and edits have been attached to the item record.

The commission discussed the bylaws and determined that additional time was needed before voting to adopt. Any questions or suggestions will be sent to Emy Scherrer who will pass along to the City Attorney. It was noted that the bylaws are a great improvement from the current document.

This item will be on the October, 2019 HPC agenda.

6.2 Education and Public Awareness

6.2.1 Greenough Park Bear Cage Sub-Committee

Solomon Martin stated there was nothing new to report. How to address rust is still under discussion. Project planning will occur during the winter; work to occur in spring 2020. Emy Scherrer noted that Parks and Recreation is available to help when the time comes.

6.2.2 Legacy Business Sub-Committee

Jamie Lockman, sub-committee chair, and Emy Scherrer, HPO shared they had discussed combining the Legacy Business sub-committee with the Historic Awards planning committee. Jim McDonald spoke in agreement of this option.

6.2.3 Building Watch

6.2.3.1 Farviews Radio Building

Emy Scherrer spoke on the neighborhood vote to get rid of building which put Parks in a challenging position. Jim McDonald noted that the building could be of use for parks for reasons such as storage. Paul Filicetti asked about the number of people present for the vote. Ms. Scherrer stated she would research and added it was a topic of interest to the neighborhood. She said the location was the only flat part of the park and there is interest for a picnic area and shelter, the plans are still conceptual. Jamie Ryan Lockman added that this is a city park, not just a neighborhood park.

Bruce Haroldson and Emy Scherrer performed a site visit and drafted a mock-up of engineering and structural concerns. They determined the building is sound, though concern was expressed by at the neighborhood meeting that the building, built in the 1920s and used as the receiving end of radio, would be too expensive to bring up to code. Research had been done to determine the cost of moving the building; there was an offer to donate the cost to move to Fort Missoula but not to the Forest Service Museum.

Jim McDonald commented on the interest to save the signs. The idea of creating a window to encase them was not well received by the developers of the neighboring property. Emy Scherrer suggested placing a sealant on the building before the signage was covered.

6.2.3.2 Federal Building

Solomon Martin noted that the General Services Administration (GSA) was in process of contracting this building and noted that there is still money being spent in the space. The building is supposed to be empty.

Emy Scherrer noted that there was discussion about the possibility of making this building a landmark and transferring it to local government. Jim McDonald noted that a million dollars in mitigation would be needed; the question would be whether that is addressed now or later.

6.2.3.3 MCPS Admin Building

Emy Scherrer stated the building is still not listed for sale as had been previously thought would happen. Julia McCarthy McLaverty stated the building would be sold for one dollar after administration moved offices to the Missoula College location; however, maintenance would be needed first. Bruce Haroldson informed that as a state entity, they are not allowed to sell property for one dollar; rather a reasonable market value must be sought.

Jamie Ryan Lockman shared that there had been interest in a daycare in the space. Jim McDonald added that the local publication, The Current, noted that in an recent article.

6.2.3.4 Cold Springs Schoolhouse

Jim McDonald discussed that a daycare is now located in the building. Recently, there was another great article in the Missoulian about this building.

6.2.4 May Preservation Month Discussion

Emy Scherrer inquired if there was interest in creating a sub-committee. Jim McDonald would like to begin securing speakers. Solomon Martin, Julia McCarthy McLaverty, Jamie Ryan Lockman, and Jim McDonald offered their service for the sub-committee. The Legacy Program would be in combination with the Preservation Awards. A request to submit nominations would be coming soon.

6.2.5 Informal Letter to MCPS on behalf of the HPC

Emy Scherrer stated that a letter had been sent in the past to a previous administration. That letter would be updated and sent along with the adaptive reuse ordinance and other new information. Members of HPC were encouraged to send any suggestions for edits to Emy Scherrer, HPO.

7. Preserve Historic Missoula Report

Jim McDonald stated he would reach out to Preserve Historic Missoula to invite them to provide a report to HPC.

8. Historic Preservation Officer Staff Report & Project Notification

Emy Scherrer provided the HPO staff report to the members of HPC. The report is attached to the meeting record.

9. Board Member Comments

10. **Announcements, News & Upcoming Events**
11. **Adjournment**



PARADIGM V2 ARCHITECTS P.C.

MISSOULA HISTORIC PRESERVATION COMMISSION
THE STUDEBAKER BUILDING EXTERIOR IMPROVEMENTS APPLICATION

216 WEST MAIN STREET MISSOULA MT, 5902 - 11.8.2018



HISTORIC PRESERVATION COMMISSION
The Studebaker Building
Exterior improvement Application

DOCUMENT INDEX

Historic Preservation Application

Narrative

History

- National Register of Historic Places Certificate
- Historic Photographs

Proposed Improvements

- Site = View Sheds
- View Shed Photographs
- Floor Plans
- West Elevation
- Rendering



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): Studebaker Building
Property Address: 216 West Main Street, Missoula MT 59802
Property Owner Name: Zootown Community Arts Center
Address: 235 North 1st St West Missoula, MT 59802
Phone: 406.549.7555
Applicant (ex. Architect): Paradigm V2 Architects P.C.
Address: 125 1/2 West Main Street
Phone: 1-406-549-6120

SITE INFORMATION

Legal Description

Lot(s): 18-19 Block(s): 22
Subdivision: CP Higgins Township: 13
Range: 19 Section: 22
Zoning: 6 C1-4 Sq. Footage: 17,274

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.

Date: 11-9-2018

Owner Signature:

X.

Date: 11-9-2018



Narrative

Exterior improvements to the National Register listed Studebaker Building built in 1918

The Studebaker Building
216 West Main Street
Missoula, Mt 59802

November 8, 2018

The National Register listed Studebaker Building was built in replacement of a long standing Joseph P. Nagle stable. The 17,274 square foot, two story building with a partial basement was completed in 1921. The original use of the building was a car repair and storage area run by the Main Street Motor Company. A garage door on the Main Street facade opened to a ramp leading to the second story: the main storage area for the automobiles in the building. In 1930, the building was used as a Chevrolet showroom and then transitioned to selling Studebakers in 1936. Louis Nybo sold Studebakers until the 1950's.

The Studebaker is a utilitarian building with very little detailing except the cloud shaped Art Deco corner parapet on the South-East corner of the building. The original signage for the building has been long removed, but a small Studebaker mural on the East façade hints at the building's past. The original garage door has been replaced with a double door storefront system and the rear entrance to north side of the building has been relocated to the east side of the façade.

In recent years the building has been used as commercial office space and retail areas. The capital barber shop owner Steve Boldizar has called the Studebaker building home since 1985. In the spring of this year the Zootown Community Arts Center purchased the building for their new headquarters. Following the vacation of the current tenants, Capital Barber Shop and Advanced Technology Group, the building will undergo a substantial interior remodel and a few exterior changes. Most the changes to the exterior will be maintenance related. However, new openings will be added to the front and rear facade. The front south façade will have to garage doors added the current storefront openings. The new garage doors, though not in the same location as the historic garage door, will bring a similar aesthetic as the previous years. The garage doors will be 16 feet in width and 7' 6" tall. Additional structure will be added to the interior of the building to stabilize the structure. The garage doors will maintain all the same portions and horizontal break lines of the original building.

The new entrance on the north façade will replace the bottom western window. The height and width of the new entrance will remain the same as original window opening. These alterations will allow the Studebaker to maintain its listing in the National Register of historic places, while improving transparency and flow with the public street scape. As well as help in achieving the ZACC's goal of providing immediate, high quality art education to the public.



HISTORY

-NATIONAL REGISTER OF HISTORIC PLACES CERTIFICATE
-HISTORIC PHOTOGRAPHS

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

RECEIVED 2280

MAR 21 1997

NAT. REGISTER OF HIST. PLACES
NATIONAL PARK SERVICE

other name/site number:

zip code: 59801

(See continuation sheet for additional comments.)

State or Federal agency and bureau

___ other (explain):

Signature of the Keeper
L. R. Fugate

Date of Action
4/17/97

5. Classification

Ownership of Property: Private

Number of Resources within Property
Contributing Noncontributing

Category of Property: Building

Number of contributing resources previously
listed in the National Register: 0

 1 building(s)
 sites
 structures
 objects

Name of related multiple property listing: Historic Resources
in Missoula, Montana 1864 - 1940.

 1 TOTAL

6. Function or Use

Historic Functions:

Commerce/trade: specialty store
Transportation: animal-powered

Current Functions:

Commerce/trade: specialty store
Vacant/Not in Use

7. Description

Architectural Classification:

Other: 20th Century Commercial

Materials:

foundation: stone, concrete
walls: brick
roof: asphalt
other: n/a

Narrative Description

The Studebaker Building is a two-story commercial building located on West Main Street within Missoula's historic central business district. The adjoining buildings are one-story historic buildings, one of which has been renovated, with subsequent loss of design and materials integrity.

Exterior

A rectangular, two-story, masonry, vernacular commercial building, the Studebaker Building has a flat roof, corner crenelated parapet, and concrete foundation. The front facade of the building is stretcher bond high-fire brick, with four second-story bays and four first-floor bays. The distinctive corner, crenelated, polychrome parapet (and the remainder of the front facade) has a header cornice. The corner parapet also has an inset polychrome masonry panel. The second-story windows are four sets of three-part fixed industrial steel-frame windows with 12 (3x4) lights in each part. A header belt course (at the bottom) and a vertical stretcher course (at the top of the windows) serve as decorative sills and lintels, respectively. The first and second stories are separated by an inset stretcher polychrome panel running the length of the front facade. A vertical stretcher belt course runs above the first level bays. The west side of the second story has a row of wood-frame, double-hung windows with header relief arches.

The street level has four bays--a west-end, frame, multipanel and light, hinged garage door; two sets of large, paired, plate glass windows; and a centered, wood-frame entryway. The entryway has two wood-frame swinging doors with three-quarter length windows. Four-part inset plywood panels are located above the large window bay and a two-part panel above the centered doorway in molded wood frames. A rounded canvas awning is located above the entryway door. The front facade appears to be original and is in good condition.

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National Park Service

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The rear of the building has three second-story bays and four first-level bays, including one masonry framed aluminum garage door. The upper windows are three sets of metal framed 3x4 multilights and header sills. The windows on the first story are the same except that they do not have header sills, and terminate above a three-foot-high concrete base wall.

Interior

The interior of the building consists of two street-level front retail establishments--a barber shop and a book store--a westside driveway, and an open rear automobile service area. The upstairs is one open room, with masonry walls.

The first floor commercial establishments are accessed by an interior foyer-hallway, with separate wood-frame wood door (with full-length window) entries to both. The bookstore has sheet rock walls and a rear mezzanine level office that is accessed by an interior staircase. The ceiling in the hallway, bookstore, and the barber shop is pressed metal with decorative 12-inch squares. The hallway, which has sheet rock walls and wood frame fixed windows looking into the bookstore, wraps around the bookstore and provides an interior access to the rear, open, garage area. Access doors from the hallway to the rear garage area and the access driveway are wood frame with three horizontal wood panels and upper light.

The driveway to the rear garage area has a corrugated metal ceiling, a masonry west wall, an eastside sheet rock wall, and a 2x4 and 2x12 wood staircase (with a landing), which accesses the southwest end of the second story. The rear of the first story is a large, open, garage area with masonry walls to the east, west, and north. The ceiling is 2x12 joists. The upper floor is supported by large steel I-beams supported by eight-inch-diameter, 4x4, and reinforced concrete support posts. A 2x4 and 2x12 wood stairway to the rear of the garage provides a northeast end access to the second floor.

The second floor is one open room with interior masonry walls, a 2x6 floor, and east-west running steel I-beam roof supports with shallow 2x10 trusses. The westside windows are wood frame, double hung, 1/1 and 2/1.

8. Statement of Significance

Applicable National Register Criteria: A, C

Areas of Significance: Transportation, Commerce,
Architecture

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1918/21 - 1946

Significant Person(s): n/a

Significant Dates: 1921

Cultural Affiliation: n/a

Architect/Builder: not known

Narrative Statement of Significance

The Studebaker Building is eligible for listing in the National Register of Historic Places under criteria A and C. It was constructed as and was an automobile dealership/garage and functioned in that capacity during the historic period. As such, it is one of the few buildings remaining in downtown Missoula that was clearly associated with the advent of the automobile industry in the area. It is an example of a business that was a part of the major societal transition from horse to automobile, with the first owner operating a livery stable and automobile storage facility simultaneously. By 1922, this business was listed in the Polk's Missoula City and County Directory under the heading "Automobile Dealers, Garages, Livery and Repairs," indicating the transitory nature of the period. Most people who owned automobiles in these early years, stored them at garages where they could be maintained and protected from the winter elements. Spaces in livery stables usually rented from \$10 - \$15 per month and often included lessons in driving provided by the proprietor. Maintenance of batteries and heating/cooling systems, which were not very technically advanced, proved a chore for most owners and thus created a demand for such services. Nagle's was one of the earliest of the automobile-related business along this two block stretch of west Main Street, which would eventually become Missoula's "Gasoline Alley," with at least six automobile-related businesses. Part of this heritage still remains with the National-Register-listed Zip Building at 251 West Main, Reynold Radiator at 233 West Main, and the former Onley Motors at 300 West Main, which is presently being rehabilitated to serve as an antique automobile repair and display facility.

The Studebaker property meets the integrity of location criteria for independent listing in the National Register as addressed by the registration requirements of Section IV of the Missoula Multiple Properties nomination. It is closely associated with the context of the commercial development of the city center within the historic period of 1880 to 1940. The Studebaker Building has a strong sense of *setting and location, integrity of design, materials and workmanship, clear evidence of historic craftsmanship and a feeling and association* with the early automobile era. The proximity of the Studebaker Building to the Mullan Military Road (within a block of this property), the first federally funded road in Montana and a primary transportation thoroughfare through Missoula, connects the Studebaker Building to the historic transportation contexts recognized in Missoula's Comprehensive Preservation Plan. It also meets the criteria for design, materials and workmanship, especially with the historically sensitive rehabilitation now occurring. The significant facade details, such as the fixed industrial steel-frame windows that dominate the front and rear facades, and make a strong statement as to the commercial identity of this building, and are being restored and retained. Upon completion, this building will be a fine representation of an early automobile facility. The exterior upper floor integrity has already been restored to a significant degree. The overall integrity of design, materials and workmanship in this building evokes a definite sense of the historic time period, thus meeting another of the criteria necessary for additions to the multiple properties listing.

The Studebaker Building is also an excellent example of the commercial architecture of the early 1920s, showing a transition between the ornamental vernacular adaptations of the classic commercial designs of the late nineteenth and early twentieth centuries and the more functional designs of the post 1920s. The somewhat unusual (for Missoula) crenelated, polychrome, corner parapet exhibits the expression of a deco "arc ziggurat," with its repeating arcs appearing like scoops of ice cream or cloud-like shapes. That corner element is somewhat similar to the mission style parapet of the

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Quartermaster's Stable building at Ft. Missoula, which was constructed some eight to ten years earlier in 1910. The lower facade is similar to designs used in other automotive buildings of that era, such as the Pierse Chevrolet (later Bennett Pontiac) Building in Great Falls, which was built in 1916, and the H.O. Bell Ford Building of Missoula at 605 South Higgins Avenue (demolished in 1989). The paving of the 200 block of West Main Street in 1914, forecast the development of this area as an automobile related corridor of the downtown business district. The building possesses excellent integrity of design and materials on the front upper and street level facade and at the rear of the building.

The building was constructed between 1918 and 1921 when the property was owned by Joseph P. Nagle. Nagle owned and operated a livery business at this address until the construction of the existing building. Subsequent owners included Mamie Clarkin Tischler, Nagle's niece (1922), Frank Thomas (1928), and Nybo Chevrolet (1930), which owned the property until 1960. The first known reference to this building serving as a garage is in the 1922 Polk City Directory, which references O'Brien (Harry A.) and Bourgeois (Arthur E.), garage. The 1921 Sanborn Map and the 1925 City Directory list Main Street Motors at this location. Subsequent occupants included Owl Taxi Cab and Transfer Co. (taxi cabs, U-drive cars, and auto storage) William Elmore, Proprietor (1929), Nybo Chevrolet Co., Inc. Louis A. Nybo, President (1930-1934). By 1936, the Nybo dealership was selling Studebaker cars and trucks and this building has come to be closely identified with that brand of automobile. The Missoula police force adopted Studebakers as their official vehicle and remained loyal to that company well into the 1950s. Nybo also advertised tires as of 1938 and shuttle trailers as of 1940.

Studebaker Building

Name of Property

Missoula County, Montana

County and State

9. Major Bibliographic References

See continuation sheet

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 # _____

Primary Location of Additional Data:

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

10. Geographical Data

Acreage of Property: less than one

UTM References:	Zone	Easting	Northing
	12	271700	5195100

Legal Location (Township, Range & Section(s)): Located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 21, T13N, R19W.

Verbal Boundary Description

The Studebaker Building is located on Lot 18, Block 22 of the C.P. Higgins Addition, Missoula, Montana.

Boundary Justification

The boundary includes the city lot upon which the historic building was erected.

11. Form Prepared By

name/title: William A. Babcock	Allan Mathews	James R. McDonald	
organization: Past & Present	Missoula HP Officer	James McDonald Architects	date: December 1996
street & number: 2920 Salish Court	425 Ryman	224 N. Higgins	
telephone: (406) 549-9987			
city or town: Missoula	state: MT	zip code: 59801	

Property Owner

name/title: Michael Boehme	telephone:
street & number: 1396 Michigan Ave.	state: UT
city or town: Salt Lake City	zip code: 84105

United States Department of the Interior
National Park Service

National Register of Historic Places

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Missoula County Appraiser and Assessor, Plat Book to C. P. Higgins Addition.

Missoula County Clerk and Recorder, Deed Books Records, 1895-1946.

Polk, R.L., Missoula City Directories, 1903-1946.

Sanborn Fire Insurance Maps, 1893-1950.



From Archives & Special Collections, Mansfield Library, The University of Montana-Missoula

Item Description

Title Turmell Tire Company, Main Street, Missoula

Description Turmell Tire Company and Nybo & Company (Studebaker and White trucks), on the north side of Main Street, Missoula, Montana. Turmell Tire Company advertises Kelly Springfield tires and is a Union Oil Company gas station. A cupola with a white brick rectangle can be seen on the Studebaker building. The car at the gas pump is circa 1950; the black coupe behind the pickup is probably a 1950 Chevrolet Styleline Deluxe 2-door. There are traces of snow piled up around the utility poles, some of the cars have some snow on them, and the center of the street seems to have remnants of grit or gravel.

Creator Healy, Stan, 1918-1996

Genre (Short List) photographs

Type Image





STUDEBAKER BUILDING

1. (Nagle Building)
2. Missoula Co. Montana
3. William A. Studenaker
4. 9/15/1996
5. Montana State Historic Preservation Office
Helena MT
6. Looking SE
7. 17



STUDEBAKER BUILDING

1. (Nogie Building)
2. Missoula Co. Montana
3. William A. Babcock
4. 9/15/1990
5. Montana State Historic Preservation Office,
Helena, MT
6. Looking SE
7. 20

PROPOSED IMPROVEMENTS

- SITE LOCATION
- PHOTOGRAPHS OF EXISTING CONDITIONS
- FLOOR PLAN
- ELEVATIONS
- RENDERING



SITE LOCATION

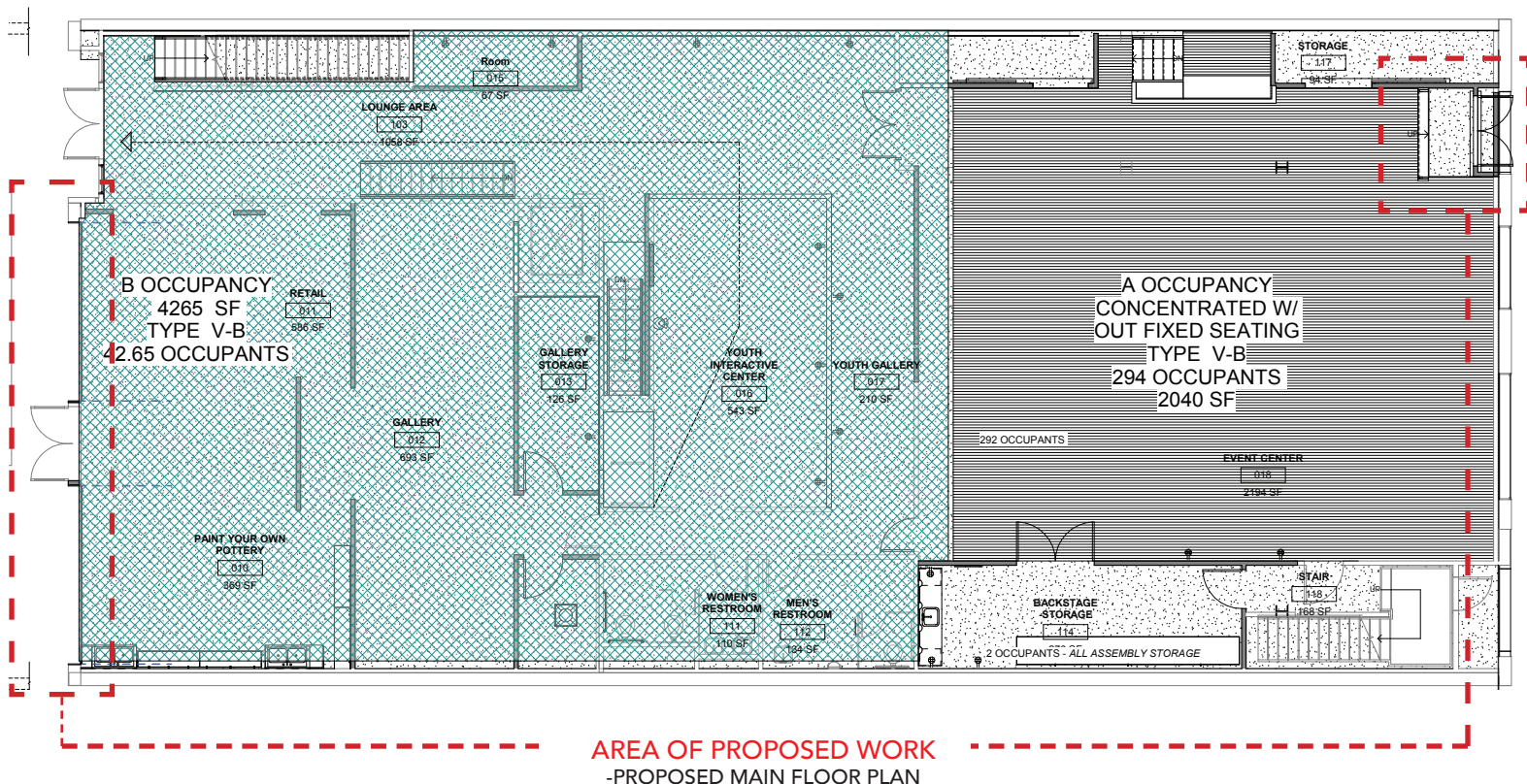
-216 WEST MAIN STREET MISSOULA, MONTANA
-LOCATED ADJACENT TO MASALA INDIAN RESTAURANT
AND SGB MARTIAL ARTS - FITNESS - BOXING



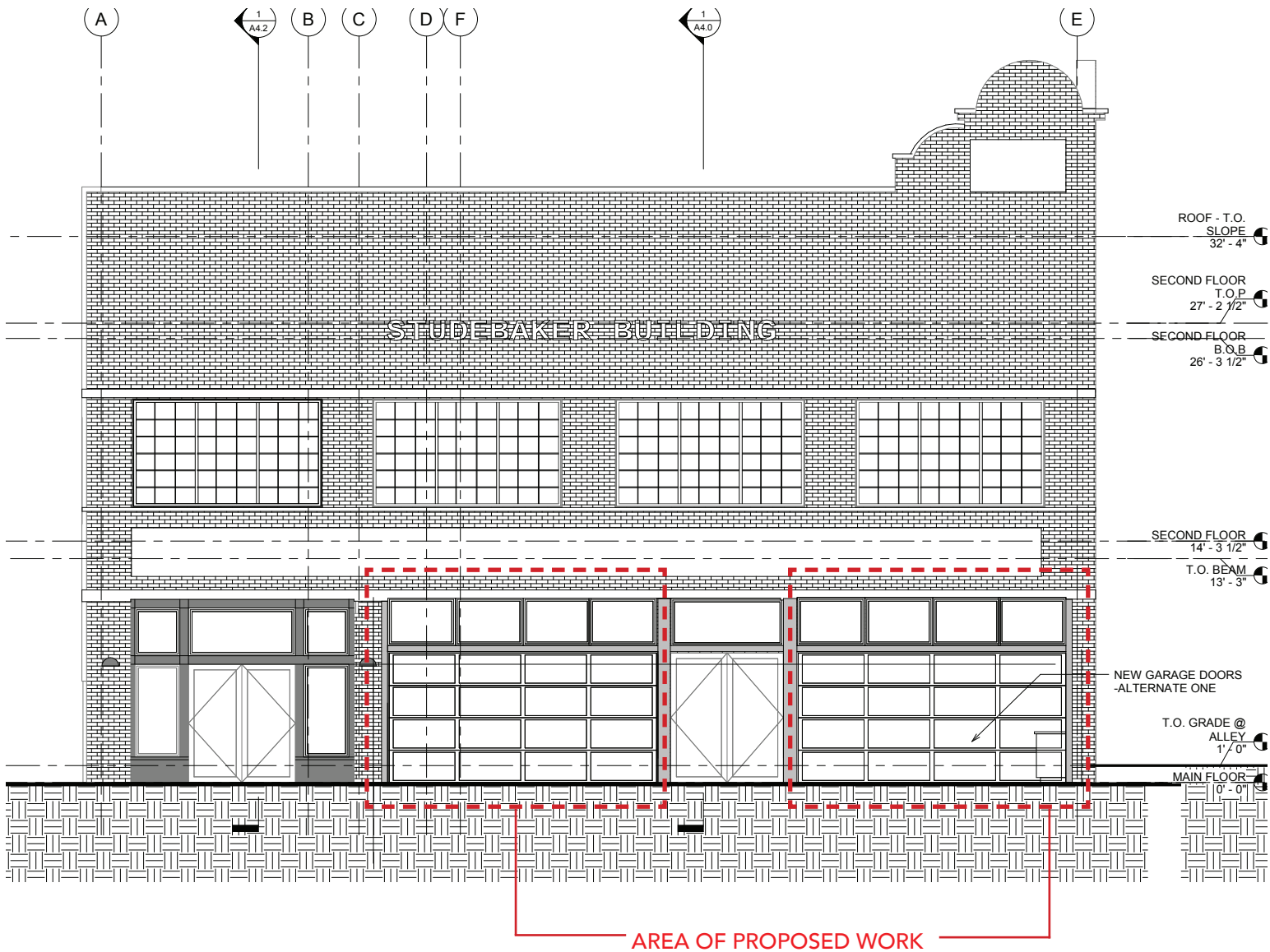
EXISTING SOUTH FACADE - MAIN
STREET, MISSOULA MONTANA



EXISTING NORTH FACADE - ALLEY
BETWEEN MAIN AND BROADWAY



PROPOSED MAIN FLOOR PLAN



PROPOSED SOUTH ELEVATION

GARAGE DOOR CONSTRUCTION AND FINISH

Construction

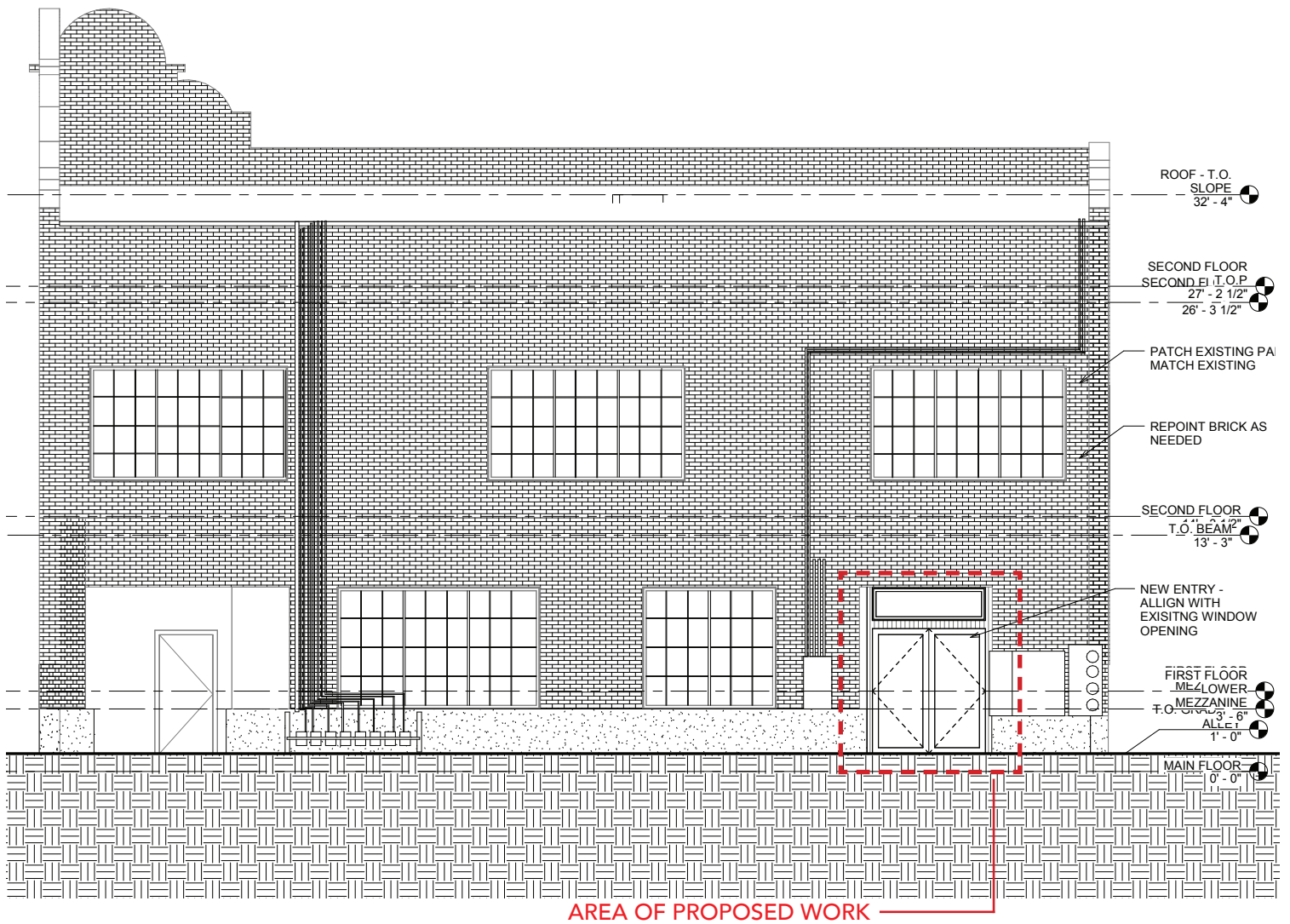


- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joints and bottom weather seal provide additional protection against the elements
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors 16' to 24' wide
- Wind load options available to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 21" and 24" section heights; 18" for odd height doors
- Available in 1" width increments up to 24'

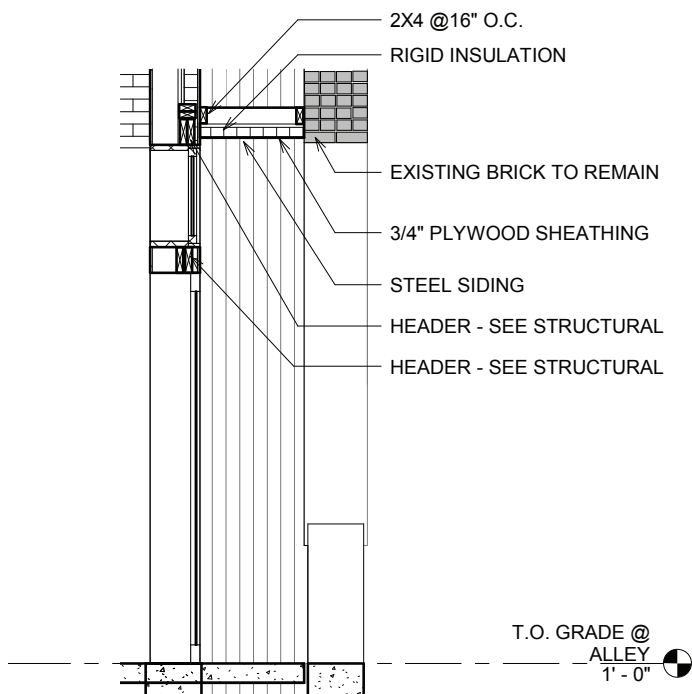
GARAGE DOOR FINISH

Black Anodized Aluminum





PROPOSED NORTH ELEVATION



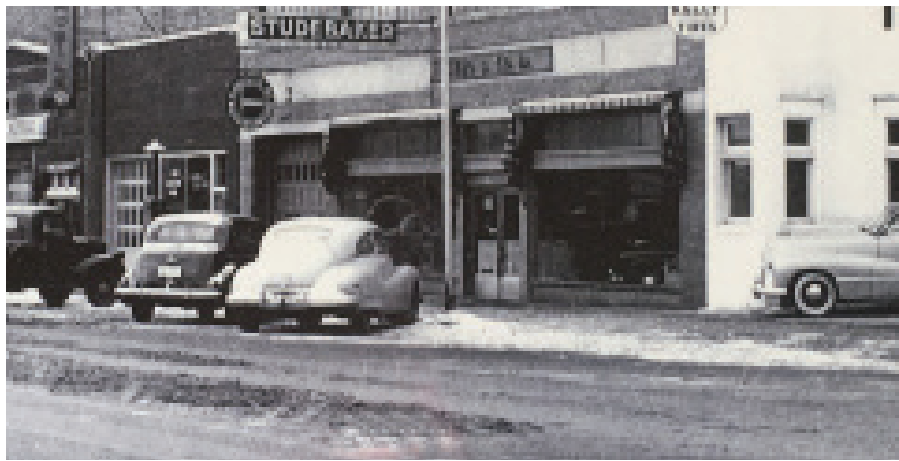


REPOINT DETERIORATING EXISTING BRICK
-MATCH EXISTING



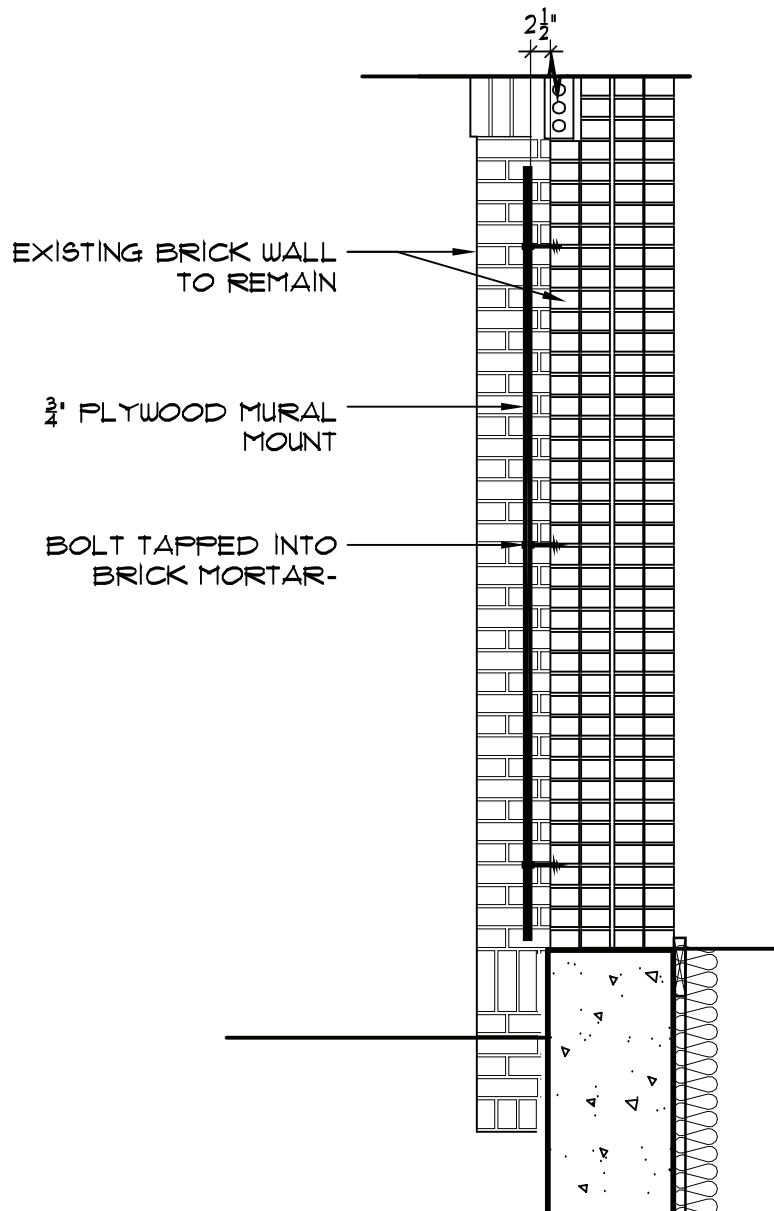
PAINT EXISTING WINDOWS

REMOVE RUST AND PAINT WINDOWS BLACK



REMOVE AWNINGS

REMOVE AWNINGS CLEAN AND RESTORE ANY MARKS AFTER REMOVAL



ALLEY MURAL - NORTH ELEVATION

-MURAL TO BE OFFSET FROM BRICK 2 1/2"

-MURAL WILL NOT BE PERMANENTLY ADHERED TO WALL AND SHALL NOT HARM THE EXISTING BRICK

-IF AND WHEN MURAL IS REMOVED ALL FASTENING HOLES ARE TO BE PATCHED TO MATCH EXISTING CONDITIONS

ZACC SIGN PROPOSAL FOR MSLA HISTORIC PRESERVATION

Zootown Arts Community Center

216 W. Main St.
Missoula, MT 59802
406-549-7555

Contact(s)

Kia Lyszak, Executive Director, kia@zootownarts.org
Heather Stockton, Director of Operations, heather@zootownarts.org

GOAL:

To gain permission to paint ZACC business signage directly onto Studebaker building facade.

PROJECT BACKGROUND:

The Zootown Arts Community Center, also known as the ZACC, purchased the Studebaker Building in the heart of downtown Missoula in 2019. The Studebaker offers a unique opportunity for the ZACC to provide quality arts experiences to more Missoulians of all ages and backgrounds with an ADA accessible building and proximity to a Mountain Line bus transfer station. Putting the ZACC in this building will have a lasting impact on Missoula's thriving downtown and our growing city by adding new vibrancy and opportunity, as well as easier access to the arts for all residents of Missoula.

WHY PAINT VERSUS AN INSTALLED SIGN?

As artists, we've always been extremely attracted to the Studebaker building and the history which it represents. Our goal is not to replace this history, but to build upon it, continuing to make its story rich for generations to come. To that point, throughout our renovation we've worked hard to maintain various features on the interior that make this building historically and visually unique including: refinishing original custom concrete flooring, seeking period-specific furniture and accessories to adorn various spaces across the three floors, and designing new built-in elements with curves and metal meant to "speak to the shape and feel" of a Studebaker automobile.

It is our belief that painted signage on the exterior of the building will better align with the period-specific design elements and visual aesthetics of the building, both interior and exterior, as well as the overall aesthetic of historical downtown Missoula.

FURTHER CONSIDERATIONS:

While the ZACC celebrates artists of all ages and skill levels, please know the exterior signage would be painted by a local professional artist who has already painted similar signage on buildings downtown and on the Hip Strip, and with professional grade materials.

The exterior wall on the east side of the Studebaker building is already adorned with a beautiful mural, done by Stan Hughes in 2000, shown below. We believe that additional mounted signage would visually compete and degrade the existing historical mural.



PROPOSED SIGNAGE:

The ZACC would like to be able to paint the following two (2) items to serve as store signage:

1. The words “Zootown Arts Community Center”
2. Our logo, sans splat, with acronym, as shown below.



Sign 1: The ZACC would like to paint the words “Zootown Arts Community Center” across the front of the Studebaker building. The lettering would be placed within the recessed section of lighter colored brick above the awning, but below the second story windows. The area is rectangular, and spans almost the entire width of the building. The font would be a bold, simple to read typeface, like those shown in the below samples and on our logo, and done in a classic black and white color scheme. This painting would span the majority of the front of the building, approximately 50 ft in length, and 12 - 16’ in height determined by the exact dimensions of the recess.

Sign 2: The ZACC would like to paint our logo, sans splat, with the letters “ZACC” across the front of the Studebaker building. The splat logo would be placed at the top west-side of the building, above the second story windows, and to the left of the existing Studebaker building sign. This painting would span approximately one third ($\frac{1}{3}$) of the front of the building, approximately 15-20 ft in length, and approximately 10 ft in height.

Please note the image below is used for mockup purposes only, and is only meant to show approximate sizing and location of proposed signage. The “garage doors” do not exist and the storefront is comprised of stationary windows with a cloth awning directly above.

Option 1:



Option 2:



REFERENCE EXAMPLES OF OTHER DOWNTOWN/HIP STRIP SIGNAGE:

Missoula Textile Services



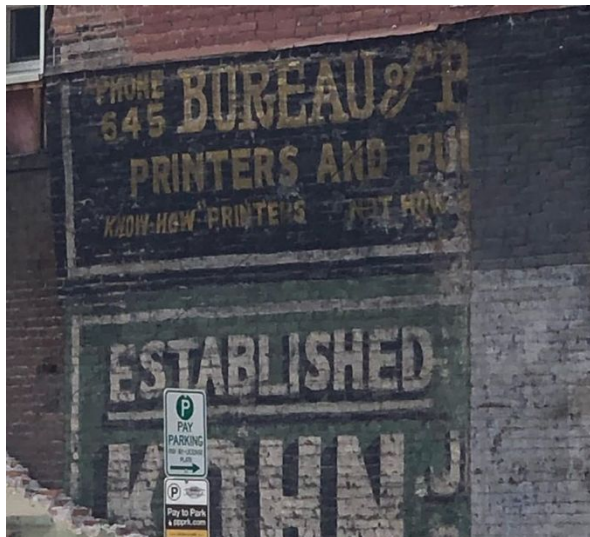
Bicycle Hangar (Store Signage - Painted May 2019)



Atlantic Hotel (Circle Square Signage & North-facing exterior wall) Murals



Recently exposed (summer 2019) historic murals



Hip Strip Stores - Noteworthy Paper & Press, and Betty's Divine store fronts





DEVELOPMENT SERVICES – HISTORIC PRESERVATION OFFICE

435 Ryman • Missoula, MT 59802 - 4297 • (406) 552-6638 • escherrer@ci.missoula.mt.us

Superintendent Watson
MCPS Administration Building
215 S. 6th St. W.
Missoula, MT 59801

October 3rd, 2019

Dear Superintendent Watson,

Greetings from the City of Missoula Historic Preservation Commission (HPC)! We are writing today to welcome you to Missoula as the new MCPS Superintendent, and provide information on the role we play in the community. The HPC is charged with implementing our local historic preservation program, maintaining and updating City preservation law, and raising community awareness for the purpose of integrating historic preservation into local, state and federal planning and decision-making processes.

The historic preservation program is designed to promote the preservation of historic and prehistoric sites, structures, objects, buildings and historic districts. Established by the Missoula City Council in 1989, the HPC is comprised of volunteer preservation professionals including architects, engineers, masons and more. This is a quasi-judicial board which oversees preservation permit review and makes recommendations to the City Council. One of the major aspects the HPC oversees is providing consultation and advice to the community, acting as a professional resource for anyone looking for information related to historic buildings and places. Respectively, Missoula's schools comprise some of the City's most celebrated historic places and stand as honored community anchors. Although many historical schools have suffered some deferred maintenance, they were generally solidly built, often with great craftsmanship and architectural significance. With the help of creative architects and sensible school board policies, many school districts have demonstrated that historic schools can be brought up to 21st-century standards, and offer excellent opportunities for adaptive reuse.

Recently, Missoula City Council approved a new Adaptive Reuse Zoning Overlay (/AR). Adaptive reuse is defined as the process of reusing an existing building for a purpose other than which it was originally built or designed for, or currently used. This overlay supports the adaptive reuse of historically significant buildings not usually zoned for reuse, such as churches, corner stores and schools to be adapted to a new use which zoning or land use wouldn't normally allow under existing code. The /AR Overlay helps to incentivize reuse through a different process than the typical rezoning request which can be difficult to support and sometimes impossible to accomplish. For example, the 6th Street Administration Building could benefit from this new overlay, allowing a variety of uses that it's not currently zoned for.

Ideally, school facilities should be planned with input from a representative group of people who use, value, and interact with them, those invested in both Missoula's education and the preservation of our communal identity as seen through the built environment. In looking toward the future of the remaining stock of historical school properties, we respectfully offer our assistance related to maintenance concerns, architectural design and zoning considerations. The HPC would be happy to participate in future planning involving the sale, demolition or alteration of MCPS' remaining historical school properties, and could provide a volunteer for any such committee, site visits, structural engineering and architectural advice. Please don't hesitate to reach out with any questions MCPS may have regarding historic buildings, and we look forward to working with you in the future.

Kindest regards,

The Missoula Historic Preservation Commission, Jolene Brink – Chair, Paul Filicetti – Vice Chair, Jamie Lockman, Julia McCarthy-McLavery, Cathy Bickenheuser, Bruce Haroldson, Solomon Martin, Steve Adler and Jim McDonald





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UNSEEN MISSOULA

- Members of Har Shalom is currently displaying their recently finished exhibit on Missoula's Jewish History in the pop-up museum. There was a successful soft opening on Sept 15th and grand opening during the Together Missoula event in Caras Park on Sept 22nd.
- Following the Har Shalom exhibit will be the History of Missoula Music Exhibit, which was featured during the River City Roots Fest this summer.

MISSOULA DOWNTOWN MASTER PLAN UPDATE

- On Oct 1, Planning Board made a unanimous recommendation for City Council to adopt the new plan with no amendments.

/AR ADAPTIVE REUSE OVERLAY ORDINANCE

- The application for local register nomination is now complete.

RATTLESNAKE DAM REMOVAL

- On 8/28, the HPO met with the Rattlesnake Dam crew and we did a walkthrough and compiled a list of objects to salvage
- A professional photographer was hired to come and fully document the site before deconstruction begins
- SHPO has reviewed under Section 106 and determined that the site IS eligible for the National Register of Historic Places and that an adverse effect WILL occur, which is a different finding than the cultural resource report conducted by Jeff MacDonald last winter.
- Trout Unlimited, SHPO, FEMA and HPO will have a conference call on 10/4 and plan next steps

OTHER PROJECT REVIEW & CONSIDERATIONS

- The HPO meets as a member of the MT DT Main Street Conference steering committee every Wed, to plan for this year's conference which is taking place in Missoula, Oct 23-25th. Jim will be hosting a panel and Emy will be presenting the Adaptive Reuse Overlay during the conference. The keynote speaker is Jim Lindberg, Senior Policy Director for the National Trust for Historic Preservation!
- Preserving Missoula County's Heritage grant (PMCH) committee has put out another call for grant applications, due October 15th.
- Sophia, the HP Office intern is working on seven citizen inquiries regarding private residences and buildings.
- The HPO will be attended the annual Montana History Conference (9/26-9/28) in Helena on 9/26 for the required CLG Training. Primary things discussed were new funding opportunities for rural communities (Missoula is too large to qualify), cell tower review, and establishing local historic zoning districts.
- The CLG Grant Report is due at the end of this month, so I will be collecting your volunteer hour sheets!
- On 10/3, the HPO met with the developers of 217-223 E 4th St in the University District, which will remove four historic-contributing houses. Interpretation/mitigation was discussed.
- The HPO will be presenting to the UM Public History class on 10/15.
- Stan Cohen just published his most recent book, A Journey Through Missoula History, and has offered members of the HPC a discount of \$5 = \$20 per book if we buy in bulk.

- The City of Missoula has renewed our membership with the National Trust for Historic Preservation Leadership Forum with an "Organizational Membership." This means Commission members have a discounted rate of \$95 should you want to join individually. This also applies to conference registration and other events/activities offered by the Trust. Email Emy for our Organization Membership #.
 - o This year, the Past/Forward NTHP Annual Conference will be taking place in Denver, CO on 10/10-12.

MISSOULA COUNTY/CITY

FALL BOARD TRAINING

6 to 8 p.m. Tuesday, November 19

Sophie Moiese Room, Courthouse Annex
200 W. Broadway, Missoula

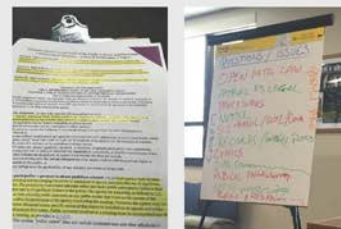
All board members and staff are encouraged to attend training at least once a year. This training is invaluable and will help sustain the skillset needed to be an effective member. Please bring your questions and experiences to add to the conversation.

DISCUSSION TOPICS

social media
open meetings
meeting minutes
rules of procedure
ethics and nepotism
parliamentary procedure
the public's right to know
principles of good governance

PLEASE RSVP BY FRIDAY, NOV. 15

Email or call Sarah Bell
sbell@missoulacounty.us or 406-258-4230



PRESENTER
DAN CLARK

Director, Local Government Center