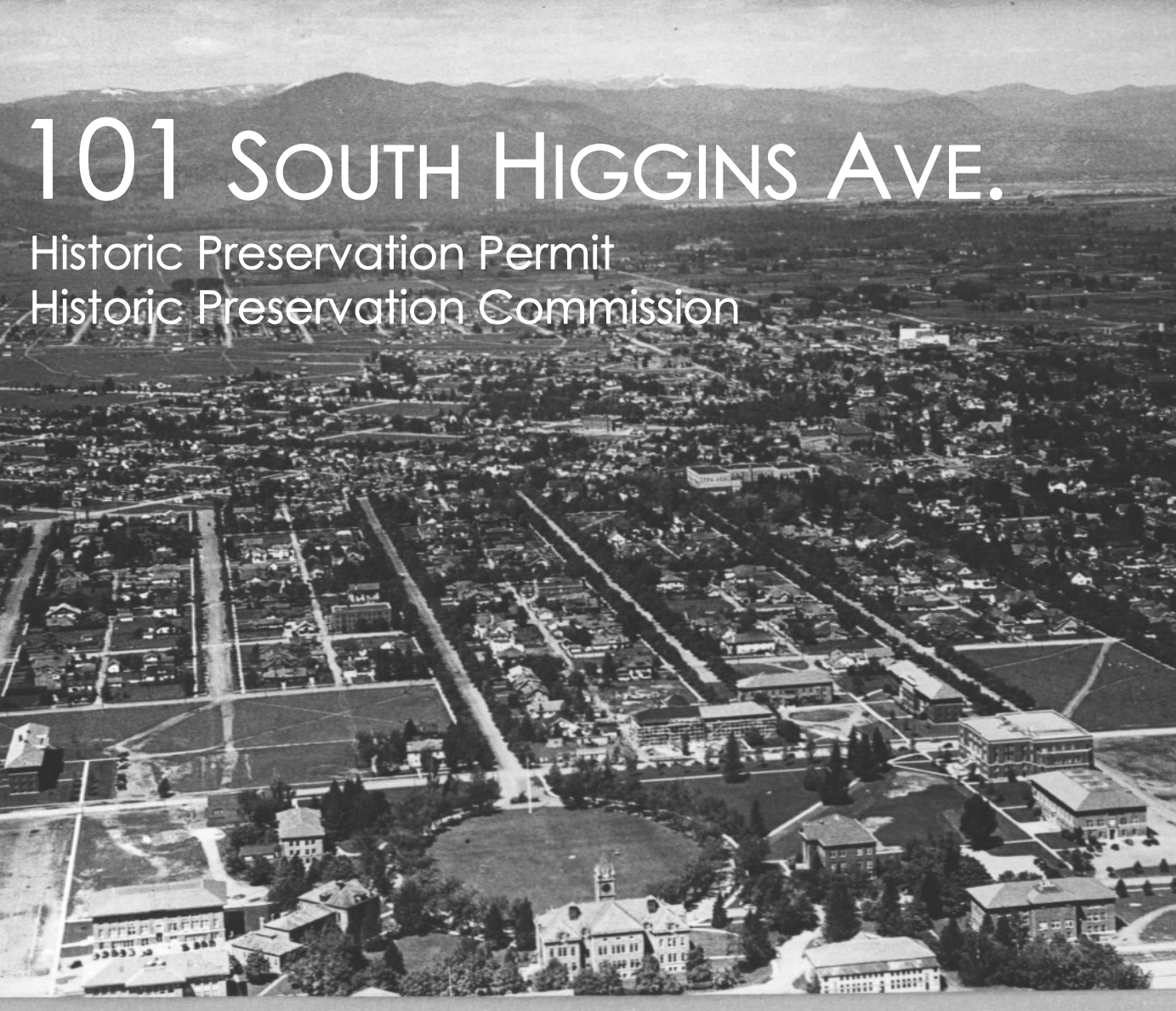


101 SOUTH HIGGINS AVE.

Historic Preservation Permit
Historic Preservation Commission



The Hammond Arcade

Emy Scherrer, Historic Preservation Officer
Development Services
February 6, 2020

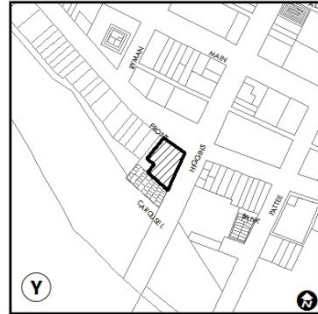


101 S Higgins Ave. Historic Preservation Permit



Applicants:

Access Property Management
101 S Higgins Avenue
Missoula MT, 58907



Proposed Project Area:

The building is located on the corner of Front and Higgins, within the Downtown Missoula Historic District. S22, T13N, R19W, Block 4, Lot(s) 1-4, & Frac of Lot(s) 5 & 6



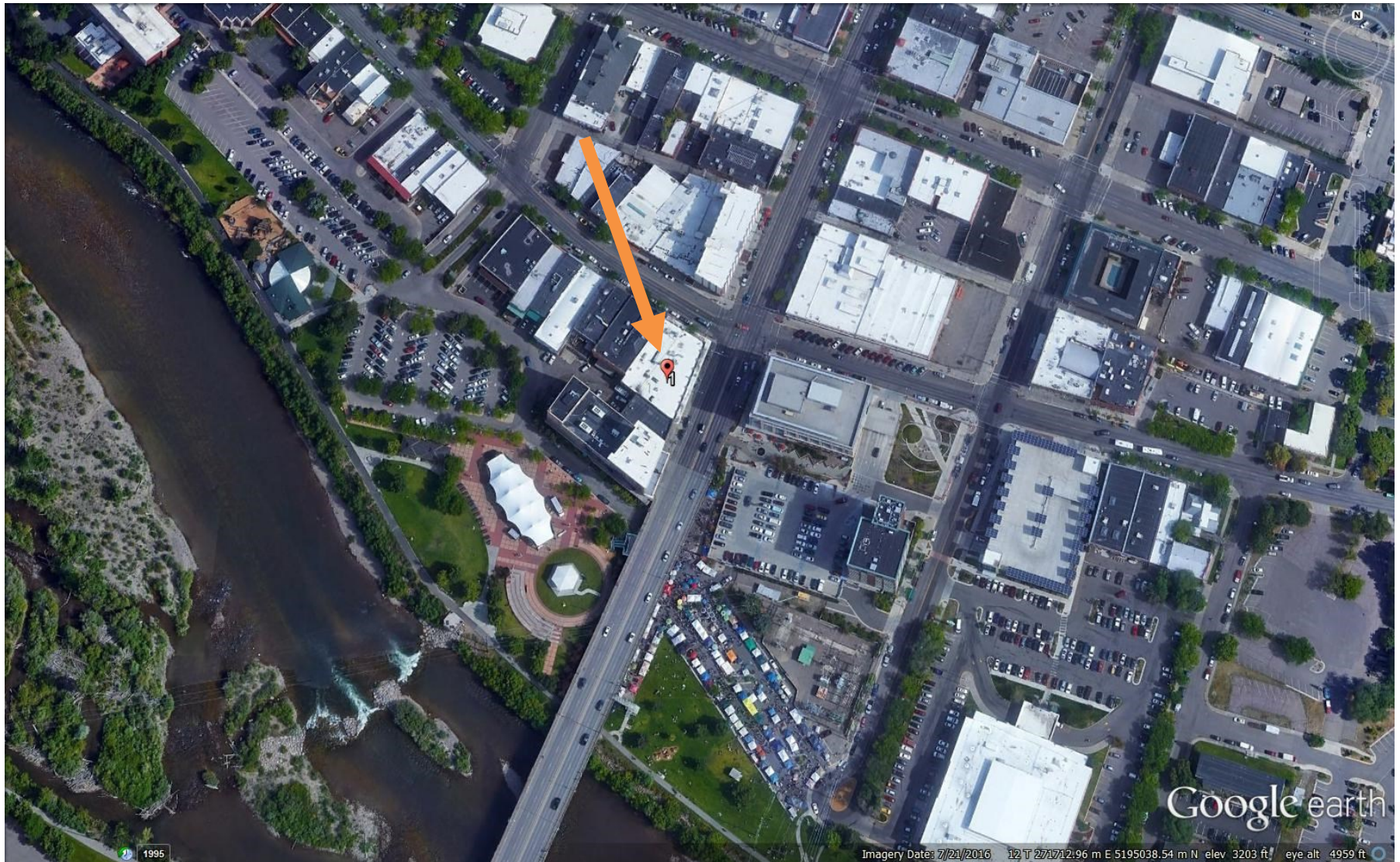
Legal Notice:

- Legal Ad placed in Missoulian on 1/19/20 and 1/26/20
- Site Posting 15 days Prior to Hearing
- Letters sent to affected property owners and interested parties 15 days prior to hearing.

Zoning: CBD-4



101 S Higgins Ave. Historic Preservation Permit



Action Subject to Review by HPC:

Alteration of individually listed National Register historic building

Applicable Missoula Municipal Code:

20.30.030 and 20.85.085

Background:

- The Hammond Arcade building was constructed in 1934, when the property was owned by the Hammond Building Company, Inc., (founded by A. B. Hammond). It was built to replace the original five story Hammond building, originally constructed around 1890 and was destroyed by fire in the early 1930s.
- The current Hammond Arcade was designed by R. C. Hugenin as a fine example of Art Deco architecture; with polychrome masonry facades, stepped roofline battlements, and original color palette, which accent the interior arcade and stood out during this era of building, as it still does today.
- Much like the neighboring Florence, the Hammond Arcade was one of the few buildings constructed in Missoula during the Depression. Its construction provided much needed employment during the Depression and served to stimulate the Missoula-area economy and to mitigate the impact of the Depression.



Original Hammond Building, ca. 1890



Current Hammond Arcade, b. 1934

NPS Form 10-900
(Rev. 9-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-500a). Type all entries.

1. Name of Property
historic name Hammond Arcade
other names/site number _____

2. Location
street & number 101 South Higgins Avenue n/a not for publication
city, town Missoula n/a vicinity
state Montana code 030 county Missoula code 063 zip code 59802

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____
	<input type="checkbox"/> object	_____	_____
		<u>1</u>	Total

Number of related multiple property listings:
Historical Resources in Missoula, 1864-1940

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

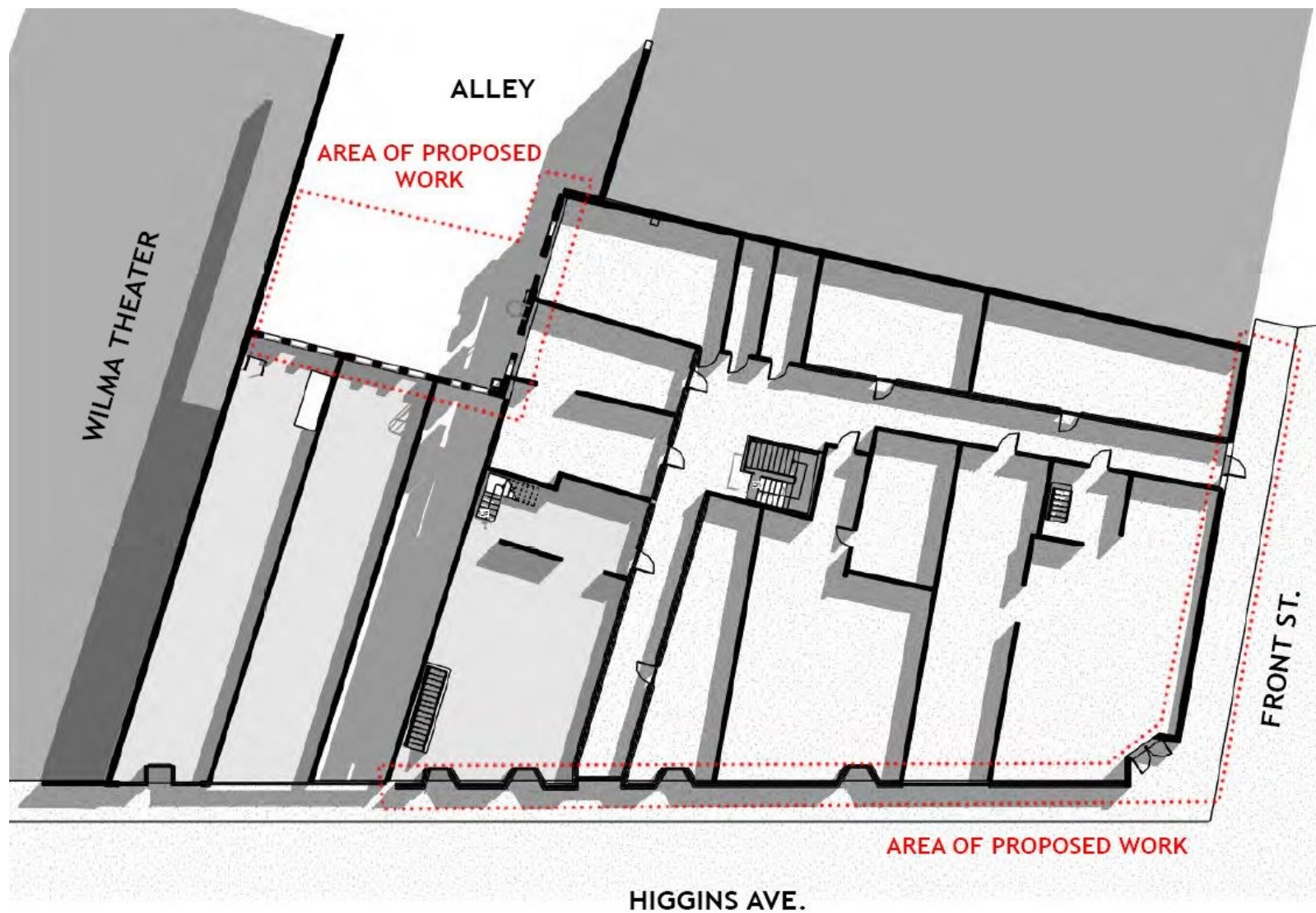
Signature of certifying official _____ Date _____
State or Federal agency and bureau _____

Proposed Work:

- Removing the wraparound awing on the north and east elevations and replacing with two entrance awnings, approx. 12'x 5', to be located above the Front Street arcade entrance and the Higgins Ave. arcade entrance.
- Restore transom lites located above the awning to their original condition and in kind with the continued row. Relocate air handling units to the roof.
- Remove two unoriginal windows on the west side of the lower level of the south (alley side) elevation and replace with an overhead rolling door, approx. 7'x 7'-6" with glass lites.
- Replace the unoriginal entry door on the east side of the lower level of the south (alley side) elevation and replace with a metal door equipt with proper emergency exit hardware, new locks, and a single lite glazed panel for additional lighting. Install a sidelite directly to the east of the entrance which is currently filled with concrete masonry units for additional lighting.
- Install a wood framed deck structure along the west elevation (alley side) of the Hammond Annex (not individually listed on the National Register), which would abut the south (alley side) elevation of the Hammond Arcade and the north elevation of the Wilma. The deck would meet the Hammond Arcade and Hammond Annex at the exposed concrete floor-plates.
- Modify the window opening located second from the east on the main floor of the south elevation (alley side) on the Hammond Arcade into an entrance accessible to the deck. This modification would not change the width of the opening, but would change the length to approx. 6'-8". The existing window fill is original and would be reused to replace non-original window fill in the second window opening from the west.

*Note that the existing awning is historically accurate in footprint, but not original to the building. The location of the two windows to be replaced on the lower level was once a coal door entrance, which was later infilled with windows and non-original brick. Three entrances are located on the main level of the west elevation (alley side) of the Hammond Annex, and are currently infilled with plywood, which at one time possibly opened to an original deck which was later removed.





Awning/Background:



“The wrap-around metal awning is an original part of the building. It is secured to the building by iron bolts and long iron rods.” – *NRHP Nomination*



Hammond Arcade, ca. 1935 – wraparound awning footprint is present. The current awning is most likely a replacement.

AWNING REMOVAL

REMOVAL OF EXISTING AWNING AND NEW ENTRY AWNINGS

19.



CURRENTLY THE AWNING PROVIDES SHADE, HOWEVER THE RESULT IS UNINVITING, AND CLAUSTROPHOBIC. IT IS CURRENTLY IN A STATE OF DISREPAIR, WITH MULTIPLE LEAKS.

THE AWNING USED TO EXTEND ALONG THE HAMMOND ANNEX AS WELL, BUT WAS REMOVED MANY YEARS AGO.

THE SIZE, DARK COLOR, AND LOW HEIGHT CREATES A DARK AND OMINOUS SPACE IN FRONT OF SHOPS, WHILE HIDING THE REST OF THE BUILDINGS UPPER FACADE FROM THE PEDESTRIAN LEVEL.



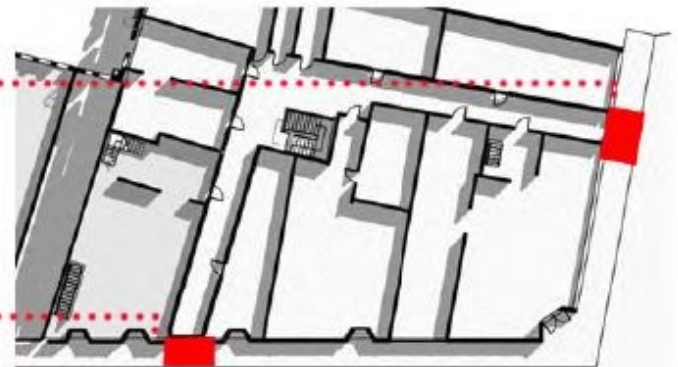
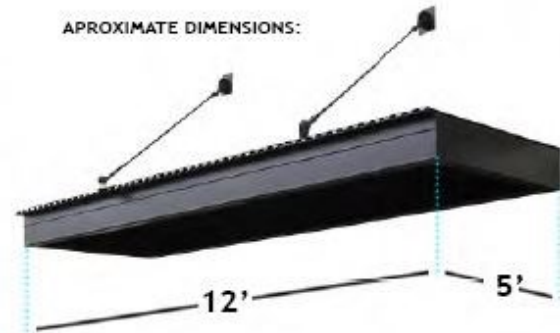
NEW HISTORICALLY SENSITIVE AWNINGS OVER THE ARCADE'S TWO ENTRANCES WILL BE REMINISCENT OF THE ORIGINAL, WITH METAL CONSTRUCTION AND SUSPENSION TIE BACKS, PLACING THE AWNING ABOVE THE STOREFRONT WINDOWS BUT BELOW THE SECOND LEVEL OF GLAZING. NEW AWNINGS WILL BE LESS MASSIVE WHILE STILL PROVIDING ADEQUATE COVER NEAR BUILDING ENTRIES. IT IS ANTICIPATED THAT A WOODEN FASCIA SIMILAR TO THE ONE ALONG THE ANNEX BUILDING WILL BE USED TO COVER THE HORIZONTAL BAND LEFT FROM THE AWNING REMOVAL.



COLOR
PALLET



APROXIMATE DIMENSIONS:



STREET FACADE GLAZING

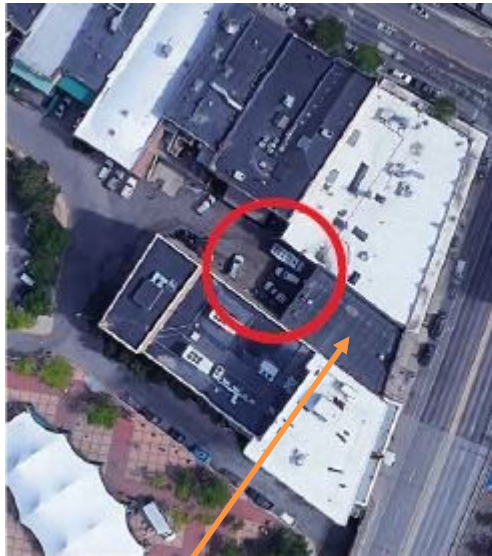
20

RESTORING THE STREET FACADE GLAZING

CURRENTLY THE GLAZING ABOVE THE AWNING IS ONLY VISIBLE FROM THE STREET, AND MUCH OF THE ORIGINAL IS BOARDED OVER. WITH THE AWNING REMOVED, THE INTENT IS TO RESTORE THIS GLAZING TO ITS ORIGINAL CONDITION AND RELOCATE AIR HANDLING UNITS TO THE ROOF, REFRESHING THE LOOK FROM THE STREET, AS WELL AS ALLOWING NATURAL LIGHT BACK INTO THE SHOPS.



Alley Alterations



*Note, the Hammond Annex is not included in the National Register Nomination.

Hammond Arcade, south elevation

Hammond Annex, west elevation



**2 EXTERIOR WINDOWS TO BE REPLACED WITH
OVERHEAD GLASS DOOR**

ENTRY DOOR TO BE REPLACED WITH GLASS DOOR

**LEVEL 1 WINDOWS TO BE REPLACED WITH DOORS FOR FUTURE DECK
LEVEL ACCESS**

Lower level openings:

SINGLE PANE TRIPLE HUNG WINDOWS (CURRENTLY MISSING SOME GLAZING) OPEN INTO WHAT WAS PREVIOUSLY A JANITORS APARTMENT. THE NEWER LOOKING BRICK SUGGESTS THAT THESE WINDOWS HAVE BEEN ALTERED IN THE PAST.



THE PROPOSED RENOVATION IS TO REPLACE THE EXISTING WINDOWS WITH AN OVERHEAD SLIDING GLASS DOOR. THIS WILL IMPROVE LIGHTING AND ACCESSIBILITY INTO THE BASEMENT LEVEL.



“A large entryway at the lower level at the rear of the building, which was originally used for the delivery of coal, has been infilled with concrete block.” – *NRHP Nomination*



THE EXISTING BASEMENT LEVEL ENTRY DOOR, SHOWN BELOW FROM THE EXTERIOR AND INTERIOR, LACKS PROPER EMERGENCY EXIT HARDWARE, RELIABLE LOCKS, AND DOES NOT PROVIDE A PROPER SEAL WITH THE GROUND FOR MOISTURE OR COLD AIR.

PROPOSED REPLACEMENT WOULD BE EQUIPT WITH PROPER EMERGENCY EXIT HARDWARE, NEW LOCKS, AS WELL AS A SINGLE LITE GLAZED PANEL FOR NATURAL LIGHT INTO THE OTHERWISE DARK INTERIOR HALLWAY. TO THE RIGHT OF THE NEW DOOR, A SIDELITE WOULD BE INSTALLED IN THE ORIGINAL OPENING WHICH IS CURRENTLY FILLED WITH CONCRETE MASONRY UNITS. BOTH DOOR AND WINDOW FRAMES WOULD BE COLOR MATCHED TO THE OTHER ALLEY DOORS.



Deck Addition:

Hammond Annex

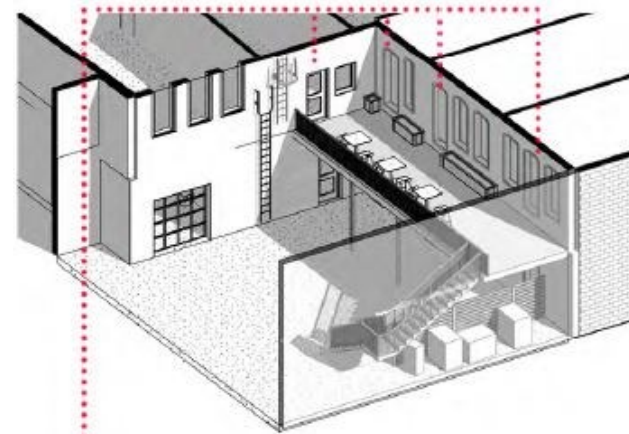


Notice three existing upper level entries which have been infilled.

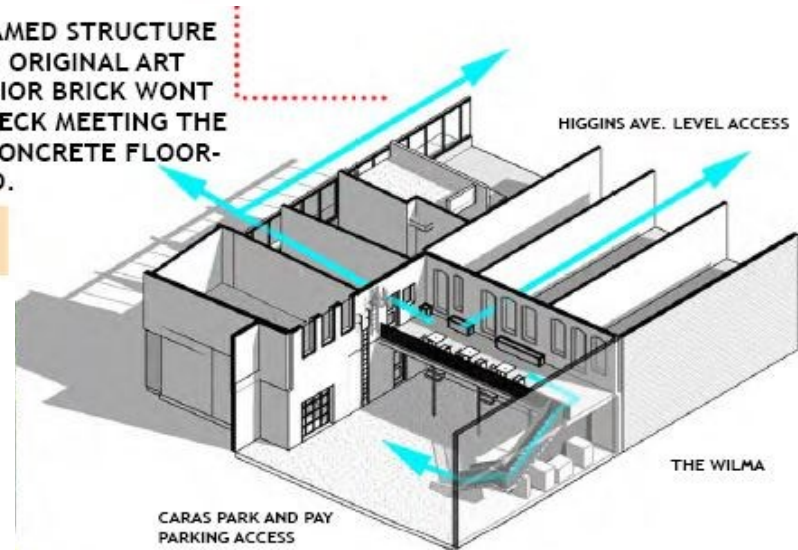
Exposed concrete floor-plate.



DECK WILL BE WOOD FRAMED STRUCTURE AND COLOR MATCHED TO ORIGINAL ART DECO PALLET. THE EXTERIOR BRICK WON'T BE HARMED, WITH THE DECK MEETING THE BUILDING ONLY AT THE CONCRETE FLOOR-PLATE WHICH IS EXPOSED.



THE DECK WOULD CONNECT THE TWO BUILDINGS, AND UTILIZE THE EXISTING DOOR OPENINGS.



Arcade Deck Entrance:



2 EXTERIOR WINDOWS TO BE REPLACED WITH
OVERHEAD GLASS DOOR

ENTRY DOOR TO BE REPLACED WITH GLASS DOOR

LEVEL 1 WINDOWS TO BE REPLACED WITH DOORS FOR FUTURE DECK
LEVEL ACCESS



PROPOSED DECK ADDITION TO ANNEX
BUILDING INCLUDES REPLACING WINDOW
FOR ENTRY DOOR. THE WINDOW BEING
REMOVED (ON THE RIGHT) WOULD BE RE-
INSTALLED HERE ON THE LEFT OF THE
LADDER, TO REPLACE THE UNORIGINAL
WINDOW CURRENTLY THERE. THE BRICKS
HIGHLIGHTED BELOW THE WINDOW WILL
BE REMOVED FOR THE INSTALLATION OF
THE NEW DOOR

Historic Preservation Permit

Review Criteria: 20.85.085 (H): Criteria for Review of Alterations and New Construction

1. 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 affect the historic character of the Historic resource. Consideration shall include, but not be limited to, elements of:

Size; Scale; Parcel coverage; Massing; Proportion;
Architectural style; Orientation; Surface textures
and patterns; Details and embellishments;
Relation of these elements to one another.

2. 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.



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

4. Photovoltaic and solar hot water equipment are permitted and are not subject to this ordinance.

Staff Findings and Conclusions:

The historical architectural features that distinguish 101 S. Higgins will be minimally effected. The proposed alterations serve to improve working conditions for the building's continued use, yet will be differentiated 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 original building, and have been designed with sensitivity to individual character defining traits and in effort to restore, appropriately update and maintain the building in a sensitive manner.

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



✓ Check

PRESERVATION BRIEFS

#14 (new exterior additions), #44 & Tech Notes #6 (use of awnings/metal canopies on historic buildings)

A new addition must **preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the placement or location of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



Secretary of the Interior's Standards

Standard #1:

A property shall be used for its historic purpose or placed in new use that requires minimal change.....

Standard #2:

*The historic character of a property shall be retained
The removal of historic materials shall be avoided.*

Standard #3:

Each property shall be recognized as a physical record of its time....

Standard #4:

...changes that have acquired historic significance in their own right shall be retained...

Standard #5:

Distinctive features... that characterize a historic property shall be preserved.

Standard #6:

Deteriorated historic features shall be repaired rather than replaced.

Standard #7:

Chemical or physical treatments, such as sandblasting, shall not be used. ...

Standard #8:

Significant archeological resources

Standard #9:

New additions, exterior alterations, ... shall not destroy historic materials that characterize the property.new work shall be differentiated.....

Standard #10:

New additionsshall be reversible.

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 restoration and renovation of exterior elevations for the building located at 101 S. Higgins Ave. The design calls for proposed alterations to the wraparound awning located on the north and east elevations, restoring the transom windows located above the awning, and alterations to the west elevation of the alley portion of the building. Alley alterations on the lower level of the south facing elevation include the removal of two non-original windows and replacement of a rolling overhead door with glass lites, replacing the non-original door to the rear entrance, and the installation of a side window next to that entrance, all to allow for additional light and accessibility. A wood deck is proposed which will span the length of the Hammond Annex (not included in the National Register listing), and will abut a portion of the main level on the south elevation of the Hammond Arcade. Alterations for the main level include the conversion of one window opening into an entry to provide deck access.

INTENDED USE: Office, retail and residential 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.

VII. STAFF CONCLUSIONS

CONCLUSION:

The major historical architectural features that distinguish 101 S. Higgins 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 sensitive building materials and design in order to define the distinct historic character of the primary building. Proposed changes would increase pedestrian view, accessibility, and interaction with the building, and would restore certain historic elements which have been lost over time. The removal of the wraparound awning will be mitigated by the restoration of the transom lites and reopening of the alley coal entrance. The updated openings would provide necessary daylighting, would serve to enhance current working conditions, and reference the continued use and contemporary need as office and retail space.

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 101 S. Higgins or the Downtown Historic District as a whole.

Recommended Motion/Action:

That the Historic Preservation Permit for the proposed alterations to 101 S Higgins Ave. be Approved with Conditions.

Conditions:

1. The project shall comply with all applicable City of Missoula municipal code and building code requirements.
2. Additional mitigation efforts shall include restoration and maintenance the brick parapet on the north and east elevations.
3. New additions, such as the rear deck, 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.
4. Any patching and repair shall match the old in design, color, texture, other visual qualities and, where possible, material.



101 S Higgins Ave. Historic Preservation Permit



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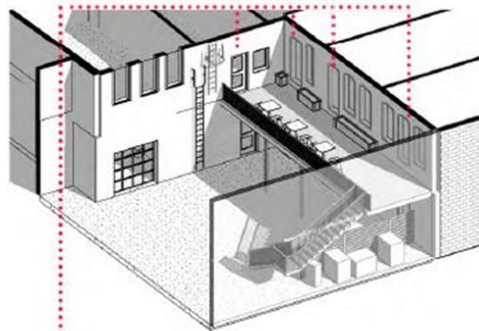
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