



Montana Department of Commerce  
Community Development Division  
301 S. Park Ave.  
P.O. Box 200523  
Helena, MT 59620-0523

February 28, 2020

Dear Review Committee:

My name is Nick Caras. Along with my partner Dave Matter, we own the Hammond Arcade under LJM Development LLC.

For several years my company, Caras Real Estate LLC (the applicant) has specialized in the acquisition and preservation of historic buildings in downtown Missoula, including 415 N. Higgins, 101 S. Higgins (the subject of this grant) and most recently 127 E. Main Street. The Hammond Arcade, located at 101 S. Higgins was constructed in 1934 and is one of downtown Missoula's last remaining Depression Era buildings. Located at the intersection of Higgins and Front Street, the structure is flanked to the North and South by our community's most important and best preserved historic buildings - The Wilma and The Florence (named after Hammond's wife).

My objective is to restore the Hammond Arcade to its original grandeur and to highlight the historic significance of the structure and its namesake - Andrew Hammond who arrived in Montana in 1867 and rose from a woodcutter and store clerk for the Missoula Mercantile to eventually building a business empire that included one of the largest lumber companies on the West Coast, including the world's largest redwood lumber company and the world's largest lumber yard at the time.

To accomplish this we intend to address the facade: fix the damage, alterations and deferred maintenance of the structure. The second component is activating the lower level - making the entire floor a vibrant commercial space in addition to creating a permanent display of the photos and artifacts that constitute the Historic Missoula 'Pop-up' museum that have called this building home for the last two years.

I appreciate the opportunity to present our application and am available to meet and discuss any questions or concerns that you may have.

Nick Caras  
nick@carasrealestate.com  
Caras Real Estate LLC  
406-531-4540

**MHPG Application Section 1.**

**1. Applicant:** Caras Real Estate LLC

**2. Property Owner (if different from applicant):** LJM Development LLC

**3. Authorized Representative of Applicant:** Nicholas Caras Title: Manager/Owner

Address: 415 N Higgins City: Missoula, MT Zip Code: 59802

Phone: 406-531-4540 E-mail: nick@carasrealestate.com

**4. Primary Contact:** SJ Willis Title: Assistant Developer

Address: 415 N Higgins City: Missoula, MT Zip Code: 59802

Phone: 406-203-4467 E-mail: sjw@carasrealestate.com

**5. Project Type:** Please select one type under the appropriate eligible project type

Historic Site: ☒ Infrastructure ☐ Maintenance ☒ Building Code Issue

☒ Security ☒ Climate Control ☒ Fire Protection

Historical Society: ☐ Infrastructure ☐ Maintenance ☐ Building Code Issue

☐ Security ☐ Climate Control ☐ Fire Protection

History Museum: ☒ Infrastructure ☐ Maintenance ☒ Building Code Issue

☒ Security ☒ Climate Control ☒ Fire Protection

<b>5. Grant Funding Request Information</b>			<b>6. Project Address:</b>	
Amount Requested: \$496,492			Physical Address: 101 S. Higgins	
Total Amount of Leverage: \$248,210			City: Missoula, MT 59802	
Total Project Cost: \$744,702				
<b>7. Funding Sources</b>				
Source	Type of Funds	Amount	Status of Commitment (provide documentation as applicable)	Rates and Terms (if applicable)
MT Historic Preservation Grant	Grant	\$496,492		
Owner Funds	Cash on Hand	\$248,210		

## 8. Project Description and Proposed Solution

The Hammond Arcade is a two story building constructed in 1934. Consisting of an active commercial/retail ground floor and the lower Park Level that is largely unused and features large open spaces, a small office and bathroom.

Decades of deferred maintenance and questionable renovations have led to the slow degradation of the appearance and operation of the building.

The intent is to restore the building to its best state - improving natural light, heating and cooling efficiency and accessibility throughout. Simultaneously, the doors and windows at the back of the building will be opened up to allow more natural light, and improve accessibility to the lower level. Activating the lower level will consist of making the entire floor a vibrant commercial space in addition to a permanent display of the photos and artifacts that constitute the Historic Missoula 'Pop-up' museum..

## 9. Certification to Submit:

The undersigned authorized representative hereby certifies that (a) the information set forth in this application is correct to the best of his/her knowledge; (b) s/he has received, read, and understood these guidelines and agrees to comply with all requirements; (c) the elected officials of the local government have formally authorized the submittal of this application, as applicable; (d) s/he has the authority to act on behalf of the applicant in submitting this application, and (e) agrees to comply with all applicable state or federal laws and statutes associated with carrying out the project.

**Signature**

**Date**

**Printed Name and Title**

*Nicholas Caras*

2/28/2020

Nicholas Caras  
Manager - Caras Real Estate LLC

## MHPG Application Section II.

### STATUTORY CRITERIA - A

#### **Job Creation and the Local Economy**

In 2018, Missoula Economic Partnership issued “Raising the Bar: A Competitive Realities Report and Target Industry Strategy for Missoula, Montana.” The focus of the report was to assess current dynamics within the Missoula market and provide recommendations to enhance business recruitment, retention, and expansion efforts for the region while sustaining and enhancing Missoula’s quality of place.

The report identified access to space, especially the availability of office sites as “a potential Achilles’ heel for Missoula.” One of the key recommendations was to develop a portfolio of additional sites, especially Class A and B office space. This project will provide more than 13,000 square feet of additional office and retail space for Missoula, creating new opportunities for expanding businesses to grow and create new jobs. This expansion will support two of Missoula’s key target industry sectors, Creative & Professional Business Services and the Experiential Economy, which includes businesses that support tourism, recreation, food and beverage, and other services that create an excellent quality of life in Missoula and attract talented people to live here. Supporting facilities that will house businesses in this sector is a recognized goal of the City of Missoula, Missoula County, and the Missoula Economic Partnership. Planned tenants of the space will include a downtown Missoula history museum (“Unseen Missoula Pop-Up Museum), Unseen Missoula tour operators, and food and beverage business.

The impact of new jobs created by tenants in the space was projected by Missoula Economic Partnership using state data from the Montana Department of Labor and Industry, Research and Analysis Bureau. It is projected that the space will house between 60-95 employees in a mix of office/administrative personnel and retail. For the purpose of this projection of economic impact, 60 jobs are assumed with 40 office/administrative personnel and 20 retail personnel.

The aggregate impact of 60 new jobs:

\$4,261,988 - Change in Earnings (1.47 Multiplier)

94 - Change in Jobs (1.57 Multiplier)

\$228,308 - Change in Taxes on Production and Import (TPI)

## **Tourism**

The project is situated on a pivotal corner of downtown Missoula (Front Street and Higgins Avenue). The area is currently seeing dramatic new development and the completion of this project and adaptive reuse of this historic structure will create an anchor on the southwest side of the block. As the Hammond Arcade is situated adjacent to the historic Wilma Building and directly across from the iconic Florence Hotel, this corner is central to the historic character and fabric of downtown Missoula. As such, it contributes substantially to Missoula's efforts to promote tourism. As the ending point for heritage Missoula's "Unseen Missoula" tour program, the lower level of the Hammond Arcade is recognized for its ability to portray the construction history of early Missoula. The program's "pop-up museum" also is housed in the building and will benefit substantially from the proposed renovation.

All of this project related activity will enhance the short and long term economic health of the downtown community.



**Missoula Unseen Tour and 'Pop-up' Museum - Athena Photography**

### **Community Goals and the Downtown Heritage Interpretation Plan**

The proposed project addresses core values of the Missoula community, historic preservation and the protection and consideration of community resources and neighborhood character as stated in the *Our Missoula* City Growth Policy. The Growth Policy recognizes the need to protect and respect our historic resources and historic preservation and is a key aspect of Chapter 3, Livability. Chapter 3 objectives state to “facilitate historic preservation, cultural programs and heritage preservation” and to “support sustainable development practices through historic preservation.”

The Downtown Heritage Interpretation Plan (DTHIP) provides a vision for a comprehensive heritage program that will shape the downtown experience and celebrate the distinct character of the community by tying together key natural and cultural resources into a cohesive network. The proposed project directly responds to recommendations to improve upon the existing Unseen Missoula program by, “Secur[ing] a permanent space for the Unseen Missoula Museum, whether in the Hammond Arcade or elsewhere.”

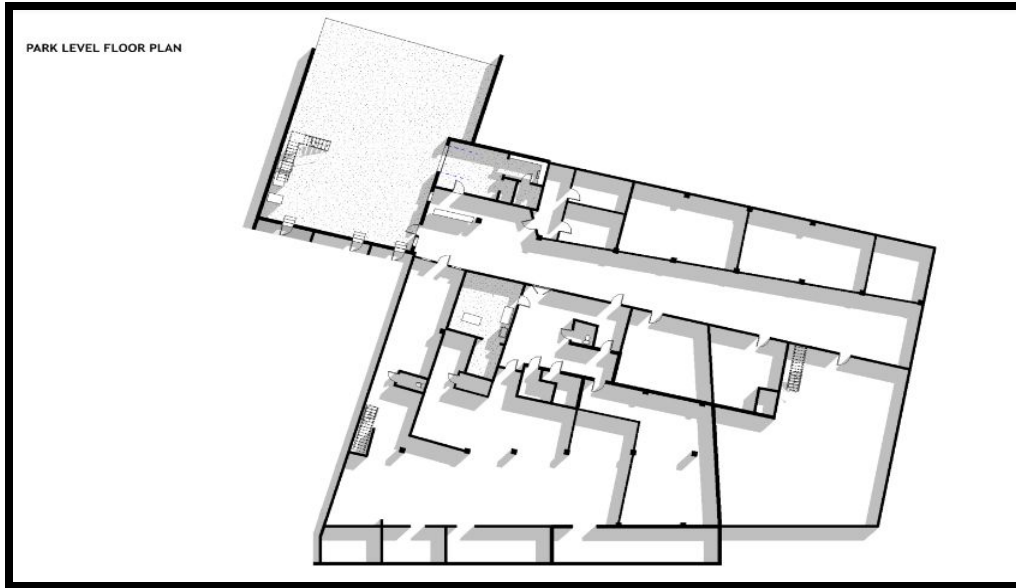
The 2018 update to the City of Missoula Historic Preservation Plan recognizes the need to better accommodate local historic preservation related efforts by use of “grants” and “partnerships” to “demonstrate economic benefits of historic preservation.”

## STATUTORY CRITERIA - B

### Current Use and Condition

The Hammond Arcade is a two story building consisting of an active commercial ground floor, offering food and beverage options, retail and services. The lower Park Level features large open spaces, a small office and bathroom. One of the large open spaces has been converted and currently serves as the Heritage Missoula 'Pop-Up' Museum. The project has two major issues - the first is the disrepair and alterations of the historic facade. The second is the accessibility, life safety and general code compliance of the lower level.





While much of the historic integrity of the Hammond arcade remains, minor renovation and deferred maintenance throughout the years has led to the slow degradation of the buildings original luster. The masonry battlements on the street facades are deteriorating, the storefront glazing has been altered at the street level, with the majority of the upper glazing boarded over, and some of the original park level openings, namely a coal delivery door, have been closed off. The intent with the proposed exterior alterations, is to restore the building to its best state, while improving natural light and accessibility throughout. In the back of the building, the alley will be rejuvenated with a new deck to create common outdoor space for the upstairs businesses, promoting alley traffic. Simultaneously, the doors and windows at the back of the building will be opened up to allow more natural light, and improve accessibility to the lower level, which will bring foot traffic through the arcade.

### **MHPG Funding**

Without outside assistance the financial burden of tackling these issues is relatively high with a modest return to the ownership as compared to the capital risk created with such a large outlay. While the project offers a significant economic and cultural impact to the community and a lasting impact on the preservation of a core historic asset, the cost is difficult to justify to the investors without the assistance of the MHPG.

Through the use of private funds and the MHPG funds, the building and it's offerings will become more accessible, safe and code compliant. The long term public benefit is significant economically through job creation and commercial traffic to the area, as well as cultural impact through expanded use of heritage resources.

From an ownership perspective, the underlying asset operations stand to benefit significantly assuming an increase in lease rate and occupancy. Given the demand of affordable downtown Missoula office and meeting space, it's expected the financial

strength of the underlying asset will be greatly improved with higher revenues but no increase in debt service.

### **Project Selection**

As described in the cover letter - this building has immense historic importance, high visibility on one of Montana's most important intersections and a great need for restoration. Despite other worthy historic projects in the development pipeline, none offer the lasting impact that the Hammond Arcade does.

The proposed project has been years in the making but the financial investment and the anticipated Return on Investment (ROI) of such an commitment has dissuaded ownership to move forward to this point. Now with the possibility of the MHPG, the financial calculations make sense and ownership is ready and willing to move forward assuming a successful application gets funded.



## **STATUTORY CRITERIA - C**

### **Timing, Execution and Funding**

The development company first drew up designs in 2017 and have been planning to tackle this project, funding permitting. Now with the potential MHPG grant and matching funds at the ready, our organization is ready to begin work immediately to restore and revitalize this historic anchor of downtown.

### **The Development Company**

Caras Real Estate LLC (CRE) was founded in 2009 and is the lead developer on the project. Over the previous ten years the company has acquired or developed over \$50,000,000.00 in assets, including three historic downtown Missoula properties (including Hammond Arcade).

CRE has arranged for the requisite matching funds to begin this project as soon as the award has been made. This financial commitment is supported by the attached letters from the lender on this project (Ben Peterson - Trail West Bank) and the banker who oversees the operating accounts for the Hammond Arcade (Leslie Dalpiazza - First Interstate Bank).

Audited financials and bank records can be made available upon request as needed.

### **Outside Funding Sources:**

The matching funds will be paid for with cash, available immediately. This will enable financial stability to the asset as all improvements will result in no new debt.

Applicable rebates from NorthWest Energy will be applied for all efficiency upgrades, specifically replacement glazing with insulated glass, skylight repair and replacement, heating and cooling efficiency and lighting upgrades.

### **Permits and Environmental Concerns:**

Environmental Concerns consist of the removal of asbestos insulation around the pipes and associated heating system (bid attached).

The preparation of permit applications and obtaining finalized bids for all aspects of the project are in process with the intention to begin as soon as possible, funding permitting.

## STATUTORY CRITERIA - D

### **The Historic Value of the Hammond Arcade Project**

The Hammond Arcade building was constructed in 1934, when the property was owned by the Hammond Building Company, Inc., founded by Andrew B. Hammond. It was built to replace the first five story Hammond building, originally constructed in 1890, which was destroyed by fire in the early 1930s. The Hammond Arcade now sits atop the original Hammond building foundation, and has one of the oldest extant foundational floors in the City. It is locally significant for its association with the Depression era and Missoula's economy during that time, and as an excellent example of Art Deco commercial architecture. It carries heritage value related to the State of Montana for its associations with Andrew B. Hammond, and for its location on one of the most economically robust and historically significant intersections, Front Street and Higgins Ave., in the state.

The Hammond Arcade is a primary contributing resource to the Missoula Downtown Historic District. Under National Register Criterion B, the district is significant as a reflection of the professional activities of four specific men, one of the twentieth-century's most powerful political figures, Joseph M. Dixon, and three of western Montana's most prominent nineteenth-century capitalists, Christopher P. Higgins, Francis L. Worden, and Andrew B. Hammond. All contributed greatly to the physical and economic growth of the state and Missoula's downtown commercial core specifically.

Between 1888 and 1892, A.B. Hammond was financially involved with the four major buildings at the intersection of Front Street and Higgins Avenue, which was fast becoming one of the liveliest commercial centers in the state, and remains a cultural and economic anchor of downtown Missoula. Of those early structures, A.B. Hammond directed construction of the First National Bank Building, the Hammond Building, the Florence Hotel, named after Hammond's wife, and was once part owner of the Missoula Mercantile. These buildings announced to the world that Missoula had transformed from a western town to a prosperous modern city not immune to architectural sophistication. The prominent buildings at Higgins Avenue and Front Street spurred a wake of development north, east and west, shaping the downtown Missoula that we know today. Eventually all four buildings would disappear and be replaced.



**The Original Hammond Arcade on Fire - Archives and Special Collections Maureen and Mike Mansfield Library The University of Montana**

The Hammond Arcade is also individually listed on the National Register of Historic Places under criterion A, as one of the few commercial buildings constructed in Missoula during the Depression era and maintains a strong association with that period of slowed development. Its construction provided much needed employment during the Depression and served to stimulate the Missoula-area economy, mitigating impacts of the recession. Its prominent location and unique and attractive interior arcade was a major reason for its popularity and use by businesses and professionals, and was quickly occupied by a number of long-term Missoula area businesses during the Depression era. Polk City Directories indicate that the building was a popular place to locate a business during the 1930s, with 14 businesses located there in 1938, including the Missoula Drug Company, the Watson Insurance Agency, and the Arcade Fountain Lunch. The Missoula Drug Company was located on the northeast corner of the arcade and also was located in the original Hammond Building.

The building also qualifies for listing on the National Register under criterion C, as an excellent example of Art Deco commercial architecture, designed by Butte architect Roscoe C. Hugenin. Its concrete column construction, stepped ornamental polychrome battlements, the variety of soft-tone red, green, and brown brick composing the exterior walls of the building, the exterior ornamental ceramic tile, and the unique (for the period) interior arcade, which still possesses excellent integrity, make this building one of the major commercial and architectural amenities of the Missoula central business district.

### **Protecting the Character and Integrity of the Hammond Arcade**

The proposed project will sustain the character defining features associated with the Hammond Arcade's Art Deco style of architecture and restore previous alterations to their historic state. Street front improvements will restore alterations of some of the exterior doors, windows and materials which have taken place over the years. Previous alterations include modifying the original wood frame fixed transom lites, the replacement of storefront aprons between the base of the windows with full-length plate glass windows, and infill of alley level fenestration.

The stepped ornamental polychrome battlements will be repointed by a professional in the historic preservation field, utilizing Historic Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings. The variety of soft-tone red, green, and brown brick composing the exterior walls of the building as well as the vertical header and stretcher detailing will be maintained and unaltered. The transom lites and base aprons will be restored to their original condition or replaced with in kind materials.

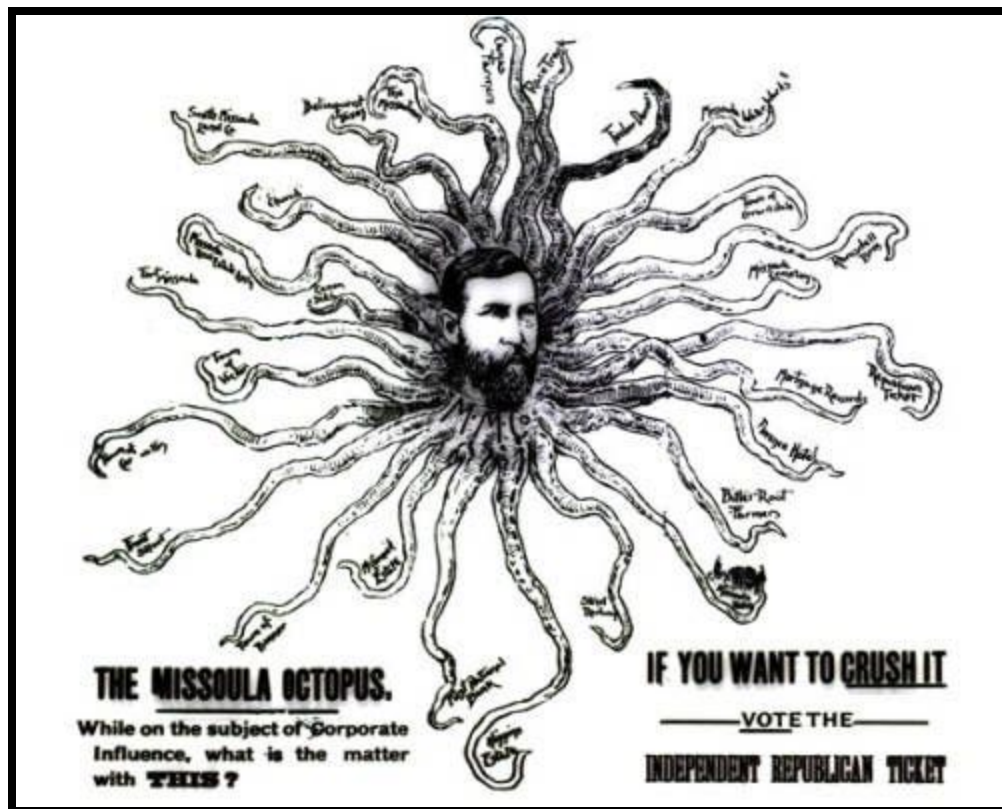
Alley improvements are minor and will utilize existing openings. Previous alterations included infilling what was a large coal door with two modern windows. The project proposes bringing back the original coal door opening which will serve to restore historic fenestration. All interior alterations address building code issues, climate control and fire protection and do not alter character defining features or impact integrity.

Alterations to buildings individually listed on the National Register of Historic places must adhere to Missoula City Code Title 20 Zoning Ordinance, Section 20.85., Review and Approval Procedures, 085., Historic Preservation Permit (HPP), H., Criteria for Review of Alterations and New Construction, as well as the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 68). The Missoula Historic Preservation Commission must review and decide on a Historic Preservation Permit (HPP) application at a scheduled public hearing. During a public hearing on February 6<sup>th</sup>, 2020, the Historic Preservation Commission reviewed the HPP for this project with a finding that the proposed project substantially meets the design review criteria and will not diminish, eliminate, or adversely affect the historic character and integrity of 101 S. Higgins or the Downtown Historic District as a whole. The HPP was unanimously approved (See Appendix E).

### **Promotion and Interpretation of the Hammond Arcade**

The Hammond Arcade is historically significant for its associations with the Depression era of development and notable Art Deco architecture, as well as its location on the prominent intersection of Front Street and Higgins Avenue. Completion of rehabilitation will aid in visually distinguishing and interpreting the architectural

significance of the building, having long been in a state of neglect. Interior improvements will allow for the addition of usable space in one of the oldest foundational floors in the City. This will aid in attracting businesses and renters to the building and increased pedestrian interaction with a primary historic resource. All Unseen Missoula tours explain the heritage value of the Hammond Arcade specifically, and its location within the Downtown more generally. This project would also allow for a permanent interpretive museum area and increased capacity for the Unseen Missoula tours, lending itself to increased educational opportunity and interaction with the community.



A Political Advertisement Highlighting A.B. Hammond's Influence in Missoula Archives and Special Collections Maureen and Mike Mansfield Library The University of Montana

## STATUTORY CRITERIA - E

### **Caras Real Estate LLC - Organizational Capacity**

Caras Real Estate LLC (CRE) is a locally grown development company who has tackled a wide variety of projects, including historic restoration since its founding in 2009.

The asset management division currently operates more than \$50,000,000.00 in real estate including several historic assets.

### **Most Recent Project**

The most recent and relevant historic project by CRE is the historic Radio Central Building located at 127 East Main. The building is undergoing a multi-year renovation for the three floors, basement and facade reconstruction. With a total area of 33,700 square feet, the cost of the total renovation is estimated at nearly \$4 million.

Built in 1893, the façade of the building and portions of its interior were “Modernized” in the late 50’s to early 60’s with the entry roof, cornice and windows removed. A porcelain-metal-panel siding was installed covering up the granite and masonry facade.



**Exposed Facade - Photo by Martin Kidston/Missoula Current**



## **Archives and Special Collections Maureen and Mike Mansfield Library The University of Montana**

### **Barriers**

The condition and historic significance of the building were relative unknowns at the time of acquisition. Upon investigation and removal of a small portion of the porcelain-metal panels, the development team and ownership had to decide on the scope and quality of the restoration. Tackling this project would result in a ten-fold increase to the projected cost as compared to the original development plan. Through a combination of ownership capital commitment, financing and TIF funds from the Missoula Redevelopment Agency, we've completed the interior renovation and mechanical upgrades to the 2nd and 3rd floor. Several long-term leases have been executed or are in final negotiations thereby securing the financial health of the asset. Facade work has already commenced and is expected to be completed by late summer of 2020.

### **Company Financials**

Caras Real Estate LLC is a closely held company and has not had any formal audits performed. Financial records and access to our accounting and bank records are available upon request.



**The Radio Central Building's Original Name Exposed - The Union Block**

## **STATUTORY CRITERIA - F**

### **Ongoing Economic Impact of Hammond Arcade Project**

Completion of rehabilitation of the Hammond Arcade will provide short and long term benefits to the local and regional economy. The immediate benefit of reconstruction of the facade, upgrades the HVAC system, installation of ADA standard bathrooms and other improvements will provide roughly 6-12 construction jobs over the course of the project. Long-term, the project will convert current storage space to needed and accessible downtown retail, community and office space and will provide the community with upgraded downtown museum space for its expanding Heritage Missoula Program.

As noted in a letter of support from the Missoula Redevelopment Agency (See Appended Letter from Chris Behan), the lower level of the Hammond Arcade has been used for many years only as storage space. As this space opens on Missoula's riverfront and Caras Park Pavilion, it offers more than 13,000 sq. ft. of usable office and retail space if it can be brought up to current building codes. Depending on the final configuration of the space, as many as 60 retail and office workers could utilize the Hammond Arcade. As noted by the MRA letter of support, the Hammond Arcade anchors one of the most important intersections in downtown Missoula and figures prominently in the recently adopted 2019 Downtown Master Plan for Missoula. Completion of the project and upgrading the use of the property also will "significantly increase its taxable value" as noted by the MRA.

Renovation and rehabilitation of the Hammond Arcade also will allow the continued support and expansion of the Unseen Missoula program. As noted in the letter of support from the Downtown Missoula Partnership, for the last few years, the lower level of the Hammond Arcade has housed a "pop-up museum" that figures prominently on Unseen Missoula tours. (See Appended Letter from Linda McCarthy) In 2019, more than 500 individuals and groups participated in this program, many from out of state or other Montana communities. Unseen Missoula is a key component of Missoula's recently completed Missoula Downtown Heritage Interpretive Plan (<https://www.missouladowntown.com/heritage-interpretive-plan/>), partially funded through a generous grant from the Montana Department of Commerce. With the planned lower level renovations, the program can continue to expand its use for tours and offer local groups an area to showcase temporary exhibits of Missoula's heritage and culture.

### **Economic Impact to Montana**

Missoula is currently undergoing a dramatic cycle of redevelopment of its downtown. The Higgins Avenue, Front Street intersection is central to this resurgence. As a result, structures have been removed (the Missoula Mercantile) and the area repurposed and new facilities constructed in vacant or underused areas (Missoula Library and ROAM on East Front Street). All of this development has had a marked effect on the local, regional and state tax base and has drawn additional tourism to Missoula and Western Montana.

Rehabilitation of the Hammond Arcade will not only contribute to this effort at revitalization but will help preserve an important statewide historic resource.

Tourism plays an important role in Montana's statewide economy and Missoula plays a significant role in that sector. The latest (2018) figures from the University of Montana's Institute for Tourism and Recreation Research indicate that the non-resident or "tourist" contribution to Missoula County's economy topped \$300 million annually. The preservation of an historic downtown is key to making that expenditure a reality. As the state continues to attract visitors seeking authentic experiences, "heritage tourism" will play an ever expanding role in the economy. A rehabilitated and repurposed Hammond Arcade will play a pivotal role in that statewide economic activity.

### **Future Plans/Phases with the Hammond Arcade**

There are no plans for future phases upon completion of this project which will make the entirety of the building leasable, usable for different zoning and provide improved access to users.

### **Long Term Vision for the Hammond Arcade**

The long term plan for this building is simply to continue operations primarily as a retail building on the ground floor and a mix of retail/office/event space on the Park Level. As the city and structures have grown and will continue to grow around the neighborhood, the Hammond Arcade will hopefully see increased prominence and use by businesses and operators and customers of the heritage resources.

### **Projected Operating Costs**

Operating costs are expected to increase due to increased property taxes from the new value created on this project as well as higher user counts and the associated higher utilities.

Nevertheless these added expenses will be more than offset by revenue increases by creating more leasable space at higher rates. The premium in expected profit will be used to pay back investors, pay down debt and maintain the building's interior and exterior appearance and performance, and mechanical components.

### **Project Budget**

Attached: Appendix A

### **Implementation Schedule**

Attached: Appendix B

## **Appendix**

Appendix A	Project Budget
Appendix B	Implementation Schedule
Appendix C	Letters of Support
Appendix D	Financial Endorsement Letters
Appendix E	HPP Approval
Appendix F	HPP Application
Appendix G	HPP Staff Report
Appendix H	Hammond Map
Appendix I	Hammond Infographic
Appendix J	Economic Impact Statement - Missoula Economic Partnership

# Appendix A

## Project Budget

BUDGET FOR HAMMOND ARCADE FAÇADE RESTROATION & LOWER (PARK) LEVEL IMPROVEMENTS

Schedule Item *	Source (MHPG)	Source (Match)**	Total
<b><u>Façade Restoration</u></b>			
Masonary Restoration	\$6,000	\$2,000	\$8,000
Storefront Windows	\$101,250	\$33,750	\$135,000
Replacement Skylights	\$17,977	\$5,993	\$23,970
Doors and Hardware	\$27,300	\$9,100	\$36,400
Installation of New Wood Mullions	\$31,500	\$10,500	\$42,000
<b><u>Lower (Park) Level Improvements</u></b>			
Demolition, Site Prep	\$0	\$17,750	\$17,750
Asbestos Abatement	\$0	\$25,687	\$25,687
New ADA Restrooms	\$42,000	\$14,000	\$56,000
HVAC & Plumbing	\$70,125	\$23,375	\$93,500
Fire Sprinkler System	\$61,252	\$20,418	\$81,670
Fire Alarm System	\$30,663	\$10,221	\$40,884
Electrical	\$67,072	\$22,357	\$89,429
Flooring	\$25,603	\$10,197	\$35,800
Interior Painting	\$15,750	\$5,250	\$21,000
Permitting, Project Management	\$0	\$37,612	\$37,612
<b>TOTAL</b>	<b>\$496,492</b>	<b>\$248,210</b>	<b>\$744,702</b>

**NOTES**

\* All Schedule Items Include Materials and Labor

\*\* Owner Funding/ Cash On Hand

## Appendix B

### Implementation Schedule

Project Timeline is an example of estimated duration assuming funding was made available immediately.

## FACADE PROJECT TIMELINE

ENTER START DATE: 2/28/2020

MHPG Application Due 2/28/2020

Wrap up Construction drawings & Engineering 4/1/2020 6/30/2020

Design Excellence & Historic Preservation Review 5/1/2020 6/12/2020

Submit Building Permit 5/29/2020

Building Permit Review 5/29/2020 7/28/2020

Demolition 7/14/2020 7/28/2020

Construction & Rehabilitation 7/29/2020 12/16/2020

Project End 12/16/2020

## BASEMENT PROJECT TIMELINE

ENTER START DATE: 2/28/2020

MHPG Application Due 2/28/2020

Wrap up Construction drawings & Engineering 4/15/2020 5/15/2020

Submit Building Permit 5/15/2020

Building Permit Review 5/15/2020 7/14/2020

Demolition 6/30/2020 7/14/2020

Construction & Rehabilitation 7/14/2020 10/22/2020

Project End 10/22/2020

## Appendix C

### Letters of Support



February 24, 2020

To Whom it May Concern:

I understand that the owners of the Hammond Arcade Building located at 101 South Higgins Avenue in downtown Missoula are planning to upgrade the Caras Park level of the building. This level opens to the riverfront park parking area but has been primarily used as storage for nearly 90 years. The building was within the Downtown Urban Renewal District which expired in 2005 and it is immediately adjacent to the current Front Street District. From both past and current views, the City of Missoula Redevelopment Agency is very concerned that this property is redeveloped thoughtfully with enhanced benefit to downtown and the community.

Over the past decade, downtown Missoula has undergone a dramatic resurgence as the community's office, entertainment and hospitality, and small retail business center. Space for those growing activities in the downtown is very hard to find resulting in substantial change or even loss of historic structures. Upgrading the park level of the Hammond Arcade Building is like construction new space for additional businesses and workers without impact to the historical context of this portion of the original downtown Missoula.

The Hammond Arcade Building project would create an additional 13,457 square feet of leasable space for business use. This area could accommodate over 50 office workers, each eating, shopping, and perhaps living downtown. The building anchors one of the most important intersections in the 2019 Downtown Master Plan and figures prominently in the Plan's recommendations for West Front Street and repurposing underutilized space in historic buildings.

Currently the Montana Department of Revenue describes the park level of the Hammond Arcade Building as "storage in fair condition" for property tax purposes. Upgrading the space from storage to a finished commercial area with much more intense uses will significantly increase its taxable value. New property taxes, likely tens of thousands of dollars annually, are needed by local and state governments to maintain critical infrastructure and education of the next generation of Missoulians. The proposed project is beneficial to Missoula economy, helps preserve downtown's historic heart, and augments government's ability to address current issues.

You may contact me at (406)552-6155 or email [cbehan@ci.missoula.mt.us](mailto:cbehan@ci.missoula.mt.us) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Behan", is written over a horizontal line.

Chris Behan  
Assistant Director



## Missoula City Council

435 Ryman  
Missoula, MT 59802  
Email: [council@ci.missoula.mt.us](mailto:council@ci.missoula.mt.us)  
Web: [www.ci.missoula.mt.us](http://www.ci.missoula.mt.us)

Montana Department of Commerce  
Community Development Division  
301 S. Park Ave.  
P.O. Box 200523  
Helena, MT 59620-0523

**Re: Montana Historic Preservation Grant Application, Recommendation for the Historic Hammond Arcade, 101 S Higgins Ave, Missoula MT 59802**

As the Ward 1 - Missoula Downtown, City Council representative and Chair of Missoula City Council, I am pleased to recommend the new Montana Historic Preservation Grant for the Hammond Arcade project. This project proposes restoring the character defining features of the Hammond, while providing improved access to the public. I am confident this project will serve to support sustainable development and revitalization, encourage heritage tourism and economic growth, and improve our downtown core through historic preservation.

The Hammond Arcade is individually listed on the National Register of Historic Places, and located at the historically significant corner of Front St. and Higgins Ave., a section of downtown which is experiencing a high degree of redevelopment and change. The Hammond stands as one of the last remaining buildings of significance in this intersection, and one of few representing the Art Deco style in Missoula. This preservation grant would aid in revitalizing and preserving the historic built environment of Missoula for its continued use and appreciation.

The Hammond Arcade has also played an integral role in building and establishing the successful Unseen Missoula Tour program. The basement houses the "Unseen Pop-up Museum," which showcases local artifacts and roving exhibits, serving as downtown's only physical heritage interpretation exhibit space. It has played a pivotal role in implementing the recently completed Downtown Heritage Interpretive Plan, a project facilitated by a generous grant from the Montana Department of Commerce. The newly implemented Heritage Plan specifically recommends securing a permanent interpretive museum space for the downtown. This grant would aid in infrastructure improvements which would allow the permanency of a museum space while restoring the building's historic character.

I strongly recommend the Hammond Arcade for this grant funding and give this project my fullest support. This is a unique opportunity to preserve an important facet of heritage and would provide the public access to learn and interact with our local history.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan - Lossberg".

Bryan Von Lossberg  
Ward 1, City Council Member  
City of Missoula

Co -signed:

A handwritten signature in blue ink, appearing to read "Heidi West".

Heidi West  
Ward 1, City Council Member  
City of Missoula



Board of County Commissioners  
Mailing Address: 200 West Broadway  
Physical Address: 199 West Pine  
Missoula, MT 59802-4292

February 26, 2020

(406) 258-4877  
bcc@missoulacounty.us

Montana Department of Commerce  
Community Development Division  
301 S. Park Ave.  
P.O. Box 200523  
Helena, MT 59620-0523

Re: Support for Missoula's Hammond Building Montana Historic Preservation Grant Application

Dear review committee,

I'd like to offer my support for a Montana Historic Preservation Grant for Missoula's Hammond Building. This structure is a key historic building in Missoula's downtown. It sits at the prominent corner of Front Street and Higgins Avenue. With the help of this preservation grant, the Hammond Building can more effectively participate in this resurgence, by both preserving this historic National Register of Historic Places structure and furthering the economic vitality of the downtown Missoula.

The Hammond Building is an important downtown historic structure. Over the past few years, there has been significant development in Missoula's downtown core and, as a result, we have lost some historic structures. While the economic revitalization of Missoula is welcome, it is also important to preserve and repurpose our historic buildings. The Missoula County commissioners have been working to promote Missoula's culture and heritage and I believe that supporting building owners who value historic preservation is an important role for government.

I urge your favorable consideration of this preservation grant, which will both help preserve the integrity of Missoula's historic fabric and further Missoula city and county's stewardship of our cultural landscape.

Sincerely,

Dave Strohmaier  
Missoula County Commissioner



## Exhibit D

Financial Endorsement  
Letters  
(Not including this  
Confidential  
Information to HPC)



## Appendix E

### HPP Approval



## DEVELOPMENT SERVICES

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### *HISTORIC PRESERVATION PERMIT & RECORD OF DECISION*

TO: Nick Caras, Owner, Nils Whalstrom, Architect  
Access Property Management  
FROM: Emy Scherrer, Historic Preservation Officer, Development Services  
[escherrer@ci.missoula.mt.us](mailto:escherrer@ci.missoula.mt.us) 406.552.6638  
DATE: February 10, 2020  
RE: **Historic Preservation Permit Application:** Alterations to Northeast Awning and Southwest Alley of the building located at 101 S Higgins Ave, Missoula, MT 59802

Dear Mr. Whalstrom,

The Historic Preservation Permit application for alterations to the northeast awning and transom lites and southwest alley of the historic Hammond Arcade has been **APPROVED with Conditions**. This document serves as the Record of Decision (ROD)/Historic Preservation Permit (HPP) for the project associated with the building located at 101 S Higgins Avenue, Missoula, MT 59802.

The City of Missoula received an HPP application for alterations to the property on January 15<sup>th</sup>, 2020. The building located at 101 S Higgins Avenue was constructed in 1934 as a replacement to the original five story Hammond building which was destroyed by fire in the early 30s. 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. It has been a commercial arcade building since it was constructed and has historically contained a variety of businesses, as it still does today. The historic Hammond Arcade is individually listed on the National Register of Historic Places, is a Contributing building to the Missoula Downtown Historic District, and is subject to the Missoula Historic Preservation Ordinance.

This Record of Decision is based on Findings of Fact and Staff Conclusions documented in the Staff Report prepared by Emy Scherrer, Historic Preservation Officer (HPO), on January 29<sup>th</sup>, 2020, the regulatory compliance procedures established in Title 20 of the Missoula Zoning Ordinance: 20.85.085, the *Secretary of the Interior's Standards for Rehabilitation*, and review and vote of Approval with Conditions by the HPC during a Public Hearing on February 6<sup>th</sup>, 2020.

Proposed Action (Refer, Appendix A: Staff Report and Permit Application):

*The proposed action includes restoration efforts, updates, mitigation to deferred maintenance and requires -*

- 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 will abut the south (alley side) elevation of the Hammond Arcade and the north elevation of the Wilma. The deck will 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 will not change the width of the opening, but will change the length to approx. 6'-8". The existing window fill is original and will be reused to replace non-original window fill in the second window opening from the west.

Staff Conclusion:

The proposed project substantially meets the design review criteria set forth in Title 20.85.085 and the *Secretary of the Interior's Standards for Rehabilitation*. Per the ordinance, a 15 day review by the HPC, neighbors and interested parties occurred prior to issuance of this permit, between January 22nd, 2020 and February 6th, 2020. The proposed alterations serve to improve previous alterations which were insensitive to the historic features and enhance usability of the building, yet will remain distinct and differentiated to preserve the overall historicity of the site. This proposal will not diminish, eliminate, or adversely affect the historic character and integrity of the original building, and will instead serve to improve it.

Conditions of Approval are as follows:

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 of 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.

This Record of Decision functions as the Historic Preservation Permit for the Proposed Action, and will be in force for two years following the date of approval (February 6<sup>th</sup>, 2020).

Kindest Regards,



Emy Scherrer,  
Historic Preservation Officer - City of Missoula

cc. Mary McCrae, Permit and Land-Use Manager, City of Missoula  
Jamie Lockman, Chair, Historic Preservation Commission

# APPENDIX A

STAFF REPORT & HISTORIC PRESERVATION PERMIT APPLICATION

## Appendix F

### HPP Application

**DOCUMENT INDEX**  
**HISTORIC PRESERVATION COMMISSION APPLICATION**

**HISTORIC PRESERVATION APPLICATION .....2-3**

**NARRATIVE .....4**

**HISTORIC DOCUMENTATION .....5**

**NATIONAL REGISTER OF HISTORIC PLACES CERTIFICATE .....6-12**

**HISTORIC PHOTOGRAPHS .....13-14**

**PROPOSED IMPROVEMENTS .....15**

**SITE MAP .....16**

**EXISTING FRONTAGE VIEWS .....17**

**FLOOR PLAN .....18**

**AWNING .....19**

**STREET FACADE GLAZING .....20**

**BACK ALLEY MAP .....21**

**BASEMENT WINDOW ALTERATION .....22**

**BASEMENT ENTRY DOOR ALTERATION .....23**

**SECOND LEVEL WINDOW/DECK ALTERATION .....24**



## DEVELOPMENT SERVICES

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# HISTORIC PRESERVATION PERMIT APPLICATION HPP FOR ALTERATIONS

## GENERAL INFORMATION

Name of Property (if applicable): \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Applicant (ex. Architect): \_\_\_\_\_

Address: \_\_\_\_\_

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

## SITE INFORMATION

### Legal Description

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Subdivision: \_\_\_\_\_ Township: \_\_\_\_\_

Range: \_\_\_\_\_ Section: \_\_\_\_\_

Zoning: \_\_\_\_\_ Sq. Footage: \_\_\_\_\_

## 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: 1/15/20

Owner Signature:

X. \_\_\_\_\_

Date: 1/15/20



Exterior improvements to the National Register Listed Hammond Arcade  
The Hammond Arcade: 101 S Higgins Ave. Missoula Montana

The Hammond Arcade, listed on the National Register of Historic Places, is a single story commercial building constructed in 1934 after a fire in the early 1930s destroyed the original Hammond building that stood in its place, at the corner of Front and Higgins in downtown Missoula. Designed by R. C. Hugenin, the Hammond Arcade is a fine example of commercial art deco architecture, which is one of the reasons for its historic significance. The polychrome masonry facades, stepped roofline battlements, and original color pallet all accent the interior arcade, which stood out during this era of building.

Also notable on the historic listing, is the construction of the Hammond Arcade during the great depression era, an otherwise quiet time for commercial building in Missoula. The arcade also housed numerous Missoula businesses throughout the era, gaining local popularity beyond its architectural significance, creating a reputation as a commercial hub.

While much of the historic integrity of the Hammond arcade remains, minor renovation and deferred maintenance throughout the years has led to the slow degradation of the buildings original luster. The masonry battlements on the street facades are deteriorating, the storefront glazing has been altered at the street level, with the majority of the upper glazing boarded over, and some of the original basement openings, namely a coal delivery door, have been closed off. The intent with the proposed exterior alterations, is to restore the building to its best state, while improving natural light and accessibility throughout.

This effort will be visible from the street facades, with the removal of the deteriorating awning, which currently leaks and sinks in its run along higgins ave. New, smaller awnings above the entrances to the interior arcade will be a tip of the hat to the original, which opening up the sidewalk and facade to new light and visibility from the pedestrian level, similar to the storefronts that existed prior to the fire. In the back of the building, the alley will be rejuvenated with a new deck to create common outdoor space for the upstairs businesses, promoting alley traffic. Simultaneously, the doors and windows at the back of the building will be opened up to allow more natural light, and improve accessibility to the basement level, which will bring foot traffic through the arcade.

# **HISTORIC DOCUMENTATION**

---

## **HAMMOND ARCADE**

5.

- NATIONAL REGISTER OF HISTORIC PLACES CERTIFICATE
- HISTORIC PHOTOGRAPHS

United States Department of the Interior  
National Park ServiceNational 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 Montanacode 030county Missoulacode 063zip code 59802

## 3. Classification

## Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

## Contributing

1

## Noncontributing

\_\_\_\_\_ buildings

\_\_\_\_\_ sites

\_\_\_\_\_ structures

\_\_\_\_\_ objects

1

\_\_\_\_\_ Total

Number of contributing resources previously  
listed in the National Register 0

Name of related multiple property listing:

Historical Resources in Missoula, 1864-1940

## 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 \_\_\_\_\_

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.  
☐ removed from the National Register.  
☐ other, (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

## 6. Function or Use

Historic Functions (enter categories from instructions)  
Commercial arcade

Current Functions (enter categories from instructions)  
Commercial arcade

## 7. Description

Architectural Classification  
(enter categories from instructions)

Art Deco

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other ceramic tile

Describe present and historic physical appearance.

The Hammond Arcade is a one-story, irregular shaped, Art Deco style brick commercial building with five front bays and five north-side bays, all demarcated by stepped polychrome brick battlements, polychrome brick walls, a fixed metal wrap-around awning, and concrete foundation. The building is located at the southeast corner of Higgins Avenue and Front Street, the center of the historic commercial core in a half block of one-story historic commercial buildings, some of which have been remodeled. However, the historic fabric of the intersection at which this building is located is generally intact.

The building's basic construction consists of vertical concrete columns connected by nonbearing brick walls. The building features an interior arcade or mall. The top of the building has a flat header cornice interrupted by battlements (six on the north side of the building and nine on the east side of the building). Unique header and stretcher detailing runs vertically from just above the doors and windows to the top of the battlements. Vertical stretchers serve as lintels above glass or masonite panels located just above the metal awning that divides the upper and lower halves of the building. Brick veneered concrete pilasters divide bays at lower half of the north side of the building at the same intervals where the battlements are placed. Ceramic tile (about 5"x 5") depicting pastoral scenery and tipis are located at about the 6 1/2-foot level of the pilasters. One bay on the lower half of the building displays unique polychrome detailing. East side of the building has five bays, which are more widely spaced than the northside bays. The east side of the building has nine battlements, spaced about equally to those on the north side of the building.

Windows and doors on both sides of the building are metal frame. Most of the windows retain their aprons. The shop on the northeast corner of the building has recently been remodeled and has a ceramic tile apron with a variety of sizes and designs, and anodized metal frame doors and windows. The polychroming of the building is pronounced. The main body of the building is done in red, green, brown, and caramel-colored brick. Detailing is done with horizontal cream-colored headers and stretchers. The wrap-around metal awning is an original part of the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Hammond Arcade

building. It is secured to the building by iron bolts and long iron rods. The canopy is about 12 inches thick and has metal trim. Inverted, triangular, illuminated metal and plastic store signs hang from the underside of the canopy. Metal signs are secured to each side of the northside entryway to the interior arcade and read, "Hammond Arcade Building."

The rear of the building has two floors because the building is built on a slope. The concrete columns and reinforced concrete floors at the top and bottom of the second floor (the street side first floor) are visible. The top and bottom floors are stretcher bond brick. The top floor has a header cornice, metal gutter, five bays with metal frame, multi-pane windows with imbedded wire mesh and header sills. The ground level floor has two fixed metal frame three-light windows and stretcher sills. A steel fire escape is attached to the rear of the building.

The interior arcade exhibits the same design pattern as the outside of the building with vertical brick pilasters separating wood frame windows with narrow metal trim and wood frame wood doors with vertical full-length glass panels and wood frame transoms. The wood is a natural, light brown finish. The upper half of the interior arcade is plaster wall with a broad-gauged, multi-layered molding along the ceiling. Scalloped pattern wood course separates the top and lower levels of the arcade. Skylights are located in the arcade. The floor of the arcade is recently applied ceramic tile. A two-tiered stairway with a landing is located in the arcade. It has a decorative wrought iron railing with a molded wood banister. The steps are granite. The landing consists of a variety of blue, light gray, and green ceramic tile in different sizes, which is original.

The building has generally good integrity except for the remodeling of some of the outside doors and windows, particularly the commercial space at the building's northeast corner, with its exterior ceramic tile apron. Some of the original wood frame fixed windows and the aprons between the base of the windows and the sidewalk have been removed and replaced with full-length plate glass windows. However, the aprons of most of the shops remain, as do some of the wood frame plate glass windows with their original wood frames and narrow metal trim, similar to the windows in the interior arcade.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Hammond Arcade

---

The interior arcade retains its original design and materials integrity, except for the recent replacement of the original octagonal-shaped floor tile with the existing brown ceramic tile. The ceilings of some of the shops also have been lowered and about two-thirds of the skylights originally located in the shops have been covered over. 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.

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1934-1940

Significant Dates

1934

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

R. C. Hugenin

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hammond Arcade qualifies for listing in the National Register of Historic Places under criterion A because it was one of the few commercial buildings constructed in Missoula during the Depression and maintains a strong association for the city with that period. Its construction helped to stimulate the economy of the city and the building was occupied by a number of long-term Missoula area businesses during the Depression era. Its historic location and unique and attractive interior arcade was the major reason for its popularity and use by businesses and professionals.

The building also qualifies for listing in the National Register under criterion C as an excellent example of Art Deco commercial architecture. Its concrete column construction, stepped ornamental polychrome battlements, the variety of soft-tone red, green, and brown brick composing the exterior walls of the building, the exterior ornamental ceramic tile, and the unique (for the period) interior arcade, which still possesses excellent integrity and is still used, make this building one of the major commercial amenities of the Missoula central business district.

The Hammond Arcade building was constructed in 1934, when the property was owned by the Hammond Building Company, Inc., (founded by A. B. Hammond), which still owns the building. It was built to replace the original Hammond building, which was built about 1890 and was destroyed by fire in the early 1930s. It has been a commercial arcade building since it was constructed and has historically contained a variety of businesses. Some of the early businesses located in this building include the Missoula Drug Company, the Watson Insurance Agency, and the Arcade Fountain Lunch. The Missoula Drug Company was located on the northeast corner of the building and also was located in the original Hammond Building.

The Hammond Arcade was one of the few buildings constructed in

☒ See continuation sheet

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Hammond Arcade

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Missoula during the Depression, and was financed by the insurance money paid with the destruction of the original Hammond Building. Its construction provided much needed employment during the Depression and served to stimulate the Missoula-area economy and to mitigate somewhat the impact of the Depression on the Missoula area. The original building was planned to be a two-story building, but economic factors prevented the construction of the second floor. Polk City Directories indicate that the building was a popular place to locate a business during the 1930s, with 14 businesses located there in 1938, for example.

The building has generally good integrity except for the remodeling of some of the outside doors and windows, particularly the commercial space at the building's northeast corner, with its exterior ceramic tile apron. Some of the original wood frame fixed windows and the aprons between the base of the windows and the sidewalk have been removed and replaced with full-length plate glass windows. However, the aprons of most of the shops remain, as do some of the commercial windows with their original wood frames and narrow metal trim, similar to the windows of the interior arcade.

9. Major Bibliographical References

McDonald, James, and Gary Williams, Missoula Historical Resource Survey. Missoula: Porky Press, 1980.

Leod, Paul. "Significant Architecture of Downtown Missoula, Montana." Unpublished brochure, n.d.

☐ 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

Area of property less than one acre

UTM References

A 12 271760 5194870  
Zone Easting Northing  
C         

B           
Zone Easting Northing  
D         

☐ See continuation sheet

Verbal Boundary Description

Original Townsite, Block 4, Plat P (Lots 1-4).

☐ See continuation sheet

Boundary Justification

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

☐ See continuation sheet

11. Form Prepared By

name/title William A. Babcock, Jr., Missoula Historic Preservation Officer  
organization City of Missoula date August 1989  
street & number 201 West Spruce St. telephone 406/721-4700 ext 250  
city or town Missoula state Montana zip code 59802

# HISTORIC PHOTOGRAPHS

## HAMMOND ARCADE PRE. FIRE OF 1932



IMAGE 1. THE HAMMOND ARCADE CIRCA 1890, VIEWED FROM ACROSS THE INTERSECTION OF HIGGINS AVE. AND FRONT ST.



IMAGE 2. THE MISSOULA DRUG COMPANY STOREFRONT LOCATED IN THE HAMMOND ARCADE CIRCA 1894.



IMAGE 3. THE HAMMOND ARCADE (BEHIND THE WILMA) CIRCA 1900 VIEWED FROM HIGGINS AVE. BRIDGE.

## HISTORIC PHOTOGRAPHS

### HAMMOND ARCADE POST FIRE OF 1932



IMAGE 4. ORIGINAL HAMMOND BUILDING BEING EXTINGUISHED



IMAGE 5. NEW HAMMOND ARCADE AT THE STREET LEVEL, ON BOTH HIGGINS AVE. AND FRONT ST. FACADES

# **PROPOSED IMPROVEMENTS**

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## **HAMMOND ARCADE**

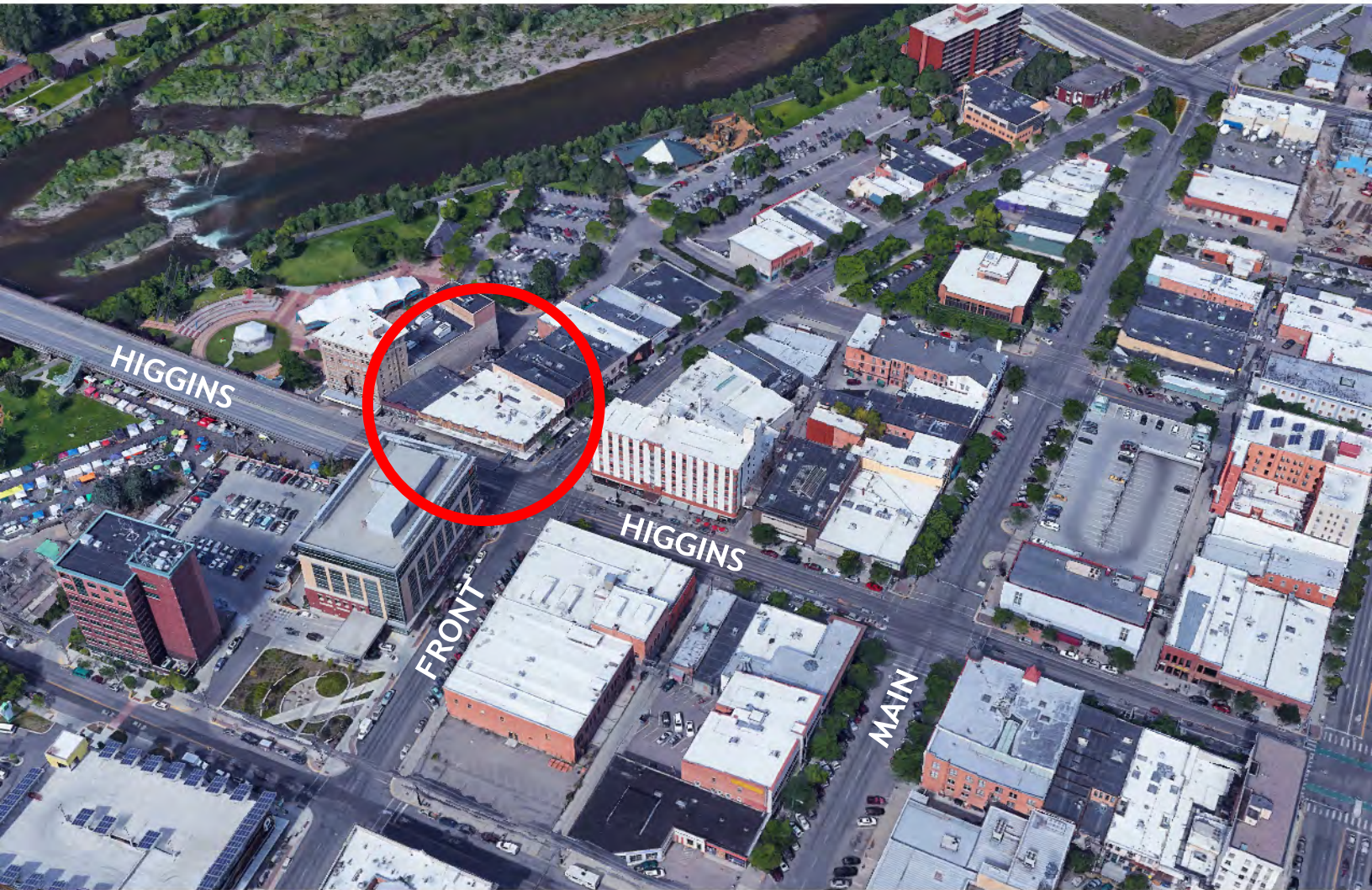
15.

- SITE MAP
- EXISTING FRONTAGE VIEWS
- FLOOR PLANS
- AWNING
- STREET FACADE GLAZING
- BACK ALLEY MAP
- BASEMENT WINDOW ALTERATION
- BASEMENT ENTRY DOOR ALTERATION
- SECOND LEVEL WINDOW ALTERATION
- SECOND LEVEL DECK ADDITION

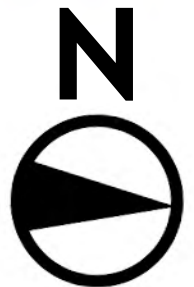
# SITE MAP

16.

## HAMMOND ARCADE AT THE CORNER OF HIGGINS AND FRONT



THE HAMMOND ARCADE CAN BE SEEN HERE AT THE CORNER OF HIGGINS AVE AND FRONT ST, JUST NORTH OF THE WILMA AND CARAS PARK. THE SMALLER DARK ROOF ADJECENT TO THE WILMA TO THE NORTH, IS THE HAMMOND ANNEX, WHICH IS WHERE THE BACK ALLEY DEAD ENDS. THIS ALLEY HAS BASMENT LEVEL ENTRYS INTO BOTH THE HAMMOND ARCADE AND THE ANNEX.



# EXISTING FRONTAGE VIEWS

## HAMMOND ARCADE

17.



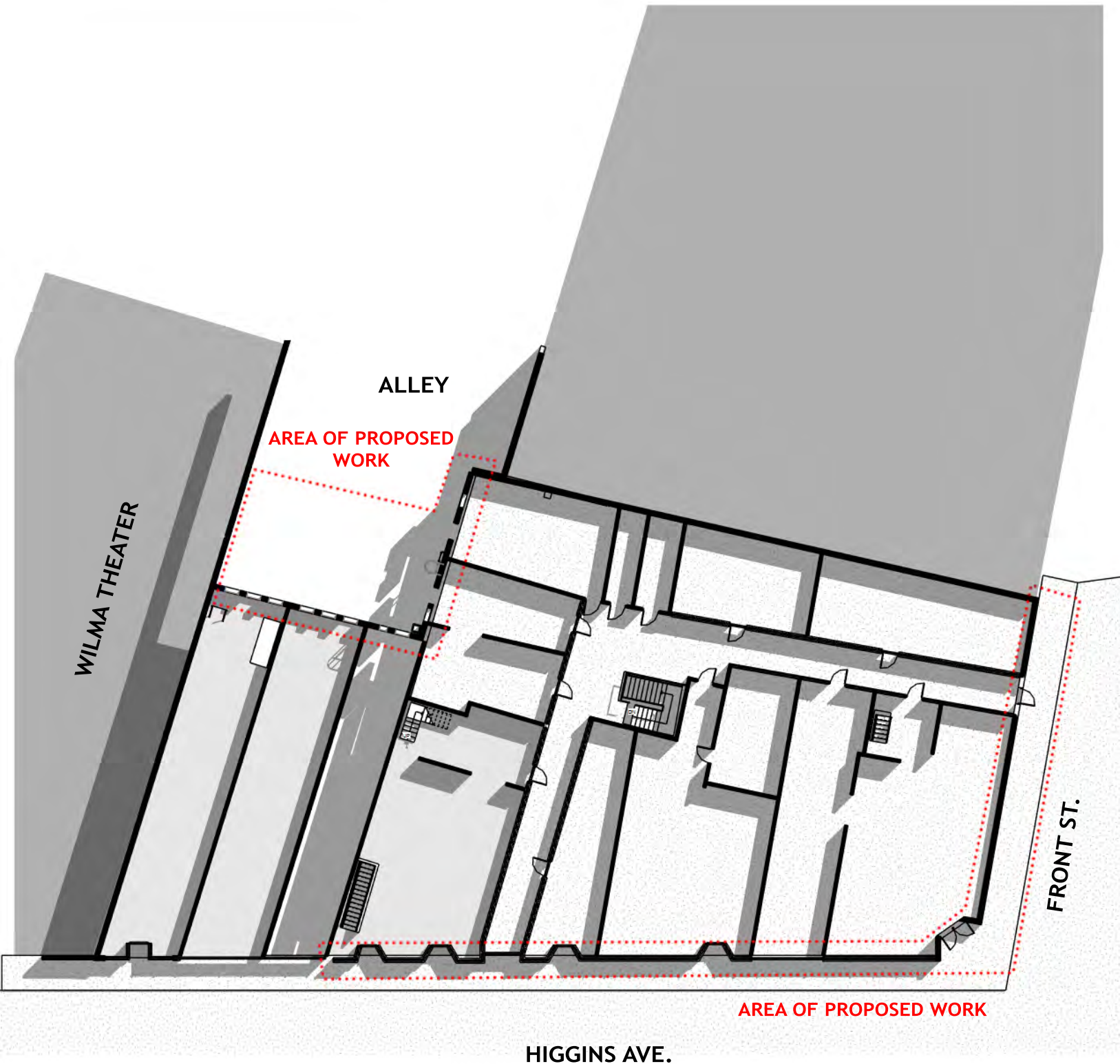
HIGGINS AVE. FRONTAGE LOOKING NORTH



FRONT ST. FRONTAGE LOOKING SOUTH

# **FLOOR PLANS : LEVEL 1**

## **PROPOSED WORK AREAS**



AREAS OF PROPOSED WORK INCLUDES BOTH THE STREET LEVEL, ON HIGGINS AVE. AND FRONT ST. FACADES, AS WELL AS THE BACK ALLEY TO THE HAMMOND BUILDINGS SOUTH WEST.



# AWNING REMOVAL

## REMOVAL OF EXISTING AWNING AND NEW ENTRY AWNINGS



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.



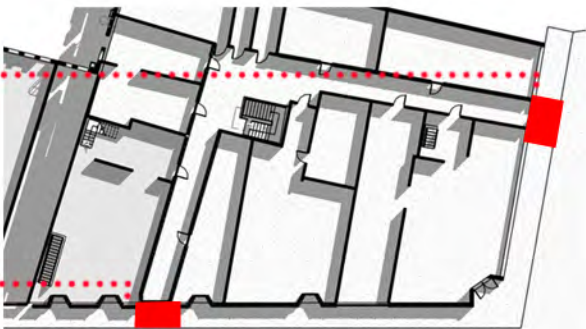
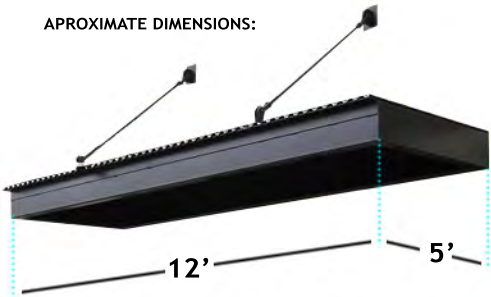
NEW HISTORICALLY SENSITIVE AWNINGS OVER THE ARCADE'S TWO ENTRANCES WILL BE REMINISCENT OF THE ORIGINAL, WITH METAL CONSTRUCTION AND SUSPENSION TIE BACKS, PLACING THE AWNING ABOVE THE STOREFRONT WINDOWS BUT BELOW THE SECOND LEVEL OF GLAZING. NEW AWNINGS WILL BE LESS MASSIVE WHILE STILL PROVIDING ADEQUATE 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



APPROXIMATE DIMENSIONS:



# STREET FACADE GLAZING

20

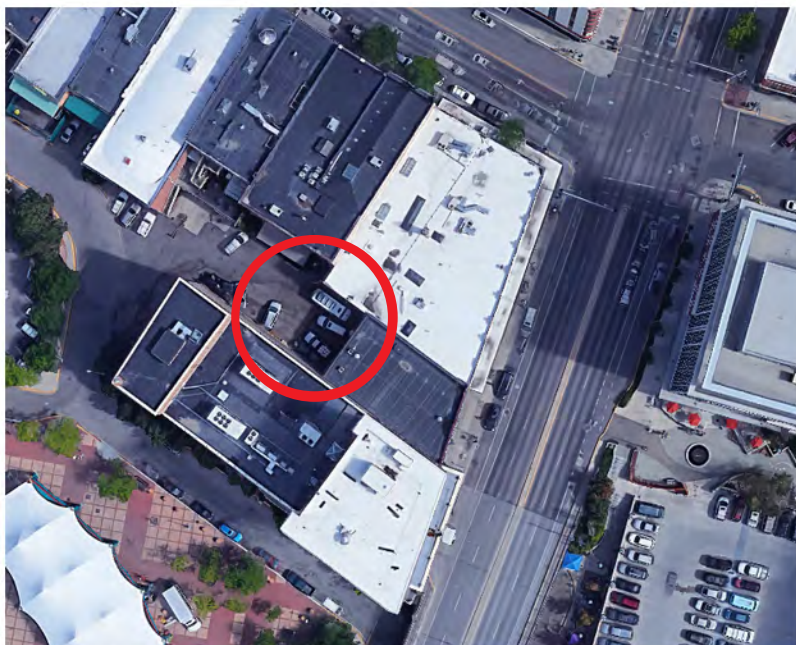
## RESTORING THE STREET FACADE GLAZING

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.



# BACK ALLEY IMPROVEMENT MAP

## PROPOSED ALTERATIONS / NEW CONSTRUCTION



THE ALLEY BEHIND THE HAMMOND ANNEX, SHARING A WALL WITH THE WILMA BUILDING, IS AN AREA THAT COULD BENEFIT FROM MINOR RENOVATIONS, WITH THE GOAL OF IMPROVING NATURAL LIGHT AND VENTILATION, AS WELL AS ACCESSIBILITY.



2 EXTERIOR WINDOWS TO BE REPLACED WITH OVERHEAD GLASS DOOR

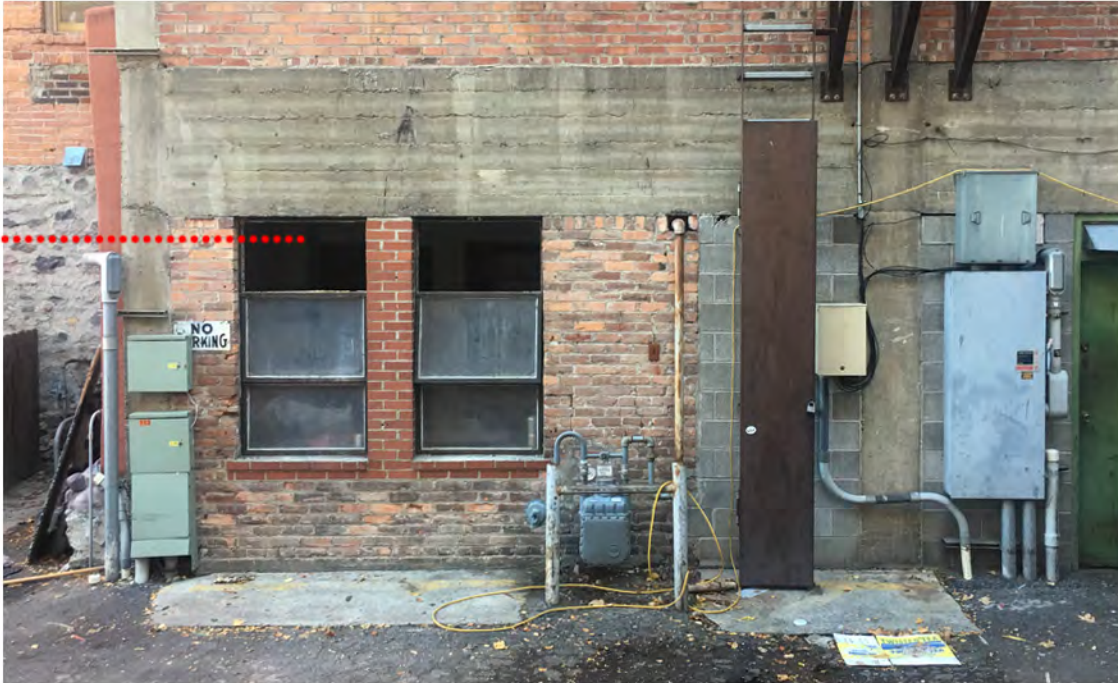
ENTRY DOOR TO BE REPLACED WITH GLASS DOOR

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

## **BASEMENT WINDOW ALTERATION**

### **ALLEY WAY WINDOWS TO LARGE GLASS DOOR**

**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.**



# BASEMENT ENTRY DOOR REPLACEMENT

23.

ALLEY DOOR TO BE REPLACED WITH GLAZED DOOR



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.



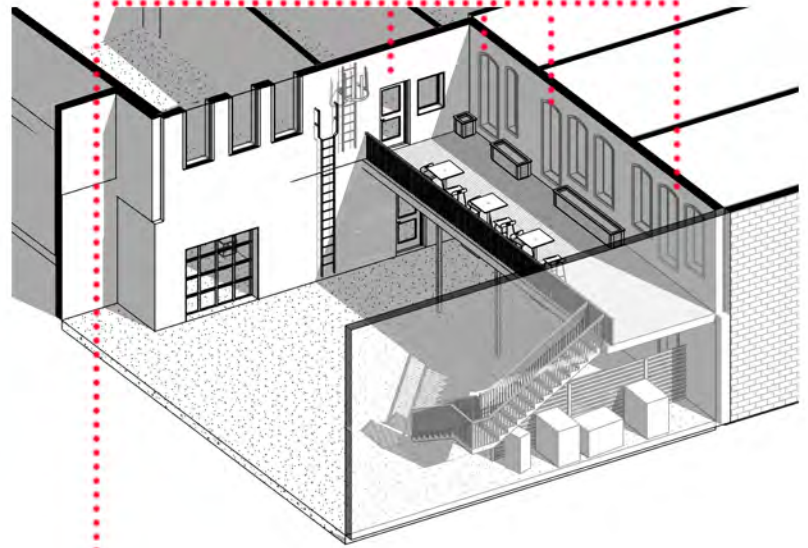
## SECOND LEVEL WINDOW/DECK ADDITION

### REPLACEMENT OF WINDOWS FOR DOORS AND DECK ADDITION



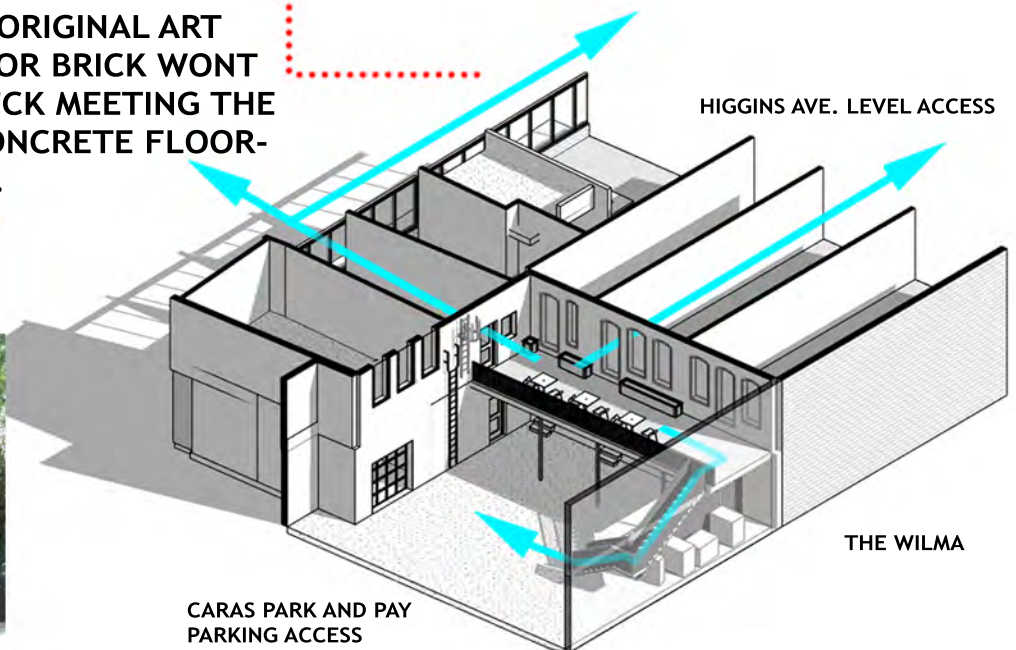
PROPOSED DECK ADDITION TO ANNEX BUILDING INCLUDES REPLACING WINDOW FOR ENTRY DOOR. THE WINDOW BEING REMOVED (ON THE RIGHT) WOULD BE RE-INSTALLED HERE ON THE LEFT OF THE LADDER, TO REPLACE THE UNORIGINAL WINDOW CURRENTLY THERE. THE BRICKS HIGHLIGHTED BELOW THE WINDOW WILL BE REMOVED FOR THE INSTALLATION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

DECK WILL BE WOOD FRAMED STRUCTURE AND COLOR MATCHED TO ORIGINAL ART DECO PALLET. THE EXTERIOR BRICK WONT 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.

THE PROPOSED DECK ADDITION IS AN EFFORT TO IMPROVE THE REAR ALLEY SPACE, WITH A FOCUS ON PROMOTING PEDESTRIAN TRAFFIC, AND ACCESS THROUGH THE ARCADE, WHILE ALSO CREATING A SHARED OUTDOOR SPACE.



## Appendix G

### HPP Staff Report

# EXECUTIVE SUMMARY

## PRESERVATION PERMIT REVIEW

### 101 S. HIGGINS AVE. ALTERATIONS TO NE AWNING AND SW ALLEY – JAN 29, 2020

CASE PLANNER:	Emy Scherrer, Historic Preservation Officer
REVIEWED AND APPROVED BY:	Laval Means, Planning Section Manager
PUBLIC HEARING:	February 6, 2020
AGENDA ITEM:	101 S. Higgins Ave – Alterations to Northeast Awning and Southwest Alley
APPLICANT:	Access Property Management 415 N. Higgins Ave Missoula, MT 59802 406.203.4467
APPLICANT'S REPRESENTATIVE:	Nils Whalstrom, Architect
LOCATION OF REQUEST:	101 S. Higgins Ave, Missoula, MT 59802 Downtown Missoula Historic District Legally described as: MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 1 - 4, & FRAC Of Lots 5 & 6 Geocode: 04-2200-22-2-02-12-0000
LEGAL NOTIFICATION:	A legal ad appeared in the Missoulian on January 19 <sup>th</sup> , 2020 and January 26 <sup>th</sup> , 2020 and on-site posting occurred 15 days prior to the public hearing. Adjacent property owners were notified in writing 15 days prior to the public hearing.
ZONING:	CBD-4
GROWTH POLICY:	The 2035 City of Missoula Growth Policy
SURROUNDING LAND USE:	Adjacent (North): CBD-4 Adjacent (East): CBD-4 Adjacent (South): CPD-4 Adjacent (West): CPD-4

## PRESERVATION PERMIT REVIEW

### 101 S. HIGGINS AVE. ALTERATIONS TO NE AWNING AND SW ALLEY – JAN 29, 2020

Access Property Management  
415 N. Higgins Ave  
Missoula, MT 59802

## STAFF DETERMINATION

APPROVE the application with conditions

### I. RECOMMENDED ACTION

THAT the Historic Preservation Permit (HPP) for **Alterations to Northeast Awning and Southwest Alley** project be APPROVED with conditions by the Missoula Historic Preservation Commission, 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 January 15<sup>th</sup>, 2020, for proposed exterior alterations to the building located at 101 S. Higgins Ave. The Historic Preservation Commission (HPC) reviewed this application and approved it on 12/7/2017, to expire two years from that date. That HPP has now expired, and the applicant did not make the approved alterations before expiration. Renewal of the HPP does require a formal process of review as outlined in 20.85.085 – Historic Preservation Permit (HPP), in order to approve the permit for another two years. Proposed alterations have not changed since the HPP was initially approved.

Alterations include removing the wraparound awning located on the north and east elevations, restoring the infilled transom windows located above the awning, and alterations to the south 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, 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 of the south elevation of the Hammond Arcade include the conversion of one window opening into an entry to provide deck access.

Alterations, by ordinance, must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The building located at 101 S. Higgins Ave 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 office and retail space. The applicant requests approval of the HPP in order to restore and modify certain elements of the exterior on the north, east and south elevations to better accommodate the continued use of retail and office space, to improve accessibility, security and daylighting, in an effort to mitigate deferred maintenance which has accumulated over the past decades. These modifications would provide additional space for retailers and office 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 HPO for best practices, and consulted with the HPC during a special presentation at the 11/2/17 Historic Preservation Commission meeting. 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 Application):

- 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 non-original 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 non-original 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.

## **SITE HISTORY & DESCRIPTION**

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 does today. It has been a commercial arcade building since it was constructed and has historically contained a variety of businesses. Some of the early businesses located in this building include the Missoula Drug Company, the Watson Insurance Agency, and the Arcade Fountain Lunch. The Missoula Drug Company was located on the northeast corner of the building and also was located in the original Hammond Building.

Much like the neighboring Florence, the Hammond Arcade was one of the few buildings constructed in Missoula during the Depression, and was financed by the insurance money paid with the destruction of the original Hammond building. 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. The original building was planned to be a two-story building, yet economic factors prevented the construction of the second floor. Polk City Directories indicate that the building was a popular place to locate a business during the 1930s, with 14 businesses located there in 1938.

The Hammond Arcade is a one-story, irregular shaped, Art Deco style brick commercial building with five front bays and five north-side bays, all demarcated by stepped polychrome brick battlements, polychrome brick walls, a fixed metal wrap-around awning, and concrete foundation. The building is located at the southeast corner of Higgins Avenue and Front Street, the center of the historic commercial core.

The building's basic construction consists of vertical concrete columns connected by nonbearing brick walls. The building features an interior arcade or mall. The top of the building has a flat header cornice, interrupted by battlements (six on the north side of the building and nine on the east side of the building). Unique header and stretcher detailing runs vertically from just above the doors and windows to the top of the battlements. Vertical stretchers serve as lintels above glass or masonite panels located just above the metal awning that divides the upper and lower halves of the building. Brick veneered concrete pilasters divide bays at the lower half of the north side of the building at the same intervals where the battlements are placed. Ceramic tile (about 5"x 5") depicting pastoral scenery and tipis are located at about the 6.5' level of the pilasters. One bay on the lower half of the building displays unique polychrome detailing. The east side of the building has five bays, which are more widely spaced than the north side bays. The east side of the building has nine battlements, spaced about equally to those on the north side of the building.

The polychroming of the building is pronounced. The main body of the building is done in red, green, brown, and caramel-colored brick. Detailing is done with horizontal cream-colored headers and stretchers. The wraparound metal awning is an original part of the building. It is secured to the building by iron bolts and long iron rods, is about 12" thick and has metal trim.

The rear of the building has two floors as the building is built on a slope. The concrete columns and reinforced concrete floors at the top and bottom of the second floor (the street side first floor) are visible. The top and bottom floors are stretcher bond brick. The top floor has a header cornice, metal gutter, five bays with metal frame, multi-pane windows with imbedded wire mesh and header sills. The ground level floor has two fixed metal frame three-light windows and stretcher sills. A steel fire escape is attached to the rear of the building.

Minor alterations of some of the outside doors and windows have taken place over the years, particularly the commercial space at the building's northeast corner, with its exterior ceramic tile apron. Some of the original wood frame fixed windows and the aprons between the base of the windows and the sidewalk have been removed and replaced with full-length plate glass windows. However, the aprons of most of the shops remain, as do some of the wood frame plate glass windows with their original wood frames and narrow metal trim, similar to the windows in the interior arcade. The building retains a high degree of integrity, is located in the heart-of-Missoula neighborhood, and is a major contributing element to the Missoula Downtown National Historic District.

#### IV. APPLICABLE ZONING REGULATIONS

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Title 20 Zoning Ordinance, Section 20.85.085.H outlines the criteria for review of historic preservation permit 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

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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 Historic Preservation Officer 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 101 S. Higgins is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance,

Section 20.85.085.H, 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:

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**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 applicant has worked with the HPO and members of the HPC in establishing historically sensitive design solutions which harken to the original design at the time when the building was nominated. The proposed alterations would have minimal site disturbance, and the reglazing of transom lites, installation of a rolling overhead door, update of the entrance on the lower level, and reuse of original window infill, serves to restore the building to historic accuracy and mitigate adverse effects. Although original in footprint, the wraparound awning is low to the ground and prohibits pedestrian level interaction with the major character-defining-features of the front facades. The removal of the awning will be mitigated with two entrance rectangular metal suspension-system awnings in a conducive color pattern, which will be compatible as a tribute to the original, but differentiated as non-historic.

STAFF CONCLUSION: Mitigating efforts balance adverse effect. 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. The Hammond Arcade has sat in a state of deferred maintenance for years and is ripe for restorative efforts, minor alterations and improved use conditions. The cumulative effect of this HPP serves to improve the historic attributes and contemporary use for the building and historic district as a whole.

STAFF CONCLUSION: 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 reduce the awning footprint to two entrance awnings, approx. 12'x 5', to be located above the Front Street arcade entrance and the Higgins Ave. arcade entrance. The installation of the lower level overhead door restores the original fenestration as a coal door. The main level entrance alteration is minimal in size and scale. All other alterations do not affect size/scale.

**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 character defining features and aesthetically reflect the original materials used, while differentiated as non-historic. The transom lites will be filled with wood trim and fixed glazing to match the existing row and will once again be a character defining feature. The modified awning and alley entrances are in proportion with surrounding elements

and compatible in detailing and material.

**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 historicity of the site, while balancing contemporary needs and use.

**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 101 S. Higgins Ave. as the primary element on the site, with the north and east elevations as the primary facades.

**Surface Textures and Patterns/ Details:** The updated openings will reflect what was the historic fenestration and the updated main level entrance is compatible with existing detailing as it continues horizontal patterning. The major character-defining traits associated with Art Deco texture, patterns and detail will not be effected. The deck will about the Hammond Arcade only at the concrete floor-place which is exposed, and will not harm exterior brick.

**Details and Embellishments:** The proposed details and embellishments are sensitive to the existing character, and cohesively tie into the proposed updates of the south elevation and awning. Updated openings are historically accurate when appropriate, such as the transoms, and differentiated while compatible for alterations, such as the door openings and awnings. Embellishments have been designed to match the original, while distinguishable as altered. No additional details or embellishments outside of the original materials are planned.

**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 cohesive design, feel and aesthetic. Pedestrian views and interaction with the facades will be increased due to the modification of the awning footprint, and accessibility increased through updated entrances and lighting.

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 101 S. Higgins in general, does not alter patterning, retains elements of character-defining detailing, differentiates the old from the new, and aids in the adaptive reuse 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 distinguishes the old from the new through materials. New awnings will be of similar style to the existing, rectangular, sensitive color palate, and utilizing a suspension system, while clearly being of modern (metal) material and aesthetic. Contemporary metal doors will infill openings in the alley portion and are aesthetically sensitive to the historicity of the building. The alley deck will be wood framed and distinguishable as new. Openings have been planned regarding descriptions from the National Register nomination.

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: The transom lites will be infilled with matching wood trim and fixed glazing. Alternate yet sensitive materials will be used for alley openings.

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 and 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 101 S. Higgins will be minimally effected. The proposed alterations serve to improve working conditions for the building's contemporary 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.

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 Hammond Arcade has been a commercial arcade building since it was constructed and has historically contained a variety of businesses, many well known in Missoula's history. The building continues this use today. The alterations proposed in the HPP represents the minimum updates necessary to continue this historic 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: Although the footprint of the existing awning is original, the current awning is suffering from deferred maintenance and is in general disrepair, is low to the ground and darkly lit, and prohibits pedestrian interaction with the major Art Deco character defining features of the facade. Furthermore, the existing awning is made of aluminum, dating it to post WWII and is thus assumed to be a replacement.

STAFF CONCLUSION: Meets the standard to the extent possible and in considering existing conditions and the intended purpose of proposed alterations. The alterations serve to enhance the continued and historic use of the building. Mitigation efforts include restoring the row of transom lites currently boarded over on the north and east elevation above the awning, incorporating if necessary an aesthetically cohesive beltcourse or wood fascia similar to the Hammond Annex in the area where the awning is removed, and installing two smaller awnings over arcade entrances which are reminiscent of the original but distinguishable as new.

**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: Conjectural features of false history will not be added. All modifications have been considered in regards to details described in the National Register Nomination and existing conditions, but are differentiated through materials and design. Alterations, materials and use do not project a false sense of historical development and instead speak to change-over-time.

STAFF CONCLUSION: Alterations will be minimally visible to the public, will serve to restore historic features, and will be clearly distinguishable as a later alteration 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: Distinctive features and finishes will be unaffected, and special care and awareness of historic significance will be honored by the contractors.

STAFF CONCLUSION: The applicant has stated their awareness of the building's historic significance and character-defining 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 HPP proposes removing the wraparound awning which has an historically original footprint. Mitigation efforts include replacing the awning with two awnings to be placed over the Front Street arcade entrance and the Higgins Ave arcade entrance. The new awnings will be of similar style to the existing; are rectangular approx. 12'x 5', are made of metal with suspension tie backs, and are aesthetically cohesive in color palette. Other mitigation efforts include restoring the transom lites and coal door opening. Maintenance of the existing north and east brick parapets have been deferred for years.

STAFF CONCLUSION: (See Condition 2). 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 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 materials 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.

**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: The deck will be installed in a manner that is sensitive to the south elevation of the Hammond Arcade. It will meet the building only at the exposed concrete floor-plate, and will not affect exposed brick. No other new additions and adjacent or related new construction is proposed.

STAFF CONCLUSION: (See condition 3). 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 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 and 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**

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No public comment received.

## **VII. STAFF CONCLUSIONS AND RECOMMENDATIONS**

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### **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. There are currently no other HPP sites in the vicinity and there are other historic sites in the vicinity, but would not be adversely affected by the 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 affect the historic character and integrity of 101 S. Higgins or the Downtown Historic District as a whole.

#### RECOMMENDED MOTION:

THAT the **Alterations to the Northeast Awning and Southwest Alley** of the building located at 101 S. Higgins be APPROVED with conditions.

#### CONDITIONS OF APPROVAL:

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 of 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.

## Appendix H

### Hammond Map



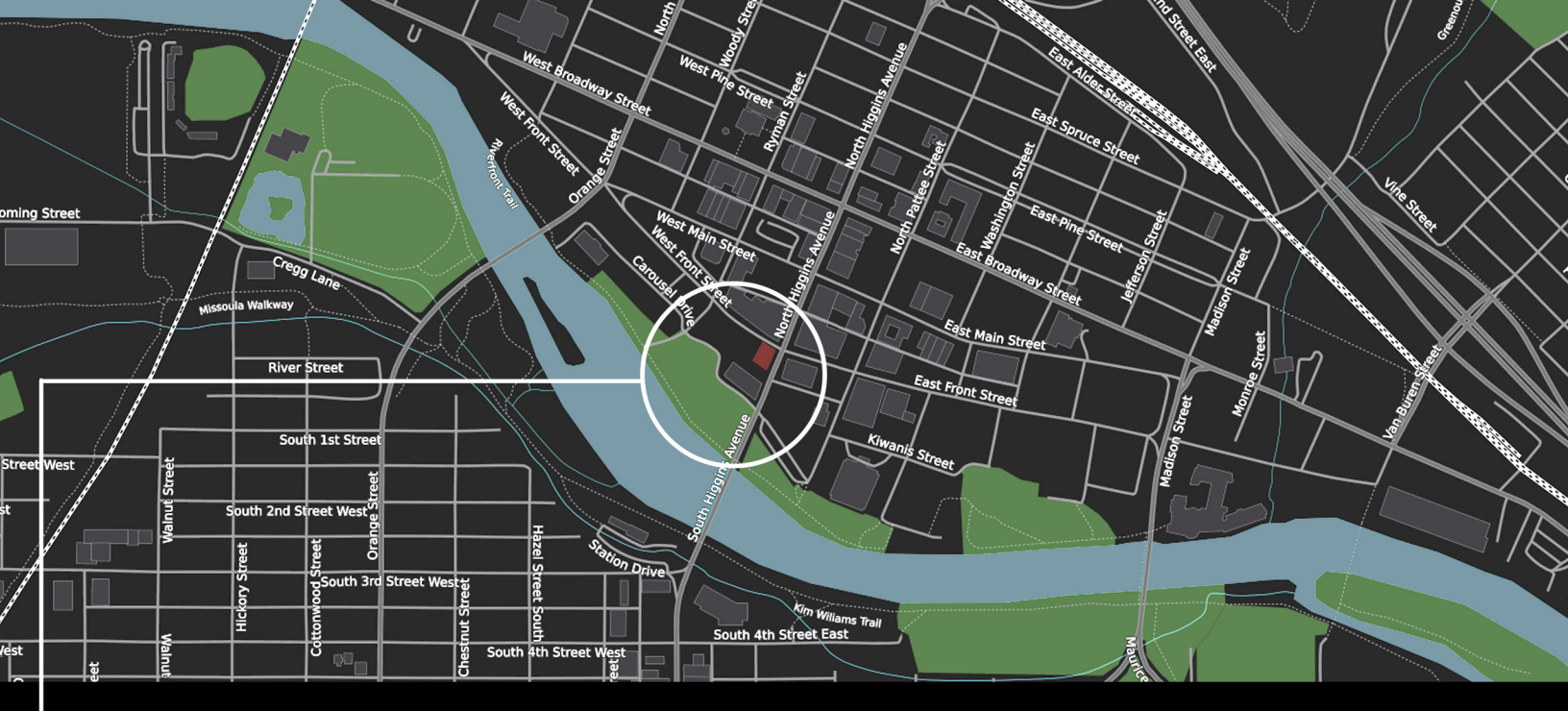
## **THE HAMMOND ARCADE**

101 HIGGINS AVE. MISSOULA MT.

- HEART OF DOWNTOWN RETAIL / FOOD + BEVERAGE SPACE AVAILABLE
- HISTORIC BUILDING WITH HIGH TRAFFIC FRONTAGE AND COMMON INTERIOR SPACE
- CONVENIENT PARKING AVAILABLE AT CARAS PARK

## Appendix I

### Hammond Infographic



## THE HAMMOND ARCADE

101 HIGGINS AVE. MISSOULA MT.

- LOCATED AT THE HIGH VISIBILITY CORNER OF HIGGINS AVE. AND FRONT ST.
- ONE OF DOWNTOWN MISSOULA'S BUSIEST INTERSECTIONS REPORTING A 60% INCREASE IN PEDESTRIAN TRAFFIC SINCE 2010.

MISSOULA MONTANA POPULATION 71,024 UP 5,000 NEW RESIDENTS SINCE 2010.



AT THE CORNER OF HIGGINS AVE. AND FRONT ST:

**1,766** WALKERS PER DAY



**823** BIKERS PER DAY



**10,533-15,594** VEHICLES PER DAY

\*AVERAGE ANNUAL DAILY TRAFFIC DATA PROVIDED BY MISSOULA METROPOLITAN PLANNING ORGANIZATION

## Appendix J

### Economic Impact Statement Missoula Economic Partnership

In 2018, Missoula Economic Partnership issued “Raising the Bar: A Competitive Realities Report and Target Industry Strategy for Missoula, Montana.” The focus of the report was to assess current dynamics within the Missoula market and provide recommendations to enhance business recruitment, retention, and expansion efforts for the region while sustaining and enhancing Missoula’s quality of place.

The report identified access to space, especially the availability of office sites as “a potential Achilles’ heel for Missoula.” One of the key recommendations was to develop a portfolio of additional sites, especially Class A and B office space. This project will provide more than 13,000 square feet of additional office and retail space for Missoula, creating new opportunities for expanding businesses to grow and create new jobs.

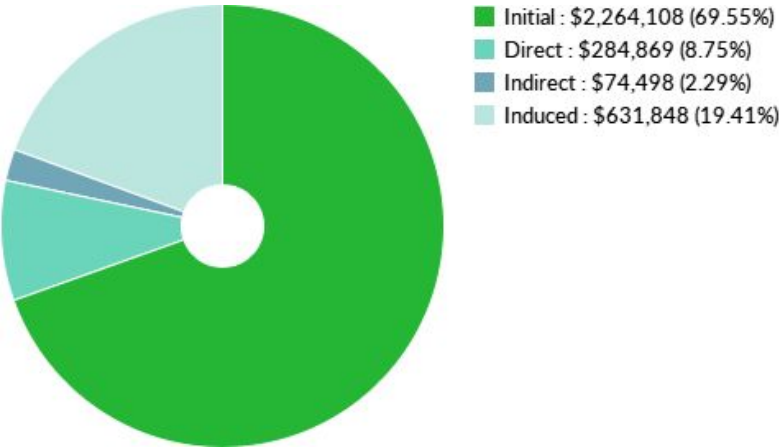
This expansion will support two of Missoula’s key target industry sectors, Creative & Professional Business Services and the Experiential Economy, which includes businesses that support tourism, recreation, food and beverage, and other services that create an excellent quality of life in Missoula and attract talented people to live here. Supporting facilities that will house businesses in this sector is a recognized goal of the City of Missoula, Missoula County, and the Missoula Economic Partnership. Planned tenants of the space will include a historic Missoula museum, and Unseen Missoula tour operators, as well as a food and beverage business.

The impact of new jobs created by tenants in the space was projected by Missoula Economic Partnership using state data from the Montana Department of Labor and Industry, Research and Analysis Bureau. It is projected that the space will house between 60-95 employees in a mix of office/administrative personnel and retail. For the purpose of this projection of economic impact, 60 jobs are assumed with 40 office/administrative personnel and 20 retail personnel.

MEP projected the impact of adding 40 employees in Missoula County in the Office/Administrative industry category:

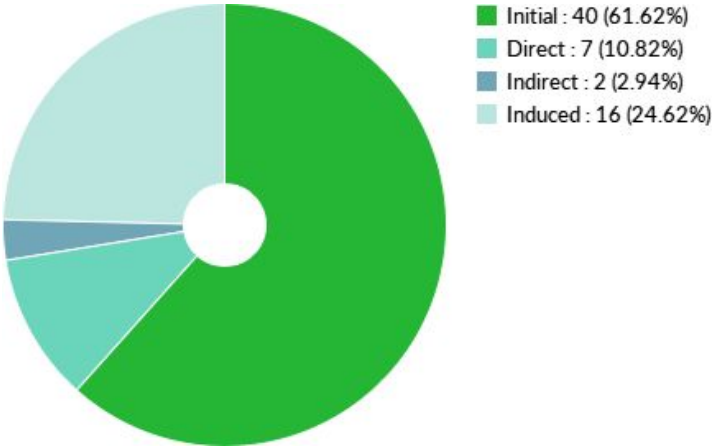
### Effect on earnings from adding 40 jobs to Office Administrative Services

<div>\$2.3M</div> <div>Initial</div> <div>1.00 Multiplier</div>	<div>\$284,869</div> <div>Direct</div> <div>0.13 Multiplier</div>	<div>\$74,498</div> <div>Indirect</div> <div>0.03 Multiplier</div>	<div>\$631,848</div> <div>Induced</div> <div>0.28 Multiplier</div>
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Effect on jobs from adding 40 jobs to Office Administrative Services

<div>40</div> <div>Initial</div> <div>1.00 Multiplier</div>	<div>7</div> <div>Direct</div> <div>0.18 Multiplier</div>	<div>2</div> <div>Indirect</div> <div>0.05 Multiplier</div>	<div>16</div> <div>Induced</div> <div>0.40 Multiplier</div>
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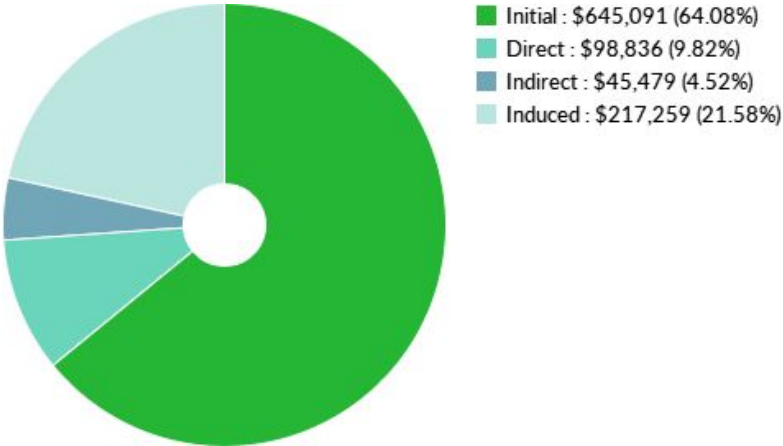


Effect on taxes on production and imports from adding 40 jobs to Office Administrative Services

<div>\$41,410</div> <div>Local</div>	<div>\$34,267</div> <div>State</div>	<div>\$14,646</div> <div>Federal</div>
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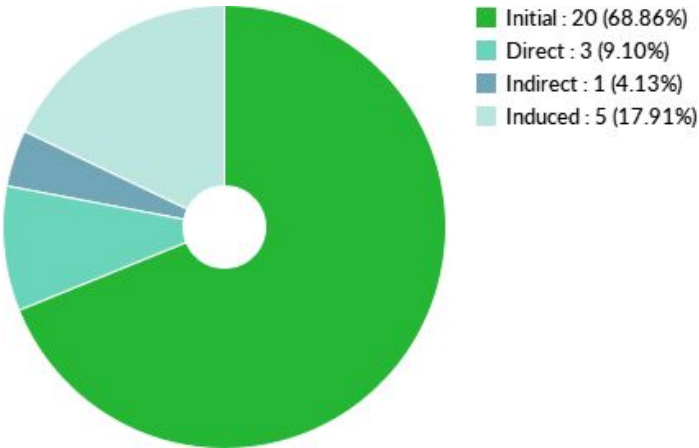
Effect on earnings from adding 20 jobs to All Other Miscellaneous Store  
Retailers (except Tobacco Stores)

<div>\$645,091</div> <div>Initial</div> <div>1.00 Multiplier</div>	<div>\$98,836</div> <div>Direct</div> <div>0.15 Multiplier</div>	<div>\$45,479</div> <div>Indirect</div> <div>0.07 Multiplier</div>	<div>\$217,259</div> <div>Induced</div> <div>0.34 Multiplier</div>
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Effect on jobs from adding 20 jobs to All Other Miscellaneous Store Retailers (except Tobacco Stores)

<div>20</div> <div>Initial</div> <div>1.00 Multiplier</div>	<div>3</div> <div>Direct</div> <div>0.13 Multiplier</div>	<div>1</div> <div>Indirect</div> <div>0.06 Multiplier</div>	<div>5</div> <div>Induced</div> <div>0.26 Multiplier</div>
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\*

Effect on taxes on production and imports from adding 20 jobs to All Other Miscellaneous Store Retailers (except Tobacco Stores)

<div>\$67,013</div> <div>Local</div>	<div>\$53,896</div> <div>State</div>	<div>\$17,076</div> <div>Federal</div>
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Aggregate Changes

\$4,261,988

Change in Earnings

1.47 Multiplier

94

Change in Jobs

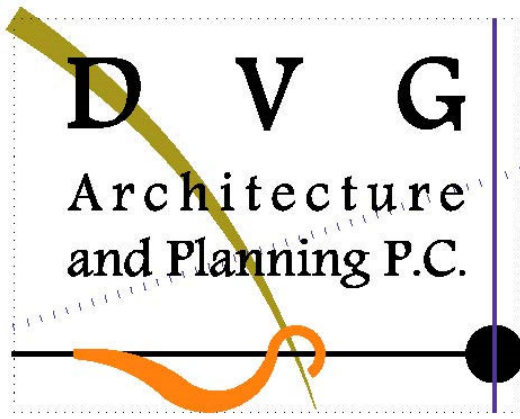
1.57 Multiplier

\$228,308

Change in Taxes on Production and Imports (TPI)

## Appendix K

### Environmental Review Form (Draft)



May 18, 2020  
Form B-1

Montana Department of Commerce  
Community Development Division  
301 S. Park Ave.  
P.O. Box 200523  
Helena, MT 59620-0523

Dear Review Committee,

In fulfilling the requirements for the environmental review form B-1; please review the following for the proposed preservation and renovation of the historic Hammond Arcade Building, located at 101 South Higgins Avenue, Missoula, Montana.

At this time, and in the client's words, the purpose of this project is

*"is to restore the Hammond Arcade to its original grandeur and to highlight the historic significance of the structure and its namesake - Andrew Hammond who arrived in Montana in 1867 and rose from a woodcutter and store clerk for the Missoula Mercantile to eventually building a business empire that included one of the largest lumber companies on the West Coast, including the world's largest redwood lumber company and the world's largest lumber yard at the time."*

1. Alternatives to this project would be:
  - a. Maintain the existing building with no improvements. As the building deteriorated further, covering the spots of degeneration with alternate economical siding.
  - b. Not updating the basement to increase the economic viability of the building.

- c. Do not install fire sprinkler and Fire Alarm Systems in the basement. New development would not be allowed increasing the economic viability of the building.
- 2. Mitigation for this project will be to:
  - a. Follow the City of Missoula's guidelines and ensure public safety through barricades to separate the public from the areas of construction at the Public Way.
  - b. Should asbestos be discovered, a professional accredited abatement company will be called in to remediate the material.
  - c. Install temporary enclosures between interior habitable space and new work to contain any harmful debris during construction. This should protect the indoor air quality of the tenants and the public within the building.

Sincerely,

David V. Gray  
Principal Architect and President  
DVG Architecture and Planning P.C.