



# MEMO No. 1

TO: Planning Board & City Council

DATE: August 3<sup>rd</sup>, 2020

FROM: Emily Gluckin, Development Services

RE: **508 S. 3<sup>rd</sup> Street W. /AR Adaptive Reuse Overlay Rezone Request – Additional Parking Reduction Information.**

Development Services staff issued a staff report that did not include information about the reductions in required parking available to this property through Title 20 zoning incentives. The purpose of this memo is to supplement the staff report with additional information regarding the parking standards and calculations to be considered as a part of the request to apply the /AR Adaptive Reuse Overlay.

- A. Per Title 20.60.020, multi-dwelling buildings with dwelling units under 850 square feet require one (1) parking space per unit in the building.
  1. The current multi-dwelling building contains sixteen (16) dwelling units under 850 square feet, and the current parking requirement is sixteen (16) parking spaces.
  2. Following the application of the /AR Overlay, the building is proposed to be renovated to contain twenty two (22) dwelling units, which will increase the parking requirement to twenty (22) parking spaces.
  3. The existing site currently provides three (3) parking spaces on the property and fourteen (14) parking spaces in a parking lot shared with the adjacent office building to the east that are permitted through a parking easement (see attached), for a total of seventeen (17) spaces.
- B. Two (2) zoning incentives to reduce the project's parking requirement are available to the applicant through Title 20:
  1. A parking reduction for transit served locations within the Design Excellence Overlay (Title 20.25.080.4.C) is available to the project. This standard allows the off-street parking requirement to be reduced by 15% if the project is within 1,250 feet of a transit stop with an adequate level of services. The subject property is within a block of a Mountain Line bus stop for Route 7. Through this reduction, the parking requirement may be reduced by 3 spaces (15% of 22 parking spaces).
  2. A reduction is available for landmarks and historic districts (Title 20.60.020.C.4) that allows the zoning officer and Historic Preservation Officer to approve exceptions and waivers to off-street parking requirements for contributing buildings in National Register Historic Districts. The HPO has indicated that they will approve a parking waiver for this project because it is a contributing building in the McCormick Historic District.
- C. The following table describes the effect of the parking reductions on the total amount of required off-street parking spaces. This table demonstrates that the project will comply with parking requirements following an increase in density without an increase to the parking on-site.

|   | <b>Current</b> | <b>Proposed</b>  |
|---|----------------|------------------|
| <b>Parking Spaces Required: 1 space per unit &lt;850 SF</b> | 16 spaces      | 22 spaces        |
| <b>Parking Spaces Provided</b>                              | 17 spaces      | 17 spaces        |
|   | (+1)           | (-5)             |
| <b>Parking Reductions</b>                                   |                |                  |
| 20.25.080.4.C: 15% for Transit Served Locations             |                | -3 spaces        |
| 20.60.010.C.4: Landmark/Historic District Waiver            |                | -2 spaces        |
| <b>Final Parking Requirement</b>                            |                | <b>17 spaces</b> |

**Attachments:**

- C. Parking Easement
- D. HPO Approval of Parking Waiver

## PARKING EASEMENT

This Agreement is made and entered into this 11<sup>th</sup> day of June, 1996, by and between STELLA JEAN HANSEN, of Missoula, Montana, hereinafter called the First Party, and TOBY HANSEN and KELI HANSEN, of Missoula, Montana, hereinafter called the Second Party;

## W I T N E S S E T H :

WHEREAS, the First Party owns an apartment building situated in the County of Missoula, State of Montana, which building is situated on real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, and

WHEREAS, the Second Party owns an office building adjacent to the apartment building owned by the First Party; more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof, and

WHEREAS, the Second Party desires to construct parking upon the parties real property, for use by his building, and needs a portion of the parcel of property described herein owned by the First Party to have adequate access, and

WHEREAS, the First Party desires to utilize the parking lot constructed by the Second Party, for purposes of parking vehicles for her apartment building after business hours, and

WHEREAS, the parties have reached an agreement and desire to memorialize their understandings;

NOW, THEREFORE, in consideration of the benefits received by both of the parties to this agreement, the receipt in sufficiency of which to parties acknowledge and the parties have agreed as follows:

1. The First Party hereby conveys unto the Second Party an easement and right-of-way 10' feet in width, over and along the easterly boundary of the property described on Exhibit "A", which 10' foot strip shall be utilized for construction of a parking and walkway area. Said parking and walkway area shall be utilized by the owners and tenants of the parcels of property described on Exhibit "A" and "B" attached hereto and by this reference made a part hereof. During business hours, said parking shall be made

available for use by those individuals utilizing the business situated on the parcel of real property described on Exhibit "B". After business hours, said parking shall be made available to those individuals who are tenants of the apartment building situated on the parcel of real property described on Exhibit "A" attached hereto.

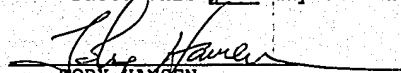
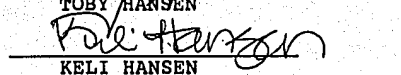
2. The Second Party grants unto the First Party an easement and right-of-way for purposes of utilizing parking constructed upon the parcel of real property described on Exhibit "B" attached hereto and by this reference made a part hereof, after business hours. Said parking shall be utilized by tenants of the building situated upon the parcel of real property described on Exhibit "A" attached hereto and by this reference made a part hereof.

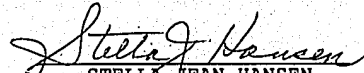
3. The parties agree to hold each other harmless on the use and utilization of the parking are described herein. In this regard, the parties agree to notify their respective liability insurance carriers that their respective tenants and/or customers are utilizing the parking area.

4. The Second Party shall be responsible for installation, repair and maintenance of the parking area installed pursuant to this agreement. The First Party agrees that they shall require the tenants to utilize the same in a manner that to not unreasonably destroy said parking area.

5. This agreement shall be binding upon the heirs, personal representatives and assigns of the parties hereto.

Dated this 4 day of June, 1996.

  
TOBY HANSEN  
  
KELI HANSEN

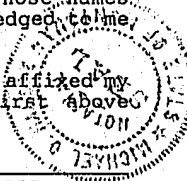
  
STELLA JEAN HANSEN

STATE OF MONTANA )  
 : ss  
 COUNTY OF MISSOULA )

On this 11 day of June, 1996, before me, the undersigned, a Notary Public for the State of Montana personally appeared TOBY HANSEN and KELI HANSEN known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

*W. D. Hansen*  
 Notary Public for the State of Montana  
 Residing at Missoula, MT 59811  
 My Commission expires: July 17, 1996



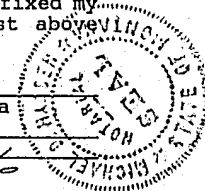
JUN 12 PM 4 30

STATE OF MONTANA )  
 : ss  
 COUNTY OF MISSOULA )

On this 11 day of June, 1996, before me, the undersigned, a Notary Public for the State of Montana personally appeared STELLA JEAN HANSEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

*W. D. Hansen*  
 Notary Public for the State of Montana  
 Residing at Missoula, MT 59801  
 My Commission expires: July 17, 1996



9612801

I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 12 DAY OF June 1996 AT 4:30 O'CLOCK P M AND IT IS RECORDED IN VOL. 476 OF MICRO RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 229 FEE 21 PAID CR  
 RETURN TO James Crater BY Wickie M. Zeier COUNTY RECORDER  
 ADDRESS 425 So. Orange Missoula, MT 59801 DEPUTY DCC E



## DEVELOPMENT SERVICES

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

### *HISTORIC PRESERVATION MEMORANDUM*

TO: Current Planning Staff, Development Services  
FROM: Emy Scherrer, Historic Preservation Officer, Development Services  
DATE: August 3, 2020

**RE: Waiving of Parking Requirements for 508 S. 3<sup>rd</sup> Street W., Missoula, MT 59801**

The property located at 508 S. 3rd Street W., legally described as KNOWLES ADDITION # 1, S21, T13 N, R19 W, BLOCK 32, Lot 11, is a contributing structure in the Missoula Southside National Historic District. Given the property's status as contributing to a National Register Historic District, the property owner is eligible to request a waiver or reduction under criterion c., Landmarks and Historic Districts, as part of the parking requirement chapter in city zoning (Refer, Title 20.60.010.C.4):

#### 20.60.010.C.4 Landmarks and Historic Districts

The zoning officer, in consultation with the historic preservation officer, is authorized to approve exceptions and waivers to minimum off-street parking ratios for the following:

- a. rehabilitation or reuse of buildings on the National Register of Historic Places;
- b. buildings designated as local cultural resources;
- c. **contributing buildings in National Register Historic Districts; or**
- d. buildings in locally designated historic districts.

Please see attached the National Register survey form as additional supporting documentation for this finding.

Thank you for your time and consideration and I'm happy to answer any questions,

Emy Scherrer,  
Historic Preservation Officer  
City of Missoula  
[escherrer@ci.missoula.mt.us](mailto:escherrer@ci.missoula.mt.us)  
406.552.6638

Site #

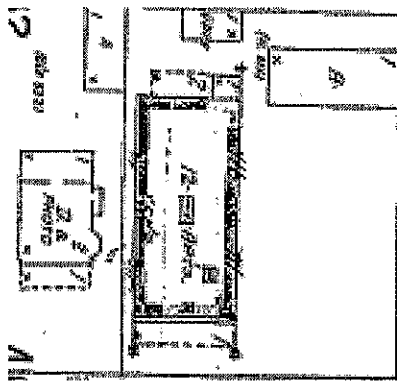
## MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: KNOWLES #1-LOT 11 BLK 32

Address: 508 South 3<sup>rd</sup> West, Missoula, Montana 59801

Ownership Name: HANSEN STELLA J AND TOBY AND KEITH

☒ private ☐ public Address: 425 S ORANGE ST, MISSOULA, MT, 59801



508

This illustration has been taken from the 1958 digital Sanborn Fire Insurance Map for Missoula, Montana.



Location map or building plan with arrow north

Historic Name: Thornton Hospital/Apartments

Common Name: Thornton Apartments

Date of Construction: 1909

Architect: Unknown

Builder: Unknown

Original Owner: Unknown

Original Use: Apartments

Present Use: Apartments

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Title Search:

Tax Records:

Bldg. Permit:

Census Record: x

Sewer/Water: x

Sanborn Maps: x

Directories: x

Newspapers: x

### BIBLIOGRAPHY:

Missoula County Polk Directory collection (1901-1980) published by R. L. Polk & Co. of Montana; Missoula, MT. Sanborn Fire Insurance Map collection—Missoula County Office of Planning & Grants microfiche that includes maps from 1891-1958 with a revised 1969 map; and the Sanborn digital collection: 1891-1958 (used with permission from Sanborn Map Company Inc.); Missoula County Engineering Office property database; Fourteenth Census Of The United State—Precinct 10, Missoula County, Montana; The Daily Missoulian, January 2, 1909: 9.

**PHYSICAL DESCRIPTION:** Describe present appearance of the structure/site, then contrast and compare that with its original appearance, noting additions, alterations and changes in materials. Discuss significant architectural features.

This apartment building is a wood frame, brick vaneer, three story + basement flat roofed building with basement. The windows and doors are symmetrical on all sides of the building. Cement steps lead to a full length poured cement porch pad. The porch is open or unrailed, and the roof is flat, serving as a full-length second story balcony. The second story balcony is railed in balustrade. This balcony is supported in part by four square columns resting on the main level porch pad. The front entry is centered, and the door is wood with an oval glass pane centrally located. Three lights directly above the door, and one long narrow light on either side of the door, surround the entry. The three panes above the door and one of the sidelights are decoratively etched. A large fixed window is located on either side of the entry. Above, the second level houses the same entry, door and light pattern, with all of the lights appearing to be etched. A 1/1 double hung window is housed on either side of the second level balcony door. The south face of the third story houses three 1/1 double hung windows and a small steel balcony/fire escape. The west face of the building houses six 1/1 double hung windows on each level, and all of the windows are accented with arched vertical brick detailing above. The east face of the building houses an entry located below ground level in a cement well. Five small windows with vertical brick detailing above, face east at ground level. The south face of the building houses six windows on each of the three stories, with two small additional windows placed near the middle of the building on the first story. A majority of the windows are inset, rather than flush, and are accented with stone sills and vertical brick detailing above. Entablatures accent a heavy cornice on the front of the building.



**HISTORICAL INFORMATION:** Describe the person, important events, and/or historical patterns associated with the structure/site and surrounding area.

The following information is taken directly from Missoula County Images Volume II by Stan Cohen:

*The story of Community Hospital begins with two brothers who were prominent in the early history of Western Montana medicine. Dr. Charles Thornton came west in 1905 to begin a practice in Corvallis. His brother, Dr. Will Thornton came west in 1907 and started his practice in Stevensville. In 1910, Dr. Will built the first hospital in the Bitterroot Valley and ran it until 1917, when he moved to Missoula. At that time, he built the Thornton Hospital, now the Thornton Apartments at the corner of Third and Orange Streets. Eventually, the brothers formed a partnership and bought the 300 block between East Front and Main Street, site of the present Missoula City-County Library. There they built a 42-bed hospital, completed in 1922. Adjoining the hospital was a 16-room nurses' home, formerly the residence of A.B. Hammond, founder of the Missoula Mercantile. Dr. Will and Dr. Charles ran the hospital until 1943, when Dr. Will died. Previously, he had sold his interest to Dr. Rudolph E. Wirth, who with Dr. Charles operated the hospital as partners until 1947 when it was purchased by the Memorial Hospital Association of Western Montana. In 1959, 12 years after the Thornton Hospital had been sold, the name was changed to Community Hospital to emphasize that it was a facility for Missoula and Western Montana. Dr. Gordon Reynolds, president of the hospital board, announced a drive to raise \$500,000 to enlarge the structure. The city was growing rapidly and the hospital was running at 112 percent capacity. By 1964, the board realized that an entirely new hospital was needed. And it announced another campaign to raise funds for a \$2 million building. In the fall of 1965, the hospital purchased 40.3 acres of county land at Fort Missoula as a building site. The new 105-bed Community Hospital held its grand opening in April 1972. Today, with the addition of the doctors' office buildings and the rehabilitation center, the hospital has become the Community Medical Center. It is now a major medical facility for western Montana (Cohen, 1993: 372).*

Although it is implied that Will Thornton constructed the Thornton hospital in 1917, a 1909 Missoulian Building List, as well as the 1912 Sanborn map reveal that the building was constructed eight years prior. According to the Sanborn maps, the building was originally utilized as a three-story apartment building. William P. Hoopes is the first known resident of 508 South 3<sup>rd</sup> West, and he was listed as a janitor at the Roosevelt School and Boarding House as early as 1911. It is possible that the Thornton Apartments originally served as a boarding house, due to the fact that William Hoopes' occupation and residence were listed as the same address. As early as 1917, this building was utilized as the Thornton Hospital (Cohen, 1993: 372). William Thornton owned and operated the hospital, and resided in the building as well. He was listed as 43 years old in 1920, and lived in the building with his wife Maude, his son Theodore and his daughter Bertha. In addition, seven employees lived in the building and included the following:

Leona Forkner 18, a maid; Elffie Marsh 32, a nurse; Nellie Rice 40, a nurse; Fred Neavel 31, a cook; William Eddings 70, a janitor; Agnes Anderson 26 a nurse; and Esther Huson 23, a maid.

The hospital was utilized as apartments again in the 1920's, and as early as 1927 Ida B. Dolf, Albert Thornburgh, May Butterworth, and Chas Donovan were residents here. In 1929, the following residents were listed:

Muriel E. Pearson-schoolteacher for public school; Albert M. Thornburgh-accountant for Northern Flour Mills Company; Mrs. Irene E. Taylor-widow of Christopher L.; Maxwell, Mrs. Minnie E. Maxwell-widow of David; William D. and Grace G. McCune-manager of Missoula County Credit Men's Association; John W. and Mildred S. Galloway- advertising salesman for Northwest Publishing Company; Mary L. George-teacher at Central School; Dessa K. Feehan-clerk for the Forest Service. Mabel E. Jones-teacher at Willard; Myrtle Moe; Ida B. Dolf-teacher at Willard School; and May B. Butterworth-nurse at Thornton Hospital.

The 1934 Polk Directory listed the following residents at the Thornton Apartments:

Harold C. Dixon, a traveling auditor and married to Leonore G.; Stanley M. Teel, a U of M assistant professor and married to Ruth R.; Mrs. Florence I. Finley, a clerk for McKay Art Company; Clara M. Griffin, a bookkeeper for Standard Meat Market; Anice C. Dolf, a stenographer for Missoula Mercantile Co; Stanley M. Trenouth, a physician at St. Patrick's Hospital and married to Ruth; Mary V. Harris, a high school teacher; Louis Stella, a cook and married to Ruth; Francis H. Cooney, a salesman married to Rose D.; Mabel E. Jones, a teacher at Willard School; and Ethel W. Baldy, a teacher at Paxson School.

As early as 1952 the following residents were listed at the Thornton Apartments:

Hugo J. and Mae K. Arden. Hugo worked as the credit manager at the Western Montana Clinic; Ronald C. and Daisy M. Jacobs who owned the Food Center grocery store on Higgins Avenue; Rex and Elizabeth M. White; Adeline Beaver, a teacher for the public school; William and Bonita Cole. William was a student at the university; Ronald J. and Thelma M. DeMers. Ronald worked as a driver for Montana Western Lumber; Paul and Dorothy Bourquin, owners of Bourquin's Conoco Service; Michael E. and Jennie McCue. Michael worked as a driver for the state Highway Commission; William R. and Marcia L. Nash. William worked as a bartender; Jas and Marjorie H. Mayes. Jas worked as the office manager for the Florence Laundry Company; and Wilma MacKenzie, a teacher at the public school.

**INTEGRITY:** Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

The historic integrity of this building has been retained due to the survival of original design and materials, and continuity of setting and location. The building would be a contributing element to the historic district.

**HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE:** Justify how the persons, important events or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type or style.

This building is not known to be associated with persons or events that meet National Register criteria for historic significance. The structure, however, would be a contributing element in a historic district because of its representation of early Missoula architecture.

**FORM PREPARED BY:**

Name: Missoula Office Of Planning & Grants

Address: 435 Ryman, Missoula, Mt. 59802

Date: December, 2001

**GEOGRAPHICAL  
INFORMATION:**

Acreage: Less than one

USGS Quad: Southwest  
Missoula

UTM's: 0728203/5194759