

# EXECUTIVE SUMMARY

## PRESERVATION PERMIT REVIEW

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

<b>CASE PLANNER:</b>	Emy Scherrer, Historic Preservation Officer
<b>REVIEWED AND APPROVED BY:</b>	Laval Means, Planning Section Manager
<b>PUBLIC HEARING:</b>	February 6, 2020
<b>AGENDA ITEM:</b>	101 S. Higgins Ave – Alterations to Northeast Awning and Southwest Alley
<b>APPLICANT:</b>	Access Property Management 415 N. Higgins Ave Missoula, MT 59802 406.203.4467
<b>APPLICANT'S REPRESENTATIVE:</b>	Nils Whalstrom, Architect
<b>LOCATION OF REQUEST:</b>	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
<b>LEGAL NOTIFICATION:</b>	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.
<b>ZONING:</b>	CBD-4
<b>GROWTH POLICY:</b>	The <i>2035 City of Missoula Growth Policy</i>
<b>SURROUNDING LAND USE:</b>	Adjacent (North): CBD-4 Adjacent (East): CBD-4 Adjacent (South): CPD-4 Adjacent (West): CPD-4

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

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STAFF DETERMINATION

APPROVE the application with conditions

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**I. RECOMMENDED ACTION**

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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**

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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 abut 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:

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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.