

# EXECUTIVE SUMMARY

## PRESERVATION PERMIT REVIEW

1005 GERALD – EXTERIOR RESTORATION – SEPTEMBER 26, 2023

**CASE PLANNER:** Elizabeth Johnson, Historic Preservation Officer

**REVIEWED AND APPROVED BY:** Laval Means, Planning Section Manager

**REVIEW ITEM:** 1005 Gerald Street, Proposed Exterior Alterations

**APPLICANT:**  
Scariano Construction  
2016 Strand Ave  
Missoula, MT 59801  
406.560.7430

**APPLICANT'S REPRESENTATIVE:** Anthony Krolczyk, Project Manager, Scariano Construction

**LOCATION OF REQUEST:**  
1005 Gerald, Missoula, MT 59801  
University Area Historic District  
Legally described as: HAMMOND ADDITION, S27, T13 N, R19 W, E 18 FT OF LOTS 5 & ALL OF 6 TO 11 & N 25 OF 12 TO 16 & N 25 FT E 25 FT & POR OF ALLEY  
Geocode: 04-2200-27-2-28-03-0000

**LEGAL NOTIFICATION:** A legal ad appeared in the Missoulian on September 16<sup>th</sup>, 2023 and September 23<sup>rd</sup>, 2023, on-site posting occurred 15 days prior to the public hearing, and affected property owners were notified via certified mail 15 days prior to the public hearing.

**PUBLIC HEARING DATE:** October 4<sup>th</sup>, 2023

**ZONING:** R5.4

**GROWTH POLICY:** The 2035 City of Missoula Growth Policy

**SURROUNDING LAND USE:**  
Adjacent (North): RMD  
Adjacent (East): RMD  
Adjacent (South): RMD  
Adjacent (West): RMD

## PRESERVATION PERMIT REVIEW

1005 GERALD – EXTERIOR  
RESTORATION – SEPTEMBER 26,  
2023

Scariano Construction  
2016 Strand Ave  
Missoula, MT 59801  
406.560.7430

### STAFF DETERMINATION

APPROVE the application

#### **I. RECOMMENDED ACTION**

THAT the HPP for the **1005 Gerald Exterior Restoration** project be APPROVED by the Missoula Historic Preservation Commission (HPC), based on the findings of fact and conclusions in the staff report.

#### **II. INTRODUCTION**

A complete application for an HPP was received by the City of Missoula on August 15<sup>th</sup>, 2023, for proposed exterior alterations to the building located at 1005 Gerald Ave, for the purpose of historic restoration.

Alterations, by ordinance, must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The building at 1005 Gerald Ave is located within the University Area Historic District, is individually listed on 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 site is a primary element within the Historic District and was individually accepted by the Keeper of the National Register in 1983.

The building currently has a residential use. This proposed project would provide much needed maintenance and would aid in protecting the character defining features of the building. 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 applicant's representative has consulted with the Historic Preservation Officer (HPO) and provided an informational presentation to the HPC on July 5<sup>th</sup>, 2023.

The proposed work includes (See Appendix A, HPP Application for details):

##### North Elevation

1. Restore the North porch by replacing the railing above the porch roof and the cornice materials that have sustained significant water damage. Replacement railing will be increased in height to meet building code requirements (see page 6 of HPP application).
2. Re-roof the porch roof and update the roof installation techniques to be more resistant to rot (see page 7 of HPP application). Original footprint of the second-floor deck will be retained.

#### **SITE HISTORY & DESCRIPTION**

The John R. Toole House, designed by J. F. Everett of Butte, Montana, and constructed circa 1902 – 1903, is an imposing 2 ½ story, wood framed, Neo-Classical residence. The structure sits in the center of a large, well landscaped corner lot, which allows a generous set back from the street. A number of prominent early businessmen in Missoula constructed their homes in this section of the city near the University of Montana during the first decade of the 20<sup>th</sup> century. Quite a few of these large, older homes have since been converted into sororities or fraternities, as has been the case with the Toole House.

The original owner of the nominated property, John R. Toole, held a prominent position in the Anaconda Copper Mining

Company, under the directorship of Marcus Daly of Anaconda. Born in Weston, Maine, Toole came west in 1875 in connection with the development of the Bonanza Mine in Idaho. In 1884, he moved to Anaconda, Montana and was the prime contractor in the construction of the Butte, Anaconda, and Pacific Railroad. Toole served one term in the Territorial Legislature, four terms in the State Legislature, and was a delegate to the Constitutional Convention of 1889. It appears that Toole's career came to a crucial point when he was offered a promotion soon after the Anaconda Copper Mining Company was purchased by the Standard Oil of New York. Rather than relocate to New York, Toole chose to move his family to Missoula in 1902 in order for his six children to attend the University of Montana there. Toole retained his presidency of the Daly Bank and Trust Company in Anaconda and became president of the Big Blackfoot Mill Company, a subsidiary of the Anaconda Copper Mining Company. The Big Blackfoot owned over one million acres of timberland in western Montana.

In plan and detailing, the Toole House exhibits the symmetry and ornamentation of the Neo-Classical style, including a major, two story portico on the front facade which is supported by Doric columns and fluted pilasters. A lunette is set in the tympanum; other fanlights are placed above the front door and the north entrance. A small entry vestibule forms a second story balcony, which is accessed through glassed French doors. The roof of the covered colonnaded terrace on the north side of the building also serves as second story balcony. A classical balustrade edges this balcony. A raked cornice encircles the building, and its interest is heightened by ordered dentils. A Palladian window, common to the American Neo-Classical style, graces the front facade. Above this window, a triple 6/1 window is positioned to maintain the design balance. All exterior walls are covered with a narrow clapboard siding and the hipped roof is covered with asphalt shingles. Although numerous additions have been constructed over the years, the Toole House has maintained the overall characteristics of the style and the original architectural intention of the building is still clearly evident.

Major alterations to the Toole House occurred in 1920, 1950, and 1969. The Toole family added an expanded kitchen and pantry and two second story sleeping porches to the west (rear) of the building ca. 1920. The approximate dimensions of this addition are 36' x 22'. In 1950, twenty years after the house had become a sorority, the second floor sleeping porches were enclosed. A major addition to the south of the building was undertaken in 1969. A 26' additional building bay was added to the south end of the main facade. This bay serves to balance the main facade, centering the large portico. The hipped roof was extended, and an original front dormer was removed at this time to further balance the total composition of the front facade. The same scale of siding and the cornice dentil work was also carried over on this new addition. Setback from the main facade approximately 30 feet, another two-story addition was built to extend from the south side of the building to serve as a main dining room on the first floor and sleeping quarters on the second. The detailing of this addition and the size and placement of the window openings are not strictly in keeping with the architectural character of the original building. The overall dimensions of this addition are approximately 45'x45'. Since this south addition is set back an appreciable distance from the primary facade and the other highly visible facade to the north has completely retained the historical attributes of the Neo-Classical style, the overall architectural integrity of the Toole House remains substantially intact.

#### **IV. APPLICABLE ZONING REGULATIONS**

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Title 20 Zoning Ordinance, Section 20.85.085H outlines the criteria for review of HPP applications. Regarding RMD/R5.4 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 HPO 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 HPO 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 1005 Gerald is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance, *Section 20.85.085H*, and the *Secretary of the Interior's Standards for Rehabilitation*. (Standard in *italics*, Staff Findings and Staff Conclusions follows).

### **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 proposed alterations would have minimal site disturbance and existing setbacks will be unaffected. Characteristics that qualify it for designation, such as the collonaded terrace on the north side of the building and the detailing of the classical balustrade on the second-floor balcony will be restored in a historically sensitive manner.

**STAFF CONCLUSION:** 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 are planned for minimal disturbance and to preserve the overall character. The current owner is requesting approval of this HPP for the purpose of much needed maintenance and to restore the character defining features of the North porch which have sustained significant water damage. The cumulative effect of this HPP works to improve historically significant elements.

**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 affect 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.*

**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 impacts on the historic character of 1005 Gerald in general, does not alter patterning, and retains and restores elements of character-defining detailing.

**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:** No new construction is proposed.

**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 project proposes restoring the North porch with matching footprint and design elements.

Due to extensive deterioration from water damage, the original wood species used for the posts, railings, and balusters are unknown, but replacement materials proposed are poplar which will aid in maintaining the appearance of the original.

STAFF CONCLUSION: Meets the criterion.

**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 1005 Gerald will not be adversely affected. The proposed alterations serve to restore one of the major character-defining details which will aid in the long term preservation of the overall historicity of the site. The proposed alterations will not substantially diminish, eliminate, or adversely affect the historic integrity of the original building, and have been designed to restore and maintain the character of the building.

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: 1005 Gerald was originally built as a residential structure. Alterations will not affect this continued 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: The alteration of character defining features will be completed in such a way that maintains the historic appearance. Aside from a slight increase in the height of the railings on the second-floor balcony, the restoration will maintain the original appearance and is necessary for code/safety issues.

STAFF CONCLUSION: Meets the standard.

**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.

STAFF CONCLUSION: Meets the standard.

**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. According to the National Register nomination, the porch and balcony with proposed work is original to the house. Other portions of the building which have been altered over the years and may have gained significance in their own right will not be affected by this proposal.

STAFF CONCLUSION: 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: The applicant has stated their awareness of the building's historic significance and character-defining features and has demonstrated through their application a commitment to preserving the character-defining features of the north porch and balcony by retaining the original appearance and footprint.

STAFF CONCLUSION: . 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 severity of deterioration of the existing second floor balcony does require replacement rather than repair. The replacement balcony will match the old in design, color, and footprint using extensive pictorial evidence to guide the restoration.

STAFF CONCLUSION: Meets the standard.

**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 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: No new additions or construction is required.

STAFF CONCLUSION: N/A

**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: No new additions or construction is required.

STAFF CONCLUSION: N/A

## FINDINGS AND CONCLUSIONS

### *Secretary of Interior's Standards for the Treatment of Historic Properties*

FINDINGS OF FACT: The historical features that distinguish 1005 Gerald Ave. will not be adversely affected by this proposed project. The proposed alterations fit within the context of the site and will be guided by the extensive pictorial record of the North elevation. The restoration will be sensitive to the original design, layout, and materials, in order to maintain the historic character of the building and the broader University Area Historic District.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS the Secretary of the Interior's Standards for Rehabilitation.

## VI. PUBLIC COMMENT

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SEE APPENDIX B – PUBLIC COMMENTS.

## VII. STAFF CONCLUSIONS AND RECOMMENDATIONS

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### CONCLUSION:

The major historical architectural features that distinguish 1005 Gerald Ave will not be adversely affected and instead will be restored in a historically sensitive manner. The proposed activity is an essential alteration to protect the building from ongoing water damage. The severity of the water damage to the second-floor balcony on the north elevation necessitates replacement rather than repair of the existing materials. The need for code compliance also necessitates the height increase of the balcony railings. Although the railing height will be increased, the original design and appearance will be preserved. There are currently no other HPP sites in the vicinity, and there are other historic sites in the vicinity that would not be adversely affected by 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 1005 Gerald Ave or the University Area Historic District as a whole.

### RECOMMENDED MOTION:

THAT the exterior restoration of the building located at 1005 Gerald be APPROVED.

## VIII. ATTACHMENTS

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### A- HISTORIC PRESERVATION PERMIT APPLICATION

APPENDIX A  
HISTORIC PRESERVATION PERMIT APPLICATION

[Type here]



COMMUNITY PLANNING, DEVELOPMENT, & INNOVATION

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## HISTORIC PRESERVATION PERMIT APPLICATION HPP

### FOR ALTERATIONS

#### GENERAL INFORMATION

Name of Property (if applicable): The Gerald

Property Address: 1005 Gerald Avenue. Missoula, MT 59801

Property Owner Name: Susan and Peter Davis

Address: See Property Address

Phone: 406.728.7549

Applicant (ex. Architect): Scariano Construction, General Contractor

Address: 2016 Strand Avenue Missoula, MT 59801

Phone: 406.728.7549

#### SITE INFORMATION

##### Legal Description

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

Subdivision: Hammond Addition Township: \_\_\_\_\_

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

Zoning: R5.4 Sq. Footage: Lot Size: 33,541 Sq.Ft.

I hereby attest that the information on this form is accurate and complete.

Applicant Signature:

X.

Date: 07.06.23

Owner Signature:

X.

Date: \_\_\_\_\_

#### 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





## 1005 Gerald | North Porch Railings

Attention: Historic Preservation Commission

### Project Address

1005 Gerald Avenue  
Missoula, MT 59801

### Project Team

1. Owners & Visionaries: Susan Crampton Davis and Peter Davis
2. General Contractor: Scariano Construction
  - a. President: Frank Scariano
  - b. Project Manager: Ashley Cossairt

### Project Timeline

Summer 2023

### Materials

Posts, Railings & Balusters = **Poplar**

*Note that previously used wood species are not identifiable due to deterioration / poor upkeep.*

### Overview

The goal is to restore 1005 Gerald (Most recently the KKG sorority house and formerly the John R. Toole residence) to its original 1904 vintage – paying tribute to its original finishes and design. While preparing the home for its next chapter of life, a key piece of the vision is to begin with the restoration of the North porch.

In particular, the railing above the roof as well as the cornice components need to be replaced. Most of the original materials are rotten and have been severely damaged by water due to the way it was originally assembled. Additionally, the railing height is 22" above the roof and does not meet code requirements.

Current and future residents have access to the balcony through an existing french door, but the current railing presents a public safety issue. In that light, we propose removing and rebuilding the railing to look exactly the way it does now, but with a few modifications:

1. Update the installation techniques to be more resistant to rot
2. Make the railing tall enough to meet the code requirements by adding 14" to 20" to its current height.

Given our previous restoration work, we are mindful of the care that needs to be taken with a project like this. By updating the railing height to meet code requirements, the home will serve a greater purpose for its residents, while staying true to the original design.

Before we proceed, we would like the Historic Preservation Commission to provide counsel as to what considerations should be taken into account before the railings replacement.

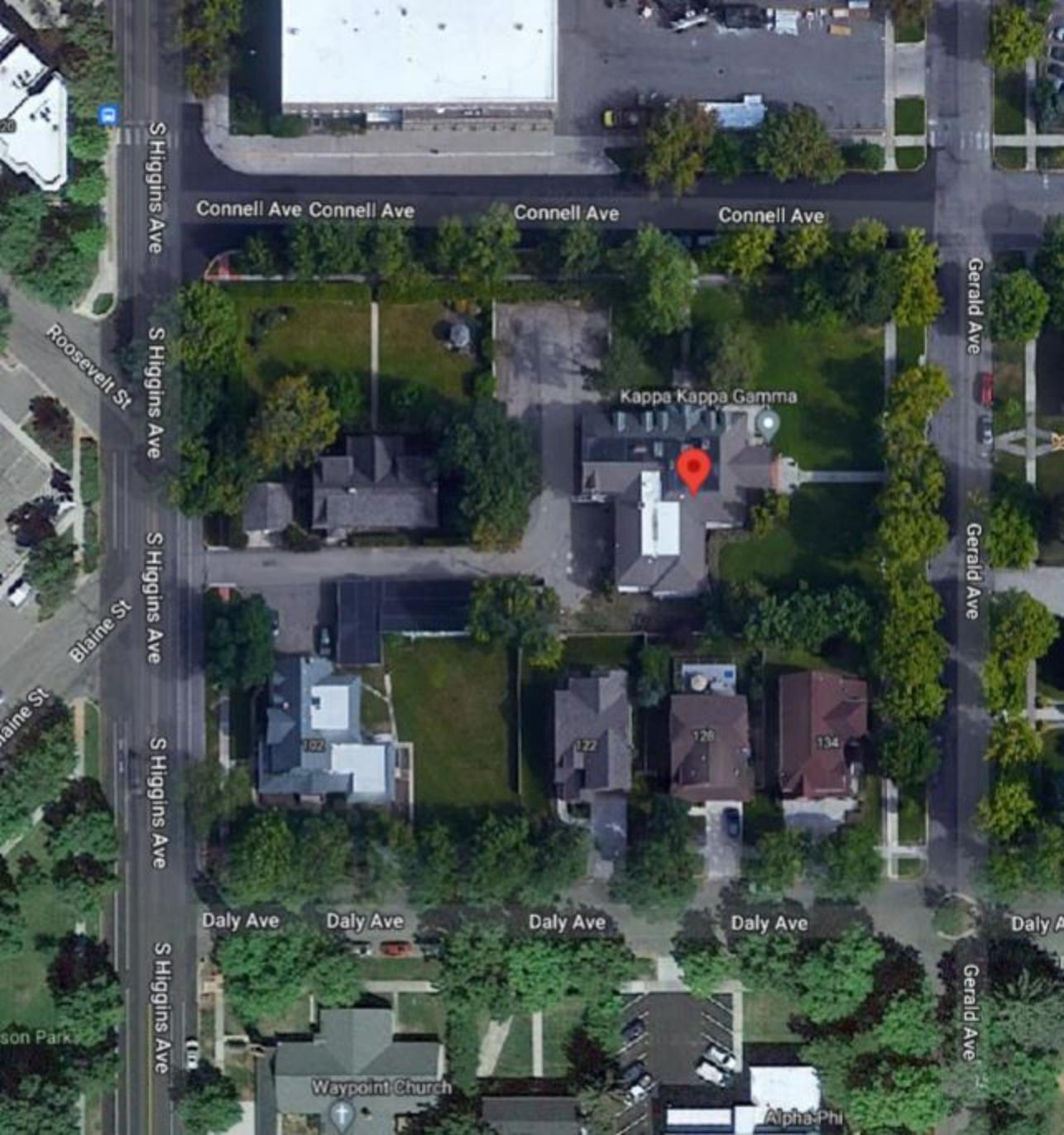
August 15th, 2023  
*Additions Include: "Materials" section*

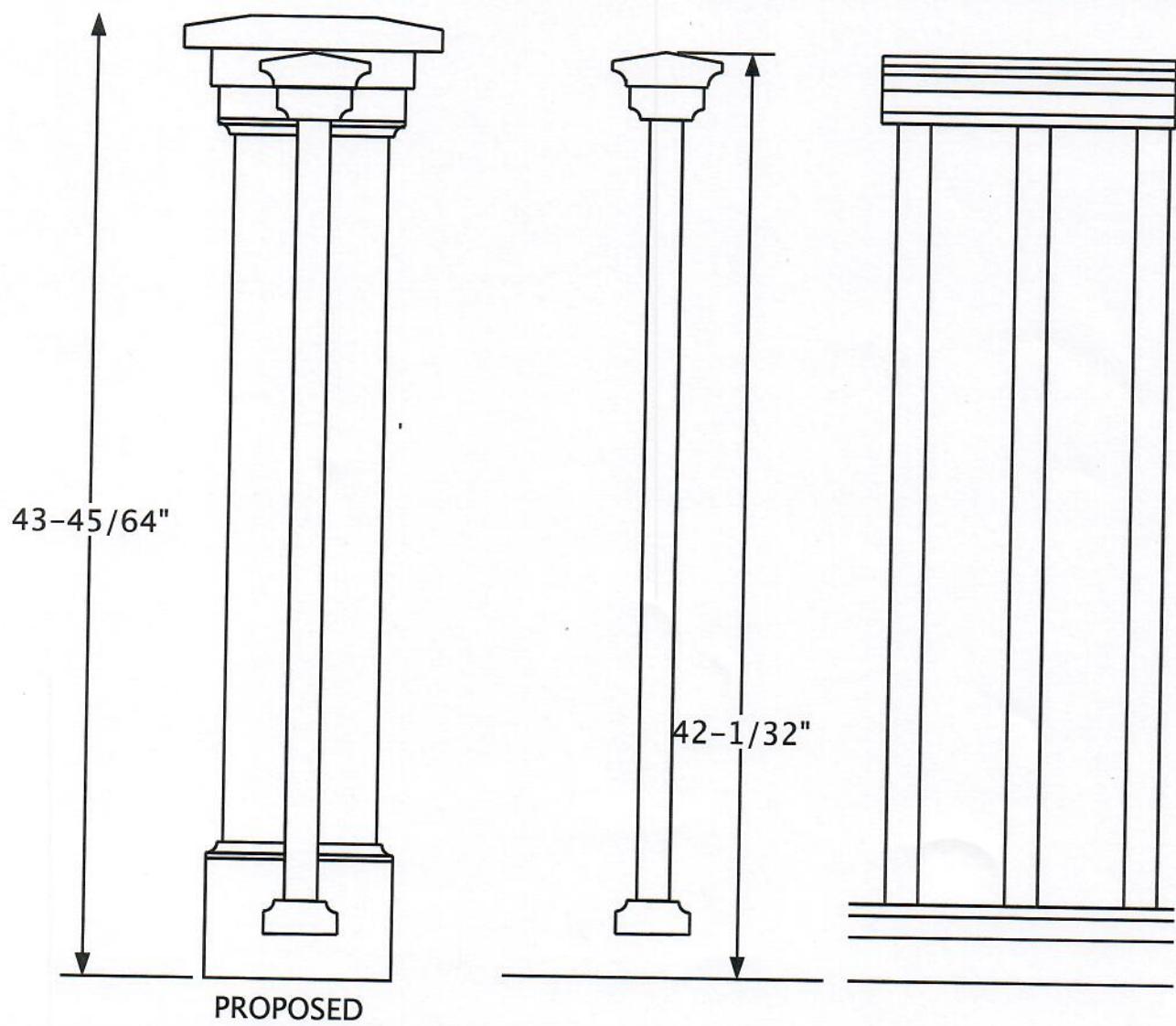
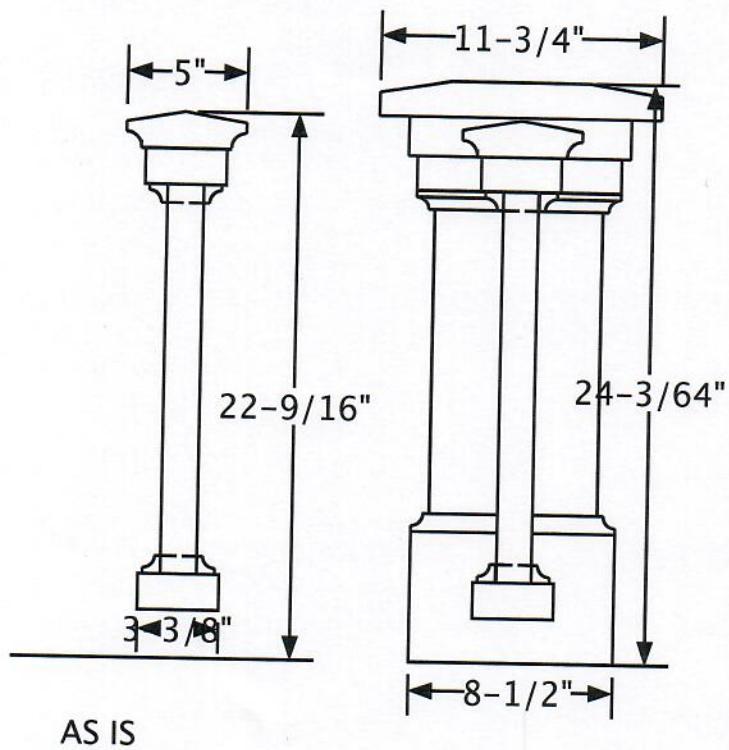


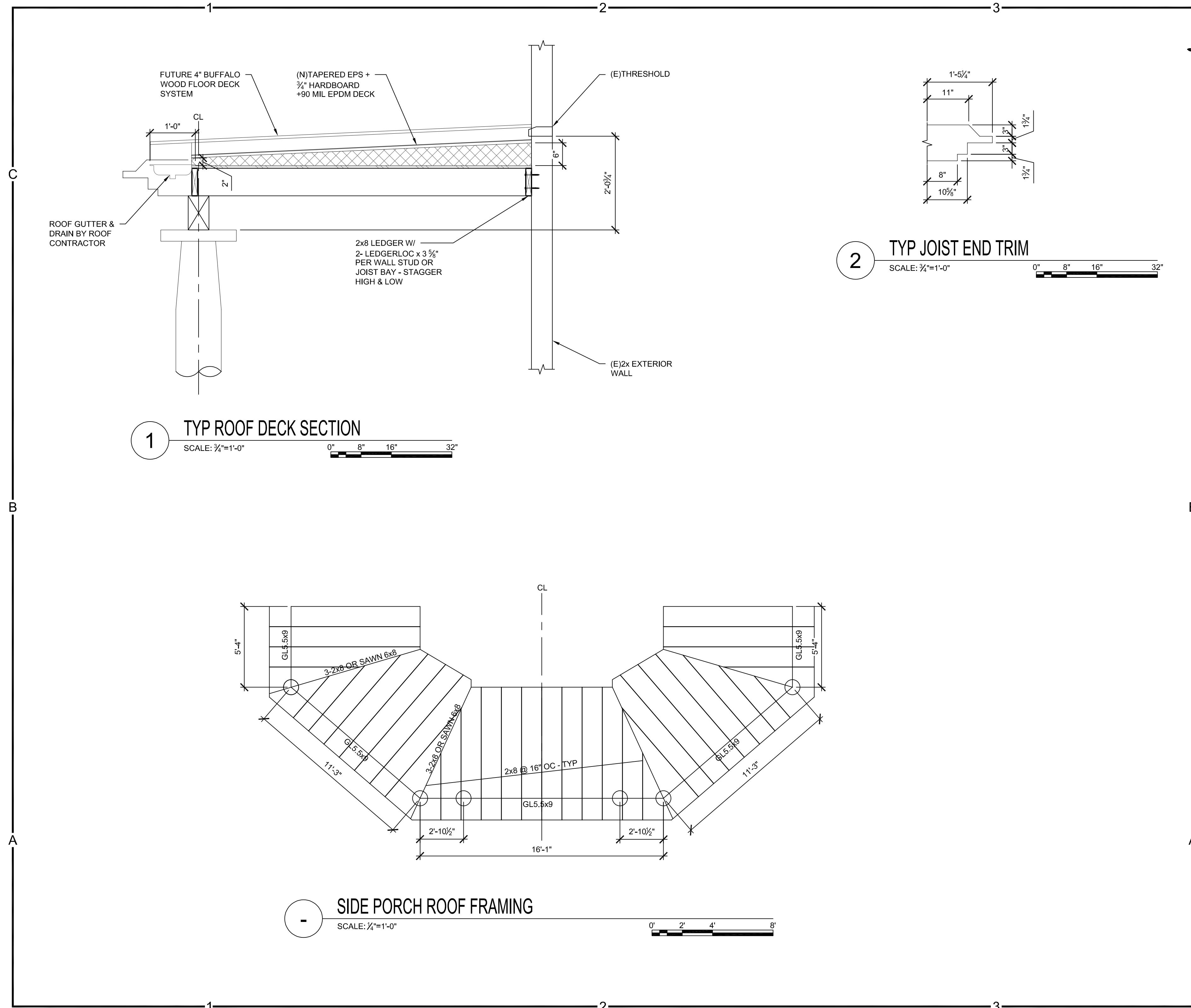
Scariano Construction Inc. | 406.728.7549 | [ScarianoConstruction.com](http://ScarianoConstruction.com)  
2016 Strand Avenue | Missoula, MT 59801

August 15th, 2023  
*Additions Include: "Materials" section*









PROJECT IDEN.  
1005 Gerald Ave  
Side Porch  
Rebuild  
Scariano Construction  
Missoula, MT

MANAGEMENT	
PROJECT NO.:	23141-0300
DRAWN BY:	TRM
CHECKED BY:	MKN

SHEET TITLE

**PLANS &  
DETAILS**

**SHEET IDENTIFICATION**

**SK-1**

**OF**



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Montana

July 14, 2023

Job 23141-0300

Ashley Cossairt  
Scariano Construction  
2016 Strand Ave  
Missoula, MT 59801  
612-388-1817

Re: 1005 Gerald Ave – (E) Covered Entry – Connell Street  
Missoula, MT

Ashley:

Thanks for meeting me on site this afternoon to observe the (E)Covered Entry that had been partially opened up for structural inspection. There has been some chronic water leaking occurring over the years. There were signs that someone had been inside shoring up the dry rotted rafters by partially sistering the 2x rafters in a couple of different locations. There was even a piece of plywood used for repairing the access hole that was not like the original 1x wood decking.

After seeing the amount of dry rot throughout all the 2x rafter members, this whole deck roof needs to be majorly renovated and possibly almost demo'd down to bare columns. Hopefully we can save some of the original perimeter timber members, but there are a couple of locations where there appears to be signs of past water infiltration / dry rot around the rain gutter down spout.

At this time, I would advise you to remove all the old rubber EPDM roofing, all the old layers of roof sheathing and signs of an old tin roof, rain gutters, and 1x T&G below so we have full access to inspect the perimeter beams and replace the dilapidated rafters. I have asked Shawn to give me a call after demo has been completed so we can determine if we can save any members.

We talked about trying to make all the water run to the North end common to the roof access ladder. There is already a nice downspout in this corner, so that makes good sense. I would recommend that we use a tapering EPS insulation package to direct the water to the downspout.

The existing very short railing system also has outlived its usefully lifespan. This railing will need to be upgraded to a 42" tall handrail if this deck is to be used for occupants of the house.

We do not plan to change the overall footprint or use of this deck, so I don't think we need a Building Permit to complete our rehabilitation and historical work.

Respectfully submitted,  
DCI ENGINEERS

*Mike Nielsen*

Mike Nielsen EIT  
Project Manager



Photo #1: Connell Street covered side entry



Photo #2: Area that was sagging and has been partially opened up from below



Photo #3: Dry Rot prevalent throughout the 2x rafters and diagonal beam



Photo #4: Signs of past repair work from above with doubled members and plywood sheathing



Photo #5: Rafters cantilevering past end beam – dry rot. End Beam bears totally on column.



John R. Toole Home

Missoula, Mt. Missoula County

John H. Toole Collection,

Box 1266, Missoula, Mt. 59801

Photo taken 1910 N.E. view

duplicate negative-Worden & Co.

Box 3881

Msia, Mt.



John R. Toole Home

Missoula, Mt. Missoula County

Worden & Company

Box 3881 Missoula, Mt. 59806

Photo taken 12/82 East view

Negatives on file Worden & Co.



John R. Toole Home  
Missoula, Mt. Missoula Co.  
Kappa Kappa Gamma Collection  
Box 5255, Msla, Mt. 59806  
Photo taken 1931 S.E. view  
Duplicate negative-Worden & Co.

Box 3881  
Msla, Mt.



John R. Toole Home

Missoula, Mt. Missoula Co.

Photo taken by Worden & Co.

Box 3881

Northside  
of house

Missoula, Mt.



John R. Toole Home

Missoula, Mt., Missoula Co.

Photo taken by Worden & Co.

Box 3881

Missoula, Mt.

West end of the house.



John R. Toole Home

Missoula, Mt. Missoula Co.

Photo Taken by Worden & Co.

12/82

Box 3881

Missoula, Mt.

South side of house.



John R. Toole Home

Missoula, Mt., Missoula Co.

Photo by Worden & Co.

Box 3881, Missoula, m

12/81 The main stairway  
with the Tiffany window in back  
ground. Wood-oak.



John R. Toole Home  
Missoula, Mt. Missoula Co.  
Photo by Worden & Co.  
Box 3881, Msia, Mt.

12/81 Taken from the entrance  
hall facing north east. Oak  
columns and panels grace the  
opening into the living or  
drawing room.



John R. Toole Home  
Missoula, Mt. Missoula Co.  
Photo by Worden & Co.

Box 3881, Missoula,

12/82 The mirror located on  
SW wall of the Living Room,  
with east window reflected.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

### 1. Name

historic Toole, John R., House

and/or common Kappa Kappa Gamma Sorority House

### 2. Location

street & number	1005 Gerald Avenue		n/a not for publication
city, town	Missoula	n/a vicinity of	<del>congressional district</del>
state	Montana	code 030	county Missoula
			code 063

### 3. Classification

Category	Ownership	Status	Present Use
district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> museum
structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial
site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> educational
object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> other:

### 4. Owner of Property

name Kappa Kappa Gamma Sorority House

street & number 1005 Gerald Avenue

city, town Missoula n/a vicinity of state Montana

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Missoula County Courthouse

street & number West Broadway 200 block no number

city, town Missoula, Montana state Montana 59801

### 6. Representation in Existing Surveys

title n/a has this property been determined eligible? yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The John R. Toole House, designed by J. F. Everett of Butte, Montana, is an imposing  $2\frac{1}{2}$  story, wood framed, Neo-Classical residence in Missoula, Montana. The structure sits in the center of a large, well landscaped corner lot, which allows a generous set back from the street. A number of prominent early businessmen in Missoula constructed their homes in this section of the city near the University of Montana during the first decade of the 20th Century. Quite a few of these large, older homes have since been converted into sororities or fraternities, as has been the case with the Toole House.

In plan and detailing, the Toole House exhibits the symmetry and ornament of the Neo-Classical style, including a major, two story portico on the front facade which is supported by Doric columns and fluted pilasters. A lunette is set in the tympanum; other fanlights are placed above the front door and the north entrance. A small entry vestibule forms a second story balcony, which is accessed through glassed french doors. The roof of the covered colonnaded terrace on the north side of the building also serves as second story balcony. A classical balustrade edges this balcony. A raked cornice encircles the building and its interest is heightened by ordered dentils. A Palladian window, common to the American Neo-Classical style, graces the front facade. Above this window, a triple 6/1 window is positioned to maintain the design balance. All exterior walls are covered with a narrow clapboard siding and the hipped roof is covered with asphalt shingles. Although numerous additions have been constructed over the years, the Toole House has maintained the overall characteristics of the style and the original architectural intention of the building is still clearly evident.

Major alterations to the Toole House occurred in 1920, 1950, and 1969. The Toole family added an expanded kitchen and pantry and two second story sleeping porches to the west (rear) of the building ca. 1920. The approximate dimensions of this addition are 36' x 22'. In 1950, twenty years after the house had become a sorority, the second floor sleeping porches were enclosed. A major addition to the south of the building was undertaken in 1969. A 26' additional building bay was added to the south end of the main facade. This bay serves to balance the main facade, centering the large portico. The hipped roof was extended and an original front dormer was removed at this time in order to further balance the total composition of the front facade. The same scale of siding and the cornice dentil work was also carried over on this new addition. Setback from the main facade approximately 30 feet, another two story addition was built to extend from the south side of the building to serve as a main dining room on the first floor and sleeping quarters on the second. The detailing of this addition and the size and placement of the window openings are not strictly in keeping with the architectural character of the original building. The overall dimensions of this addition are approximately 45' x 45'. Since this south addition is set back an appreciable distance from the primary facade and the other highly visible facade to the north has completely retained the historical attributes of the Neo-Classical style, the overall architectural integrity of the Toole House remains substantially intact.

Much of the original detailing of the interior of the Toole House also remains in place. The ceilings throughout the first floor are 12 feet in height. Oak wainscoting is used in the entrance hall and oak columns support the archway entrance to the drawing room. The library walls are lined with oak bookshelves. All floors on the first floor are of oak and those on the second are of maple. The ceiling of the original dining room is beamed and features cut lead glass crystal light fixtures. Sliding oak doors separate the entrance hall, drawing room, dining room and library. There are seven fireplaces in the house, four on the main floor, two on the second, and one on the third. Each is faced with imported tiles. A large 10' mirror, a gift to the Kappa Kappa Gamma Sorority in 1937, is placed in the main hall.

## 8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

Specific dates 1902-1903      Builder/Architect J. F. Everett, Architect

### Statement of Significance (in one paragraph)

The John R. Toole House is a well preserved example of Neo-Classical architecture in Missoula Montana, built for a locally significant industrialist and designed by the local architect, J.F. Everett from Butte, and thus, eligible for inclusion in the National Register of Historic Places under Criteria B and C.

The original owner of the nominated property, John R. Toole, held a prominent position in the Anaconda Copper Mining Company, under the directorship of Marcus Daly of Anaconda. Born in Weston, Maine, Toole came west in 1875 in connection with the development of the Bonanza Mine in Idaho. In 1884, he moved to Anaconda, Montana and was the prime contractor in the construction of the Butte, Anaconda, and Pacific Railroad. Toole served one term in the Territorial Legislature, four terms in the State Legislature, and was a delegate to the Constitutional Convention of 1889. It appears that Toole's career came to a crucial point when he was offered a promotion soon after the Anaconda Copper Mining Company was purchased by the Standard Oil of New York. Rather than relocate to New York, Toole chose to move his family to Missoula in 1902 in order for his six children to attend the University of Montana there. Toole retained his presidency of the Daly Bank and Trust Company in Anaconda and became president of the Big Blackfoot Mill Company, a subsidiary of the Anaconda Copper Mining Company. The Big Blackfoot owned over one million acres of timberland in western Montana.

John R. Toole died in 1916. The Toole family lived in the large house at 1005 Gerald Avenue from 1905 until 1932, when Anna Hardenbrook Toole removed to the renovated carriage house (not included in this nomination). The house was sold to the Kappa Kappa Gamma Alumnae Association for \$15,000.00.

Little is known of the career of J. F. Everett in Montana. For a short time during the first decade of the 20th century he worked in association with the Butte architectural firm of Link and Carter. No record has yet been found of Everett's later work either in Montana or elsewhere.

Although the Kappa Kappa Gamma Alumnae Association has modified the Toole House over the years, the house has been very well maintained and does retain the basic architectural characteristics of the Neo-Classical style.

## 9. Major Bibliographical References

see continuation sheet

## 10. Geographical Data

Acreage of nominated property .77 acres

Quadrangle name SE Missoula

Quadrangle scale 1:24,000

UMT References

A	1 2	2 7 1	7 0 5	5 1 9 3 9 6 0
	Zone	Easting		Northing
C				
E				
G				

B				
	Zone	Easting		Northing
D				
F				
H				

**Verbal boundary description and justification** nominated property occupies the northeast corner of lot 11, block 12 of the Hammond addition to the City of Missoula. The boundary runs south along the right-of-way of Gerald Avenue a distance of 175'; west along a line parallel to north line of block 12 for 175'; then north 45'; then west along the north line of the

**List all states and counties for properties overlapping state or county boundaries** alley running through block 12 for 23'; north through lot 5 of block 12 a distance of 130'; then east along the state right-of-way of Connell Avenue for 198 <sup>code</sup> county <sup>code</sup>

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Tomme Lu Worden (Mrs. H. O.) President

organization Kappa Kappa Gamma Alumnae Association date November 18, 1982

street & number 208 Pattee Canyon Drive telephone (406) 549-7676

city or town Missoula state Montana 59803

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Marcella Shery*

title Deputy SHPO date 4-10-83

For NPS use only

I hereby certify that this property is included in the National Register

date 4/25/83

*Marcella McClelland*  
for Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet

Item number

Page

Koelbel, Lenora, Missoula the Way it Was, Gateway Printing & Litho, Missoula, MT I972

Toole, John H., Man of Infinite Grace, Vigilant Press, Missoula, MT 1982

Special Publications Division, Melville Bell Grosvenor, Editor-in-Chief. The Craftsmen in America, Pages 24, 25. The National Geographic Society, 1975

Daily Missoulian, Missoula, MT April 18, 1903, May 14, 1903, September 30, 1931.

Polk City Directory of Butte, 1902

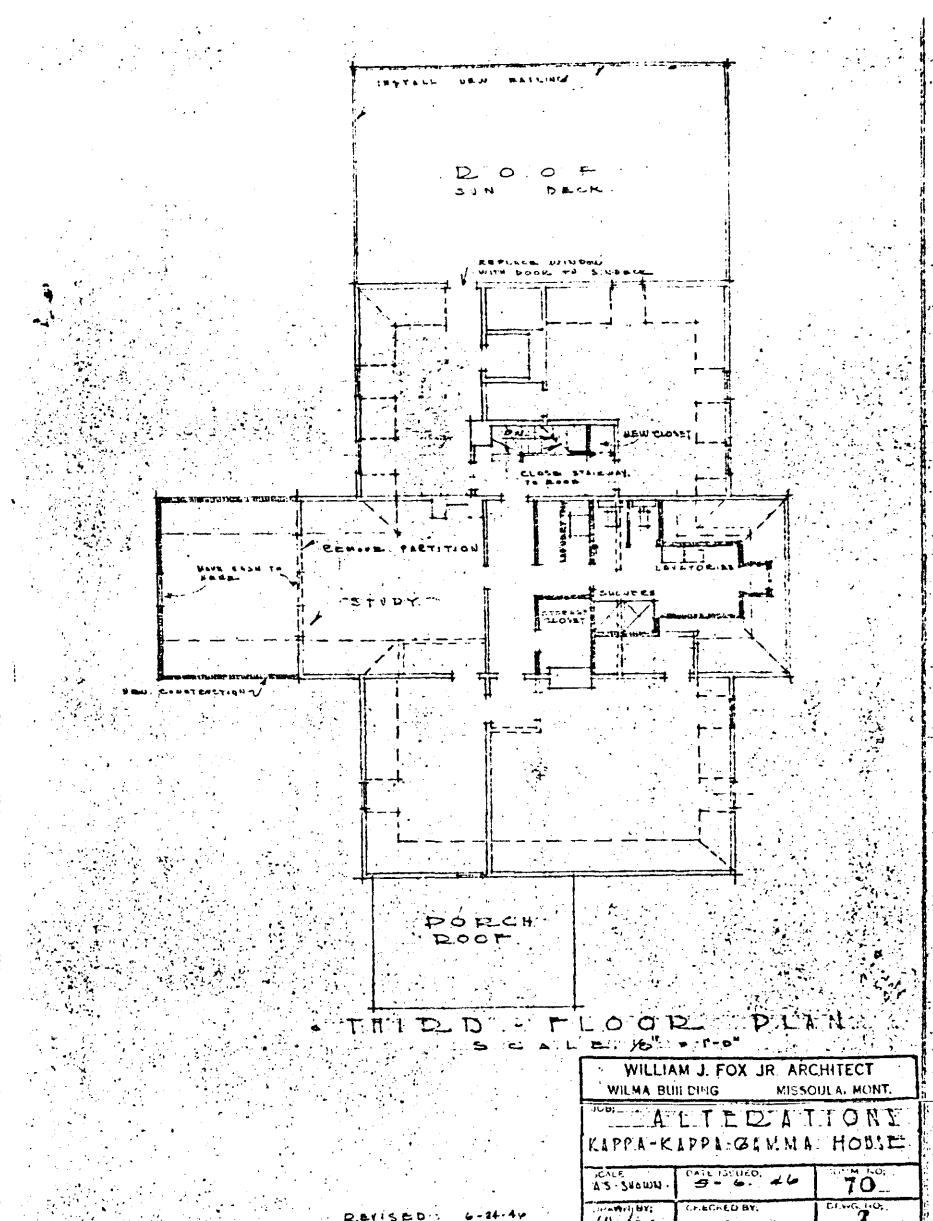
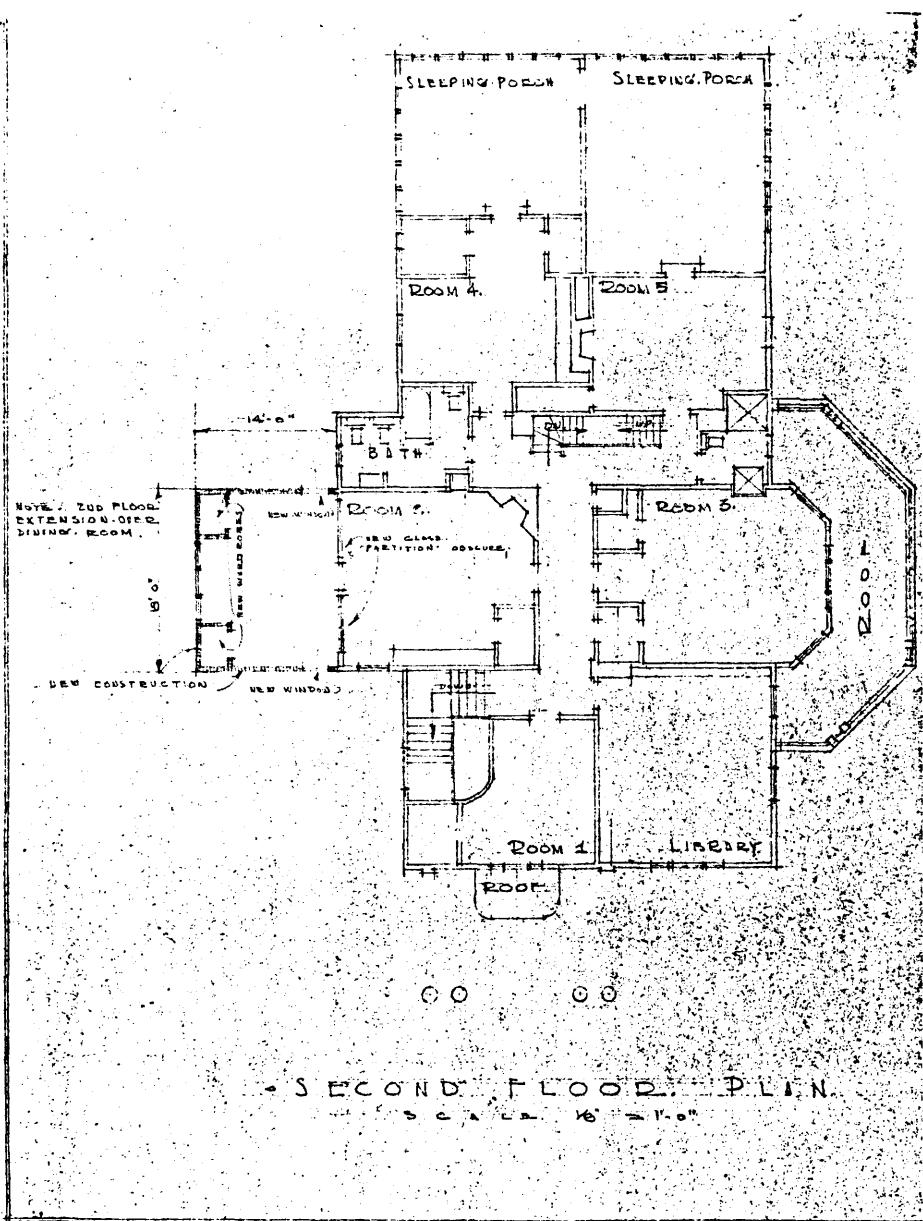
Interviews

Virginia Weisel Johnson, granddaughter of John R. and Anna Toole,  
Interviews October 1981, October 1982, November 12, 13, & 17, 1982.  
Address: Pattee Canyon Drive, Missoula, MT 59803 tel. 54902597

John H. Toole, grandson of John R. and Anna Toole.  
Interviews Fall of 1981, October 1982, November 10, 13, 17, 1982.  
Address: 617 Crestline Drive, Missoula, MT 59803 Tel. 549-7652

Mrs. John H. Toole, Member of the Kappa graduating class of 1937,  
Address: 617 Crestline Drive, Missoula, MT 59803 Tel. 549-7652





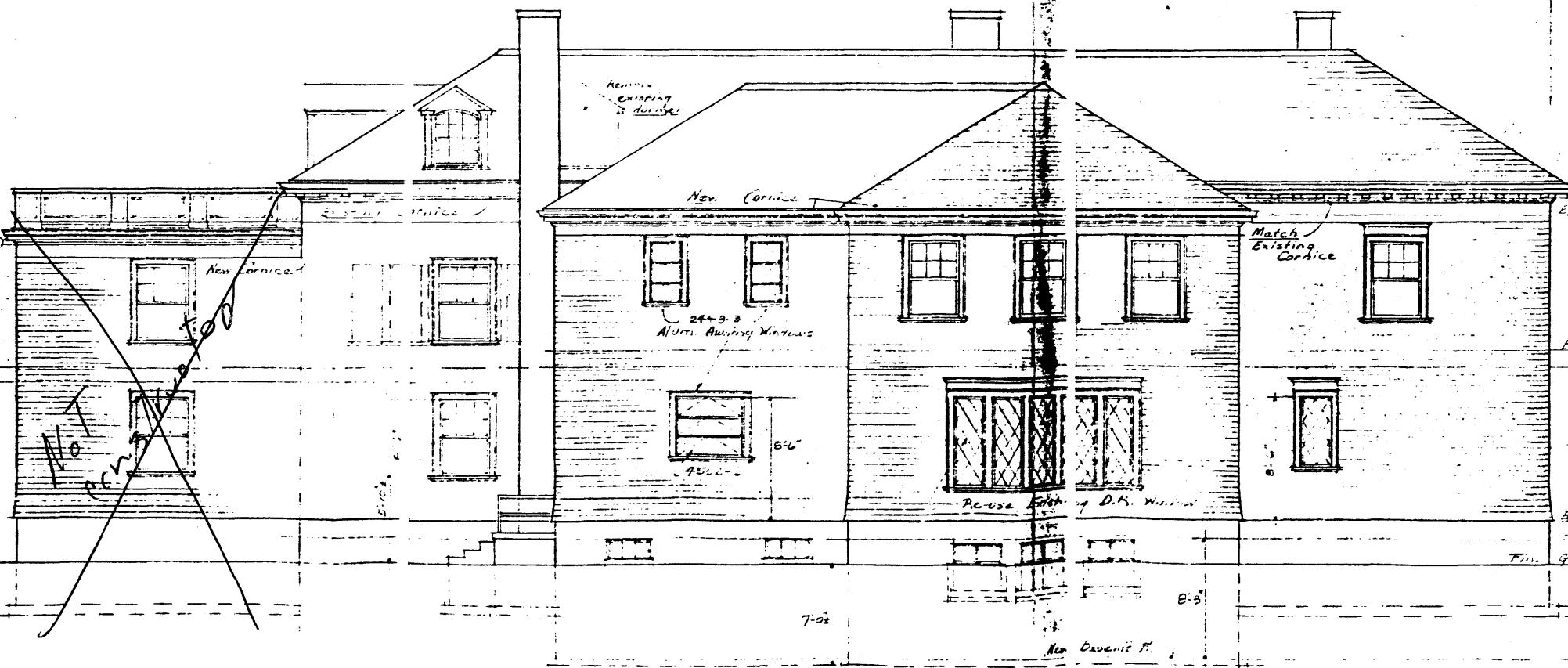
John R. Toole House, Missoula, Montana  
1946 plans for expansion

New

Ex. King

New

Construction

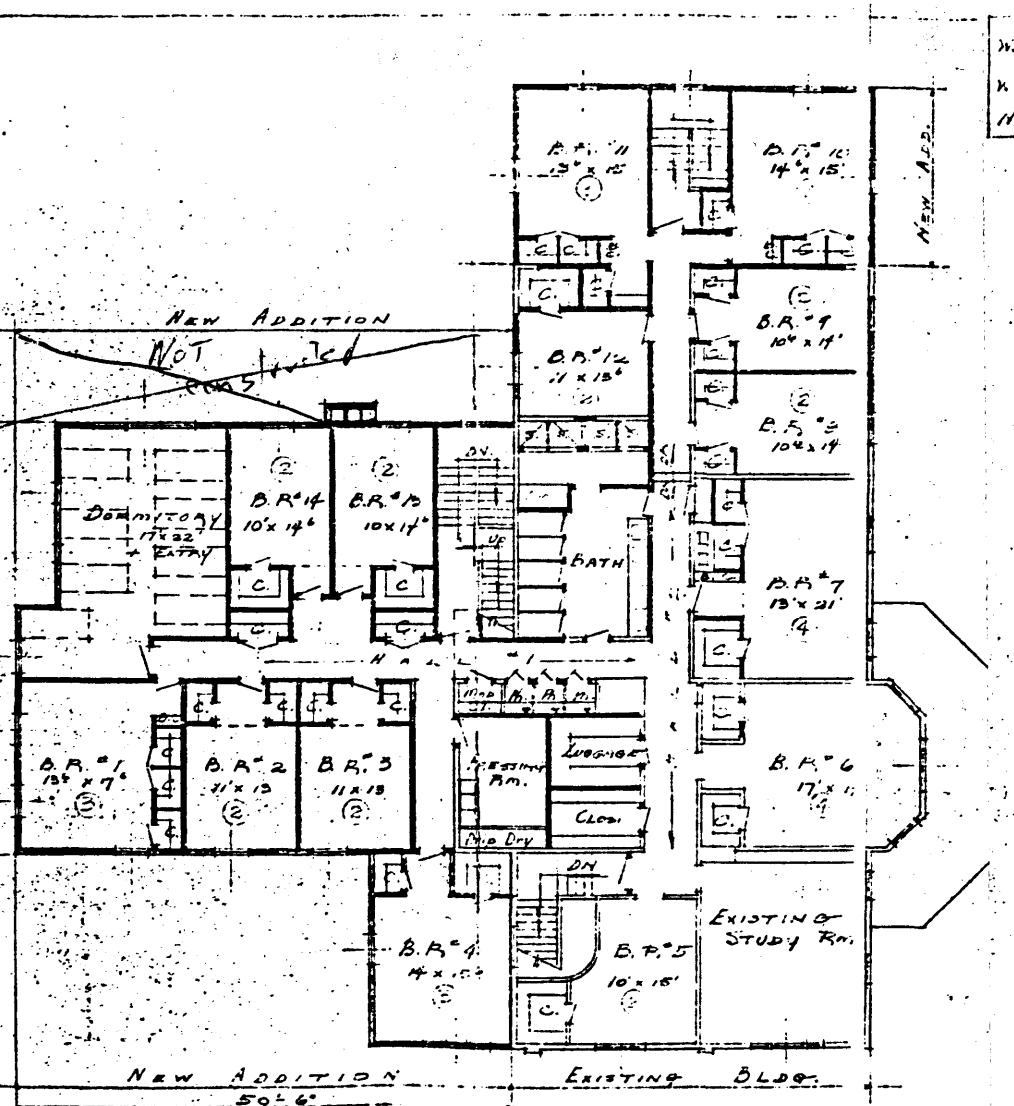


John R. Toole House  
Missoula, Montana  
1969 plans for expansion

1969



John R. Toole House 1969  
- Missoula, MT  
1969 Plans for expansion  
(Rendering of front facade)

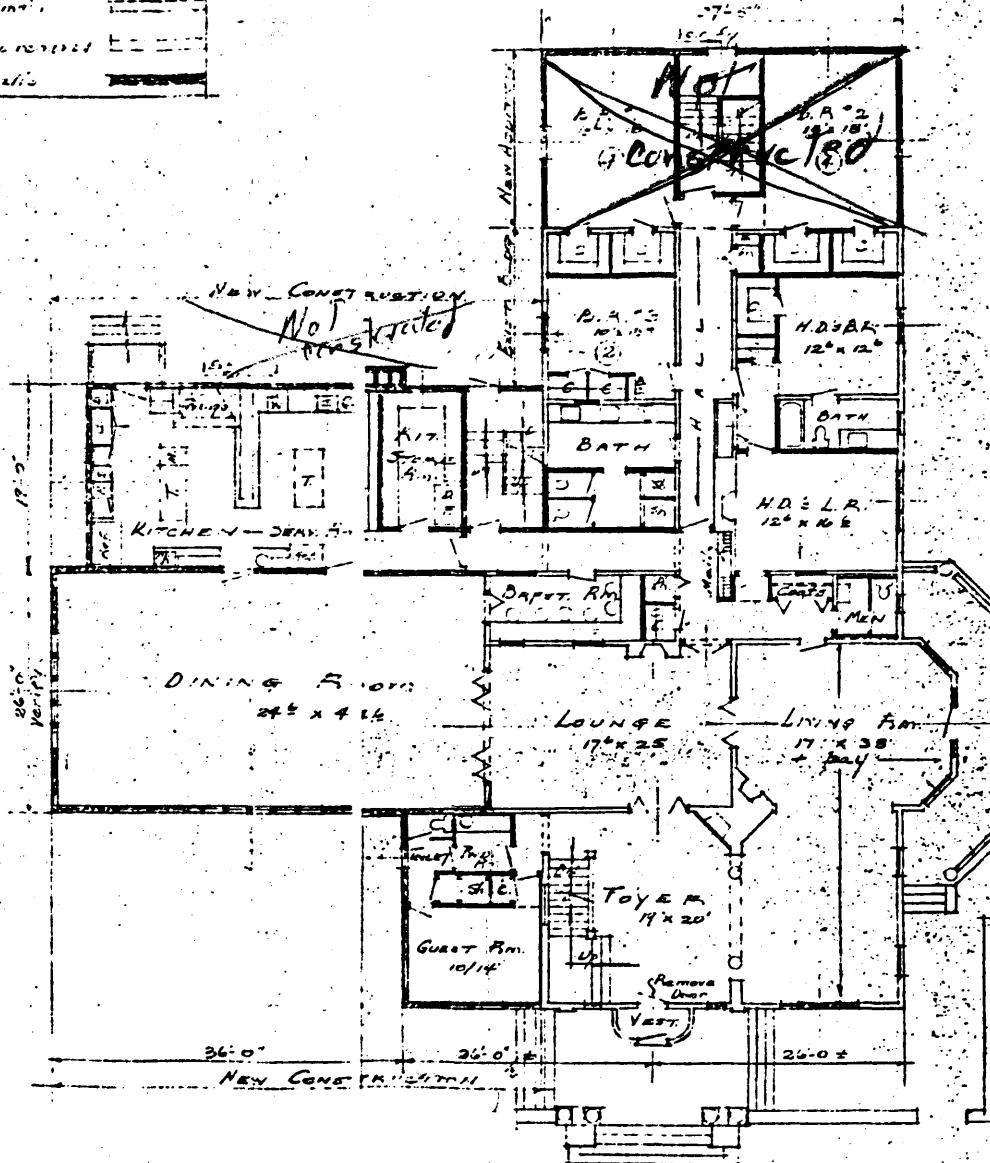


SECOND FLOOR PLAN  
21 Girls

John R. Toole House  
Missoula, Montana  
1969 plans for expansion  
(note planned additions that  
were never actually constructed)

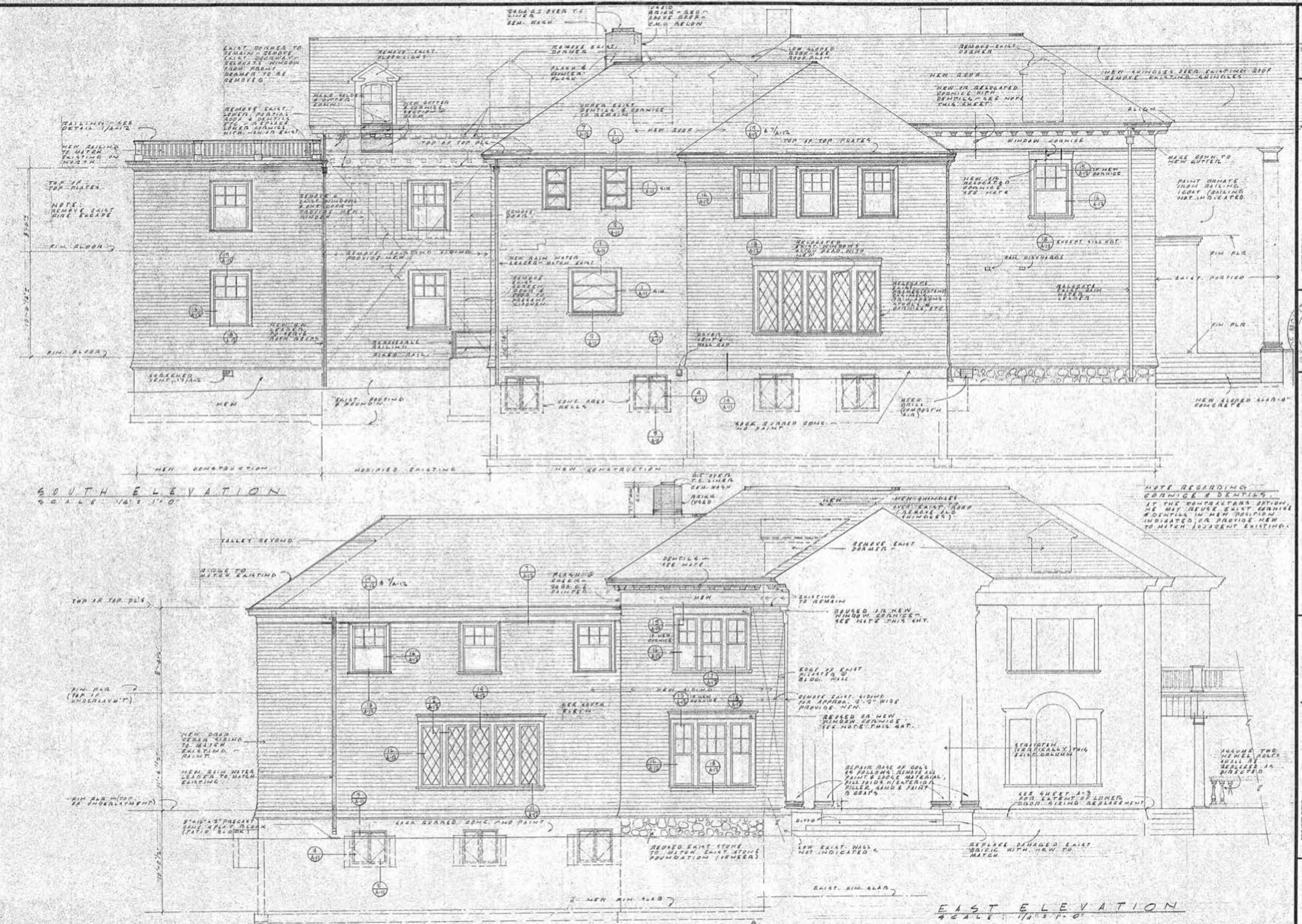
Scale 1/8" = 10'

Architects BARNARD AND HOLLOWAY, Missoula  
Katherine Schmidt, Gros Point, Michigan



FIRST FLOOR PLAN

1969



A {

OF A-14 SHEETS

**Appendix B – Public Comment**

## **Elizabeth Johnson (she/her)**

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**From:** Frank Reed <mtdoc.fr@gmail.com>  
**Sent:** Friday, September 15, 2023 4:33 PM  
**To:** Elizabeth Johnson (she/her)  
**Subject:** Historic preservation permit 1005 Gerald

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Ms. Johnson,

My wife and I own a primary residence at 128 Daly, adjacent to the Toole house. We couldn't be more delighted to support the careful and quality restoration work being undertaken by the new owners. Although the proposed modification is opposite our adjacency to the Toole house (we are on the south side of the subject property), we are extremely pleased with the intentions and work to date by Mr. and Mrs. Davis.

We appreciate your notification letter and invitation to comment.

Frank Reed