

# M I S S O U L A

## HISTORIC PRESERVATION COMMISSION

Date: 09-11-2017

Name: Goop, LLC

Address: 224 W. Spruce Street, Missoula, MT 59802

Phone: 406-690-4863

Agent: Gavin-Hanks Architects

Address: 300 W. Broadway, Suite 4, Missoula, MT 59802

Phone: 406-396-4485

Request Type: \_\_\_\_\_

Site Address 224 W. Spruce Street, Missoula, MT 59802

**The following items must be submitted as part of the application:**

Legal Description:

Lot(s): 11-15, W14'; Block(s): 9; Subdivision: CP Higgins

Township: 13N; Range: 19W; Section: 22

COS#: \_\_\_\_\_; Metes and Bounds Description (Attached Typed Description)

**Zoning:** CBD-4

PACKET (One prototype to be certified, once certified make **15 Copies**)

	Completeness
a. Application	
b. Cover Letter	
c. Site Plan/Landscaping Plan	
d. Elevation Drawings	
e. Topography Map	
f. Photographs	
g. Other	

Building and Property Frontage:

Street: \_\_\_\_\_; Building Frontage: \_\_\_\_\_; Property Frontage: \_\_\_\_\_

Street: \_\_\_\_\_; Building Frontage: \_\_\_\_\_; Property Frontage: \_\_\_\_\_

Street: \_\_\_\_\_; Building Frontage: \_\_\_\_\_; Property Frontage: \_\_\_\_\_

Street: \_\_\_\_\_; Building Frontage: \_\_\_\_\_; Property Frontage: \_\_\_\_\_

Please note: All materials shall be collated, bound (staple or other binding method) and folded to 8 1/2x11 inches

Missoula Historic Preservation Commission

Application Type

Historic Preservation Permit

Public Meeting:

(Monthly)

1<sup>st</sup> Thursday

Application

Deadline:

30 Days Prior

**APPLICATION FEE:\$0.00**

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

**Applicant** Signature



; Date: 09/11/2017

I William Green II

\_\_\_\_\_, owner of said property authorize to act as my agent in this application.

**Owner's** Signature:



Applicant's Responsibility:

An Historic Preservation Commission (HPC) application must be made to the Historic Preservation Officer by the property owner, business establishment owner or a designated agent. The application and all required supporting documentation must be received and approved by the Preservation Officer at **thirty (30) days** prior to the regular scheduled public hearing, which is held on the first Thursday of each month in the City Council Chambers at 7:00 p.m., unless otherwise scheduled. The owner of the property is solely responsible for supplying to the Missoula Historic Preservation Commission, in care of the Missoula Historic Preservation Officer, all information and documents necessary to evaluate the project. If sufficient information and documentation is not supplied by the owner for consideration to make an informed decision, the application will be denied. **The applicant or his agent must be present at the public meeting. Failure to appear at the public meeting is grounds for denial.**

Historic Preservation Officer Responsibility:

The Historic Preservation Officer shall inspect all submitted material for compliance and submit a report to the HPC and the applicant prior to the Meeting. Once the Commission has approved a motion, the Preservation Officer shall send written notification of the motion to the applicant. The Preservation Officer shall keep, on file, a record of the case.

Missoula Historic Preservation Commission Responsibility:

The Missoula City Council designated the Missoula Historic Preservation Commission as its local review board and directed said board to establish an application and review process to certify eligible properties as specified in 20.30 and 20.85.085 of the Missoula Municipal code (City Zoning). **Said process must include, but is not limited to, the design review criteria based on the Secretary of Interior's Standards for Rehabilitation or other standards approved by the City Council .**



**GAVIN.hanks**

Architectural Studio, PLLC AIA

DATE: 09.11.17

RE: Historic Preservation Permit Application – 224 W. Spruce Street, Missoula, MT 59802

Overview:

The building at 224 W. Spruce was built around 1930 and historically known as the Marsh and Powell Funeral Home, and more recently as the Livingston-Maletta and Geraghty Funeral Home. This building is currently owned by Ecogeek, LLC, who has renovated the interior to be used as office space and video recording.

The owner is currently planning to renovate the interior of the existing garage space at the north end of the building facing the alley. Since they would be making this garage into office work spaces, they are proposing an infill of the existing garage doors by building walls, installing windows to match the existing, and adding skylights. They realize the importance of keeping the exterior as close to the original as possible by matching the other trim and windows of the existing building.

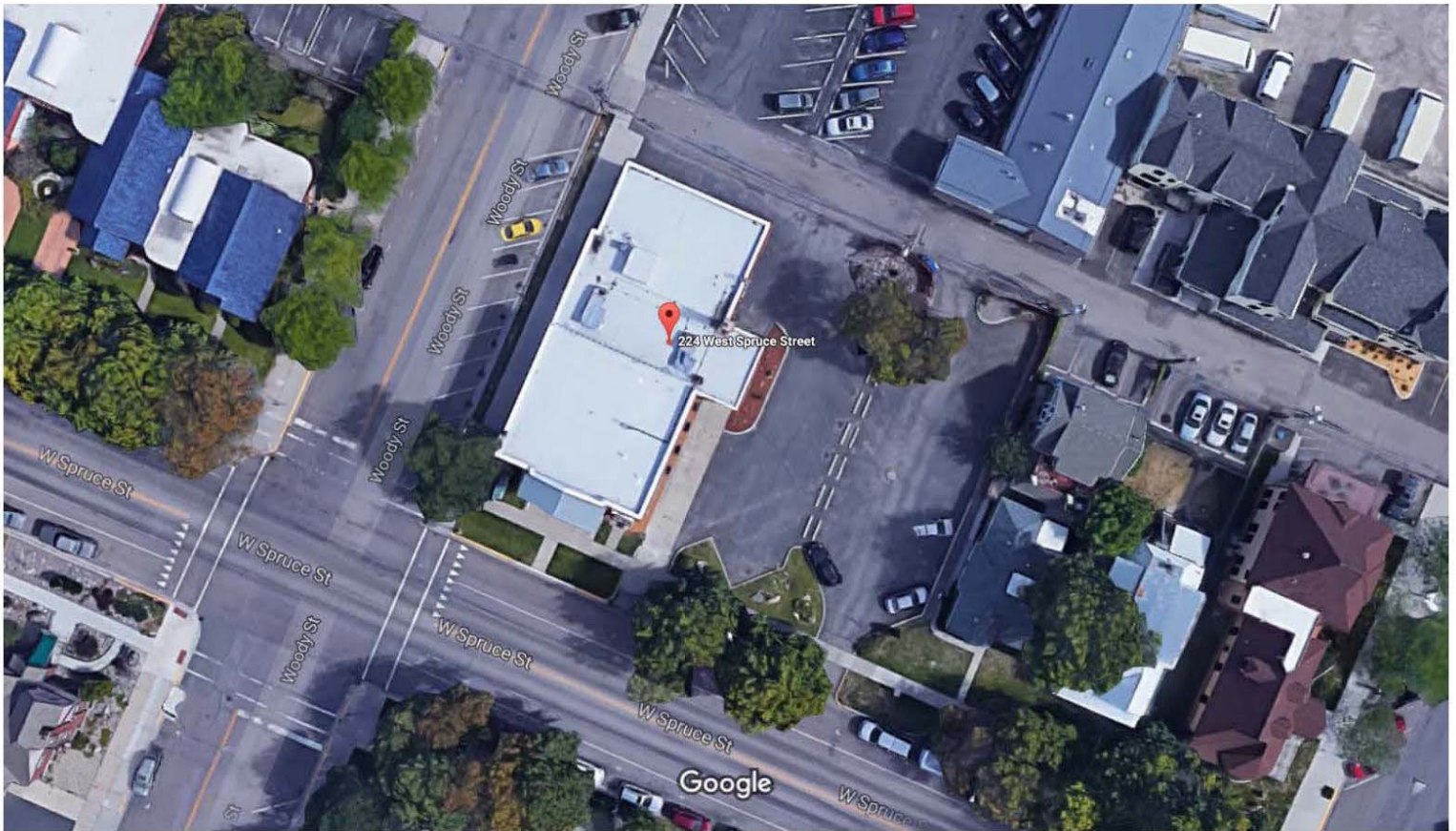
The existing garage doors are not original to the building and by infilling these doors we feel that it would be getting closer to what the original doors might have looked like. We could not find any pictures of the original doors, but the National Register describes the doors as “double wooden garage doors with recessed wood panels in the bottom two-thirds of the door and six lights in the upper one-third.”

In our proposed design, we are trying to get back to the original door look that is described above. As you will see in the attached renderings we have tried to do just that. The proposed windows will bring the building back to the original openness of the space. The proposed alterations will not alter the footprint of the building, nor will they significantly change the looks or the historic characteristics of the existing building.



Site Map/Plan – Existing to Remain as is.

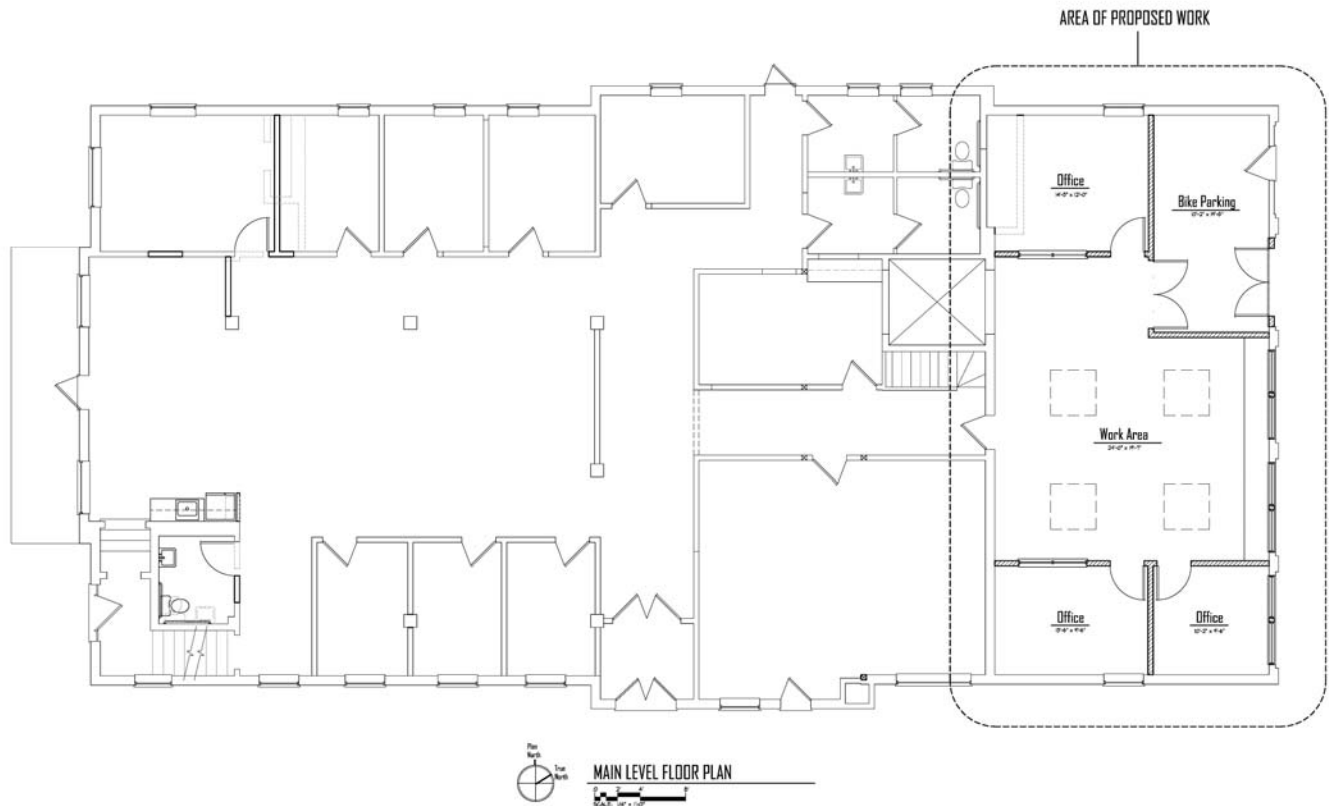
Google Maps 224 W Spruce St



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft

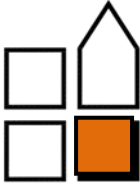


## Proposed Plan - Overall Main Floor Plan

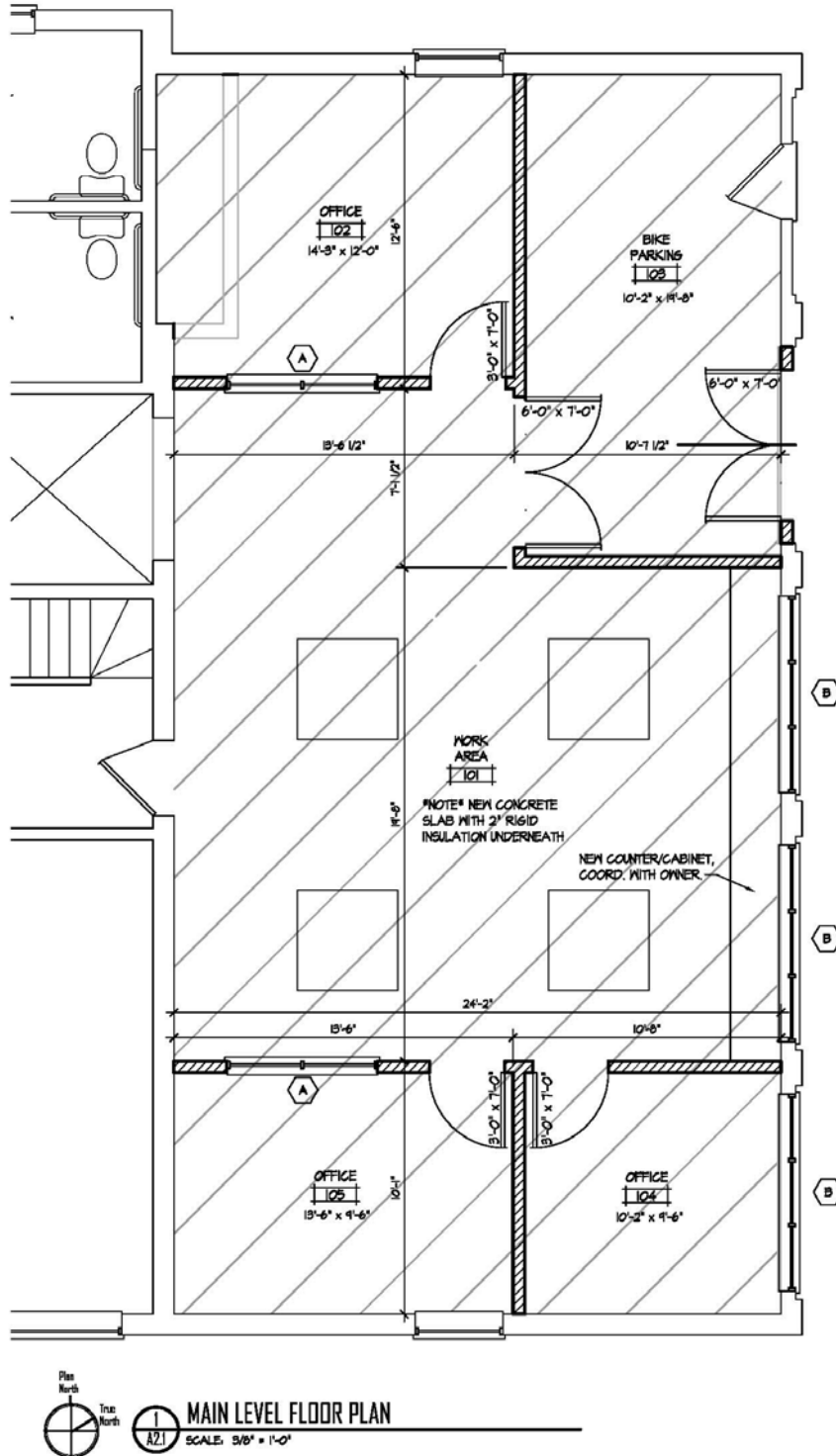


**Ecogeek, LCC**  
224 West Spruce Street  
Missoula, MT 59802





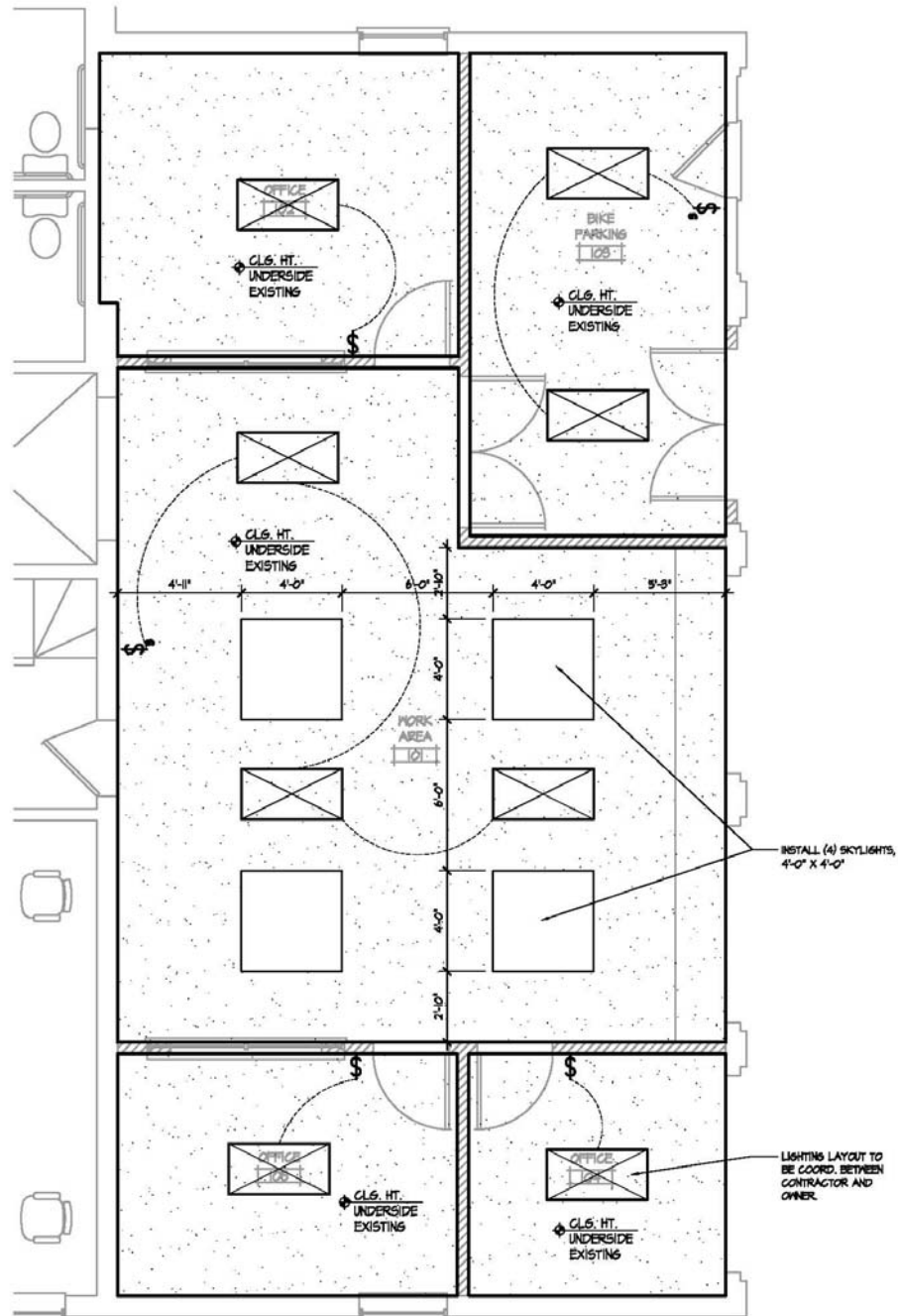
## Proposed Plan - Area of work - Main Floor Plan



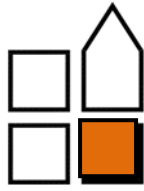




## Proposed Plan - Area of work - Reflected Ceiling Plan



 REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"



## Existing Elevations



South Elevation



West Elevation



North Elevation



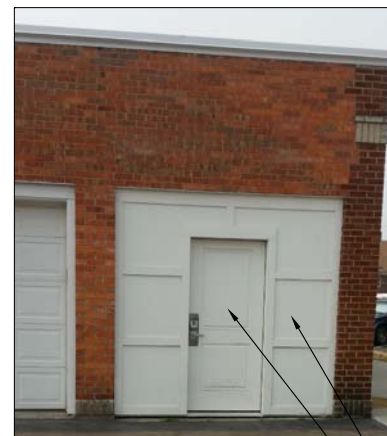
EXISTING GARAGE  
DOORS TO BE REMOVED.  
NEW INFILL SIZES TO BE  
FIELD VERIFIED AND TO  
MATCH PAINTED WOOD  
TRIM AT EX. RIGHT SIDE  
DOOR INFILL.



NEW WINDOWS TO MATCH EXISTING  
VINYL WINDOWS AS CLOSE AS  
POSSIBLE AS SHOWN IN THIS  
PHOTO FROM THE WEST ELEV., TYP.



EXISTING DOOR  
AND TRIM, NEW  
TRIM TO MATCH  
THIS PAINTED  
WOOD TRIM.



EXISTING HEAD HT.  
107'-8 3/4"  
FIELD VERIFY

FINISH FLOOR  
100'-0"

\* VERIFY ALL EXISTING DOOR  
OPENINGS FOR INFILL.

NEW WINDOWS TO MATCH EXISTING VINYL  
WINDOWS AS CLOSE AS POSSIBLE, TYP.  
NEW TRIM TO MATCH EXISTING, TYP.

NEW DOORS AND  
INFILL TO MATCH  
EXISTING DOOR TO  
THE RIGHT.

## Existing North Exterior Elevation

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



## Proposed Elevation Renderings



View of Proposed North Elevation



View of Proposed Northwest Corner