

# EXECUTIVE SUMMARY

## PRESERVATION PERMIT REVIEW

### MASONIC LODGE REMODEL – AUGUST 22, 2019

**CASE PLANNER:** Emy Scherrer, Historic Preservation Officer (HPO)

**PUBLIC HEARING:** N/A – not required for HPO-reviewed projects

**AGENDA ITEM:** MASONIC LODGE REMODEL

**APPLICANT:**  
Masonic Temple Association  
PO Box 7336  
Missoula, MT 59807

#### APPLICANT'S

**REPRESENTATIVE:**  
Adler Architects, Inc.  
210 N Higgins #334, Missoula MT 59802

**LOCATION OF REQUEST:** Missoula Masonic Lodge, 126-136 E. Broadway, Missoula MT 59802

Missoula Downtown Historic District

Legally described as: CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 17 - 18, & W20' Of 19  
Geocode: 04-2200-22-2-32-04-0000

**LEGAL NOTIFICATION:**  
Title 20.85.085F requires that notice be provided to the Historic Preservation Commission (HPC) one week prior to the issuance of an Historic Preservation Permit (HPP) by the HPO for projects that clearly meet the review criteria established in Title 20.85.085H. The application is also available on the Historic Preservation page on the City of Missoula website at: <https://www.ci.missoula.mt.us/1657/Historic-Preservation>.

**ZONING:** CBD-4

**GROWTH POLICY:** The 2035 Missoula County Growth Policy

**SURROUNDING LAND USE:**  
Adjacent (North): UC/CBD-4  
Adjacent (East): UC/CBD-4  
Adjacent (South): UC/CBD-4  
Adjacent (West): UC/CBD-4

## PRESERVATION PERMIT REVIEW

### MASONIC LODGE REMODEL – AUGUST 22, 2019

Missoula Masonic Lodge  
126-136 E. Broadway  
Missoula, MT 59802

#### STAFF DETERMINATION

APPROVE the application with conditions

#### I. RECOMMENDED ACTION

THAT the HPP for the **Masonic Lodge Remodel** project be APPROVED with conditions by the Missoula HPO, based on the findings of fact in the staff report, and pending the seven day review period per section 20.85.085.F5.

It is believed that this HPP clearly meets the review criteria of Section 20.85.080H and is thus subject to and will be reviewed in, the expedited process of 20.85.085.F5 as follows:

- a. For those applications the historic preservation officer intends to approve, the historic preservation officer shall make the applications available for review by Historic Preservation Commissioners and interested parties for a period of one week.*
- b. During the one week review period a Historic Preservation Commissioner or interested party may request that the HPP application be reviewed by the Historic Preservation Commission at a public hearing.*
- c. If, after one week, no Historic Preservation Commission hearing is requested, the historic preservation officer shall approve the HPP application.*

#### II. INTRODUCTION

An application for an HPP was received by the City of Missoula on July 31st, 2019, for the proposed alteration to the Missoula Masonic Lodge, located at 126-136 E. Broadway, including opening the existing stairwell on the front façade sidewalk, replacing two glass panels with a new centrally located storefront door, and installing a new window well with three lites on the west elevation.

Alterations, by ordinance, must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The building located at 126-136 E. Broadway is located 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 site is a primary element within the Historic District, which was individually accepted by the Keeper of the National Register in 1990.

The building currently houses office, retail and meeting space. The applicant requests approval of the HPP in order to restore the stairwell and be able to use it to access the basement which will also go through an interior remodel. The addition of the window well and central entrance will further aid in rehabilitating the basement to a useable space. These alterations will allow the building owners to fully utilize the basement space and potentially lease it for commercial use, furthering its existing use.

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 Appendix A, plans):

- Remove sidewalk to expose the existing stairwell which accesses the basement. The stairwell is located between the western-most entry on the Broadway elevation (front façade) and the center entry alcove of the western storefront. The stairwell is currently paved over but the original stairway and entrance window are intact and will be restored for use (see Demolition Floor Plan and Project Narrative for pictures).
- Install a new centrally located storefront aluminum and glass door on the Broadway elevation (front façade), where an existing wall is located between the western storefront and eastern storefront, dividing the building in half. The central interior wall as well as two glass panels will be removed for the new central opening. The new door will match the existing storefront doors and will not reduce the existing glazing percentage. The new entrance will be contiguous with the sidewalk (see New First Floor Plan).
- Install a window well containing three lites on the west elevation of the building, facing the adjoining parking lot. The window well will be setback 40 feet from the sidewalk, and will contain one large wall with two dividers. The windows will not be visible to the pedestrian, but the window well walls will project above grade approximately six to eight inches. A metal grid will be set flush atop the window well wall curbs. The addition of the window well will add necessary daylighting to the basement commercial space (see New Basement Plan).

## SITE HISTORY

The Masonic Lodge was built during Missoula's second major post-railroad economic boom and is representative of the confidence and optimism of that period. The building is distinguished by its scale, symmetry and classical styling, the elaborate detailing on the cornice and frieze, the extensive use of terra cotta, the two-story arched side bays, with arched, fan-shaped windows, and two-story brick pilasters, with terra cotta tile capitals and plinths. The building's scale and location in the central business district, along with the quality of its design, materials and workmanship make it a significant and pivotal building in Missoula's downtown, and is considered the best example of institutional Beaux Arts architecture in Missoula. It is also significant as a commercial building because of its association with Hugh Forbis, being the location of Montana Power Company offices between the 1920s and 1970s, and because of the extent to which the building symbolizes the sense of boom and optimism that characterized the city in the 1910s.

This building was constructed in 1909, when the property was owned by Hugh Forbis (1901). Subsequent owners included Hazel Forbis (1916), Forbis Estate (1925), and C. L. and Josephine Forbis (1928). The Masonic Temple Association purchased the property in 1954.

The National Register nomination states that the building was designed by Link and Haire, Montana's most prolific early twentieth century architectural firm. Yet, it has recently been discovered that the original blueprints indicate the architects of record were, "Kent & Shanley and J.H. Kennedy, Associated Architects." The building was designed to be the Masonic Lodge, and was constructed with lodge rooms on the third floor and club rooms and billiard rooms on the second and ground floors. The back portion of the building is also shown having four floors. Commercial businesses, offices, and even a commercial business college have historically occupied this building. The lower portion of the facade was remodeled in 1959, although original remodel blueprints date to 1939.

## III. 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 zoning, the proposed uses are permitted and require no additional discretionary approval.

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#### IV. 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 Interior's Standards for Rehabilitation* and/or any applicable design guidelines with the following criteria:

##### REVIEW CRITERIA

The Masonic Lodge Remodel project is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance, *Section 20.85.085.H*, and the *Secretary of 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 *Section 20.85.085H*, and the *Secretary of the Interior's Standards for Rehabilitation*.

##### SECTION 20.85.085.H:

**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 stairwell is existing and will be restored, requiring no new setbacks. The new window well will be setback from the sidewalk 40 feet, and with the exception of the exposed well walls, will not be visible to the pedestrian. The new door will not be setback, and will be contiguous with the sidewalk, reflecting the existing building footprint.

**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 fit within the purpose of the rehabilitated use and complements the overall site's designation of architectural significance. No negative effects on the overall integrity of the building's historic resources will result from issuance of this HPP for the alteration of the façade sidewalk, central entryway and west window well.

**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 does not alter patterning, elements of character defining features of the Masonic Lodge. The proposal differentiates the old from the new as the façade has been remodeled in its entirety in the 30s and 50s, and the proposed alterations align with the most previous remodel.

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: New construction distinguishes itself with the use of aluminum doors to match the surrounding and previously altered first story façade and continues existing patterning and symmetry. The new window well not emulate the past as it will have minimal detailing and will be obscured from pedestrian view.

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: Alternative materials are not applicable as no alteration or maintenance is being performed on existing historically significant features, with the exception of the stairwell (see Condition 1).

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 proposed.

STAFF CONCLUSION: N/A

#### **FINDINGS AND CONCLUSIONS:**

Missoula Zoning Ordinance Section 20.85.085H

The historical architectural features that distinguish the building located at 126-136 E. Broadway will be minimally affected. 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 or the historic district in general.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS CRITERIA established in Section 20.85.085H.

#### **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES**

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site.

The Standards (36 CFR PART 67) apply to historic buildings of all periods, styles, types, materials, and sizes, and to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Standard #1)** *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

FINDINGS OF FACT: The Masonic Lodge has been used commercially since it was constructed and has historically contained a variety of businesses, many well known in Missoula's history, as well as where Masonic meetings take place. The building continues these uses today. The alterations proposed in the HPP represents the minimum updates necessary to continue the historic purpose.

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: There will be removal of some brick for the installation of the window well, but will not alter the overall characteristics of the west elevation.

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: Changes occurred to the property have acquired minimal historic significance in their own right. The previous renovation of the first floor Broadway façade has reduced the integrity of this portion of the building. The addition of the central entrance will not adversely affect acquired significance.

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: Distinctive features and finishes will be unaffected, and special care and awareness of historic significance will be honored by the contractors (see Condition 1).

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 restoration of the subsurface stairway and window will be restored rather than replaced and pictorial evidence has been and will be documented (see Condition 1).

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 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: No digging is required outside of unearthing the existing sidewalk void. Archeological resources discovered will be mitigated(see Condition 2).

STAFF CONCLUSION: Meets the standard to the extent possible and given the circumstances of the project in particular.

**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: No new additions and adjacent or related new construction is proposed.

STAFF CONCLUSION: 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:** Proposed alterations to the Missoula Masonic Lodge located at 126-136 E. Broadway, including opening the existing stairwell on the front façade sidewalk, replacing two glass panels with a new centrally located storefront door, and installing a new window well with three lites on the west elevation.

**INTENDED USE:** Office, retail and meeting space.

FINDINGS OF FACT: There are no negative cumulative effects on historic preservation permit sites with this proposal.

STAFF CONCLUSION: There are no other HPP sites in the vicinity that would be adversely affected by this proposal, and there are other historic sites in the vicinity that would not be adversely affected by this proposal. Project SUBSTANTIALLY MEETS the Secretary of the Interior's Standards for Rehabilitation.

## V. STAFF CONCLUSIONS AND RECOMMENDATIONS

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#### CONCLUSION:

The historic architectural and surrounding site features of the Missoula Masonic Lodge, located at 126-136 E. Broadway, will be not be negatively affected. 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. The updated openings would provide necessary daylighting, would serve to enhance current working conditions, and reference the continued use and contemporary need as office, retail and meeting space. Furthermore, the proposed alterations would restore certain historic

elements which have been lost over time, such as the basement stairwell and the utilization of the historic basement storefronts. The proposed project clearly and substantially meets the design review criteria set forth in Section IV of this report, and will not diminish, eliminate, or adversely affect the historic character of Missoula Downtown Historic District as a whole.

**RECOMMENDED MOTION:** THAT the Historic Preservation Permit for the Masonic Lodge Remodel, located at 126-136 E. Broadway, be APPROVED with conditions.

**CONDITIONS OF APPROVAL:**

1. 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.
2. Excavation will be monitored by applicant and objects discovered during excavation will be set aside in a protected area for the owner, to then be monitored and reviewed by a professional who meets the Secretary of Interior's Standards.

APPENDIX A  
HISTORIC PRESERVATION PERMIT APPLICATION



MISSOULA

DEVELOPMENT SERVICES

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

## HISTORIC PRESERVATION PERMIT APPLICATION HPP

### FOR ALTERATIONS

#### GENERAL INFORMATION

Name of Property (if applicable): MASONIC LODGE REMODEL

Property Address: 126-136 E. BROADWAY - 59802

Property Owner Name: MASONIC TEMPLE ASSOCIATION

Address: P.O. BOX 7336 / MISSOULA, MT / 59807

Phone: MYRON STROTH (406) 239-3524

Applicant (ex. Architect): ADLER ARCHITECTS, INC

Address: 210 N. HIGGINS # 334

MISSOULA, MT 59802 (406) 549-4861

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

#### SITE INFORMATION

Legal Description

Lot(s): 17-18-19 <sup>W. 20'</sup> <sub>OF</sub> Block(s): "C"

Subdivision: C.P. HIGGINS Township: 13 N

Range: 19 W. Section: 22

Zoning: CBD-4 Sq. Footage: 11,080

#### APPLICATION CHECKLIST

Please provide one (1) electronic copy (PDF format) of each of the following, and attach all required supporting information to this application:

- HPP Application
- Project Narrative
- National Register Nomination
- Historic Photographs
- Detailed Project Site Map and/or Site Plan
- Exterior Elevations with Descriptions
- Contemporary Photographs

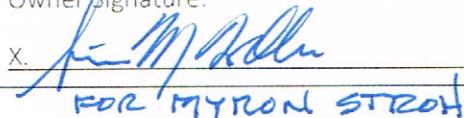
I hereby attest that the information on this form is accurate and complete.

Applicant Signature:

X. 

Date: 7-30-2019

Owner Signature:

X.   
FOR MYRON STROTH

Date: 7-30-2019

THIS PLACE MATTERS

MISSOULA  
HISTORIC  
PRESERVATION

## **Project Narrative:**

The Masonic Lodge was built in 1909.

Please refer to the National Register Nomination (attached) for more historical information and statement of significance.

There is one correction to the National Register Nomination, though. Evidently, the building was not designed by Link and Haire. Original blueprints indicate that the architects of record were “Kent & Shanley and J. H. Kennedy, Associated Architects”

Alterations to the Masonic temple, which would be under the purview of the HPC include:

### **Front façade:**

1) Open up the existing stairwell in the current sidewalk (see floor plans):

There is an existing stairwell between the western-most entry on the Broadway Elevation and the center entry (alcove) into the building. It has since been paved over with sidewalk, but there are still A) a door at the bottom of the stairwell and B) a window about half-way down the stairs. In an effort to realize higher and better use of the building, the owners would like to restore the stairwell and be able to use it to access the basement. This would allow them to lease that space out - potentially to commercial use.



New stair opening to be between entry alcove to the right, and the door in the brick wall to the left



View from bottom of existing stairs under sidewalk. Existing window opening visible to the right. Door jamb just visible at the right edge of the photo



Existing Door (view from interior) from existing stairwell into basement

2) Amend the Current Broadway Ave façade:

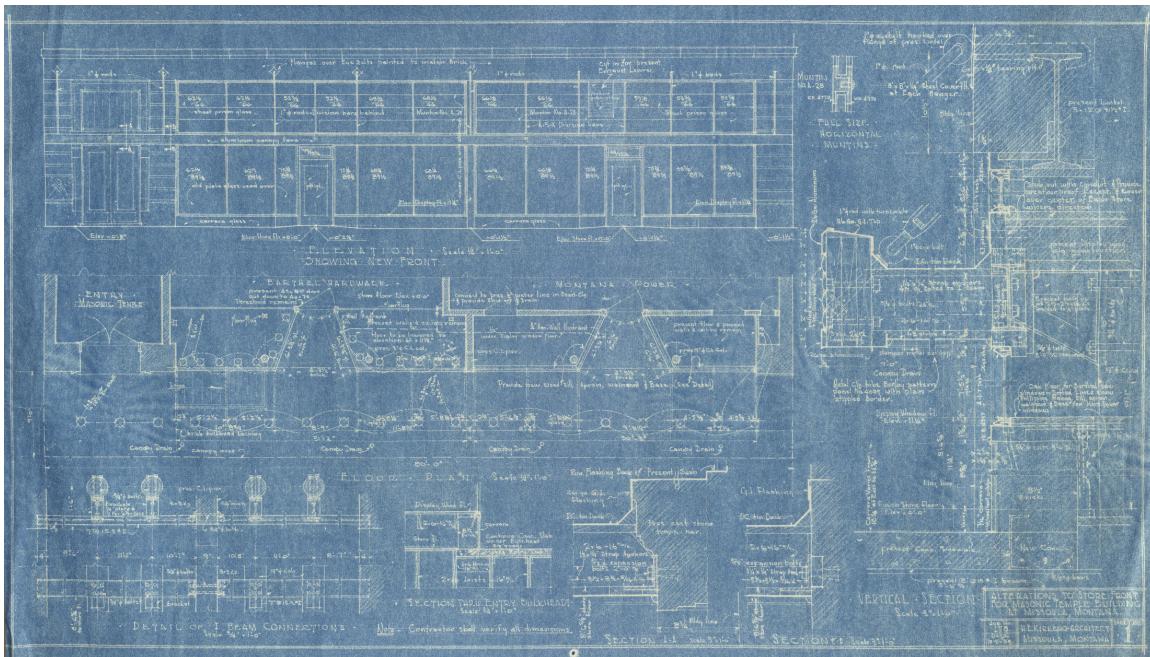
Apparently there is no original storefront left, as drawings from 1939 show a total storefront remodel. Although the 1939 may not a strong departure from the original, in that the openings and general pattern remain much the same, no original storefront material remains. Since 1939, there have been replacements and amendments such that there is very little 1939 material left in the storefront.



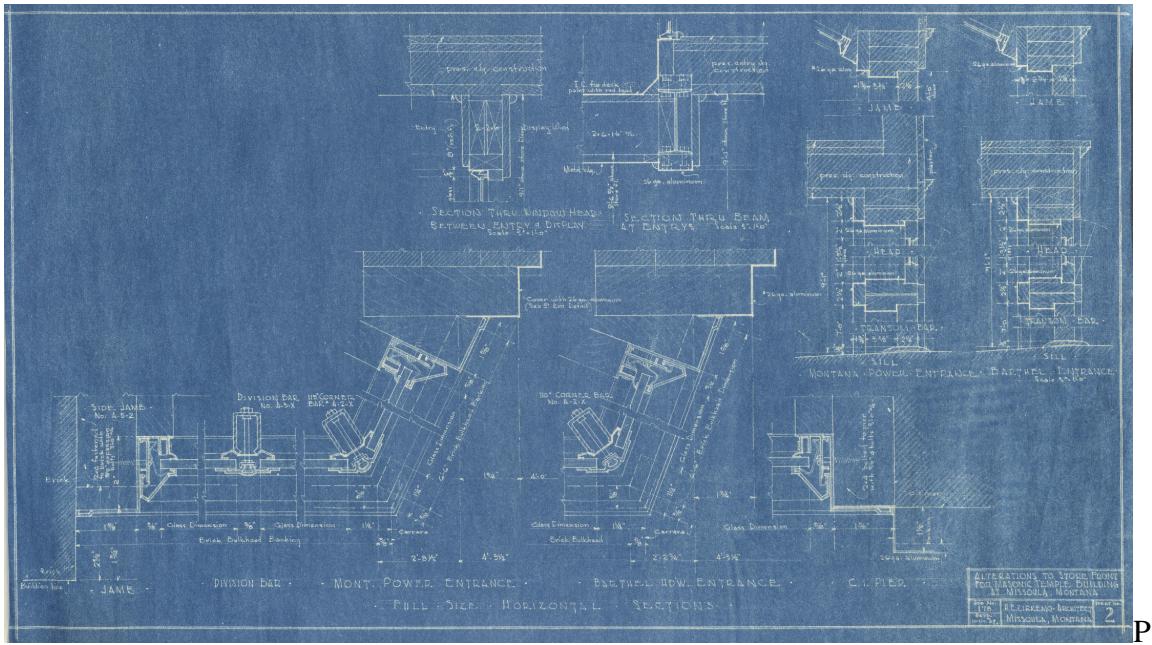
The new door will replace the two glass panels to the right (just left of the intersecting wall) Note the sticker on the left side of one of the panels to be replaced by the door.



(Noted Sticker) This vertical mullion is one of the few older window profiles (Presumably 1939). Most of the rest of the window frames are modern, rectangular-profile aluminum storefront systems



Page 1 of the 1939 Storefront Remodel



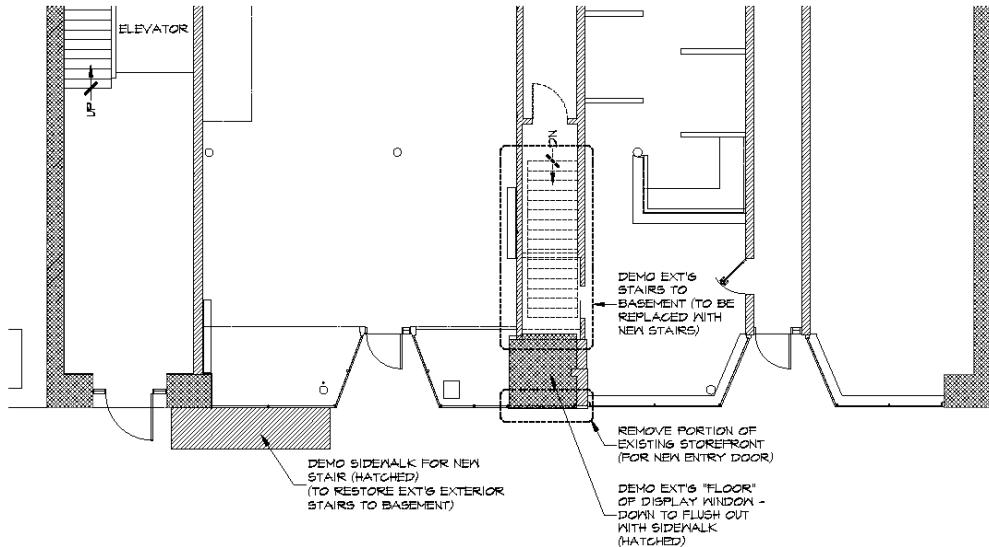
Page 2 of the 1339 Storefront Remodel

### West façade:

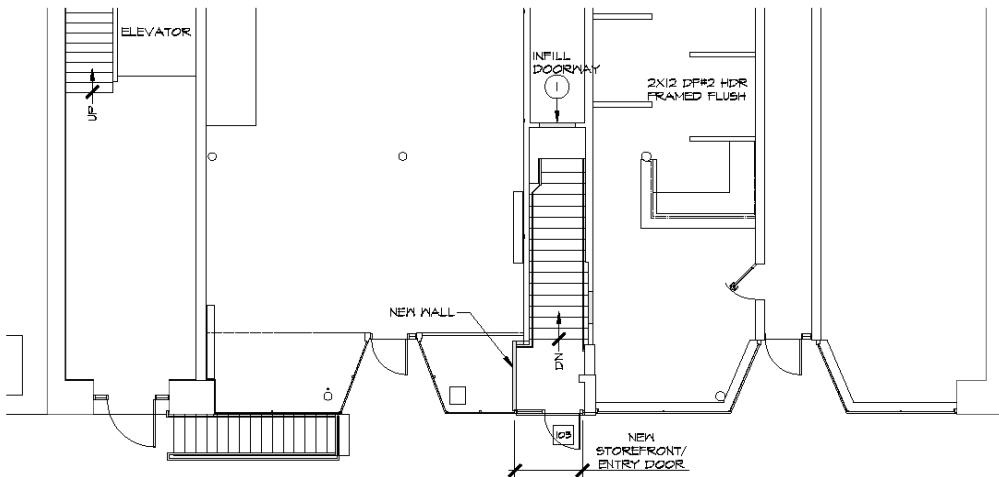
### 3) New window wells on west façade (parking lot)

There will be new window wells between the west brick wall of the building and the existing strip of parking. The nearest edge of the closest window well will be just over 42' back from the Broadway Street sidewalk. The window wells are not required by code, but will serve to provide light and air to the new spaces in the basement. Please refer to the basement floor plan.

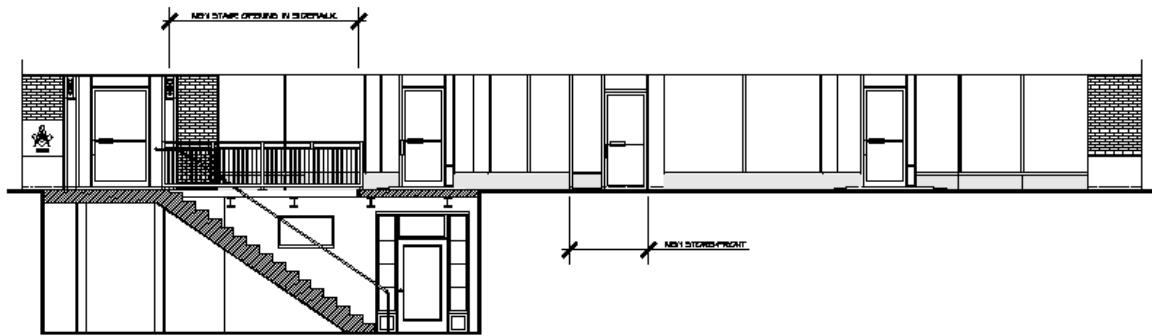
## Relevant Plan Clips:



Demolition Floor Plan (Above)



New Floor Plan (Above)



New Section / Elevation on Broadway (Above)



**6. Function or Use**

Historic Functions (enter categories from instructions)

Fraternal lodge/commerce

Current Functions (enter categories from instructions)

Fraternal lodge/commerce

**7. Description**

Architectural Classification

(enter categories from instructions)

Beaux Arts

Materials (enter categories from instructions)

foundation concrete  
walls brick, terra cottaroof asphalt  
other glass block

Describe present and historic physical appearance.

The Masonic Lodge is a three-story brick and terra cotta Beaux Arts commercial building with seven front second- and third-story bays separated by brick pilasters, an elaborate, crested, a terra cotta cornice, terra cotta tile belt course separating upper two floors from the first floor. The storefront area consists largely of metal frame plate glass windows and two recessed entryways, both with anodized, metal frame plate glass doors with transom windows and one recessed entryway framed by terra cotta tile, also with anodized metal frame door and flanking and upper windows. The building is located on the north side of East Broadway Avenue in the central business district, in an area of town that has lost some of its historic fabric due to remodeling and the construction of new buildings and parking lots.

The terra cotta cornice of the building is large, elaborately detailed with ornamental scrolled brackets that extend about four feet down the upper level pilasters that divide the bays. Terra cotta globe finials are regularly placed atop the cornice and run along the roof line. Double layered dentilation runs just under the cornice. The frieze consists of horizontal relief panels, each flanked by scrolled ornamentation between each large, vertical bracket. The Masonic shield is located at the center of the frieze with elaborate, scrolled brackets located under it. "Masonic Temple" is inset in the frieze on each side of the shield. The lower part of the frieze features projecting, molded terra cotta tiles. The two end bays of the upper two levels project out about one foot from the facade of the building and feature two-story-high arched second- and third-story window insets. The third-story windows in these bays are wood frame arched with a fan light on top and square, fixed windows on the bottom. Second story windows are wood frame, double hung. The pilasters have terra cotta tile capitals and plinths. The third floor windows in the five central bays have square wood frames with horizontal lights and three ribbon, double-hung, wood frame windows with narrow side windows. The second-story windows have been filled with glass blocks.

The lower level is separated from the upper levels by a terra cotta tile belt course and metal framed glass panels. A large, flat, rectangular canopy covering the street level shops is anchored to the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Masonic Lodge

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facade of the building by large metal rods. The street level has granite panels with flanking brick pilasters, which also flank the west side entryway.

The west side, upper level tripart windows are composed of a central large wood frame, double-hung, one-over-one windows flanked by pairs of narrower double hung units and are finished with transom lights above. Some street level windows have been filled in with bricks. The rear of the building has a brick chimney, and the first and second story windows are wood frame, double-hung, one-over-one and nine-over-one units. Five large windows on the second story have been filled in with glass block.

The second and third stories have excellent integrity with the single exception of the glass block window infill on the second level. The first floor has lost some integrity of design and materials as a result of remodeling in 1959, which include the addition of anodized metal frame windows and doors. The remodeling is mitigated by the scale of the upper two floors which reduces the visual importance of the remodeled first floor. The terra cotta framing of and hood over the single door at the west end of the front facade remains in place. The west side and the rear of the building possess excellent integrity of design and materials.

## 8. Statement of Significance

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

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1909-1940

Significant Dates

1909

Commerce

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
n/a

Significant Person  
n/a

Architect/Builder  
Link and Haire

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

The Masonic Lodge building is eligible for listing in the National Register of Historic Places under criteria A and C. It is the best example of institutional Beaux Arts architecture in Missoula. It was built during Missoula's second major post-railroad economic boom and is representative of the confidence and optimism of that period. The building is distinguished by its scale, symmetry and classical styling, the elaborate detailing on the cornice and frieze, the extensive use of terra cotta, the two-story arched side bays, with arched, fan-shaped windows, and two-story brick pilasters, with terra cotta tile capitals and plinths. The building's scale and location in the central business district, along with the quality of its design, materials and workmanship make it a significant and pivotal building in Missoula's downtown. It is also significant as a commercial building because of its association with Hugh Forbis, being the location of Montana Power Company offices between the 1920s and 1970s, and because of the extent to which the building symbolizes the sense of boom and optimism that characterized the city in the 1910s.

This building was constructed in 1909, when the property was owned by Hugh Forbis (1901). Subsequent owners included Hazel Forbis (1916), Forbis Estate (1925), and C. L. and Josephine Forbis (1928). The Masonic Temple Association purchased the property in 1954. Hugh T. Forbis was born in Butte, Montana, in 1886 and graduated from the University of Montana in 1911. He organized the Forbis-Toole Company, with Forbis as president, J. H. Toole as vice-president, and A. E. Drew as secretary-president. It was primarily an investment company that handled farm loans, mortgages, and irrigation bonds.

The building was designed by Link and Haire, Montana's most prolific early twentieth century architectural firm. When constructed, the building was the Masonic Lodge, and had lodge rooms on the third floor and club rooms and billiard rooms on the second and ground floors. The

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Masonic Lodge

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back portion of the building is also shown having four floors. Commercial businesses, offices, and even a commercial business college have historically occupied this building. Montana Power Company occupied the building, beginning in the 1920s. The lower portion of the facade was remodeled in 1959.

## 9. Major Bibliographical References

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

Stout, Tom. Montana: Its Story and Biography. 3 vols. Chicago and New York: American Historical Society, 1921.

McLeod, Paul. "Significant Architecture of Downtown Missoula, Montana," unpublished brochure, n.d.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

## 10. Geographical Data

Acreage of property less than one acre

UTM References

A	1	2	2	7	1	9	7	0	5	1	9	5	0	8	5
Zone			Easting			Northing									
C	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Zone			Easting			Northing									
D	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

See continuation sheet

Verbal Boundary Description

C.P. Higgins Addition, Block C, Lots 17-18.

See continuation sheet

Boundary Justification

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

See continuation sheet

## 11. Form Prepared By

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



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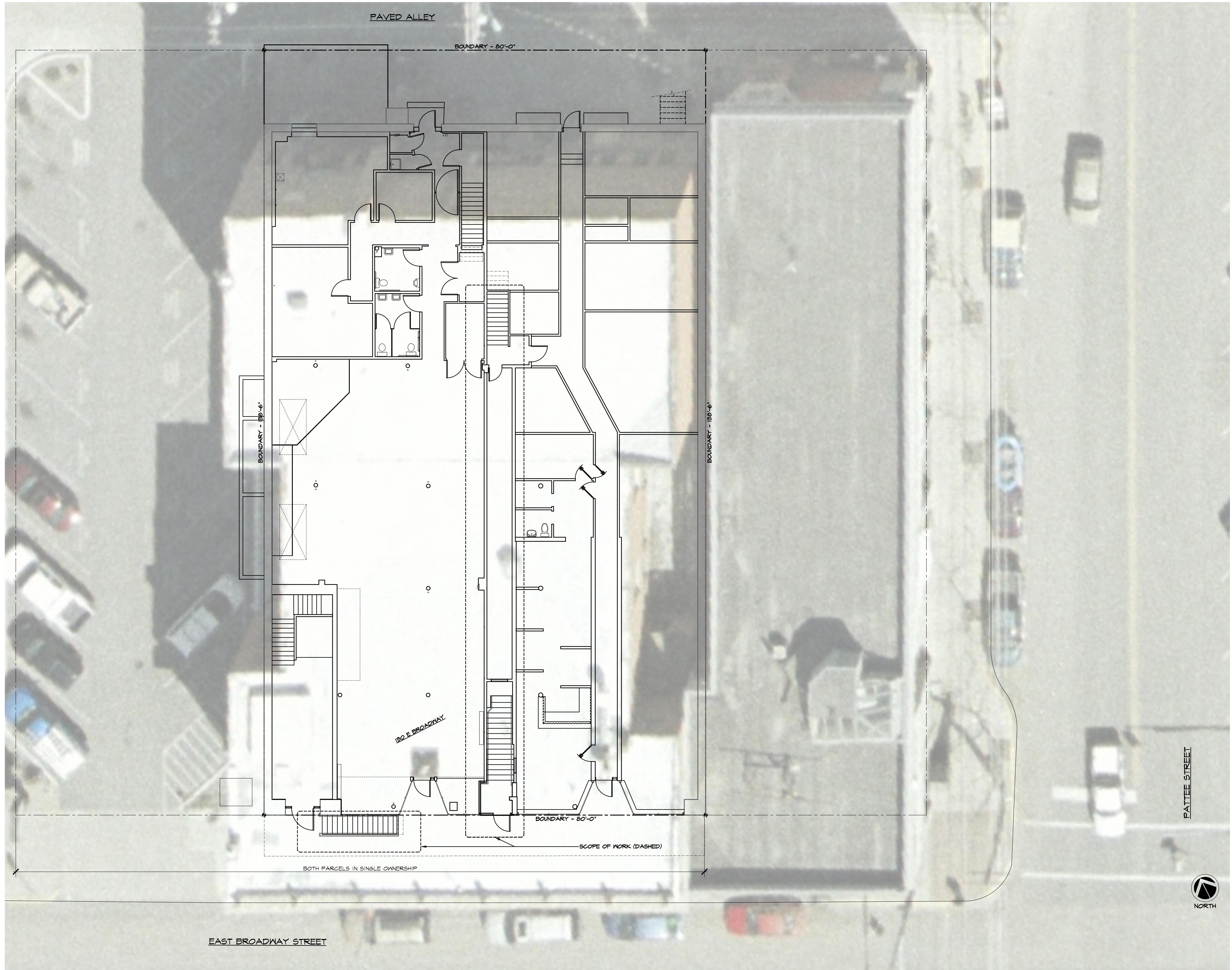


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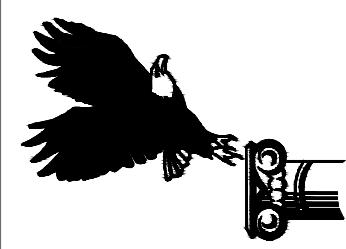
Low-income & Senior Citizens Complex (LSC) in the University of Southern California





## DRAWING INDEX

A-0.1 - COVER SHEET  
 A-1.1 - SITE PLAN  
 A-2.1 - DEMO AND NEW FIRST FLOOR  
 PLAN  
 A-2.2 - DEMO AND NEW BASEMENT  
 PLANS  
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 A-2.4 - FINISH SCHEDULE  
 S-1.1 - STAIR SECTIONS AND OFFICE  
 INTERIOR ELEVATIONS  
 S-1.2 - SECTION DETAILS  
  
 MPO.1 - LEGEND AND NOTES  
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 MDI.1 - HVAC DEMOLITION PLAN  
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 MECHANICAL  
 E3.0 - PHOTOS  
 E4.0 - SCHEDULE  
 E5.0 - CATALOG SHEETS  
 E5.1 - CATALOG SHEETS  
 E6.0 - SPECIFICATIONS



**ADLER ARCHITECTS, INC.**  
 210 N. HIGGINS AVE - SUITE 334  
 MISSOULA, MONTANA 59802  
 (406) 549-4861

A. BASEMENT REMODEL  
 FOR  
**THE MASONIC LODGE**  
 120-126 EAST BROADWAY STREET  
 MISSOULA, MONTANA 59802

**REVISIONS**  
 NO. DATE:

1

JOB: MASONS  
 DATE: 3-12-2019

**SITE  
 PLAN**

**A-1.1**

NOTE:  
 NO EXTERIOR ADDITIONS OR ADDED SQUARE FOOTAGE.

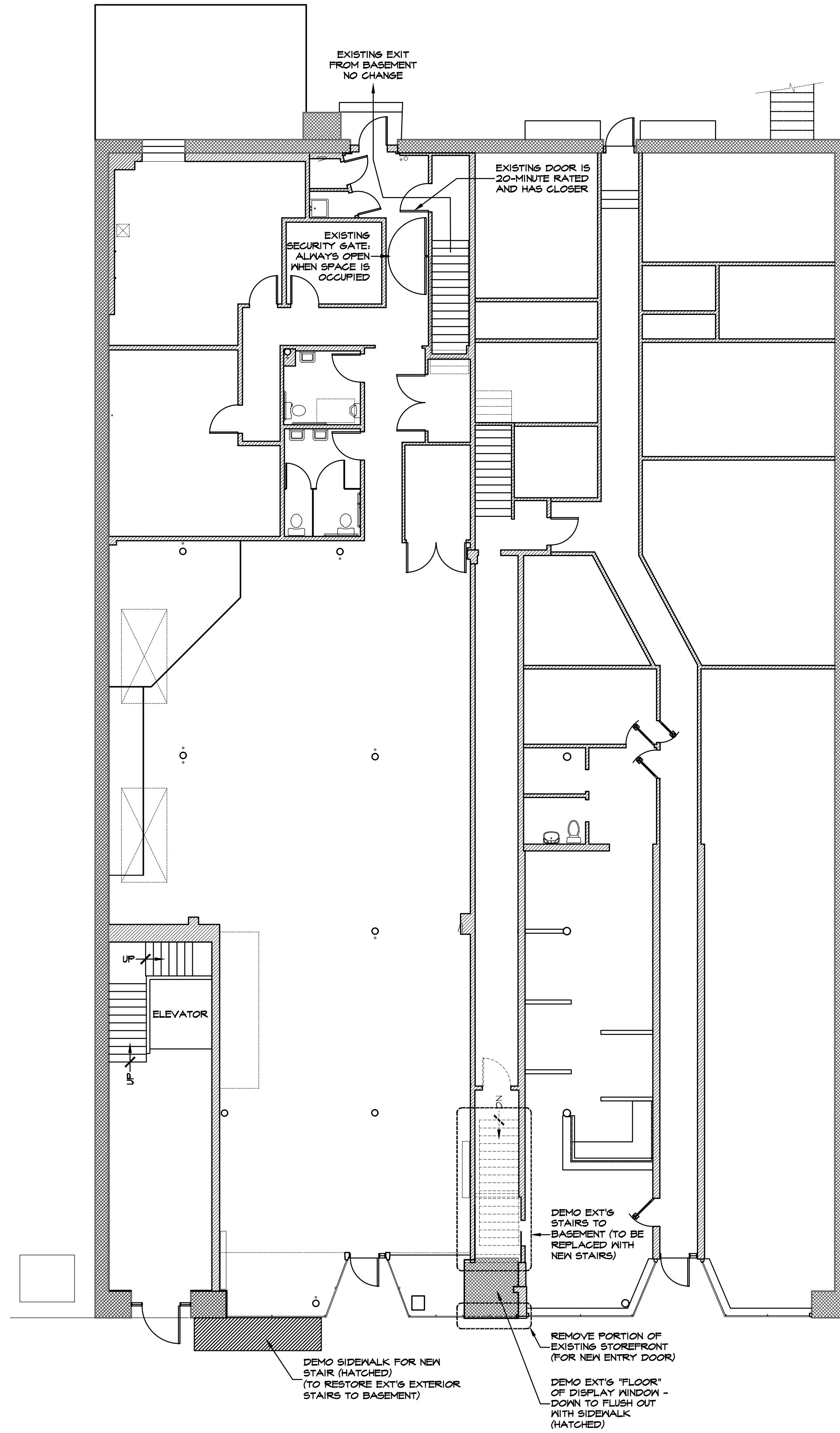
**LEGAL DESCRIPTION:**  
 CP HIGGINS, S22, T18 N, R19 W, BLOCK G, LOT 17-18, & W20'  
 OF 19

**ZONING - CLB:**  
 FRONT YARD SETBACK = NONE  
 REAR YARD SETBACK = NONE  
 SIDE YARD SETBACK = NONE

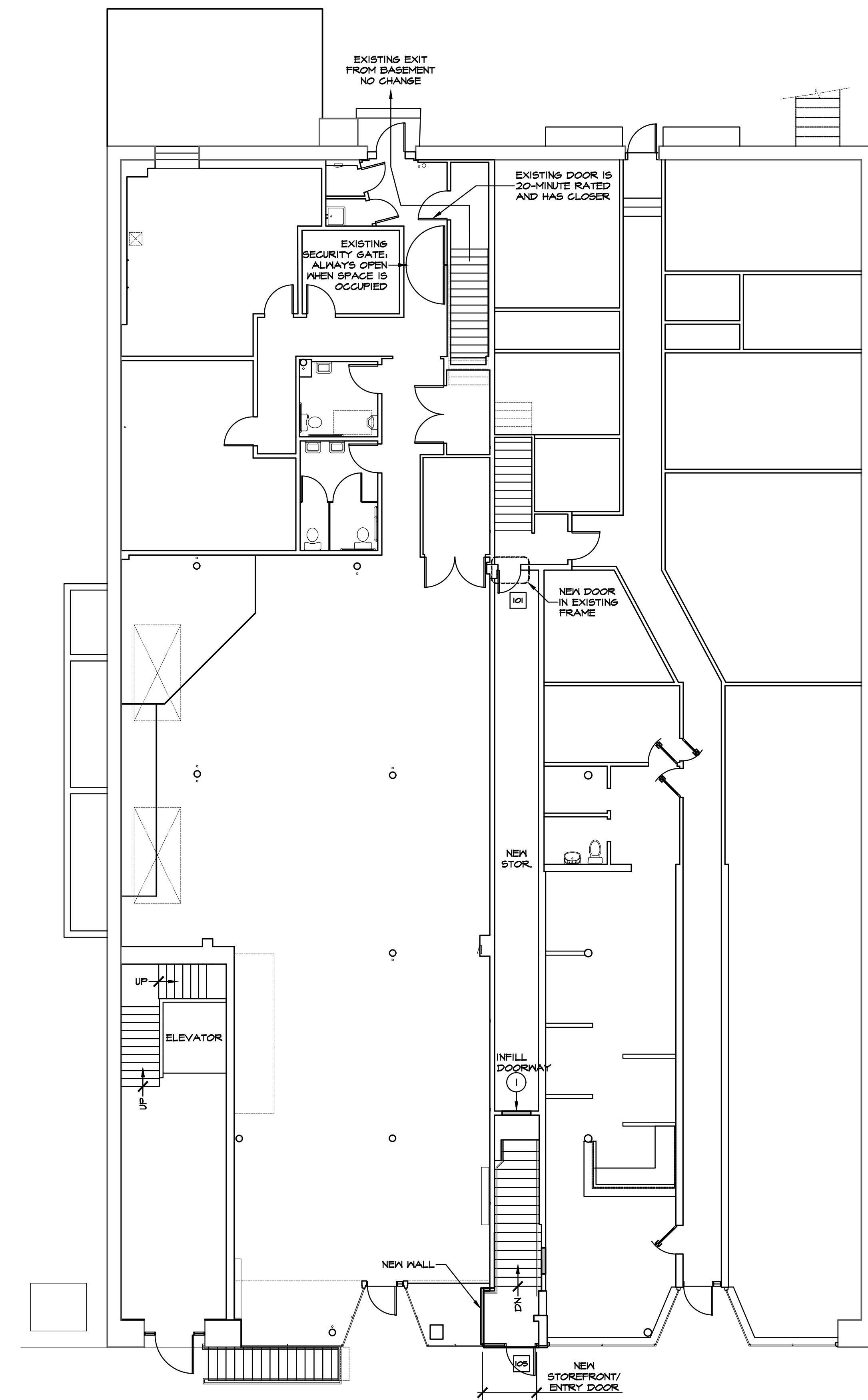
NOTE:  
 THIS SITE PLAN AND LOCUS HAVE BEEN COMPILED FROM  
 SCALED AERIAL PHOTOGRAPHY (COURTESY OF THE CITY  
 OF MISSOULA) AND BASE MAPS (COURTESY OF THE  
 COUNTY OF MISSOULA) REGISTERED TO THE SAME U.S.G.S.  
 DATUM AND MAY NOT BE TOTALLY ACCURATE WITH  
 REGARD TO SCALE OR IN INDICATING THE LOCATIONS OF  
 BUILDINGS ON THE SITE.

1 **SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



1 FIRST FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"



2 NEW FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

A-2.1

A. BASEMENT REMODEL  
FOR  
THE MASONIC LODGE

12-16 EAST BROADWAY STREET

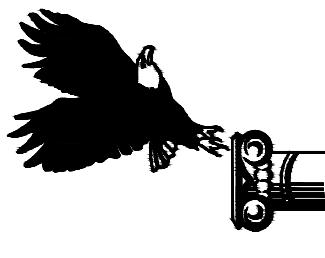
MISSOULA, MONTANA 59802

REVISIONS  
NO. DATE:

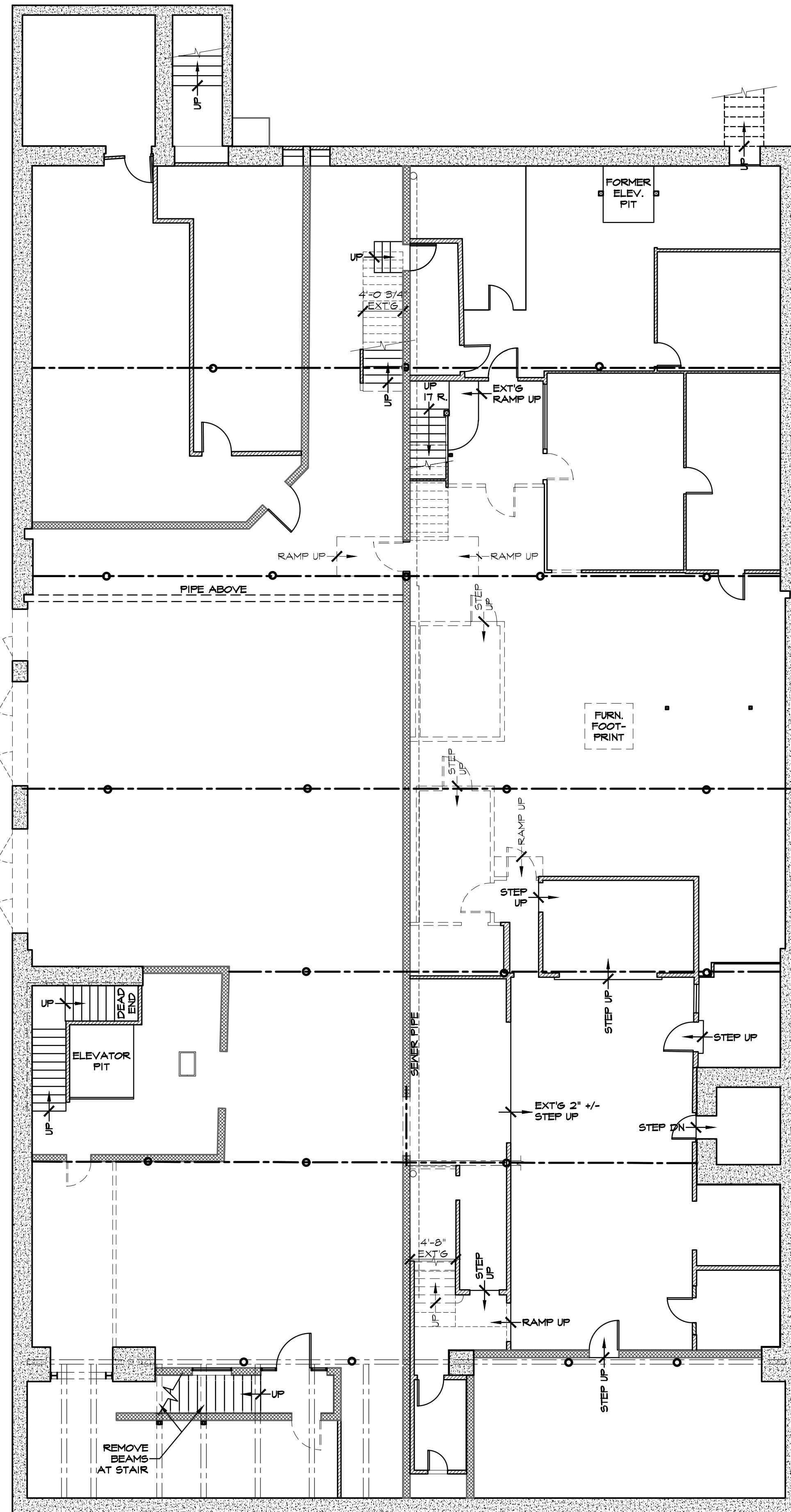
JOB: MASONS  
DATE: 3-12-2019

DEMO AND  
NEW  
FIRST FLOOR  
PLANS

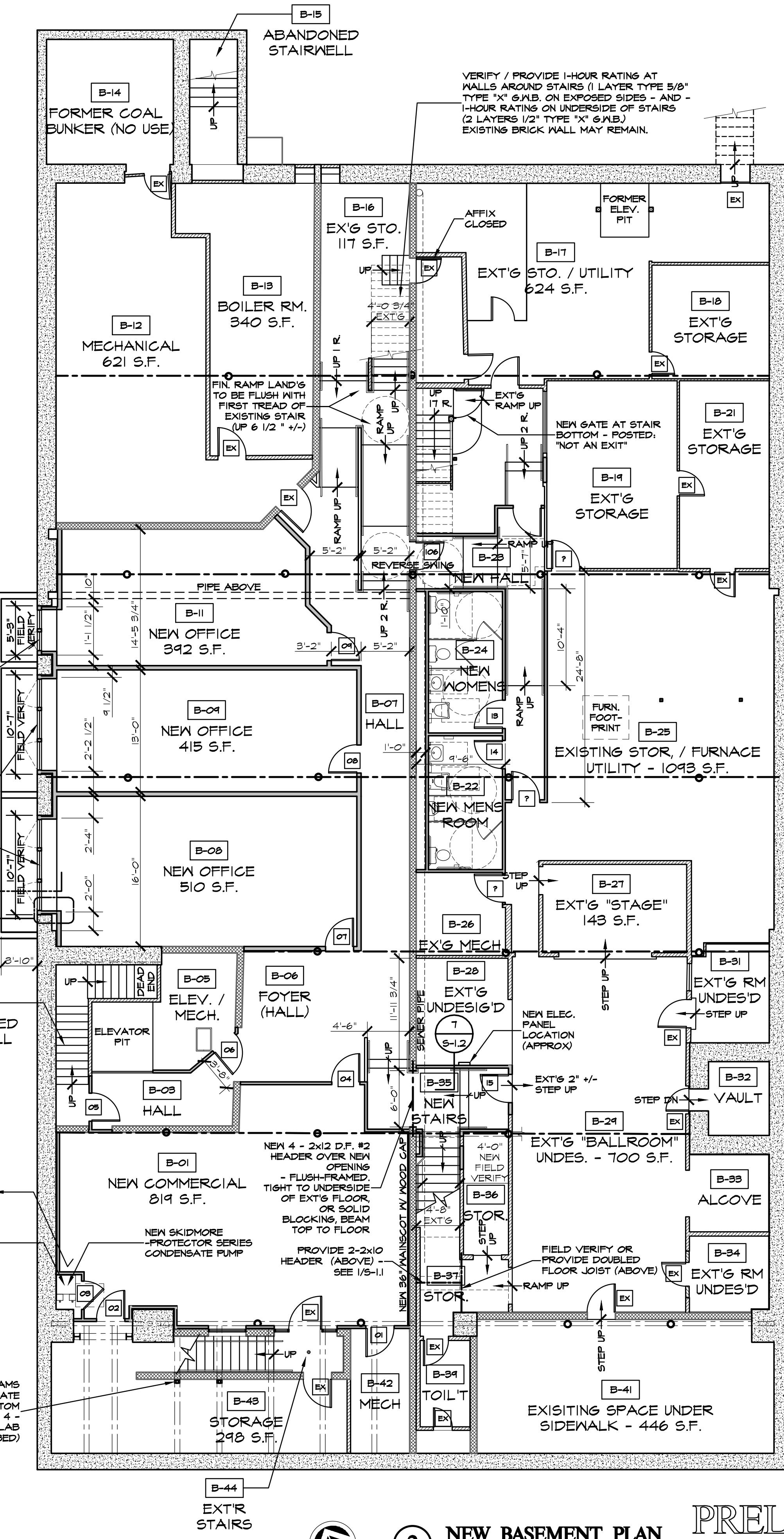
ADLER ARCHITECTS, INC.  
210 N. HIGGINS AVE - SUITE 334  
MISSOULA, MONTANA 59802  
(406) 549-4661



NOTES:  
① NEW WALL SEGMENT 2X4 STUDS AT 16" O.C. W 5 1/8" TYPE "X" G/A/B, EACH SIDE, MIN. WALL TO EXTEND FROM FLOOR TO UNDERSIDE OF CEILING, WHERE APPLICABLE.



1 BASEMENT DEMO PLAN  
SCALE: 1/8" = 1'-0"



2 NEW BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

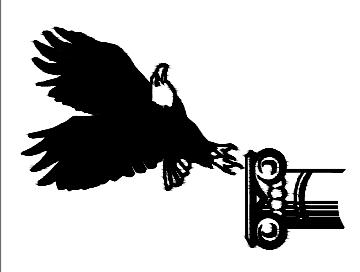
A. BASEMENT REMODEL  
FOR  
THE MASONIC LODGE  
10-16 EAST BROADWAY STREET  
MISSOULA, MONTANA 59802

REVISIONS  
NO. DATE:

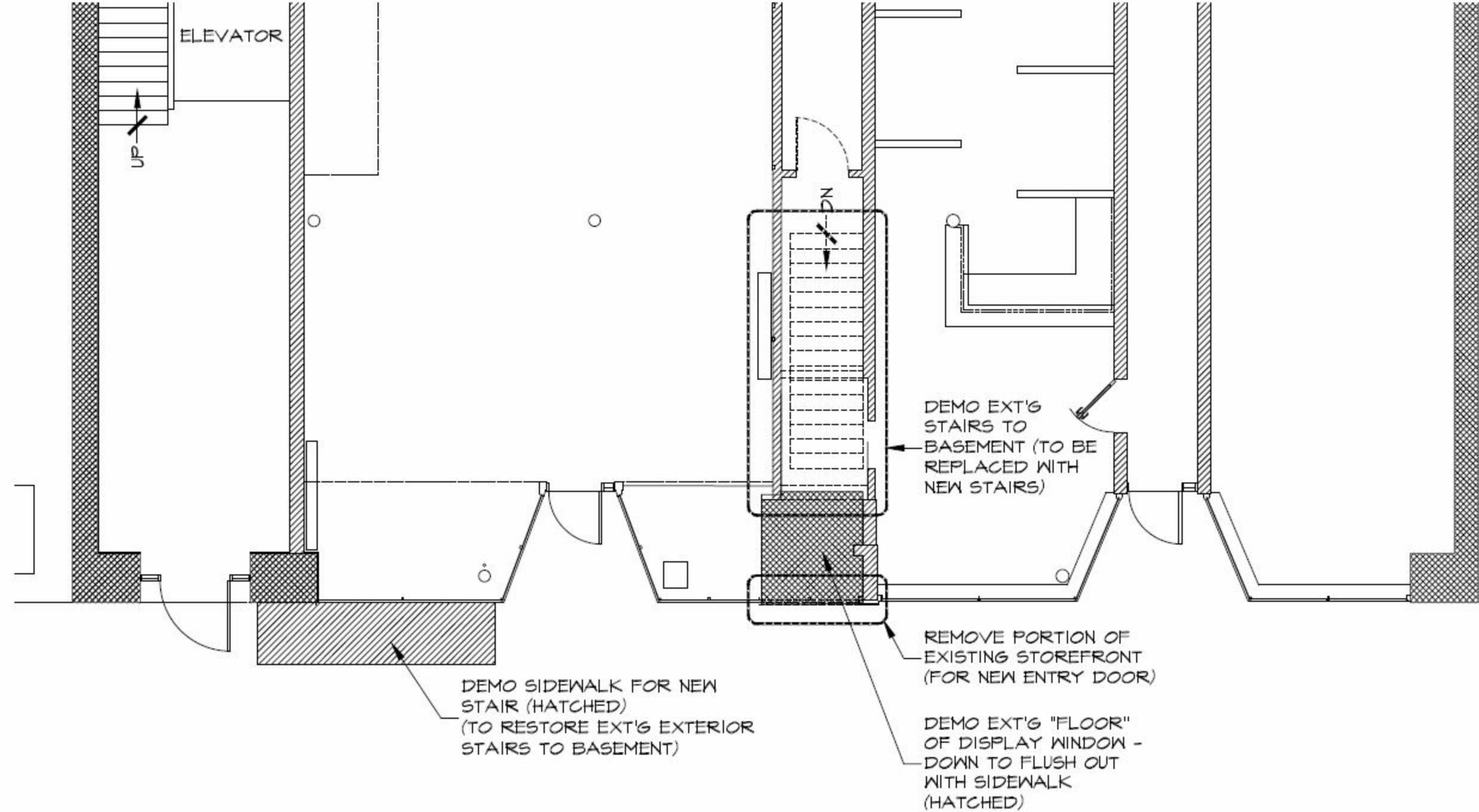
JOB: MASONS  
DATE: 3-12-2019

DEMO AND  
NEW  
BASEMENT  
PLANS

A-2.2



ADLER ARCHITECTS, INC.  
20 N. HIGGINS AVE - SUITE 334  
MISSOULA, MONTANA 59802  
(406) 549-4861

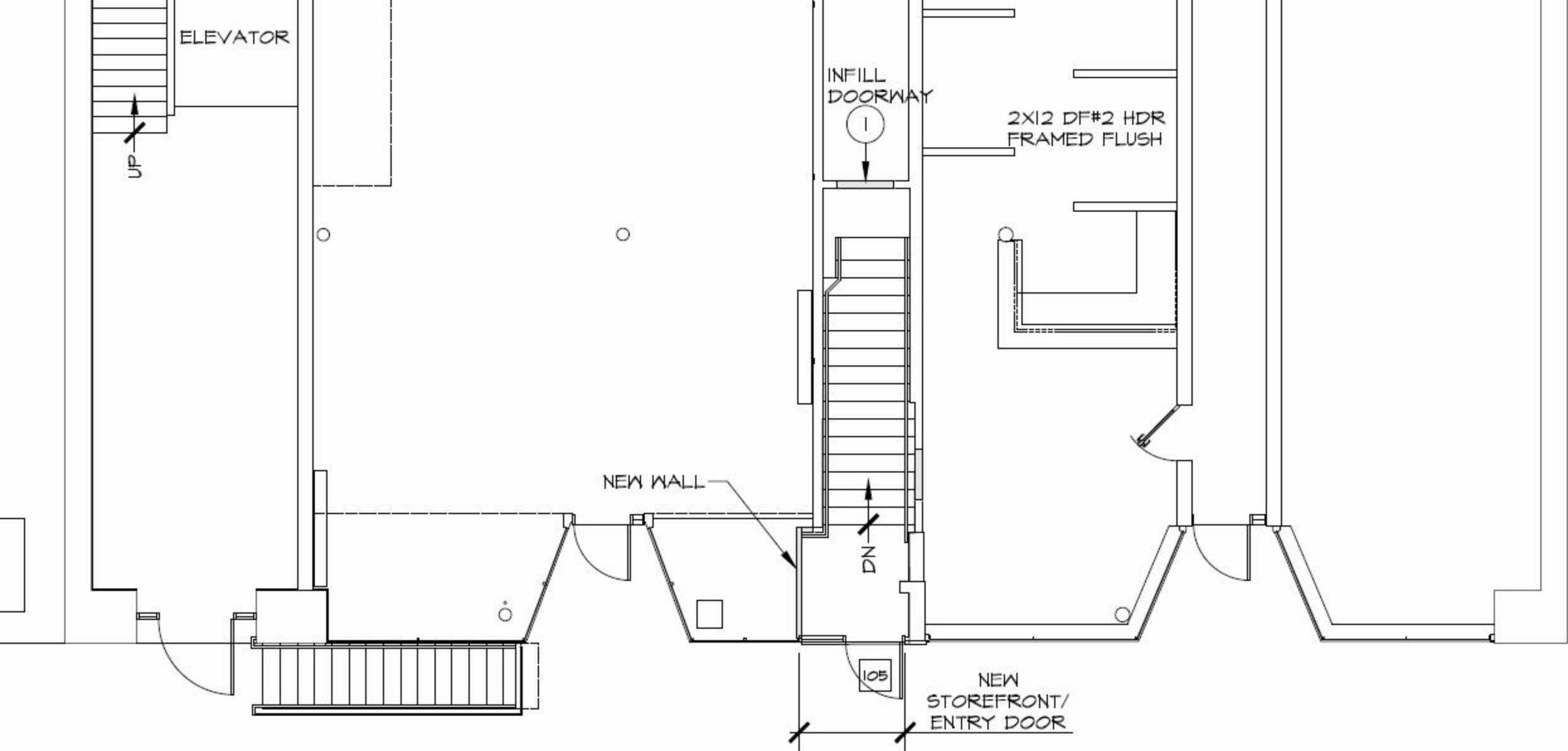


NORTH

1

## FIRST FLOOR DEMO PLAN

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

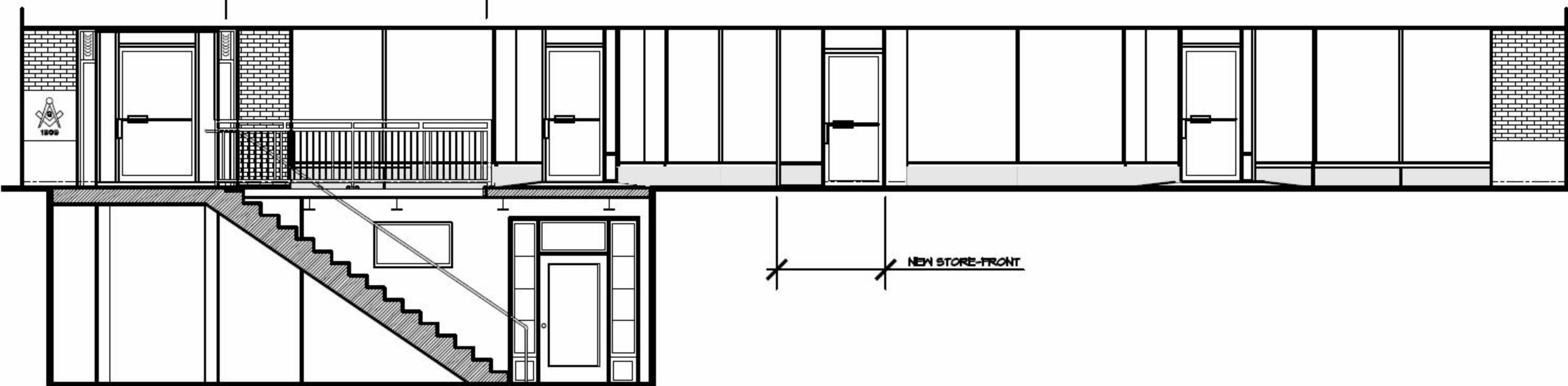


2

**NEW FIRST FLOOR PLAN**

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

NEW STAIR OPENING IN SIDEWALK











150 E

26 E. BROADWAY

SMITH  
CHIROPRA

5543-98

JEANNINE SMITH  
150 E. BROADWAY  
SMITHCHIROPRACTICMISSO

AUTOMATIC  
SPRINKLER  
ALL FLOORS



CREATING SPACE FOR  
COMMUNITY  
MISSOULAPUBLICHOUSE.COM











