University Area Historic District Addendum III
Missoula, Montana

Patterson Building, 610/612/614 South Higgins Avenue

This addendum acknowledges the rehabilitation and resultant return of historic integrity of the Patterson Building, a Western Commercial style building located at 610/612/614 South Higgins Avenue in Missoula. Formerly considered a non-contributing resource within the University Area Historic District, the non-historic exterior finishes, including a wood shingle-clad mansard canopy that covered the original prismatic glass transoms, non-historic, commercial picture windows, and non-historic, brick-veneer aprons below windows have been removed returning the building to its historic appearance. Within the middle section of the interior, non-historic suspended ceilings were removed, revealing original pressed-metal ceilings above. The process included the rehabilitation and reuse of historic material, and reconstruction of architectural details derived from historic photographs. The result is a beautiful, historically compatible building reflective of the district's period of significance, 1887-1940. The sensitivity of the rehabilitation warrants the building's reclassification as a contributing resource within the historic district. The design of the exterior and interior alterations were done in consultation with Pete Brown, Historical Architect, Montana State Historic Preservation Office.

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets __ does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __ statewide X locally.

Signature of certifying official/Title Date

Montana State Historic Preservation Office
State or Federal agency or bureau (__ See continuation sheet for additional comments.)

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
__ entered in the National Register		
__ see continuation sheet		
__ determined eligible for the National Register		
__ see continuation sheet		
__ determined not eligible for the National Register		
__ see continuation sheet		
__ removed from the National Register		
__ see continuation sheet		
__ other (explain):		

The reclassification results in a different resource count than originally listed in the 2008 University Area Historic District revised building list count. In section 5, the "Number of Resources within the Property" should now read as follows:

5. Classification

Number of Resources within Property

Contributing	Noncontributing	
619	162	building(s)
0	0	sites
0	0	structures
0	0	objects
619	162	TOTAL

7. Description

The University Area Historic District encompasses 43 whole blocks and seven half-blocks of the University Area residential neighborhood of Missoula, Montana. The district contains 781 buildings, 80% of which make a positive contribution to the district's historic character. The 600 block of South Higgins features commercial use buildings including the Patterson Building, the former H. O. Bell automotive sales and garage, located at 610/612/614 South Higgins. The building was considered a non-contributing element within the district at the time of the district's listing in 2000. In 2013, the building changed ownership for the first time since it was built, and underwent a major rehabilitation to restore it back to its 1915-1925 era appearance.

Built circa 1915, the Patterson Building located at 610/612/614 S. Higgins is an intact example of an enframed window wall/Western Commercial style building. Rectangular in plan and one story in height, the structure comprises load-bearing brick masonry construction in a common bond pattern with a flat, built-up roof and stepped parapet. Sixty feet wide and 75' deep, the building sits in the middle of a commercially-developed block of South Higgins Avenue and the primary façade faces west and abuts the sidewalk along South Higgins Avenue. Structurally, the building is divided into three roughly equal bays spanning the depth of the structure (perpendicular to Higgins Avenue). In about 1940, a terra cotta tile and concrete structure with a polychromatic brick veneer was added to the rear of the building and housed an automotive repair area.

The primary elevation includes three roughly equal storefronts enframed by brick pilasters, a prismatic glass transom, and a stepped parapet above the transom. The structure measures 21' in overall height, stepping up to a decorative brick inset panel at the midsection of the parapet, which is capped by brick coping. Polychromatic, geometric brick patterns adorn the parapet, and a "ghost sign" dating to the 1920s reminds passersby that the building once housed the "Quality Market". Recessed entries lead to three interior commercial spaces, and new storefront display windows provide a visual connection to the public Right-of-Way. The original cast iron columns provide structural bearing points between the 2'3"-wide corner pilasters and support the prismatic, colored glass transom and masonry parapet that span the width of the structure above. Sections of the original transom survived intact and served as a template for the new glass block panels. The transom comprises nine

6'1" x 4'0" sections of 3" x 3", purple-tinted, prismatic glass blocks set in anodized metal frames.

Historic photographs were found that illustrate how the exterior looked during the 1910s and 1920s. Based on the available evidence, a new storefront was designed with historically-compatible materials and configuration. The three entrances were reestablished; two located near the north and south exterior walls, and one centrally located on the façade. New doors are 3' wide, single-lite, metal-framed units with transom above in recessed openings. Octagonal, glazed tile vestibules lead into the commercial spaces. Display windows are single-lite, fixed-pane, storefront windows in anodized, metal frames, with wood-paneled bulkheads and display cases, below.

The only other exposed portions of the building are the north elevation and the east (alley-facing) elevation. The north elevation is a load-bearing brick masonry wall set in common bond pattern which is partially exposed and features two sets of windows and a non-historic mural facing the parking lot of the restaurant next door. The exterior features are minimal, and include the two sets of windows: a paired set of 2-over-2, double-hung, wood sash windows in rectangular opening and two horizontally-oriented, contemporary, metal-framed, fixed, windows with 2 lites each.

The ca. 1940 addition is accessed via the alley and reflects its era and utilization as an auto repairing facility and dry cleaners. It comprises a 60’ wide x 54’ deep, one story structure of concrete and terra cotta tile construction with a polychromatic brick veneer laid up in running bond pattern. The roof of this later addition is a flat, built-up roof supported by wooden joists. Overhead garage doors are paneled wood, roll-up variety in their historic locations. One of the openings has been partially infilled to convert it into a double-door for egress/ingress. Window openings of the original structure were infilled when the ca. 1940s addition was constructed to the rear of the property. Interior doorways feature sheet lead doors on overhead tracts, one of which retains the pulley and weight assembly used to operate the door with ease. The original concrete floor is exposed in this portion of the building, and evidence of its use as an automotive repair shop is seen in the floor in the form of pads where hydraulic lifts once existed.

The interior has three commercial spaces divided roughly equally between load-bearing masonry walls. The rear addition is accessed through the back of the middle section of the building. The three interior sections were once connected through large archways supported by brick voussoir and wood-constructed barrel trusses bearing on the brick walls. One arched opening remains exposed but infilled to divide the interior commercial spaces. Non-historic, interior alterations include partitions of frame construction for restrooms and storage areas. During the 2013 renovations, the middle section of the building was restored back to its original configuration, with the removal of interior partitions, non-historic wall coverings and floor finishes, and removal of the suspended ceiling that reflected its previous use as an office space. The original, decorative, pressed-metal ceiling tiles were found intact above the suspended ceiling and the original tongue-and-groove flooring was restored at that time, as well. Damaged plaster was removed in places, exposing the structural brick to some degree. The northernmost commercial space (610 S. Higgins) is in the process of being renovated to accommodate a coffee shop, revealing the same wood flooring, plaster walls, and pressed-metal ceilings. The southernmost bay is utilized as a surfing shop/retail space and features bead board paneling in addition to original plaster walls and pressed-metal ceiling. The floors in this commercial space are vinyl.

8. Statement of Significance

The Patterson Building, constructed circa 1915, is significant for its association with the commercial development of the University Area Historic District, specifically, for commercial development on South Higgins Avenue, illustrating neighborhood development patterns associated with the introduction the streetcar system, University expansion and the associated residential boom, and establishment of the Milwaukee Road and depot one block north. The University Area Historic District's architecture and development patterns directly reflect Missoula's prosperity from the 1890s to the early 1940s. The Patterson Building is also significant as a representative example of a one-story, enframed, window-wall commercial building, more permanent and refined than Missoula's earlier generation of commercial buildings of wood and locally-sourced, poor quality brick construction.

The Patterson building was built during a time (circa 1915) when commercial buildings were being established along Higgins Avenue, south of the Clark Fork River and adjacent to the Milwaukee Depot. Since Missoula's founding in 1864, Higgins Avenue has served as the primary north-south commercial corridor in Missoula. Following the establishment of the University of Montana in 1895, new residential construction occurred on the south side of the Clark Fork River along streetcar lines extending from the downtown and into newly-platted residential districts, including the neighborhood encompassing the University Area Historic District. Commerce and businesses on Higgins Avenue south of the river provided goods and services to the adjacent and expanding population of students and middle and upper-middle class residents of the University district.

The Patterson Building was built by local attorney and neighborhood resident, John E. Patterson. Based on its absence from the 1912 Sanborn map, construction of the building occurred after that date; a common-wall agreement between John Patterson and Louis Simmons to build a commercial building on the adjacent lot to the south indicates the building was standing by 1915, the date the agreement was signed. Since its construction, the Patterson Building has remained under ownership of the Patterson family for close to a century. New owners acquired the building in 2013.[1]

One of the earliest and most historically significant tenants associated with the building is the H. O. Bell Automotive Dealership. In August of 1915, Harry Oscar Bell bought out the Floyd J. Logan Ford dealership and moved it to the Patterson Building; Bell's dealership is considered one of the first Ford dealerships established in Montana[2]. Harry Oscar Bell sold his first 100 Ford automobiles out of this building in 1915. The sale of the first 100 automobiles proved only the beginning. Bell expanded his business from the 21-foot x 60-foot rented space at 612 S. Higgins into the building next door to the south (618 S. Higgins). From these two spaces, Bell sold 4500 new cars, 2700 used cars, and hundreds of Fordson tractors from 1915 to 1929 before relocating across the street to a brand new showroom at 605 S. Higgins which opened in November 1929. Bell also took an early interest in aviation. In the mid-1920s, he was named chairman of the Missoula County Airport Board, a position he held until 1957. Reflecting his importance to the community, Missoula's airport is

[1] Sanborn Map Company, Fire Insurance map of Missoula, Montana,, 1912, Sheet 30; John E. Patterson, Common Wall Agreement, November 27, 1915.
[2] Smith, Steve. *H.O. Bell: A Portrait in Words and Photographs of a Giant in Montana Business, Agriculture, Aviation, and Transportation*. Missoula: Pictorial Histories Publishing Company. 1991. Pg. 188.

named Johnson-Bell Field in Bell's, and pilot Bob Johnson's, honor. In addition to Bell's automotive and aviation contributions to Missoula, he left his imprint as a civic leader. In 1968 he was re-elected to his 33rd term as president of the Montana Automobile Association. He was president of the Chamber of Commerce, active in the rotary club, on the board of directors for the Florence Hotel and the Western Montana National Bank, and involved with hospital fund raising and the Boy Scouts.[3]

Shortly after Bell opened his second office in the building next door, Reeves & Son Meat Market and a laundry/cleaner occupied the 614 and 610 S. Higgins storefronts, respectively. By 1921, the Sanborn map shows that the two northern-most building bays (610 and 612) served as storage rooms for H. O. Bell & Company.[4]. As early as 1927, Missoula Cleaners occupied 612 (middle storefront) and Quality Market assumed the location previously occupied by Reeves & Sons Meat Market in the 614 S. Higgins storefront. By 1936, the Missoula Cleaners changed ownership and became City Cleaners, which remained in this building until the mid-1960s. City Cleaners had several owners over the years including J. F. Patterson in 1952, and also Richard Shoup, who ran the City Cleaners from (circa) 1960-1967. Richard Shoup is significant in Missoula's history during the time he was associated with the cleaning business in the 1960s; Shoup served on the City Council (1963-1967) and as Missoula's Mayor from 1967 to 1970. By 1971 he had been elected to the US House of Representatives and served 4 years. During the recent renovation of the building, Shoup's name was found inscribed in the concrete floor of the rear addition.[5]

Later businesses in the Patterson Building included a music business in the 1950s and 1960s after Quality Market left, and the law firm of Patterson and Marsillo Attorneys-at-Law who had its offices in the building during the mid-1960s. J. F. Patterson III, grandson of the original building owner, John E. Patterson, inherited the contents of Patterson Sr.'s law office upon his death in 1950. The building remained in the family as a result of Patterson Sr.'s wishes expressed in his last will and testament.[6]

Because of the recent rehabilitation of the Patterson Building to its historic-era appearance, the building is now considered a contributing resource within the University Area Historic District. The design of the storefront and interior alterations were done in consultation with Pete Brown, Historical Architect, Montana State Historic Preservation Office. The Patterson Building is reflective of the commercial growth in the area on the south side of the Clark Fork River during the district's period of significance, 1887 to 1940. The building housed several businesses including one of the earliest automobile dealerships in the state. Because of the recent rehabilitation work, the building is also significant under Criteria C as a good example of Western Commercial style architecture within the University Area Historic District.

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[3] R. L. Polk Directories, 1912-1970; Sanborn Map Company, Fire Insurance map of Missoula, Montana, 1921-1951, Sheet 49; Steve Smith, *H. O. Bell: A Portrait in Words and Photographs of a Giant in Montana Business, Agriculture, Aviation, and Transportation,* Missoula: Pictorial Histories Publishing Company, 1991.
[4] Sanborn Map Company, Fire Insurance map of Missoula, Montana, 1921, Sheet 49; Smith 1991; R. L. Polk Directories, 1912-1970.
[5] Guide to the Richard Gardner Shoup Papers: 1968-1974. http://nwda.orbiscascade.org/ark:/80444/xv73534
[6] Patterson Estate Settlement, 1960.

9. Major Bibliographic References

Cohen, Stan. Missoula County Images II. Missoula: Pictorial Histories Publishing Company. 1993.

Missoulian. John Franklin Patterson obituary. August 27, 2006.

NWDA, Biographical Note. Richard Shoup Papers, Archives and Special Collections, The University of Montana-Missoula. http://nwda.orbiscascade.org/ark:/80444/xv73534.

Patterson, John E. Common wall agreement. November 27, 1915.

R.L. Polk Directories. 1912 through 1970.

Sanborn Map Company. Fire Insurance map of Missoula Montana. Sheet 30. 1912.

Sanborn Map Company. Fire Insurance map of Missoula Montana. Sheet 49. 1921.

Sanborn Map Company. Fire Insurance map of Missoula Montana. Sheet 49. 1921-1951.

Smith, Steve. H.O. Bell: A Portrait in Words and Photographs of a Giant in Montana Business, Agriculture, Aviation, and Transportation. Missoula: Pictorial Histories Publishing Company. 1991.

10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1) The Patterson Building (610/612/614 South Higgins, Missoula, MT)
Latitude: 46.865591 Longitude: -113.997024

UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

The following UTMs correspond to the center point of the Patterson Building (610/612/614 South Higgins, Missoula, MT

1. Zone: 12 Easting: 271585 Northing: 5194589

11. Form Prepared By

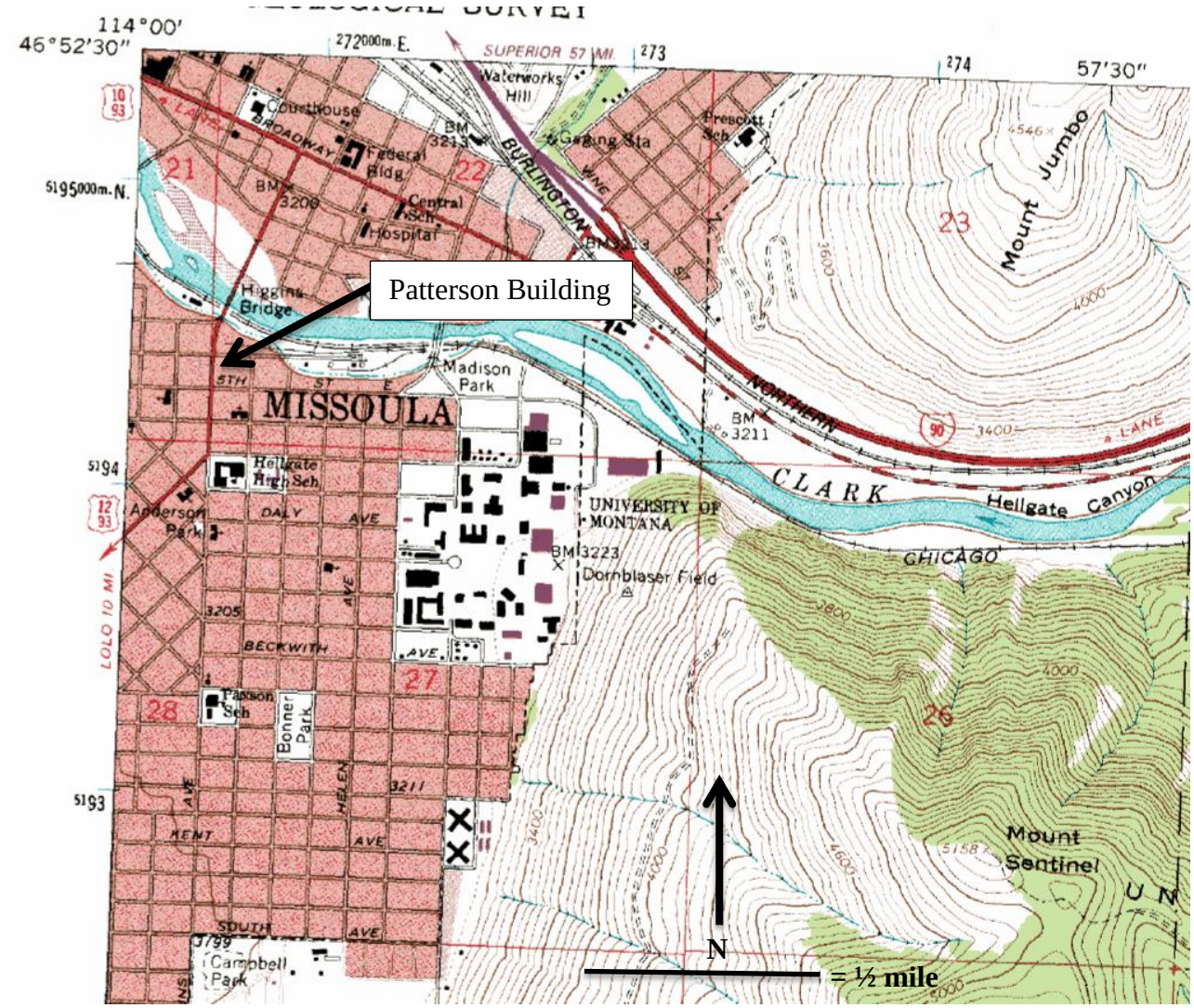
name/title: Leslie Schwab
organization: Historic Preservation Officer, Missoula, Montana
street & number: 435 Ryman
city or town: Missoula state: MT zip code: 59802
e-mail lschwab@ci.missoula.mt.us
telephone: (406) 552-6638
date: July 1, 2015

Property Owner

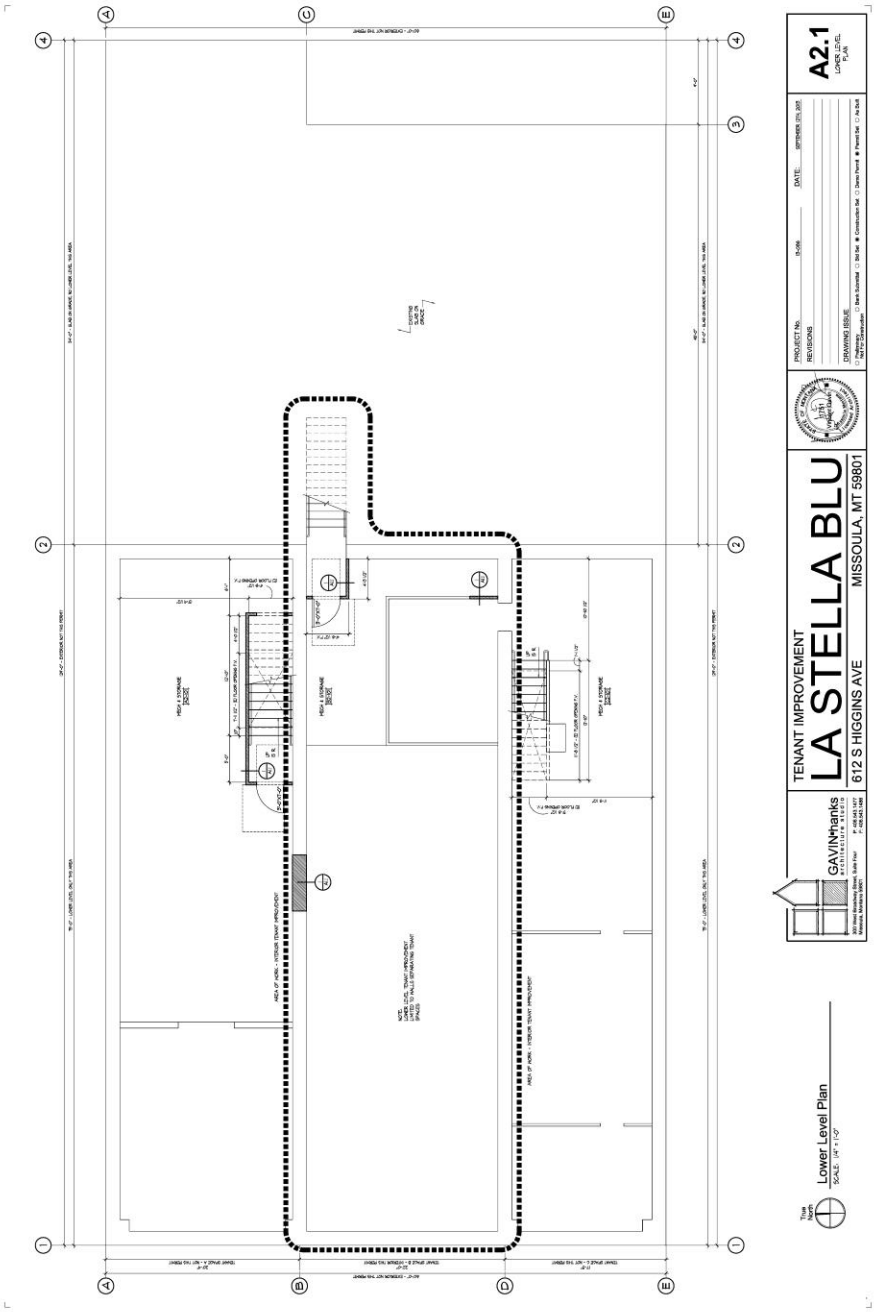
name/title: Alpine Property Investments, LLC
street & number: 2800 Duncan Dr.
city or town: Missoula state: MT zip code: 59802

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 # _____
:

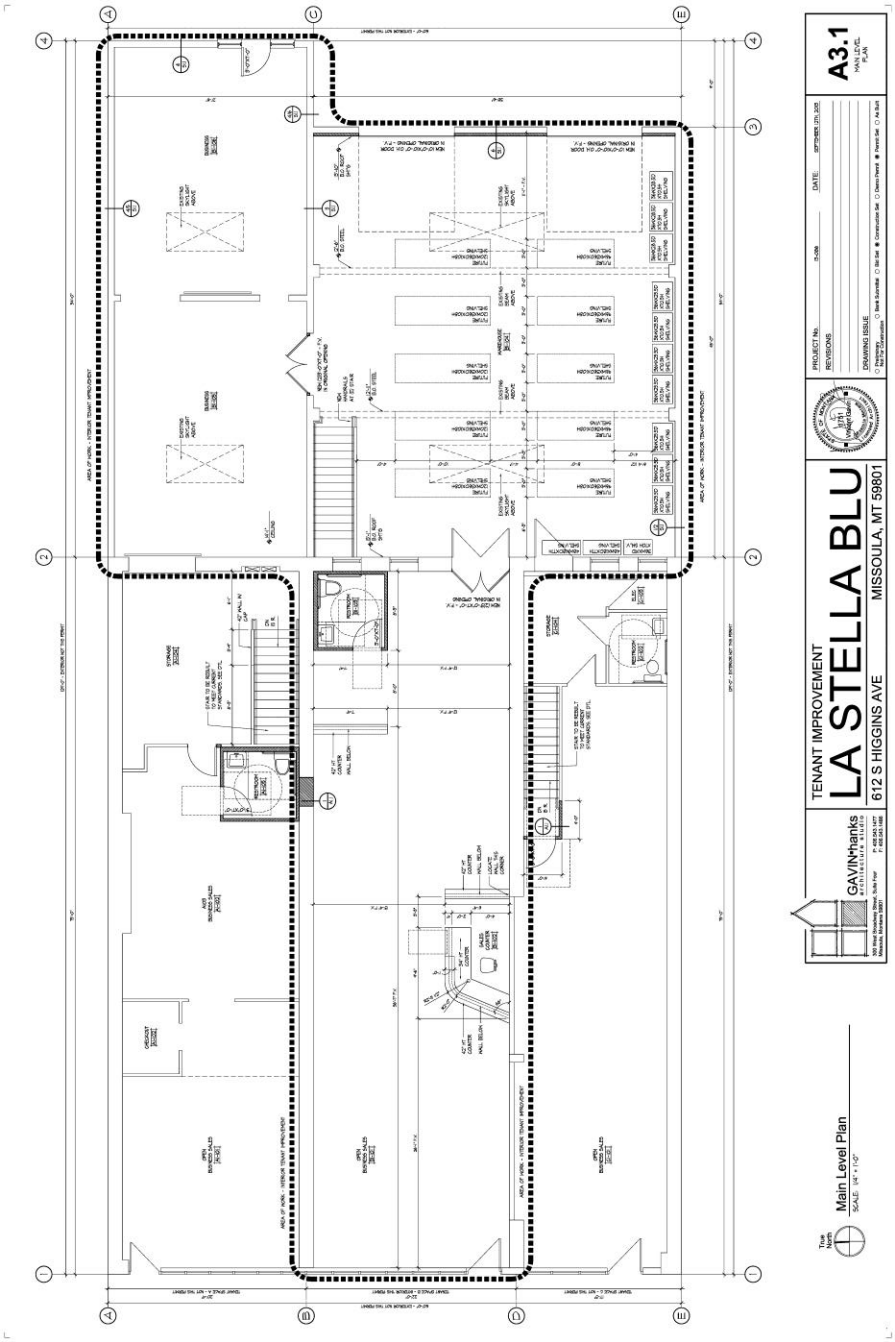
Primary Location of Additional Data:
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other -- Specify Repository



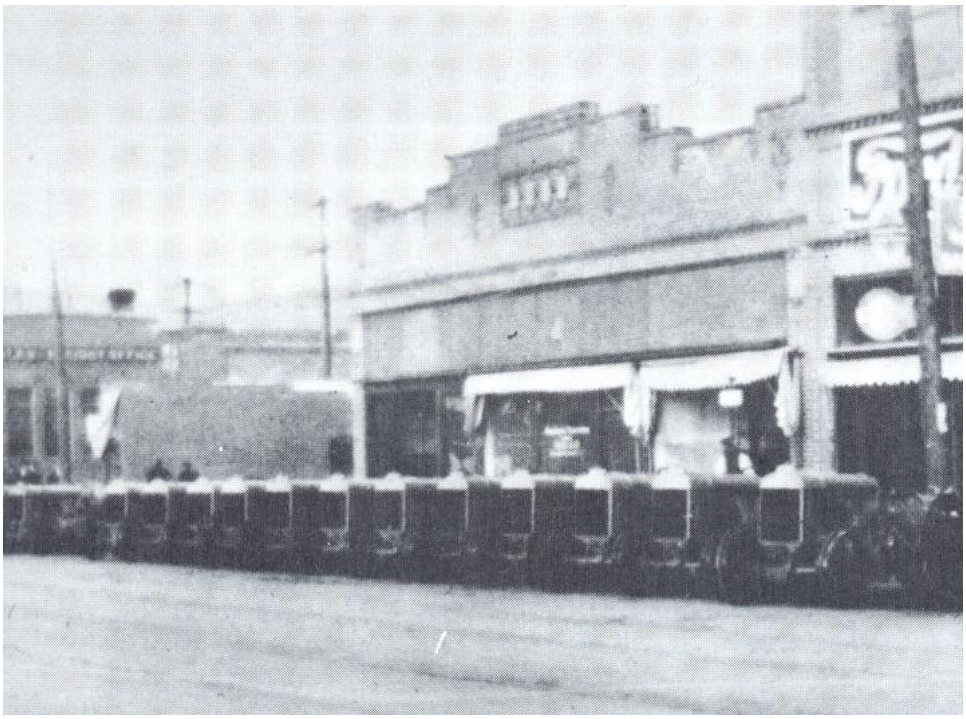
Location of the Patterson Building, 610/612/614 South Higgins Avenue, Missoula, Montana. Found on the Southeast Missoula (1964, Photorevised 1978) 7.5 quadrangle



Floorplan of the Patterson Building, Lower Level Plan

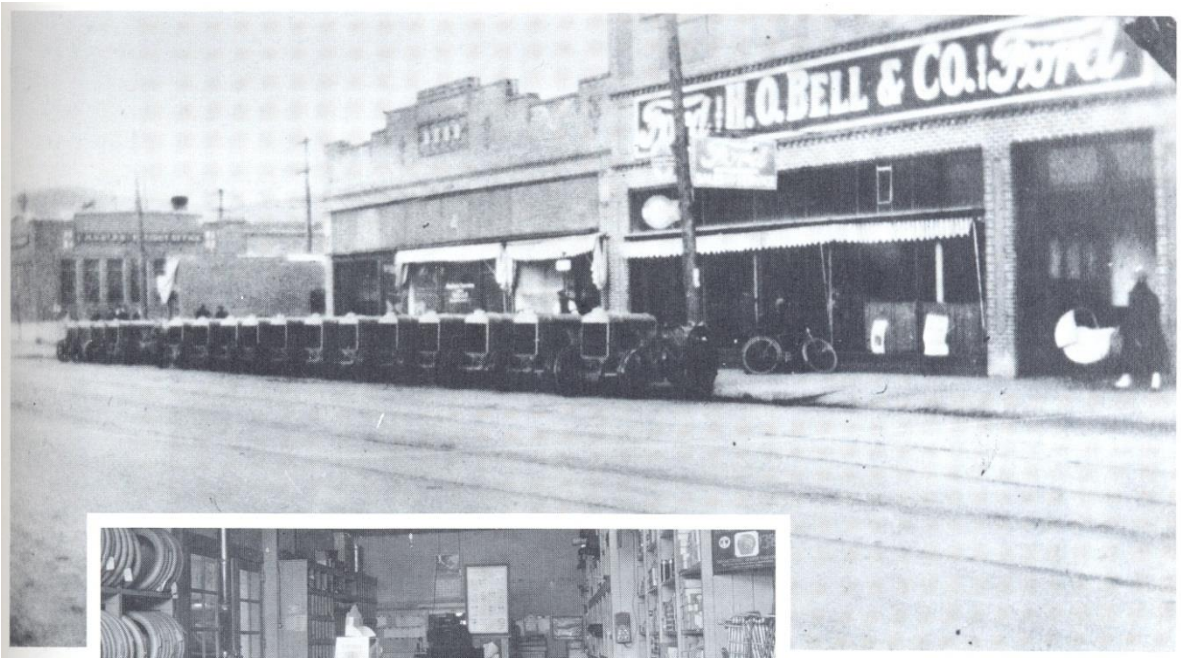


Floorplan of the Patterson Building, Main Level Plan



Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Unknown
Date Photographed: circa 1916
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to northeast. Front of Patterson Building, circa 1916.

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Unknown
Date Photographed: circa 1930
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east. Circa 1930 photo of building.



Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Unknown
Date Photographed: circa 1916
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the northeast. Photo of Patterson Building from 1916.

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: May, 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east. Front of Patterson Building before rehabilitation.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0001

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: March, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east-northeast. Front of Patterson Building before rehabilitation.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0002

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: March, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east-northeast. Front of Patterson Building before rehabilitation, wooden awning removal showing prismatic glass tiled panel.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0003

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: May, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east. Front of Patterson Building before rehabilitation, Prismatic glass tiled transom panels installed and paint removal.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0004

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: May, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to the east. Front of Patterson Building before renovation, last of the paint removal, ghost sign visible.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0005

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to East. Front of Patterson Building before rehabilitation.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0006

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: June, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to East. Front of Patterson Building after rehabilitation.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0007

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to northeast. Front of Patterson Building before rehabilitation, 2013.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0008

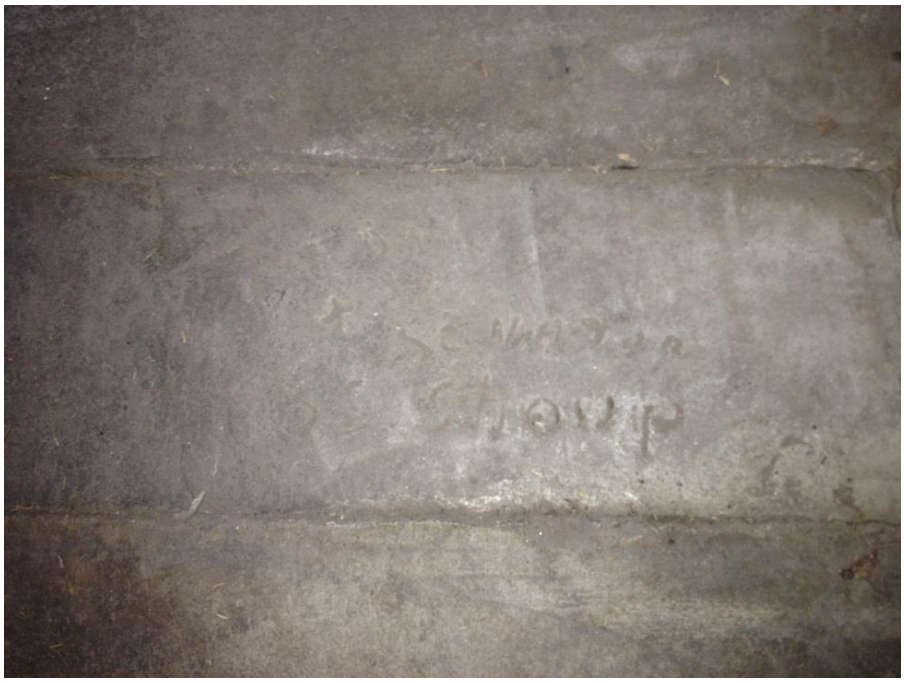
Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: June, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: West Elevation, view to northeast. Front of Patterson Building after 104 rehabilitation.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0009

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: June, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: North Elevation, view to south.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0010

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: June, 2014
Description of Photograph(s) and number, include description of view indicating direction of camera: East Elevation, view to northwest. Rear of Patterson Building.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0011

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: Drop ceilings with original pressed tin ceilings above.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0012

Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: Pressed tin ceilings after drop ceilings were removed.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0013



Name of Property: Patterson Building
City or Vicinity: Missoula
County: Missoula State: Montana
Photographer: Michael Albritton
Date Photographed: 2013
Description of Photograph(s) and number, include description of view indicating direction of camera: Shoup signature in warehouse floor.
Photograph Number: MT_UniversityAreaHistoricDistrictAddendumIII_0014