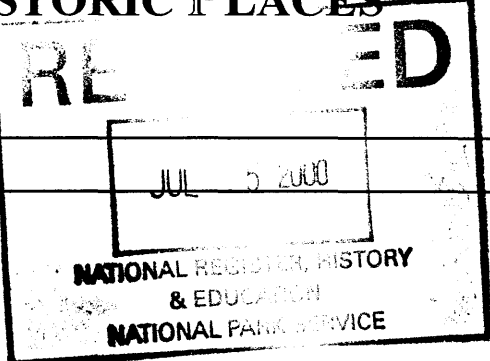


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

874



1. Name of Property

historic name: Lenox Flats
other name/site number: Lenox Hotel

2. Location

street & number: 300-306 West Broadway
city/town: Missoula
state: Montana code: MT county: Missoula code: 063 zip code: 59802

vicinity: n/a

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.

Mark F. Saunders Signature of certifying official/Title
6/22/2000 Date

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

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- 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 _____)

Signature of the Keeper Carl R. Fugate Date of Action 8/8/00

5. Classification

| | | | |
|---|---|--|-------------------------|
| Ownership of Property: | Public | Number of Resources within Property | |
| Category of Property: | Building | Contributing | Noncontributing |
| Number of contributing resources previously listed in the National Register: | n/a | <u> 1 </u> | <u> </u> building(s) |
| Name of related multiple property listing: | Historic Resources in Missoula, Montana | <u> </u> | <u> </u> sites |
| | | <u> </u> | <u> </u> structures |
| | | <u> </u> | <u> </u> objects |
| | | <u> 1 </u> | <u> </u> TOTAL |

6. Function or Use

| | |
|----------------------------|---------------------------|
| Historic Functions: | Current Functions: |
| DOMESTIC/Hotel | Vacant/Not in Use |

7. Description

| | |
|--------------------------------------|-------------------|
| Architectural Classification: | Materials: |
| Other: Western Commercial | foundation: stone |
| | walls: brick |
| | roof: asphalt |
| | other: |

Narrative Description

The Lenox Flats building, a former historic hotel, is located at the west end of Missoula's historic commercial central business district on West Broadway Avenue, the main arterial running in an east-west direction through the center of the historic commercial business district. The historic hotel is located in a block primarily occupied by historic residences. A modern masonry bank building is located just west of the hotel.

Exterior

The Lenox Flats is a rectangular, three story, masonry commercial building, with a flat roof, and a rubble foundation. The primary façades face south toward Broadway Avenue and east, and are finished with stretcher bond, red brick. The south side building façade is symmetrically organized into four bays. The street level is occupied by storefronts. Marks on the brick and period photographs indicate that historically there were two entry porches, one accessing each half of the building. Records indicate that portions of the building were remodeled in 1955 and 1969. It appears that conversion of first floor spaces into commercial storefronts occurred in those years. The eastern pair of window units on this elevation remain original, and indicate the original fenestration pattern across the first story. Later door and window units were placed into the original openings with flat brick arches, and surrounding masonry remaining intact. It appears that openings may have been lengthened and piers between paired double-hung window removed to hold larger plate glass units and metal-framed glass doors. They now include four doorways, and three sets of large plate glass windows with two horizontal upper lights, all framed with aluminum. One of the three plate glass windows is divided into two panes. These measure about three feet wide and eight feet in height; each opening is accented by a pair of narrow, horizontal transoms. A concrete walkway fully spans this façade and is accessed by concrete steps and a wheel chair ramp with a pipe railing.

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All other fenestration on the building features flat arches and concrete sills. Windows are double-hung, 1/1 with wooden frames. Most are now fitted with aluminum-frame storms. The roofline cornice consists of plain wood upper fascia and ornamental corbelled dentilation over stretcher belt courses.

An exterior post-and-beam three-story balcony with stairs, landings and walkways opens onto the alley on the north side, providing access to the second and third floors and cover for the street level. The outside balcony was constructed after the original building of 6x6 vertical wood support posts, laminated 12x4 floor and stairway beams, a shed roof with metal gutters, and a 2x2 balustrade on the second and third floors anchored by 4x4 support posts. The west end of the balcony houses a stairway with 2x16 carpeted steps, and 2x4 and 2x2 banisters. The balcony has a laminated 4x12 staircase and laminated 4x12 horizontal crosspieces with 6x6 support posts.

The street level of the north side has eleven window openings, eight of which still retain the historic double-hung windows. Two of the window openings have been in-filled with stretcher bond brick (upper one-eighth) and glass blocks (lower one-eighth). The eleventh window opening has been infilled with red, high-fire, stretcher bond brick. There are four street level entryways, two near the west end of building and two near the east end. One east end door is wooden with lower horizontal wood panels. The other east end door and the west end doors are wooden with an upper window above two vertical panels. All have transoms; one on the west end has been in-filled with plywood. At the rear east end of the building an outside entry leads to the basement; it has concrete steps and an exposed rubble wall. The entryway to the basement is framed with wood and has a heavy, vertical-panel wood door. The second story originally had eight window openings; two have been retrofitted into doorways at the east and west ends of the north side door. The west side door is wooden with six inset panels. The third level also has eight window openings. One east end window has been replaced by a wooden door.

The east end of the building is dominated by a centered, two-story wooden porch. Two Doric-order columns on 10'x10' bases frame the street level entry. The wooden door has a centered 2'x 2' window, and panel insets, both horizontal and vertical. The shed roof covering has exposed rafters. The second story of the porch has 4x4 wood support posts and 1x2 beadboard siding just beneath the north and south ends of the roof. The upper porch also has a 2x2 wood balustrade.

Windows on the first and second floors are wider (5'x3') and on the first floor have diamond-leaded transoms banding the tops. The second level of the porch has a centered, plain wooden door (non-original). The third floor of the east end of the building has windows matching those on the other facades.

The building's flat, stepped, parapeted roof has interior chimneys and skylights, and a white membrane-like roofing.

Interior

The interior of the building has experienced various levels of remodeling, most occurring since the middle 1950s. The most extensive remodeling has been on the first floor, where a number of commercial offices have been installed since the 1950s. There also has been remodeling upstairs, presumably during the 1950s and 1960s, when the Polk City directories advertised extensive remodeling having been done in the hotel, and during the early 1980s.

Only the middle two sections of the first floor were accessible. They consist of an open entryway that extends the width of the building, and a narrow east-west running corridor with offices to either side. The west side entry from Broadway

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Avenue and the alley has simulated wood sheet panels, wall-to-wall carpet, and a lowered acoustical tile ceiling. The stairway to the second floor is located on the west side of the entry area. The entry from the Broadway Avenue (southside) is an aluminum frame glass door and flanking window. A narrow corridor with simulated wood paneling divides the east end of the center section of the first floor. Two rooms are located on the north side of the building and two on the south side. The room on the north side adjacent to the entryway area is accessed by a door from the main entry area and has materials similar to those in the corridor—simulated wood panels, lowered acoustical tile ceiling, and wall-to-wall carpeted floor. The room east of it, which is accessed off the narrow corridor, exhibits exposed interior masonry walls on the north and east sides of the room. The room has two glass block windows, west and southside plaster walls, and two wood-frame doors, separated by a framed fixed glazed window, which faces the narrow interior corridor. Two rooms are located on the south side of the corridor. One has vertically grooved 1'x4' rough-hewn siding on the west and north walls and a large plate glass window on the south wall facing Broadway Avenue. The room in the far southeast corner has an aluminum-frame door and a flanking window, vertical 1'x4' rough hewn vertical wood paneling, lowered acoustical tile ceiling, wall-to-wall carpeted floor, and a corner bathroom.

The second and third floors each have a central corridor with residential rooms and "European style" bathrooms opening off the hallway on the north side of the corridor. These upper story corridors retain lath and plaster walls and original woodwork, including door frames, 6-panel doors and transoms (now boarded-in). The stairway joining the second and third floors has a decorative wooden banister, with spindles and fan-motifs carved along the sides. The rooms have lowered acoustical tile ceilings and wall-to-wall carpet floors, except the bathrooms, which have linoleum floors.

A complex of offices is located at the east end of the building. The west portion of the second floor has two small southside residential rooms, a linen closet, and a large (12'x12') residential room on the north side of the corridor. A small, remodeled bathroom is located next to it with two shower stalls on the west wall, two toilets and sink on the east wall, and a sink on the west wall that forms the east wall of the south-side shower stall. The second section from the west end of the building has two small hotel rooms on the south side and a small bathroom identical to the one to the west, and a larger (12'x12') room on the north side of the corridor. A stairway leads to the street level floor through one of the small residential rooms on the south side of the floor.

The east end of the second floor has two small southside rooms and linen closet, a northside 12'x12' room, and a remodeled bathroom with northwest corner sink, southside wall shower, a northeast corner toilet, linoleum floor and a plastered ceiling. There are 9'x12' rooms and a closet to the north and east of the stairwell at the northeast corner of the building. The east-end section of the second floor has a north side 6'x8' storage room with a linoleum floor and a lath and plaster ceiling and a northside stairwell on the north side of the corridor. A three room administration office suite is located in the southeast corner of the building. The front reception area is about 12'x6' with a wood frame opening with a 4½' counter, part of which is a half door, with three inset panels. Walls are lath and plaster, the ceiling is lowered acoustical tile, and the floor is carpeted. The room between it and the southside wall is about 12'x6' with lath and plaster and wood panel walls, and a lowered acoustical tile ceiling. The southeast corner office is about 10'x10' and has wood sheet paneling, low acoustical tile ceiling, and a carpeted floor.

A 7'x5' utility room is located on the north side of the building across from the open area. A 15'x10' kitchen is located east of the utility storage room, also on the north side of the building across from the open area. The kitchen has a counter, a sink, and shelf space on the west end of the room and on part of the north and south walls.

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The basement is accessed from the northwest side of the open first level entry. It consists of two rooms with masonry and rubble walls. One room is about 6½'x24' with north, west, and south-side rubble walls, a masonry wall to the east, a concrete floor, and 2"x16" ceiling joists. The eastern-most room is 21'x14', with a rubble wall to the south and masonry walls to the east and west, with dry wall on the north side of the room, which has a concrete floor and a 2"x16" joist ceiling.

Integrity

The Lenox Flats retains a high degree of integrity on both the exterior and interior. It's presence in the downtown core of Missoula is strong and substantial, helping to anchor this historic urban streetscape. The historic masonry is completely intact on the Lenox Flats, and of the building's two primary facades, the east façade -- including original wooden porches, leaded glass windows and all brickwork -- is completely intact. Like most all of the buildings in Missoula's commercial downtown area, some alteration of the first floor has occurred. On the Lenox, the south façade was altered to accommodate storefronts in the late 1950s and 1960s. However, much of the alteration involved retrofitting aluminum-frame windows and door/window entries into the location of historic openings. Thus despite the removal of two extending original entries on the south and the north sides of the building (visible on the 1912 and the 1921 Sanborn maps and historic photographs) the rhythms of fenestration in large part and the surrounding masonry in total were retained. On the rest of this façade, all the second and third floor windows maintain their integrity of design and materials.

Other minor alterations to the exterior include some loss of exterior integrity with the addition of the balcony access to the second and third levels, and the retrofitting of some windows with doors on those levels to enable access to the north side of the building. The concrete stairs and handicapped access ramp along the Broadway Avenue side were added in the mid-1990s.

The interior has experienced various levels of renovation. The first floor particularly has been rearranged, stemming from the 1950s and 1960s era remodeling of the lower level to accommodate commercial offices. The upper floors retain far more integrity, with original plaster walls, wood trims and stairway, and spatial arrangements. Interior finishes have been updated in some places in the second and third story hotel rooms, resulting in more minor, reversible change including the addition of simulated wood, paneling, lowered acoustical tile ceilings, and wall-to-wall carpet. Remodeling in 1982 also included the construction of community bathrooms, the kitchen, a recreation room, offices, and a living facility, probably in the open area at the east end of the third floor.

The building has sustained these changes but continues to maintain a clear feeling of association with the time period in which it was constructed and with the themes of commercial growth and multi-unit housing that characterized so much of turn-of-the century Missoula residential development. Current tax project rehabilitation is planned to reverse some of the more insensitive remodeled elements, and restore the southside entry porches.

8. Statement of Significance

Applicable National Register Criteria: A

Areas of Significance: Commercial

Criteria Considerations (Exceptions): n/a

Period(s) of Significance: 1905-1949

Significant Person(s): n/a

Significant Dates: 1905

Cultural Affiliation: n/a

Architect/Builder: Eugene Morin

Narrative Statement of Significance

The Lenox Flats qualifies for listing on the National Register of Historic Places under criterion A. The building relates to Historic Context 1 of the City of Missoula Multiple Property Nomination form, Historical Resources in Missoula, Montana, 1864-1940, Commercial Development in Missoula, Montana, 1864-1940, the Construction Period, 1880-1920.

Lenox Flats was constructed in Missoula, Montana, at the turn of the century during a period of rapid economic expansion and commercial and residential building construction. Missoula was founded in 1864 at the hub of major east and west trade routes in Western Montana. The town became the county seat of Missoula County, and had profited by supplying the mining communities to the east and west and Fort Missoula constructed in 1877 with stock, agricultural produce, and mercantile goods. Missoula's development was greatly accelerated with the construction of the Northern Pacific Railroad to the city in 1883, the year the city was incorporated. Missoula's development was further driven at the turn of the century by the timber industry; by agricultural development in the Missoula, Bitterroot, Jocko, Flathead, and Blackfoot valleys; by the establishment of the University of Montana and the Region One office of the U.S. Forest Service; and by the construction of the Milwaukee Railroad to Missoula in 1907-1908. During this time, Missoula became a major regional trade center serving the five river valleys mentioned above by wholesaling and retailing imported manufactured products to them. It was during this period that many of Missoula's existing historic commercial buildings were constructed, including the Lenox Flats hotel, as the commercial center of the city shifted from the railroad district at the north end of town to a more central location near Broadway and Higgins Avenues. This location along West Broadway assumed more importance during the 1910s and the 1920s as the automobile became increasingly important means of transportation. Lenox Flats was constructed, along with hotels and row houses on the north and south sides of the Clark Fork River, to meet an acute housing shortage that beset Missoula at the turn of the century as it took on increased importance as commercial and governmental center.

The building also relates to Historic Context 2, Commercial Historic Architecture in Missoula, Montana, 1880-1940. It carries with it a strong feeling of association with the commercial development of Missoula's historic business district during time period, which was characterized by the construction of numerous two- and three-story masonry (much of which was locally produced low- and high-fire brick) commercial buildings with basements. More specifically, the Lenox Flats is representative of a popular Western Commercial style of architecture of the period -- with flat stepped roofs, front parapet walls with crenellation, dentils and modillions, predominately low-fire brick construction, and upper floors featuring bays demarcated by evenly spaced, woodframe, double-hung, 1/1 windows with relieving or flat arches. Lenox Flats reflects post-1900 period Western style architecture in the use of more finished, high-fire brick on the façade and flat arches above the windows, elements that gave buildings constructed between 1900 and 1920 a more rigid appearance than the vernacular adaptations of more classical styles built before the turn of the century.

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The Lenox Flats was constructed between 1902 and 1909, the latter date the year in which it appears in the city of Missoula Polk City Directory. The property was owned at that time by Eugene Morin, who purchased the property from John and Ambrosia LaCasse for \$1,500 in 1904. The Assessor's Office gives a construction date of 1905. Subsequent owners included Frank Doucett (1919), Burley Rinke (1939), T.S. and Ella Tergeson (1946), Harry J. and Hazel Blankmeyer (1947), Clarence K. and Elva O. Austin, (1952), Anna Hart and Mathew Heaphy (1954), Doris Boehmler (1958), Robert B. and Anna C. Hart (1958), Edward A. Cummings (1975), T. A. Heaphy (1983), Edward Cummings (1985), and Missoula County (1994).

It is probable that Morin, who was an architect and a contractor, designed and built this building, which was originally called the Lenox Flats. Morin resided at 317 Woody, just around the corner from the Lenox Flats at least as early as 1907 and as late as 1913. Several of the subsequent owners of the Lenox Flats hotel, including Morin, Doucette, Rinke, Blankmeyer, and Austin, are listed as living at 317 Woody when they owned the property. The building was known as the Lenox Flats between 1909 and 1911, as the Lenox between 1913-1918, and as the Lenox Hotel from 1922-1981, the date of the last listing of the property as the Lenox Hotel in the Polk City Directories. The building is advertised in the Polk's City Directories in 1955 and 1969 as being "completely remodeled." The front and rear extending ground level entryways were probably removed during the first (1955) or second (1969) "complete" remodeling. The first business listed at any of the 300-306 addresses associated with the building was the Farwest Realty Company in 1958. Since that date numerous commercial businesses have been located at the street level. Missoula County Assessor's Office shows that the second and third floor were renovated in 1982 for a state-sponsored rehabilitation facility, a year after the Lenox was last listed as a hotel in the Polk City Directory. This renovation included the community bathrooms with the five toilets, three urinals, five showers, a "mix" of bedrooms, offices, a recreation room, a kitchen, and a living facility for 26 persons.

See Multiple Property National Register of Historic Places nomination, Historic Resources in Missoula, 1864-1940, for additional contextual information.

Lenox Flats
Name of Property

Missoula County, Montana
County and State

9. Major Bibliographic References

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

| UTM References: | Zone | Easting | Northing |
|-----------------|------|---------|----------|
| | 12 | 271700 | 5195250 |

Legal Location (Township, Range & Section(s)): NW¼, SW¼, SW¼, Section 22, T13N, R19W, MPM.

Verbal Boundary Description

North 40' of Lots 17, 18, 19 and 20 of Block 18 in Higgins and McCormick Addition to Missoula

Boundary Justification

The boundary encompasses the property associated with the historic Lenox Flats apartments.

11. Form Prepared By

name/title: Bill Babcock

organization: Past & Present

date: October 1999

street & number: 2920 Salish Court

telephone: 406-549-9987

city or town: Missoula state: MT

zip code: 59801

Property Owner

name/title: Missoula County

street & number: 200 West Broadway

telephone: 406-523-2700

city or town: Missoula state: MT

zip code: 59802

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Babcock, William A. "Historic Resources in Missoula, Montana, 1984-1940" National Register of Historic Places Multiple Property Documentation Form, November 1989. On file with Montana State Historic Preservation Office.

Missoula County Appraiser and Assessor Plat Book to Higgins and McCormick Addition to Missoula.

Missoula County Clerk and Recorder, Deed Books Records, 1895-1950.

Polk, R.L., Missoula City Directories, 1903-1990.

Sanborn Map and Publishing Co. "Fire Insurance Maps for Missoula, Montana," 1902-1950.