

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00000047

Date Listed: 2/18/2000

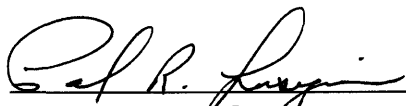
Simons Block  
Property Name

Missoula  
County

MT  
State

Missoula MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

2/18/00  
Date of Action

=====  
Amended Items in Nomination:

**Significance:**

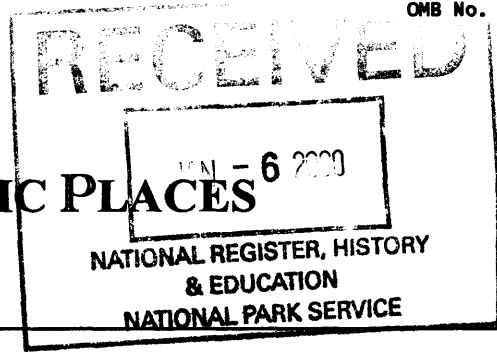
The current nomination fails to justify the architectural significance of the property. *Criterion C* and the Area of Significance *Architecture* are deleted from the nomination. [The historic architectural integrity of the property is variable as a result of previous alterations and recent rehabilitation work. Many historic features have been replaced with modern comparable substitutes, while other features have been replaced with conjectural elements based on period characteristics. Overall, the building retains sufficient basic integrity of location, setting, design, association, and feeling to convey its historic contributions to the themes identified under Criterion A.]

These revisions were confirmed with the MT SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

## 1. Name of Property

historic name: Simons Block

other name/site number:

## 2. Location

street & number: 314 North Higgins Avenue

not for publication: na  
vicinity: na

city/town: Missoula

state: Montana

code: MT

county: Missoula

code: 063

zip code: 59801

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally.

*Mark F. Sander*  
Signature of certifying official/Title

*12/24/1999*  
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:

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

*Def B. Jager*

*2/18/2000*

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### 5. Classification

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Ownership of Property: Private

Number of Resources within Property  
Contributing                  Noncontributing

Category of Property: Building

  1                    \_\_\_ building(s)

Number of contributing resources previously  
listed in the National Register:

\_\_\_ sites

\_\_\_ structures

\_\_\_ objects

Name of related multiple property listing:  
(Historic Resources in Missoula, Montana, 1864-1940)

  1                    \_\_\_ TOTAL

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### 6. Function or Use

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Historic Functions:

Current Functions:

Commerce/Specialty Store

Commerce/Specialty Store

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### 7. Description

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Architectural Classification:

Materials:

Other: Western Commercial

foundation: rubble

walls: masonry

roof: asphalt

other:

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### Narrative Description

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The Simons Block is a two-story, Western commercial style masonry building located on North Higgins Avenue near the center of the central business district. It is flanked by a remodeled two-story commercial building to the south and an alleyway to the north.

#### Exterior

The Simons Block is rectangular in massing and stands on a rubble and concrete foundation. The building has a flat roof with a dentilated parapet and stepped sides. The design is broken into two frontal bays and six side bays; at the rear there is a one-story masonry addition. The wrap-around raised masonry facade has corner, banded pilasters extending above the roof line with concrete capitals. The roof cornice consists of alternating rows of raised stretcher courses and masonry dentilation. The five second-floor windows are in three groupings. Decorative flat keystone arches and a sandstone belt course run the width of the front facade. The centered group has a wood-frame, double-hung 1-over-1 window, with flanking wood-frame vertical lights. To the north and south of the centered multi-pane window, paired, wood-frame, double-hung, 1-over-1 windows with upper lights are separated from one another by a strip of masonry facade.

Originally, the street-level storefront was rehabbed in 1997-1998. It is framed by corner banded granite and corbelled masonry pilasters and a stretcher belt course below the sandstone belt course sill to the upstairs windows. The street-level facade has a recessed three-door alcove with a centered masonry pillar and large wood-frame plate glass windows on the front facade and in the entryway. The pillar and the pilasters have squared granite plinths. A steel I-beam spans the front facade just below the sandstone belt course and frames two contemporary business signs. Multi-pane leaded transoms are banded across the top of the storefronts.

The centered, recessed alcove has three wood-frame doors, the upper two-thirds of which is a window and the bottom one-third of which has vertical, wainscoted panels. Each door also has a fixed steel door handle that runs the width of the doors. The tops of the doors and

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inset panels have fixed, inset lights. Each door is flanked by sidelights the same height as the as the door window. Those doors and large, flanking, plate glass windows have an extending wood sill. Vertical one-inch-wide wainscoting edged with molding is located below the large windows and vertical lights. The storefront facade on either side of the alcove has large wood-frame plate glass windows, the inner corners of which have vertical, spindled frames, below which is located wainscoted panels like those under the alcove windows and lights.

The north side of the building has six second-story bays and two bays in the rear masonry addition. The primary facade wraps around the northwest corner of the building. Around this northwest corner, the upper level window matches that at front center. The street-level bay has a wood-frame window with upper two-part, wood-frame, multi-pane lights and wainscoting identical to that on the front facade beneath the wood-frame pane window. A horizontal steel I-beam separates the first and second levels, as it does on the front facade.

The remainder of the north side upper floor of the building has four bays-- fenestrated with wood-frame, double-hung, 1-over-1 windows having three-tiered segmental header arches and granite sills. Four of the windows have fixed upper lights. One of the windows is small with paired, double-hung, 1/1 windows. One of the windows used to be a door opening onto an outside stairway. The alley side of the building has three second-level masonry pilasters, corbelled at the base and extending above the parapet. The street level of the north side has five segmentally-arched window openings fitted with new, wood-frame fixed windows.

On the east (rear), the second floor has five bays (two doors and three windows), all with three-tiered segmental header arches. The windows are new, wood-frame with double-hung, 1/1 windows. The doors are wood-frame wood with upper single-pane windows and three lower-half inset horizontally running panels. The rear facade also has two brick chimneys, one running the full height of the second story, the other starting about halfway up the rear facade; both extend above the roofline. The rear of the second floor also has a new, extending balcony with shed roof, 4x4 "T"-shaped wood support posts, a steel railing with steel post and balusters, and simulated board composition floor. Roof eaves have plain wood fascia.

The one-story, masonry, stretcher bond rear addition was constructed between 1912 and 1921 and once served as a carriage house. The north side has a new centered wood frame entryway with flanking and upper lights and a two-tiered segmental header arch. The doors are wood with 4x2 lights above horizontal wood panels. The doorways are wood framed, with narrow, sidelights and transoms having two sets of three, square, wood-frame windows. East of the door, a small wood-frame, fixed, three-pane window with two-tiered segmental header arch and granite sill is located. A small rectangular, wood-frame, three-light window is located to the west of the entryway. The rear of the masonry addition has one entryway and a large, extending, wood eave with molded cornice, two-board plain fascia, which is supported by 4x6 beams and diagonal support braces.

A large steel I-beam runway with a steel railing runs from the back of the second-story balcony across the roof of the masonry addition, then descends by a winding staircase to the street level.

### Interior

The interior of the building has been completely renovated over the past two years. Major structural support for the street level and upper level is provided by large 12x12 wood support posts that run the length of the building east to west and 12x12 north-south beams. The interior is divided into two street-level commercial establishments in the front of the building; a rear hallway leads to two new restrooms and a storage room inside the rear addition. The centered front doorway leads to a staircase which bisects the two street side commercial establishments and leads to an open second-floor with two new restrooms located at the rear of the building.

The centered stairway has four-foot- wide maple steps and a mid-point landing. The stairwell is finished with dry wall and trimmed with wainscoting. A spindled wood railing with ornamental steel brackets, and vertical wood panels finish the stairwell.

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The north side, street-level, commercial establishment is rectangular with south side dry wall and north side masonry wall. Post and beam construction is visible along the south wall. The east wall is stretcher bond masonry with fixed, recessed, 2-over-1 windows with naturally finished window frames. The rear (east) wall (the original rear wall) has wood-frame, double-hung windows that now open into the rear "carriage house" addition. The floor is 1x4 pine. The ceiling is exposed 2x14 joists with new suspended ductwork.

The south side street level store has a stretcher-bond masonry south party wall and exposed 12x12, rough-cut, wood support posts running along the north wall supporting 12x12 beams. The north wall is dry wall with decorative ceramic tile. The ceiling is 2x14 joists from which duct work is suspended. The floor is 1x4 pine. The rear of the room has a dry wall fire wall with steel-frame 2-over-1 windows and steel-frame wood doorways which lead to the rear dry wall alcove-hallway with a masonry south wall and steel-frame wood doorways leading to two new restrooms, the rear carriage house, and the basement.

The carriage house located at the rear of the building has north stretcher bond walls and wood-frame, wood, two-door exit onto the alley. The west stretcher bond masonry wall is actually the exterior wall of the original building and has wood-frame, double-hung, 1-over-1 windows with three-tiered header segmental arches. The other walls are dry wall. Exposed 12x12 rough-cut wood support posts run in a north-south direction inside the carriage house-storage room. Duct work is suspended from the ceiling.

A concrete stairway leads to a partially finished basement, which is confined to the original two-story building. That portion of the basement that is finished has a dry wall, north side corridor with frame entryway to storerooms with dry walls, a 2x14 joist ceiling, and one basement restroom. The floor is concrete. The outer walls are not visible but are rubble. The original vaults at the west end of the building have been filled in.

The second floor is a large open room with the exception of two new bathrooms at the rear of the building. The room is bisected by two rows of rough-cut 12x12 wood support posts running the length of the room in an east-west direction and supporting 12x12 rough-cut wood beams tied to the posts by large steel brackets. Interior walls are stretcher bond masonry with wainscoting. Windows have deeply recessed wells and are wood-frame, double-hung, 1-over-1 with upper fixed lights and naturally finished wood surround with window seats. The ceiling is suspended rectangular fiber board, which is bisected by four original, multi-pane skylights with deep, wainscoted wood window wells; the floor is naturally finished maple. A three-sided wood balustrade with 6x6 support posts with molded plinths and capitals and inset vertical paneling, molded and rounded railing, and 2x2 balusters is located at the top of the stairwell, on the second floor.

### Integrity

The recent rehabilitation of the Simons Block removed later, non-compatible changes to the building and has done much to restore its historic appearance through rehabilitation in period style. The front facade rehabilitation did not totally recreate lost features. However, it uses design elements and materials appropriate for the period that are compatible with the original building. Thus the building retains a strong association with Missoula historic commercial district and the commercial architecture of the early twentieth century. The second-level masonry ornamentation and the recent rehabilitation were key to maintaining this tie.

The street-level, store-front facade was completely renovated, using new material and period redesign. In removing contemporary materials, the rehabilitation did reveal masonry and sandstone belt courses dividing the street and upper levels. The street-level centered pillar and the corner masonry pilasters, including the masonry and granite banding and granite plinths, were reconstructed. The street-level facade renovation replaced the metal-frame plate glass windows and doors with a centered alcove of wood frame doors and windows, wood wainscoting, multi-panel wood doors with upper windows, and flanking wood frame plate glass windows. The wainscoting is from an old back stairway removed in the course of the remodeling. The multi-light storefront transom also was part of the renovation. Recent renovations also include the replacement of upper level aluminum frame windows with wood-frame, double-hung windows similar to those of the original building.

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The north side of the building retains the window openings on the second level, although it converted an upstairs entryway into a window. The recent remodeling also has added four in-line, wood-frame-windows with fixed, wood-frame, 2-over-1 windows on the street level.

The rear masonry addition was constructed well within the historical period and has basically served as a carriage house and storage area for the commercial establishments located on the ground level of the original structure. Nor is the addition out of scale with the original building.

The interior of the building has lost integrity of design in that it has been gutted and almost completely renovated, upstairs and down. The only remaining interior wall is the rear wall of the north side retail store, which was the rear exterior wall of the original building and retains the original openings and windows. However, the interior of the first floor retains the historic division of the building into north and south halves and the use of the rear addition as a storage area. It also displays the exposed masonry interior of its outer walls. The interior of the rear addition retains the integrity of its interior north and west walls. The upstairs, which was divided into rooms with false walls, has been gutted and renovated as described above. However, photographs were taken before the partitions and the south side windows were removed.

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## 8. Statement of Significance

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Applicable National Register Criteria: A and C

Areas of Significance: Community Planning and  
Developments; Architecture

Criteria Considerations (Exceptions): N/A

Period(s) of Significance: c.1895-1949

Significant Person(s): N/A

Significant Dates: c.1895

Cultural Affiliation: N/A

Architect/Builder: not known

### Narrative Statement of Significance:

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The Simons Block qualifies for listing on the National Register of Historic Places under Criteria A and C. The building relates to Historic Context 1-- Commercial Development in Missoula, Montana, 1864-1940, the Construction Period, 1880-1920 -- of the related multiple property listing, Historical Resources in Missoula, Montana, 1964-1940. The property gains significance as it represents Historic Context 2, Commercial Historic Architecture in Missoula, Montana, 1880-1940.

The Simons Block 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 founded in 1864 at the hub of major east and west trade routes in Western Montana, was 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 of 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 Simons Block, 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 Avenue where the Simons Block is located.

It carries with it a strong feeling of association with the commercial development of Missoula's historic business district at this time, which was characterized by the construction of numerous two-story masonry (much of which was locally produced in the form of low- and high-fire brick) commercial buildings with basement and vaults (now filled in), commercial shops on the first level, and apartments upstairs. More specifically the Simons Block is representative of the commercial Western commercial style of architecture of the period with flat stepped roofs, front parapet walls with crenelation, dentils and modillions, predominately low-fire brick construction, and upper floors featuring bays demarcated by evenly spaced windows with relieving or flat arches, and masonry pilasters. The Simons block represents a transition between the pre-1900 type of design and construction with the predominate use of low-fire brick with header relief arched windows on the north side of the building and the post-1900 period Western style architecture with the use of high-fire brick on the facade and the use of flat arches above the windows, which gave the commercial 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.<sup>1</sup>

The building was constructed between 1895 and 1902, when the property was owned by Louis N. Simons, who purchased the property from the estate of C. P. Higgins in October 1895 for \$2,000. Subsequent owners include C. E. Simons (the son of L. N. Simons) and Lillian R. Simons, (1936), Wesley Clark and Kenneth Wyckman (1955), Kenneth and William Wyckman (1973),

Easter Seal Goodwill Society (1982), John R. and Richard D. Bruce (1990), Richard D. Bruce (1995), and Richard J. Clemow (1996), and Midnite Development, LLC.

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<sup>1</sup>See Multiple Property National Register of Historic Places nomination, Historical Resources in Missoula, 1864-1940, for additional contextual information.

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The building has historically housed shops on the ground level, storage areas in the basement and the rear additions, and apartments upstairs, typical of turn-of-the-century commercial buildings in the Missoula central business district. The 1903 Polk City Directory for the City of Missoula lists the building as the "Simons Block" and lists Simons' business as Paints, Wallpaper, Painter, and Decorator at 312 North Higgins. Simons is also listed as residing at this address in 1903 and 1905. His son, C. E. Simons, Simons' son, is listed as a student residing at the same address at the time. He later became manager of the store. L. N. Simons is listed as the proprietor of the store, which, from 1903 to 1929 continued to sell the same general line of products. In the 1922-1923, the store is listed as selling Arrow gasoline and motor oil. In 1930-31, the Polk Directory lists 312 North Higgins as the W. P. Fuller and Company Paint Store, which was at this address through 1932. In 1929, 314 North Higgins is listed as the Leather Shop (with Charles H. Hay as proprietor in 1931), which was at this location until 1936. In 1938, 312 North Higgins is listed as Estes Maytag Store and 314 North Higgins as Typewriter Supply Company. These businesses remained at this location through 1945.

Presumably, apartments were located in the upstairs from the time the building was constructed, with L. N. Simons listed as residing at this address in 1903-1905. 314 ½ North Higgins is listed as vacant in 1932 and as the Simons Apartments in 1934. The apartments were rented until the early 1970s, when the Wyckmans owned the building.



Simons Block  
Name of Property

Missoula County, Montana  
County and State

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### 9. Major Bibliographic References

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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:

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### 10. Geographical Data

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Acreage of Property: less than one acre

UTM References:	Zone	Easting	Northing
	12	271975	5195180

Legal Location (Township, Range & Section(s)): NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , T 12N, R 18W, Sec. 22

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#### Verbal Boundary Description

N 40 feet of lots 11-14, Block C, C.P. Higgins Addition, Missoula, Montana

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#### Boundary Justification

The boundary encompasses the city lots upon which the historic Simons Block building was constructed.

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### 11. Form Prepared By

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name/title: William A. Babcock, President

organization: Past and Present

street & number: 2920 Salish Ct.

city or town: Missoula

state: MT

date: March 4, 1999

telephone: (406) 549-9987

zip code: 59801

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#### Property Owner

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name/title: Midnite Development, LLC

street & number: 314 North Higgins Avenue

city or town: Missoula

state: MT

telephone: 728-8988

zip code: 59802

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## Bibliographical References

Missoula County Appraiser and Assessor, Plat Book to C. P. Higgins Addition.

Missoula County Clerk and Recorder, Deed Books Records, 1895-1949.

Polk, R.L., Missoula City Directories, 1903-1949.

Sanborn Fire Insurance Maps, 1893-1950.

Personal communication with Mrs. Fran Simons Bernatz, Missoula, Montana, September 22, 1996.

Personal communication with Charles E. Simons Jr., Seattle, Washington, September 23, 1996

Personal communication with William and Kenneth Wyckman, Missoula, Montana, September 18, 1996.