

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Grand Pacific Hotel

and/or common Kennedy Hotel, Park Hotel

2. Location

street & number 118 West Alder

n/a not for publication

city, town Missoula n/a vicinity of

state Montana code 030 county Missoula code 063

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Pingree/Dahle, Inc.

street & number 1981 East 4800 South, Suite 110

city, town Salt Lake City n/a vicinity of

state Utah 84117

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk & Recorder's Office, Missoula County Courthouse

street & number 200 West Broadway

city, town Missoula

state MT 59802

6. Representation in Existing Surveys

title Missoula Historic Resource Survey has this property been determined eligible? yes no

date March 1980 federal state county local

depository for survey records City of Missoula Montana State Historical Society

city, town Missoula, MT state Helena, MT

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Grand Pacific Hotel is located at 118 West Alder and faces on three streets: Railroad Street, Alder Street, and North Higgins Avenue, the major street in Missoula's central business district. The Hotel is the northernmost building on the west side of North Higgins Avenue. The structure is trapezoidal in plan and is constructed with zero lot lines on all boundaries. Having served as a commercial hotel and residential hotel on the second and third floors since 1903, the interior has deteriorated and is now occupied only by a bar on the altered commercial first floor. The first floor originally housed a restaurant, bar and hotel lobby, and commercial space.

The exterior character of the first story has been lost with the exception of the ca. 1930 detail surround at the main lobby entrance which faces the Burlington Northern Railway Station. The storefront openings have been infilled and overlaid with a monolithic stucco finish. Windows and frames on the first floor are aluminum fixed units. The first story is terminated by a simply detailed stone string course. The second story is terminated by decorative brickwork in a diamond pattern of corbelled brick and a stone string course. The third story exhibits brick quoining surrounding the windows with a stucco infill between windows. The building is surmounted by a bracketed cornice of wide overhang with a decorative pressed metal fascia.

Architectural plans and specifications have been drafted (copy attached) which will be used in the renovation of the street level commercial storefronts. Reconstruction of the original storefronts would be prohibitively expensive but the planned renovation will restore a higher degree of architectural integrity to the building.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902 **Builder/Architect** unknown

Statement of Significance (In one paragraph)

The Grand Pacific Hotel, (later known as the Park Hotel), at 118 West Alder, is historically significant due to its association with the period of major growth and development of Missoula as a western Montana industrial and transportation center and as a fine example of early 20th Century commercial/hotel design and construction. An early commercial center developed at the north end of Higgins Avenue during the first decade of the 20th Century, occasioned by the expansion of the Northern Pacific Railroad's services to the community. In 1899, the Northern Pacific completed construction of its new passenger depot, set perpendicular to Higgins Avenue, and thereby closing the street to through traffic. Between 1900 and 1915, a large number of unpretentious, two and three story, masonry hotel buildings were constructed in the immediate vicinity of the depot. The Grand Pacific Hotel, built in 1902, was designed to accommodate the working class clientele travelling by or working for the railroad. Also clustered around the railroad depot were the Shepard, Atlantic, Norden, Workingman's, Coeur d'Alene, Brunswick, Belmont, Florence, Montana, and Western Hotels. While this section of the young city was prospering, the Chicago, Milwaukee, St. Paul, and Pacific Railway completed its line through Missoula at the other end of town on the opposite side of the Clark Fork River in 1908. In addition to the urbanization of Missoula resulting from the expansion of transportation services, Missoula's manufacturing and lumbering industries also grew rapidly during this period.

The Grand Pacific Hotel continued in importance as a hotel serving railroad passengers and employees until the 1940's when railroad passenger traffic declined drastically. However, it continued to be used by railroad workers and other persons as a residential hotel into the mid-1970's, when it was forced to close because of code violations. The Grand Pacific has retained primary integrity of design and materials, with the exception of the alterations which have occurred on the street level storefronts. The building exhibits interesting masonry detail work on the front facade around the windows, and on the second floor corbelled brick area. This detailing is repeated on all facades of the building. The Grand Pacific Hotel is one of seven remaining early hotel buildings located within two blocks of the Northern Pacific passenger depot at the north end of Higgins Avenue. Of these seven, the Belmont, Atlantic, Workingman's, and Grand Pacific Hotels appear to have retained the highest degree of historic architectural integrity and to represent today the development of specialized services, which is reflected in the functional architectural design of the buildings.

9. Major Bibliographical References

Koebel, Lenora, Missoula The Way It Was: Missoula, MT.: Gateway Printing 1972.
 McDonald, James R. and Williams, Gary: Missoula Historical Resource Survey, Missoula
 Montana: 1896-1940's
 Missoula City Directories; 1896-1940's Sanborn Fire Insurance Maps 1884-1940's

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Northeast Missoula

Quadrangle scale 1:24,000

UMT References

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 Zone Easting Northing

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Verbal boundary description and justification

Lots 18, 19, 20, 21, 22 in Block 1 of the Higgins Addition, in the City of Missoula, County of Missoula, State of Montana.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
n/a			

state	code	county	code

11. Form Prepared By

name/title James R. McDonald

organization Architect date April 6, 1983

street & number P.O. Box 8163 telephone 406-721-5643

city or town Missoula state MT 59807

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Marcella Duff*

title Deputy SHPO date 6-7-83

For NPS use only

I hereby certify that this property is included in the National Register

Delores Byers 9/29/83
 Keeper of the National Register

Entered in the National Register

Attest: _____ date _____
 Chief of Registration

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822

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Dunham G M, Woody s e cor Railroad, Missoula.

Ethell Thomas, Ravalli.

Florence Hotel, Higgins av n w cor Front, Missoula.

FLORENCE HOUSE, Florence. (See p 595.)

Glaude Napoleon, Huson .

GRAND PACIFIC HOTEL, Railroad cor Higgins av, Missoula. (See adv.)

HAMMOND MILTON, Darby. (See opp p 587.)

Honberger J K, Heron.

Hotel Boyington, Paradise.

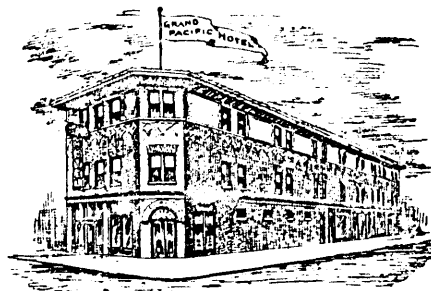
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Grand Pacific Hotel

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P. O. BOX 597

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CLASSIFIED DIRECTORY

822

HOTEL DARBY, Darby. (See adv opp 587.)

HOTEL DEMERS, Camas. (See opp p 717.)

Hotel Hamilton Annex, Main s w cor 1st, Hamilton.

Hotel Margaret, Bonner.

Hotel Shapard, 423-429 N Higgins av, Missoula.

HOTEL STEVENSVILLE, Stevensville. (See p 617.)

Hotel Windsor, 117 E Front, Missoula.

HOYT & PETERSON, Thompson.

Johnson & Olson, 515 N Higgins av, Missoula.

Lajeunasse M, Iron Mountain.

McDonald James, Bonita.

McGowan Hotel, Plains.

MISSOULA HOTEL, Main s e cor Stevens, Missoula. (See adv opp p 235.)

Montana Hotel, 331-335 W Railroad, Missoula.

Montana House, Hamilton.

Montray J M, Lothrop.

Norden Hotel, 201-205 W Railroad av, Missoula.

Paxton The, Stevens s w cor Cedar, Missoula.

PETERSON BLOCK-EUROPEAN HOTEL, Main nr 1st, Hamilton (See adv p 453.)

Quinn Martin E, Paradise.

RAVALLI HOTEL, S 2d, Hamilton.

Ravalli House, Victor.

Regina Hotel, 225 W Railroad av, Missoula.

SAVOY HOTEL, W Cedar cor Stevens, Missoula. (See opp p 288.)

SCHRAGE C A, Railroad cor Higgins av, Missoula. (See adv opp.)

Smith Clarence, Potomac.

Vance R W, Grantsdale.

Ward The, Thompson.

Western Hotel, Frenchtown.

WESTERN HOTEL, 515 N Higgins av, Missoula.

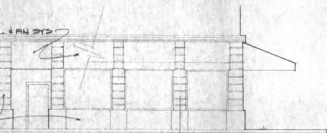
WHITE'S HOTEL, Florence.

Windsor Hotel, 117 E Front, Missoula.

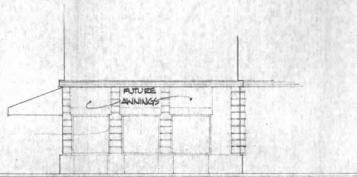
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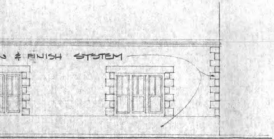


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14



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14

EAST ELEVATION
SCALE 1/8" = 1'-0"



6
14

NORTH EAST ELEVATION
SCALE 1/8" = 1'-0"

PARK
APART
MISSOULA,

STATE OF MONTANA
MISSOULA
James R. McDonald
JAMES R. McDONALD
738
MONTANA
LICENSED ARCHITECT

DATE MAR 1935

TITLE
SECTION &
ELEVATIONS

14