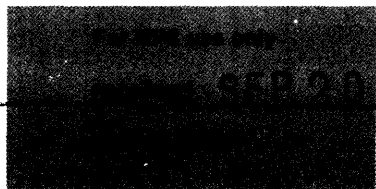


United States Department of the Interior  
National Park Service

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 Palace Hotel

and/or common Palace Hotel

2. Location

street & number 147 West Broadway N/A not for publication

city, town Missoula N/A vicinity of ~~congressional district~~

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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Palace Plaza Holding Company

street & number 201 West Main, Suite 202

city, town Missoula N/A vicinity of state Montana

5. Location of Legal Description

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

street & number 200 West Broadway

city, town Missoula state Montana

6. Representation in Existing Surveys

title Missoula Historical Resrouce Survey has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records City of Missoula Montana Historical Society

city, town Missoula state Montana

## 7. Description

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

### Describe the present and original (if known) physical appearance

The Palace Hotel is located on the corner of Broadway and Ryman in Missoula's central business district. Broadway Street is the former highway route through Missoula prior to the interstate by-pass, thus making the building location an ideal site for maximum exposure. Although the interstate has reduced traffic through the city, Broadway remains the major east-west artery through the central business district. The Palace Hotel is a composite building with the original structure being erected in 1909 and a later addition of equal magnitude being erected in 1941. Both structures are rectilinear in plan and combine to create a nearly square overall plan. The buildings are constructed side-by-side (adjacent) with zero lot lines on all boundaries. The Palace Hotel functioned as a hotel since its construction until its recent closure in late 1980.

The physical characteristics of the original building and its addition will be discussed separately.

The original building is a five story masonry structure. It is constructed in a vernacular commercial style with a subtle Egyptian flare, seen in the brick detailing. Vertically, the building is broken into the familiar three bay format with the central bay being the accenting bay rising above the equal side bays. The bay divisions are further divided by the window pattern which falls within the bays in a three-two-three symmetrical pattern.

Horizontally the building follows the traditional format of a base, the first floor, a body, the second through fourth floors, and a cornice or attic story. The base is distinguished by its grand scale (approximately 14') and use of glass and rusticated stone. It is in this area that special attention was given to the entry (now partially obstructed from view by a later added fixed awning). The original entrance was pronounced by a grand scale rusticated Romanesque archway. The majority of the wall surface in this area is presently windows and black glass panels that relate to the later added fixed awning. By the structure, which is original, one may deduce that the heavy steel channel lintels were used to support the wall above the first floor and to give a clear span from pier to pier. This would have allowed the use of large windows typically seen rising from a low panel at street grade to a transom window just below the lintel. This window system was commonly used to allow maximum natural light into the interior spaces.

The body of the building rises three stories without change with the exception of the second floor windows having a transom above them indicating a great ceiling height used in the second floor. The masonry work in the body exhibits subtle polychroming with the piers that divide the bays being a red tone, the panels in-between favoring the salmon color and the sills and lintels being contrasted in a dark ox-blood color. All brick is laid in a common bond pattern.

The attic story terminates the structure. It is identified by a pronounced brick coursing just below the fifth story windows. The windows rest on this coursing and end the vertical alignment with Romanesque arched windows in lieu of the standard flat top l/l double hung windows in the other floors (thus returning the eye downward). The cornice band and piers differ from a typical dentilated cornice detail using a flared dentil resembling forms used in Egyptian detailing. This cornice line projects

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up beyond the flat roof as a parapet wall.

The most interesting feature of the hotel plan is the careful design considerations exhibited in bringing light into each room of the upper floors. This was easily accomplished on the exterior rooms but due to the broad girth of the plan, rooms on the central portion of the interior would not have been able to receive light. Therefore, it became necessary to cut lightwells into the plan. These lightwells are open vertical shafts that have windows facing onto them and run from the roof top of the fifth floor to the roof on the first floor. The lightwell also enabled a skylight to be placed in the ceiling of the first floor thus bringing natural light into spaces deep in the interior.

The 1941 annex relates in size and mass but differs in character. This later addition is constructed with six stories. The front facade is also divided into three bays which are further divided by a three-four-three window pattern. The central bay rises slightly higher than the two side bays thus accenting and pronouncing the entrance. Unlike the original building, the annex does not use the base, body, and attic story format. Instead, the articulation is strictly vertical with the bays, piers, and windows all aligning vertically. The vertical window strip is infilled between floors and visually tied together by a corrugated metal panel which is painted. At the cornice line a decorative terra cotta thunderbird design has been used between the vertical piers. The thunderbird element, vertical delineation, and corrugated metal panels all tie together to give the annex a late art deco character, with the Egyptian influence.

The first floor facade is similar to the remodeled original building with the flat fixed awning, plate glass windows, and black glass panels. This facade relates well with the annex and may well have been applied at the time the annex was constructed.

The interior of the hotel lobby and first floors have been extensively remodeled. The main lobby has an asphalt tile floor laid in a contrasting pattern. The walls are plaster painted in muted earth tones, with a wall paper wainscoting. The ceiling, lowered at some point in time, is done in a deep coffered motif. Above this new ceiling exists the remains of a pressed metal ceiling. This ceiling is visible from a now abandoned balcony which overlooked the original lobby and became an intermediate landing between the first and second floors. This balcony is now obscurely accessible from a small stairway in an abandoned beauty shop located in the hotel. The new lowered ceiling and remodeling completely eliminated the balcony from the lobby area.

The majority of integrity of the original hotel first floor has been lost but the original tile floor may still be seen in some areas. The floor was done in small hexagonal tile, predominately white but sparingly laced with a black pattern. The greatest asset of the first floor is once lavish art deco lounge which remains as a tribute to its period and style. Apparently not the original decor, the lounge was remodeled with the art deco motif. The colors are muted greens, maroons, gold and silver. The lowered ceiling over the bar, wall, soffit and ceiling decoration and lighting all combine to create a strong deco statement. Decorations include ribbed piers, floral patterns in complimentary colors, the classic Egyptian gold and silver stripping, and a centrally located curvilinear geometric ceiling design.

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The carpet has been replaced and no longer relates to the design but the basic integrity remains.

The upper floors consist of double loaded corridors with typical hotel rooms; many with adjoining baths. These rooms have had a face lift but basically retain their original character.

The overall condition of the structure is good to fair with some stress cracks appearing on the west facade and certain portions of the interior showing signs of many years of heavy service and neglect.

# 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 checked="" 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 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)
	Original 1909		Original unknown	
<b>Specific dates</b>	Addition 1941	<b>Builder/Architect</b>	Addition S.R. Witwer	

**Statement of Significance (in one paragraph)**

The Palace Hotel was originally built as the Savoy Hotel in 1909. The name was changed to the Palace by 1911. The Palace Hotel is one of the few remaining symbols reflecting the period of economic prosperity in Missoula from 1900-1910, occasioned by the expansion of railroad service to the City as the Chicago, Milwaukee, St. Paul and Pacific completed its line through Montana and Missoula and the Northern Pacific also expanded its operations. This period also saw the growth of Missoula's diverse manufacturing and lumber industries. The area southwest of the Northern Pacific Depot (now Burlington Northern) located at the northern end of Higgins Avenue developed into a commercial/hotel district to serve the railroad in the 1880's and 1890's. This area, however, became stagnant with the decline in passenger rail service. The Palace (Savoy) Hotel was built at the corner of West Cedar (now Broadway Street) and Stevens (now Ryman Street) and became a cornerstone of the central business district which had developed around Broadway Street, the main east-west artery of the State Highway system, Highway 10, through Missoula. Thus, it was in an excellent position to grow with the increased auto usage of the highway through the 30's and 40's. In the 1909 City Directory, an advertisement for the new Savoy Hotel gives the following, entitled "A Plain Description":

The Savoy Hotel is situated in the heart of the best locality and is built of steel, granite and brick. There are 125 rooms and suites, with baths, telephones and running water; steam heating sanitary plumbing, electric lighting and elevator.

The Palace Hotel has retained its importance as a Hotel up until 1980 when it was forced to close because of economic problems.

Architecturally the Palace Hotel gains significance by being the largest single example of a hotel in Missoula. It exhibits unique detailing in the brickwork of the original building and depicts art-deco styling in the 1941 annex. The building occupies a key site in the central business district and acts as a contextual device giving further identity and meaning to the area immediately surrounding the Missoula County Courthouse (National Register 9-1-76) which is located diagonally across the street.

# 9. Major Bibliographical References

Koelbel, Lenora Missoula the Way It Was Missoula, Montana; Gateway Printing 1972  
 McDonald, James R. and Williams, Gary Missoula Historical Resource Survey Missoula, Montana: Porky Press March 1980

# 10. Geographical Data

Acreege of nominated property .36

Quadrangle name Southeast Missoula

Quadrangle scale 1:24000

**UMT References**

A 

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

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

E 

Zone				Easting				Northing						

F 

Zone				Easting				Northing						

G 

Zone				Easting				Northing						

H 

Zone				Easting				Northing						

**Verbal boundary description and justification**

Lots 8, 9, 10, 11 Block 21 Higgins Addition, City of Missoula, Missoula County, Missoula, Montana

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

state N/A code county code

state code county code

# 11. Form Prepared By

name/title <sup>born</sup> Kirk Michels, James R. McDonald

organization James R. McDonald, Architect

date 16 March 1981

street & number P.O. Box 8163

telephone (406) 543-3787

city or town Missoula

state Montana

# 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 Shroyer*

title *Deputy SHPO*

date *9-14-82*

For NPS use only

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

*John McClelland*  
 Keeper of the National Register

date *10/25/82*

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration