

United States Department of the Interior  
National Park Service

RECORDED  
MAR 19 1990

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brunswick Hotel  
other names/site number Brunswick Block

2. Location

street & number 223 Railroad Street; 642 Woody Street n/a not for publication  
city, town Missoula n/a vicinity  
state Montana code 030 county Missoula code 063 zip code 59802

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>1</u> Total

Name of related multiple property listing:  
Historical Resources in Missoula, 1864-1940

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Maude Shap 3-14-90  
Signature of certifying official Date

MT SHPO  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

5. 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.
- removed from the National Register.
- other, (explain:)

**Entered in the National Register**

Maureen Lynn 4/30/90  
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)  
Hotel

Current Functions (enter categories from instructions)  
Apartments

7. Description

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Vernacular:  
Queen Anne

foundation concrete

walls brick, stone

roof asphalt

other

Describe present and historic physical appearance.

The Brunswick Hotel is a two-story, triangular-shaped building located on a triangular-shaped city block at the north end of the Missoula central business district, on the south side of the old Northern Pacific railroad tracks. The length of the building runs in a east-west direction parallel to the tracks. The hotel is painted stretcher bond, low-fire brick. It features a clipped corner, a flat roof with a dentilated cornice, seven northside bays, two westside bays, six southside bays, all separated by brick pilasters and a mortar-covered, stone foundation.

The cornice is four-tiered stretcher bond brick with brick dentilation. The upstairs windows are narrow with two-tiered header relief arches with sandstone sills. The windows are wood frame, double-hung, one-over-one. The windows on the south side of the building have been infilled with brick. There is an arched, wood frame, double-hung, one-over-one window located at the building's southwest corner. A wood frame balcony with diagonal support braces and a metal railing is located on the second level at that corner.

The first floor has a northwest corner entryway, a southwest corner fixed wood frame window (which was orginally another entrance), and two northside entryways. Most of the windows on the first floor on the south side of the building and have been bricked in. The northwest (642 Woody) entryway is deeply recessed with a wood door with 3x3 lights in its upper half. Ornamental cinder blocks have been added to the walls of this entryway. A metal frame wire gate covers the entryway facade. A fixed recessed wood frame window is located above the entryway. Fixed wood frame ribbon windows are located on the west and north sides of the building at the same level as the window above the northwest entryway. "The Brunswick Block" is painted on wood panels above both sets of ribbon windows.

The entryway at 223 Railroad Street on the north side of the building is angled and recessed and is composed of a single entry door and a large flanking fixed window. A slightly protruding wood awning is located above the wood framing. The entry door is wood frame with four upper half opaque lights and lower half-painted green panel. The

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Brunswick Hotel

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window, which is located to the west, has wood molding and two vertical metal frame dividers. A single entryway door located at the east end of the building consists of a wood frame wood door with upper fixed transom window. The door has four recessed panels in the lower two-thirds and a glazed window in the upper one-third. A large, recessed, two-pane wood frame window is located on the first floor in the building's clipped southwest corner.

The building has generally good integrity of design, materials, workmanship, and association on the first and second stories. The bricking-in of some of the windows, the use of cinder block in the northwest corner entryway, the alteration of the southwest corner entry, and painting of the brick has caused some loss of integrity. However, the framing of the northside entryways appears to be original, giving the building excellent first floor integrity for its age.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1890-1940

Significant Dates

ca. 1890

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

not known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Brunswick Hotel is eligible for listing in the National Register of Historic Places under criteria A and C. It is one the oldest remaining hotels in Missoula associated with the beginning of the railroad era. It was constructed during Missoula's first railroad era building boom, just before the crash of 1893 and is located just across Railroad Street from the location of the old railroad depot. For that reason it is representative of the the first wave of hotel construction that occurred to accommodate railroad workers and passengers. It was part of a once-thriving commercial district running along Woody Street, south of the old depot.

It also qualifies for listing under criterion C as it is an excellent example of vernacular commercial architecture, with a Queen Anne emphasis. The dentilated cornice, brick relieving arched windows, clipped northwest and southwest corners and brick pilasters add visual interest to this unique, triangular, clipped corner design. The building has very good overall architectural integrity.

This hotel was built between 1890 and 1891, when the property was owned by either James Osborne or Caroline Hutter. Subsequent owners included James Harvey Biggs (1891), the Missoula Building and Loan Association (1896), Lizzie Heckler (1898), Frank Thomas (1928), Business Properties Securities (1930), and Clarence Smith (1944). The Sanborn Maps indicate that it was originally called the Brunswick Hotel. James Osborne and Ed Rhodes were managers in 1890, James Osborne and Harvey Biggs in 1891, Charles Heckler in 1903, George M. Durham from 1907-1917, and Charles and Lizzie Heckler between 1922 and 1928. The hotel appears to have been converted into an apartment building in about 1930. It is listed as offering furnished rooms during the 1930s. The early (1893, 1902, 1912) Sanborn Maps show a saloon located at 642 Woody, a dining room at 223 Railroad, and a kitchen at the east end of the building. The Brunswick Store is listed at the 223 address for a time, starting in 1925, and William Talbert, barber at that address in the 1930s. Peek's Drug Store is listed at 642 Woody in the late 1920s and the 1930s.

See continuation sheet

**9. Major Bibliographical References**

McDonald, James, and Gary Williams, Missoula Historical Resource Survey. Missoula: Porky Press, 1980.

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 # \_\_\_\_\_

See continuation sheet

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 acre

UTM References

A 

1	2	2	7	1	8	8	0	5	1	9	5	5	6	0
Zone		Easting				Northing								

  
C 

Zone		Easting				Northing								

B 

Zone		Easting				Northing								

  
D 

Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

C.P. Higgins Addition, Block 2, Lots 8-10.

See continuation sheet

Boundary Justification

The boundary includes the city lots upon which the historic building was erected.

See continuation sheet

**11. Form Prepared By**

name/title William A. Babcock, Jr., Missoula Historic Preservation Officer  
organization City of Missoula date August 1989  
street & number 201 West Spruce St. telephone 406/721-4700 ext 250  
city or town Missoula state Montana zip code 59802