

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90000652

Date Listed: 4/30/90

Atlantic Hotel  
Property Name

Missoula  
County

MT  
State

Historic Resources of Missoula, 1864-1940, 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.

*Patrick Andrews*  
\_\_\_\_\_  
Signature of the Keeper

4/30/90  
\_\_\_\_\_  
Date of Action

#### Amended Items in Nomination:

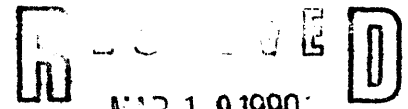
**Description:** The material cited for the foundation is concrete. The material should be changed to brick.

This information was confirmed with Pat Bick of the Montana SHPO.

#### DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service



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 Atlantic Hotel  
other names/site number Circle Square Second Hand Store

2. Location

street & number 519 North Higgins Avenue n/a not for publication  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>          </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>          </u>	<u>          </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>          </u>	<u>          </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>          </u> objects
			<u>          </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.  
Signature of certifying official Maude Shuff Date 3-17-90  
State or Federal agency and bureau MT SHPO

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. Patricia Andrews 4/30/90  
 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:)  
Signature of the Keeper for Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)  
Hotel

Current Functions (enter categories from instructions)  
Second hand store and apartments

7. Description

Architectural Classification  
(enter categories from instructions)

Commercial Vernacular

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other pressed metal

Describe present and historic physical appearance.

The Atlantic Hotel is a three-story, rectangular, brick commercial building located on North Higgins Avenue, at the north end of the central business district near the old Northern Pacific Depot. It is flanked on its north side by one-story, historic commercial buildings and on the south by a hamburger stand and alleyway, which exposes the building's south side.

The building has a stepped parapet with battlements, corner pilasters, dentilated metal cornice, five front bays, nine side bays, and a brick foundation. The front facade is high-fire brick and the sides and the rear of the building are low-fire brick. The projecting front cornice is molded metal with dentilation and pressed metal patterned ornamentation in the frieze. Located below the frieze are header arches separated by vertical, angled stretchers. Third-story windows are wood frame, double-hung, one-over-one with flat arches and a continuous rusticated sandstone sill. The second floor of the building also has wood frame, double-hung, one-over-one windows with elaborate raised header belt ornamentation above the windows and raised header belts between the windows. The second floor windows also have a continuous sandstone sill. Inset, corbelled horizontal brick panels separate the first and second floors and are painted white with black painted letters reading "We Buy Anything (of value)." The first floor consists of a flush, wood frame centered door with flanking fixed, wood frame, commercial display windows comprising the southern two-thirds of the building and a single wood frame door with recently applied vertical wood siding on the north one-third of the facade. The words "Circle Square Second Hand Store" are painted on white wood panels above the doors and windows. The centered doorway at 519 North Higgins is wood frame with a full-length window. The north side front door at 523 North Higgins (the entryway to the upstairs apartments) is covered with vertical 1x6 siding, which has been added to the sides of the door and around the transom.

The south side of the building is low-fire brick with battlements separating the stepped sections of the roof. Third and second story windows are narrow, wood frame, double-hung, one-over-one windows with three-tiered header relief arches and rusticated sandstone sills. The

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first floor also has small arched windows and two arched doorways. The words "Atlantic Hotel" are painted on the brick under the first floor window closest to Higgins.

The rear of the building has a one-story, brick addition constructed of low-fire brick with a rear two-tiered header relief arch multi-pane casement window. Located on top of the first floor extension is a porch covered by a wood frame shed roof supported by 4x4 support posts. The windows on the second and third floors at the rear of the building are similar to those on the south side of the building.

The east half of the north side of the building has no windows but does have a large painted sign with white letters against a black background reading "Atlantic Hotel, Cafe, Rooms 75c and up, Lunch Counter, Best Meal in the City." The west half of the north side of the building has a large, white sign painted on a faded red background reading "Drink Coca Cola, Delicious and Refreshing." The upper level windows on the west side of the north wall are similar to those on the south side of the building.

This hotel maintains a great deal of its integrity of setting, design, materials, and association. Its front facade, which wraps around a bit on the sides of the building, is constructed of highly ornamental high-fire brick. The sides and rear of the building retain a high degree of integrity, including the numerous wood frame, double-hung, one-over-one windows with header arches on all three floors and the historic hotel signs on the north and south sides of the building. Even the lower front facade retains a great deal of its integrity with what appears to be the original wood frame containing the front door and flanking windows.

**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

1902-1940 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1902 \_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

n/a \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Significant Person

n/a \_\_\_\_\_

Architect/Builder

A.J. Gibson \_\_\_\_\_

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

The Atlantic Hotel is eligible for listing in the National Register of Historic Places under criteria A and C. It is associated with the early twentieth century commercial expansion of Missoula and the construction of numerous railroad-related buildings such as hotels for railroad workers and passengers. The hotel was designed by A. J. Gibson, Missoula's most prominent turn-of-the century architect. It is also an excellent example of early twentieth century architecture with a front facade of high-fire brick featuring polychrome detailing and elaborate ornamentation. The building has a high degree of integrity on the upper and lower levels and on the stepped parapets of the sides with their numerous, arched, double-hung windows. The historic Atlantic Hotel sign also contributes a strong sense of association with the historic period.

The Atlantic Hotel was constructed in 1902 when the property was owned by Carrie Kohn (1902-1917). Subsequent owners included Andrew Jacobsen (1926), and Ester Conrad and Ruby Montgomery (1939). The 1912 Sanborn Map shows the building containing a restaurant, saloon, lodging, and a barber shop. The 1907 Polk City Directory shows the Atlantic Hotel at this location, with Andrew Jacobsen as the proprietor. Jacobsen was the proprietor until the mid 1920s, when he purchased the property. Matt Erdlandson was proprietor until the mid 1930s when Jacobsen assumed that position again. The hotel is listed as the Atlantic Hotel throughout the historic period.

The Atlantic Hotel was constructed during Missoula's second major railroad-era building boom that was occasioned by the construction of the Milwaukee Road and the reconstruction of the Northern Pacific through Missoula. Several other hotels that served both railroad workers and passengers were built at that time in the north end of the city near the railroad depot.

See continuation sheet

**9. Major Bibliographical References**

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

McLeod, Paul. "Significant Architecture of Downtown Missoula, Montana," unpublished brochure, n.d.

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	2	0	2	0	5	1	9	5	3	6	5
Zone			Easting				Northing							

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B 

Zone			Easting				Northing							

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

C.P. Higgins Addition, Block 10, S 30' of Lots 1-4.

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