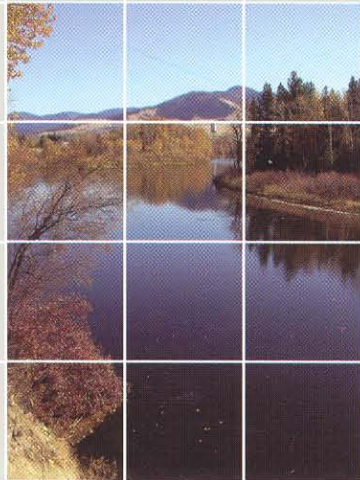
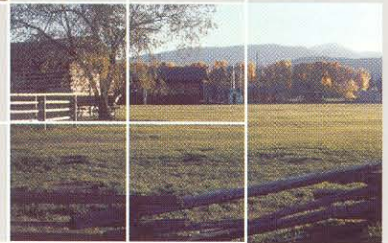
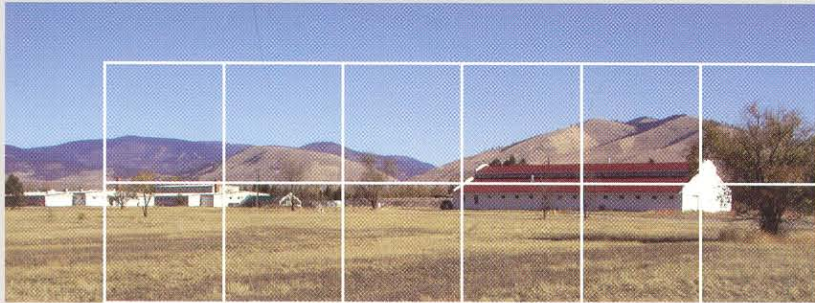
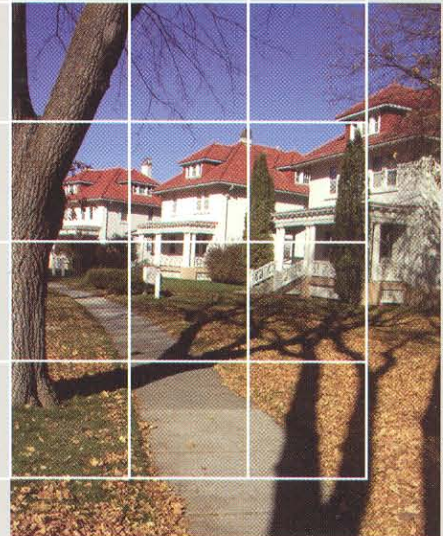


# MASTER PLAN

THE UNIVERSITY OF MONTANA-MISSOULA  
FORT MISSOULA



2004





## ACKNOWLEDGMENTS

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### UM FORT MISSOULA MASTER PLANNING COMMITTEE:

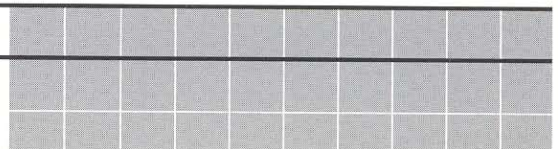
In December 2002, President George Dennison appointed a committee to serve in drafting the following report. Members developed the draft outline and did most of the topic research that is included here. Thanks go out to them for their effort and time spent working on this report.

Committee members included:

Robert Duringer	Vice President for Administration and Finance
Lois Muir	Provost and Vice President for Academic Affairs
Hugh Jesse	Director, Facilities Services
Don Christian	Associate Dean, Division of Biological Sciences
Claire Carlson	Associate Vice President for Research and Administration (for Lloyd Chesnut)
Patrick Weasel Head	Director of American Indian Student Services Program
Paul Williamson	Dean, College of Technology
Steven Sheriff	Chair, Department of Geology
Patricia Collins	Staff Senate representative
Elaine Higgins	Faculty Senate representative
Bernadine Gantert	Disability Student Services representative (for Jim Marks)
Jameel Chaudhry, Chair	Campus Architect

The Committee was given the charge *“To develop a comprehensive plan that ties the use and development of our land and assets at Fort Missoula to the University long-range academic and strategic plan. This endeavor will address: the needs of stakeholders both internal and external; a comprehensive land use plan; open space requirements; landscape standards; location and capacity of utility information; gateways and entrances; potential building and re-utilization sites to include student housing; transportation, traffic and parking needs; architectural design guidelines; land sale, lease or swap opportunities that may seem advantageous; and academic, research, and recreational activities at Fort Missoula.”*

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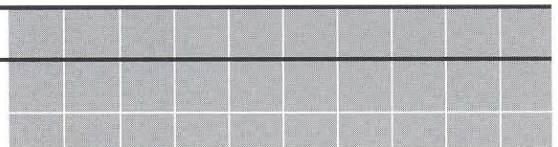




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## INTRODUCTION AND GOALS

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The University of Montana had expressed interest in Fort Missoula as early as 1902, when then President Oscar Craig wished to locate the Biological Station at the Fort. However, it was not until after World War II, when the Army began dispensing with much of its Fort land and structures, that the University was granted land there (see Historical Perspective in Appendix A).

In 1988, administration of the two-site Missoula Vocational Technical Center was transferred from the Missoula County High School District to the Board of Regents of the University. The University thus acquired the West campus of the College of Technology, which is in the immediate vicinity of Fort Missoula.

Today, most of Fort Missoula land is in the hands of non-military agencies such as BLM, Northern Rockies Heritage Center, Missoula City and County, Public School District 1, Community Medical Center and Missoula Country Golf Club. Numerous entities have interests in the Fort region, from sites for Indian powwows and sweat lodges to garden plots, research projects, bird sanctuary, general recreation, green and

open space, golf courses, historical conservation, the post cemetery, etc. These various interest groups bring a diverse range of opinions to the table as to future use of the Fort area. Achieving consensus on planned growth and activities will be challenging.

Most of the original Fort structures and land surrounding them were placed in the Fort Missoula Historic District (listed by US National Parks Service) in March 1987. A map showing the Fort Missoula Historic District Overlay as defined by Chapter 19.59 of the Missoula City Zoning Ordinance is attached in this report (see Appendix B). Development guidelines within this Historic Overlay District are also defined within the same chapter and are included in this report. The UM Fort Missoula Master Planning Committee was formed to explore and define the potential for land currently held by the University.

Goals of the Committee included:

- Provisions for the positive stewardship of University property and future growth of University facilities and operations at the Fort
- Allowing flexibility within the Master Plan to accommodate unforeseen

opportunities that may arise in the future

- Provide a basis for new infrastructure to be developed in the future
- Enhance the aesthetic appeal of the Fort area
- Provide for accessibility to meet ADA and ANSI A117 guidelines
- Improve the research and academic potential of UM owned property at the Fort
- Promote safety of University faculty, staff, students and the general public by providing a safe and healthy environment
- Providing the basis for creating pedestrian walks, parking lots, roadways and access lanes to avoid over-development of the Fort. Maintaining sufficient open space is highly recommended
- Promote alternative transportation modes - shuttle services, biking, walking, etc.
- Allow provisions for recreation and river access within defined parameters
- Provide an architectural set of guide lines for future development with respect for the Fort Historic Overlay District
- Demonstrate respect for Native American historical involvement with the Fort and their contemporary activities at the Fort

University property at Fort Missoula falls into three distinct regions or sites:

**Site One** – This site comprises land adjoining South Avenue incorporating the current College of Technology west campus, the “tank-trap” area and land strip that connects the tank-trap to South Avenue.

**Site Two** – This comprises land south of the Bitterroot River. Currently, the University owns 60 acres in one parcel and 15.4 acres in another parcel south of the River. Both parcels are affected by the 100-year flood plain and thus have limited building potential. These parcels are also inaccessible by vehicles. The neighboring land owners having denied the University access across their property for the past several years. The parcels of land are thus land-locked, accessible only by boat or canoe when river conditions are favorable. However, these constraints are what make the land most appealing to the University Department of Biology and the Department of Geology in that the land is fairly pristine and serves as a good outdoor laboratory.

**Site Three** – This site comprises land within the Historic Overlay Zone, north of the Bitterroot River and west of the Missoula Country Club. It has the greatest potential for academic research and growth, due to the interest shown by the Division of Biological Sciences. However, this parcel also faces the greatest challenges. General public access to this site and to Slevin’s Island has been accepted in the past, but further academic growth of University programs at this site will necessarily limit public access in the future. Since Slevin’s Island is in the 100-year flood-plain, development of the island into a nature trail and habitat restoration is the preferred land- use option – along with use by Native American students and faculty of their sweat lodges currently on the island. Public access and parking will have to be planned carefully in respect to the nature trails and sweat lodges so as not to encroach on University research projects.

## LAND USE AND DEVELOPMENT OF SITE ONE

This site currently houses the COT west campus. It is bordered by the City of Missoula, School District 1, JTL and National Guard. Various parties have expressed interest in this site. These include:

1. City Parks and Recreation: The City has approached UM informally to see if the 9.9AC piece adjoining South Avenue could be sold or traded to the City for the Regional Recreation Park. The University declined, arguing that it's the only connection to South Avenue left, having already sold to the City land on South Avenue that is currently being developed as The Regional Recreation Complex.
2. The Army/National Guard has proposed to build a Training Facility on UM land near the "tank trap" site. This is still in the conceptual stage.
3. JTL Corp has approached UM to seek help with the City's Regional Recreation Complex project by allowing JTL to store gravel excavated from the soccer fields on UM property, i.e., the "tank trap" area. This site is also proposed to be excavated and landscaped to a lower elevation to be defined later.

### PERMITTED LAND USE:

1. The COT West Campus has an excellent heavy equipment training program that is unique to the northern Rockies region. The program needs space for students to operate and store heavy equipment. As such, this site is well qualified to remain as the COT west campus. Existing programs could be expanded upon but would require more space. It is possible that the COT will combine its west and east programs

into one large campus. That campus could be located on Site One or somewhere else in Missoula. Either way, a combined COT campus would require about 40 acres of land.

2. An Army/National Guard facility could be built on Site One.
3. UM could sell or trade some or all of this land at Site One in order to purchase sufficient land for a new COT campus somewhere in Missoula.
4. The existing JTL gravel quarry is slated to be given to the City for use as a recreational facility. Access to the quarry and future city recreational facility will have to be planned for and formalized. Currently, there appears to be little interest by UM academic or research departments in the "tank trap" land.

### LIMITATIONS:

This site is currently served by septic tank systems. For any major development to occur on this site, a public sewer connection will be required. One possibility would be to trench a line south and east to tie into the sewage lift station near the Powder Magazine building at the downstream end of Slevens' Island.

Heavy vehicular traffic on South Avenue is another concern. Currently, there is a bottleneck at South and Reserve junction that creates a long waiting period. If COT creates a large single campus, traffic will need to be taken into consideration.

Insufficient land is another obstacle facing this site. Creation of a single COT campus would require acquisition of more land.

### ARCHITECTURAL DESIGN GUIDELINES, PARKING AND RECREATION

This site is sufficiently removed from the original Fort region to be exempt from the Fort Missoula Historic Overlay District as defined by Missoula City Zoning Ordinance Chapter 19.59 of September 1999. As such, the architectural guidelines written in the Ordinance do not apply to Site 1. Thus, there are greater land use possibilities and design flexibility allowed for Site One. Design guidelines for Site One should be in keeping with those for the Main Campus in order to provide a uniform "campus" architectural aesthetic.

Parking at the site is adequate for current needs but will have to be expanded in conjunction with future growth. There is a possibility of providing "park and ride" shuttle service between this site and the Main Campus for students taking classes at both locations.

Public access to the Bitterroot River is permitted only via the River itself and along the riverbanks within the floodplain zone. Boat launching from this site is not permitted. Public access to the "tank trap" area is restricted due to safety concerns. If JTL, or other contractor, is permitted to store gravel or/and excavate at the "tank trap" area, they will be required to fence it for public safety reasons.

Fishing at this site is restricted in keeping with State FWP regulations. Hunting is not permitted at Site One.



## LAND USE AND DEVELOPMENT OF SITE TWO

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This site is currently inaccessible by road, leading to its seclusion and natural habitat retention. This natural habitat is the best asset for scientific study by the Division of Biological Sciences and the Department of Geology.

### PERMITTED LAND USE

After much discussion as to the possibility of building a bridge over the Bitterroot River in order to access Site Two, it was understood that having better access would only bring unwanted traffic and attention to this land parcel. The site's natural habitat should be maintained for scientific study by UM with no permanent access required across the Bitterroot River.

### LIMITATIONS

Utility connections are non-existent and problematic to connect in the future until better relationships are established with surrounding neighbors to the south. However, the current lack of services to this site has not hampered its educational use by UM departments.

### ARCHITECTURAL DESIGN GUIDELINES, PARKING AND RECREATION

No design guidelines are required for this site until the day that physical development is considered. Public access is restricted to shoreline within the floodplain.

No boat launching is permitted.

Fishing on this site is restricted to FWP regulations. Hunting is not permitted.

Parking on this site is not an issue.

# LAND USE AND DEVELOPMENT OF SITE THREE

This site is currently used for research activities by the Division of Biological Sciences and the Department of Geology and their affiliated agencies. Current research activities include work on birds, beetles, fungi, growth chambers, bird flight, greenhouses, rock samples, rock crushing and rigging. There are also various departments permitted storage space at the Fort by the Space Committee. Academic use of Site Three increased after the Quartermaster Stables were renovated to house the Research Facility at Fort Missoula in 1997. This facility provides valuable research space for DBS and Geology while the surrounding land is used for greenhouses and plots by the UM Integrated Plant Management Program. Native American Student groups maintain sweat lodges on Slevan's Island that will continue to be used into the near future. DBS and the Montana Natural History Center propose to restore the natural habitat of Slevan's Island and provide a publicly accessible interpretive trail on the Island, as funding resources become available in the future.

## PERMITTED LAND USE

1. Academic and research activities by DBS and Geology are permitted. Prior approvals for future changes in activity are required by the Committee for Campus Facilities (CCF).
2. Greenhouses and research garden plots are permitted with prior approval from the CCF Committee.
3. The two NCO Officers residences (T14 and T16) are to be stabilized against further deterioration. They are assigned to Administration and Finance until a better use is found for the structures.
4. Development of land and structures within the 1944 Internment Camp area as well as renovations to existing historical structures identified in Appendix B are permitted, subject to regulations of the

National Historic Preservation Act (NHPA), and Montana Antiquities Act.

5. Recreational facilities approved by the CCF Committee.
6. Storage space for academic units as assigned by the Space Committee.
7. Native American UM student sweat lodges on the south end of Slevan's island.
8. Any additional activities, programs and space assignments should be consistent with existing programs and be sponsored by an academic department and be approved by the President.

## LIMITATIONS

This site has utility connections for sewer, water, power and gas. Future development is possible with the existing services or with minor upgrades. It is UM's intent to comply with the public review process required by City Zoning and the Historical Overlay District.

Vehicular access to this site is adequate for the near future. However, South Avenue is heavily used and its junction with Reserve Street remains a traffic bottleneck.

Student Housing at this site would not be well regarded by other Fort residents.

However, housing accommodation for graduate students, researchers and visiting faculty would complement existing functions at the Fort, if scaled correctly. Site Three should be reserved for academic research, storage and other required functions approved by the CCF Committee.

## ARCHITECTURAL DESIGN GUIDELINES, PARKING AND RECREATION

Land above the floodplain is part of the Fort Historic Overlay District, and the architectural guidelines in the City's Zoning Ordinance apply to this site. These guidelines call for the conservation of existing historical structures that contribute to the District, and for use of sympathetic architectural features in new structures in keeping with the existing historical

structures. Slavish imitation of the older structures is to be avoided. Rather, designs in keeping with the scale, fenestration, patterns, texture, height, roof design and details are to be used in new structures.

Maintaining vistas to the Bitterroot River, Blue Mountains, McCauley Butte and Water Tower should be considered in future development.

Structures should be no more than three stories in height. This will help maintain sight lines and scale of existing Fort structures.

Walkways need to be provided to link future structures and provide for handicap accessibility. Future development must meet ADA and Building Code accessibility guidelines.

Entrances to buildings should be emphasized to provide a welcoming approach. Porches and verandas can do this and maintain a "first" point of meeting and interacting with the outside environment.

Energy efficiency is a must. The Fort site is open to the winds, and structures must be well insulated and provide shelter from winter winds and summer sun.

Public recreational access is limited. A future accessible nature trail on Slevan's Island will be available to the public. However, further use by the public will interfere with research activity at this site and should be controlled. River access is permitted within the floodplain but no boat launching by the public from this site is permitted. Hunting, camping and public parties are not permitted.

Parking areas need to be optimized to keep land lost to asphalt to a minimum. Shared parking should be provided to serve both the Native American sweat lodges and the general public wanting to access future nature trails and other nature programs.

Shuttle service transportation should be considered in conjunction with service to Site One.



**HISTORICAL PERSPECTIVE OF FORT MISSOULA**

Fort Missoula was established as a permanent military post by executive order under President Rutherford Hayes, on February 19, 1877. This followed at least three years of requests from local townspeople and settlers who sought protection in the event of conflict with the Indians in the area. Area residents also recognized that having a local fort would help their economy, with its payroll, contracts, and employment opportunities. Three sites were considered: the mouth of Grant Creek, the entrance to Pattee Canyon, and the present site. The site chosen was (then) four miles southwest of the town of Missoula. It was not officially named until November 18 that year.

Earlier, a treaty between the United States and the Flatheads, Kootenays, and Upper Pend D'Oreilles had been negotiated. It was ratified on April 18, 1859. Under it, the Indians ceded, relinquished, and conveyed to the U.S. all rights, title, and interest in the country occupied by them, for goods and provisions distributed to them at the time of signing and the sum of \$120,000 over 5 years. Governor Isaac Stevens was present for that, as was A.B. Greenwood, the Commissioner of Indian Affairs, who presided, representing President James Buchanan.

Originally the Fort covered 2777.41 acres, of which 1200 was the post proper and the remaining 1577.41 a wood and timber reserve in Pattee Canyon. Prior to its establishment, this land was in the public domain. The following year the original reservation

was enlarged and an added timber reservation added (the latter either straight west of the original Fort, or else southwest toward Lolo, MT).

*Fort Missoula never had walls; rather, it was an "open fort," a design common for military posts located west of the Mississippi. Open forts required the troops stationed there to take the offensive and actively patrol their area.*

Fort Missoula never had walls; rather, it was an "open fort," a design common for military posts located west of the Mississippi. Open forts required the troops stationed there to take the offensive and actively patrol their area.

Two companies of the 7<sup>th</sup> Infantry were sent to Fort Missoula in June, 1877, Company A to aid in its construction, and Company I to garrison it. They marched to Missoula from Fort Shaw, on the Sun River, under the leadership of Col. Charles C. Gilbert. (Some came from Fort Benton, on the Missouri.) He left the next day for Fort Sidney, leaving Capt. Charles Rawn in charge. Less than a month after construction began, it was interrupted with orders to intercept a party of Nez Perce, under Chief Joseph and Chief Looking Glass, fleeing from Idaho Territory through Lolo Canyon. Captain Rawn and his troops were to meet, disarm, and arrest these Indians about six miles up Lolo Canyon. He and his men quickly threw up a series of log-and-earth breastworks; the Indians arrived, and Captain Rawn parlayed with them for four days. Then

the Nez Perce bypassed the breastworks by climbing up the steep canyon sides. Thus that site became known as "Fort Fizzle." (It burned down in 1934.)

Gen. Gibbon, from Fort Shaw, was then ordered to Missoula to take over the command of the Fort, mainly because of Chief Joseph. Thus, Capt. Rawn had to return to Fort Missoula to await the General's arrival. A bit later, Captain Rawn's troops, along with several others, met and fought several battles with the Nez Perce at the Big Hole. Although the Indians lost about 80 persons (including some women and children), the remainder of their group escaped to the east.

Later that year, the 7<sup>th</sup> Infantry was replaced with companies B, D, H and I of the 3<sup>rd</sup> Infantry. These men were from Texas. They lived in tents until frame barracks and non-commissioned officers' quarters were complete. By December 31, the companies were quartered in permanent buildings, with the NCOs' quarters being finished in February, 1878. The officers continued to rent quarters in Missoula until that summer.

In the summer of 1878, a further battle with a small band of free-roving Nez Perce took place in Idaho Territory. That was the last real military activity pursued by Fort personnel for another 10 years.

Meanwhile, the soldiers escorted friendly Flathead Indians to and from their buffalo hunting grounds east of the Rockies. Many of those not engaged in this escort duty worked on repairing the stretch of Mullan Road between

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## APPENDIX A

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Missoula and Spokane. This was a military and commercial road linking Fort Benton, MT (on the Missouri) and Walla Walla, WA (on the Columbia), thus a continental link. They worked on repairing bridges and corduroying much of the road, from 1879-1883, when the Northern Pacific Railroad linked Montana to both "the States" (in the east) and to the west coast, rendering the Mullan Road obsolete. Some also worked on building a military telegraph line from Fort Missoula to the summit of the Coeur d'Alene Mountains; this was completed in 1880.

To avoid monotony, the soldiers engaged in gardening, card playing, singing, dancing, horse and foot races, fraternal orders, amateur theatricals, and reading. In 1885, in particular, there was also great interest in target practice, and some of the men at the Fort took prizes in target shooting. Their practice range was Target Range, just ENE of McCauley Butte, which lies straight west of the Fort compound. This range was apparently in use from 1878-1929.

In 1888 another change of garrison took place, with the 25<sup>th</sup> and later the 24<sup>th</sup> Infantry assigned to Fort Missoula; these units were composed of Black soldiers and non-commissioned officers under White officers.

Also of note, in 1891 the Salish were removed from the Bitterroot Valley to the Jocko Reservation. Also affecting the Fort and the local economy was the U.S. depression of 1893. As a result of the depression, soldiers were needed to guard the railways, for a while.

In 1897, the 25<sup>th</sup> Infantry Bicycle Corps was established at the Fort. This was an experiment, seeking an alternative to the horse. They drilled and trained, taking increasingly longer trips, and finally rode all the way to St. Louis, MO. (They returned by train.) In a report, it was noted that both bicycles and horses had value to the Army. War with Spain put an end to the Bicycle Corps, however, as their regiment was called for duty in 1898.

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*. . . the Army had known since 1878 that an error had been made in the original survey of the post, and the majority of the original Fort buildings were located on school lands belonging to the State of Montana, and on Northern Pacific Railway Company lands.*

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In 1902, President Oscar Craig of the University of Montana first requested use of some buildings at the Fort, for the use of the Biological Station (now located at Flathead Lake) and for summer school. However, the Army, especially the Department of Dakota which still had authority over Fort Missoula, was not amenable to the idea. In fact it was not until 1918 that the military began to permit other groups to use portions of the Fort. (Prior to 1916, Montana was included in the Department of Dakota with headquarters at St. Paul, MN. Then the United States was redistricted for military purposes and the new divisions were designated "Corps Areas." Montana

was then included with California, Nevada, Oregon, Utah, Washington, and Wyoming in the 9<sup>th</sup> Corps Area, headquartered in San Francisco.)

Meanwhile, the Army had known since 1878 that an error had been made in the original survey of the post, and the majority of the original Fort buildings were located on school lands belonging to the State of Montana, and on Northern Pacific Railway Company lands. When concern was raised in the early 1900s regarding maintaining the Fort, an effort was made to secure the title. In 1903 local businessmen purchased the land (320 acres) on which the Army had erroneously built, and they also persuaded Northern Pacific to donate 240 additional acres. Congressman Joseph Dixon worked on the title, and in 1904 President Theodore Roosevelt signed the bill accepting the donated land. A second flurry of building activity took place from 1908-1911.

This building activity was interrupted in 1910 when President William H. Taft ordered the War Department to assist the Forest Service with fighting the raging forest fires in Idaho and Montana. Federal troops from Forts Missoula, Assiniboine, Harrison, and Lincoln responded, as well as some from both Wisconsin and the west coast.

Life at Fort Missoula was relatively quiet after that, until 1918, when, on the initiative of the University, the War Dept. agreed to set up a training school for motor vehicle mechanics. Two courses were offered: Emergency War Training for motor truck drivers and

chauffeurs, and Emergency War Training for motor car repairmen. This training school terminated at the end of World War I.

The Fort was reactivated in 1921, with a battalion of the 58<sup>th</sup> Infantry, which later (1922) became the 4<sup>th</sup> Infantry.

From 1926-1941, Fort Missoula also held a Civilian Military Training Camp each summer, providing one month of military training to qualify warrant officers, enlisted men and civilians for appointment as reserve officers or non-commissioned officers.

In 1933 the Emergency Conservation Corps, which later became the Civilian Conservation Corps, was established, to relieve unemployment during the Great Depression, and to build up the nation's forest reserves. This was a joint program. The Department of Labor recruited men; the Army established, operated, and maintained the camps; and the Forest Service (under the Department of Agriculture) planned the work. Fort Missoula was the area headquarters for camps in Montana, plus Yellowstone and Glacier National Parks. There were about 32 CCC camps under Fort Missoula, which in turn reported to an office in San Francisco. The CCC ceased operations in 1942.

During World War II, under the Immigration and Naturalization Services, Fort Missoula served as an internment camp for Italian seamen, and also, beginning a bit later, for some Japanese-American men. Briefly, it was the largest internment camp in the

United States. By 1944, all the internees were gone, and the Fort reverted back to the War Department. It then served as a Disciplinary Barracks for the Army's incorrigibles. By 1946, all the prisoners had been sent to other locations or released. By May, 1947, all the staff personnel were gone and the Fort was idle. After that date, the Army sold or leased portions of the property to such agencies as Civil Defense, Army Reserves, Naval Reserves, the Montana National Guard, the University of Montana, and the U.S. Forest Service. Many buildings were dismantled and removed. In 1947, the army declared the Fort as "excess." The General Services Administration was given administration over the Fort.\*

Since 1947, no regular military forces have been assigned to Fort Missoula. Regular officers and NCO personnel assigned to the Reserve Officer Training Corps at the University use the quarters on Officers' Row. An Army Reserve unit uses a former barracks, some maintenance shops, and the powder magazine. The Montana National Guard has repair shops, a motor pool and equipment storage facilities on the post. Additionally, the U.S. Forest Service leases a number of buildings, as does the University. The post hospital is now the Western Montana Mental Health Center. Most of the land has been parceled out to Missoula County, the University of Montana, and to other public agencies.

From 1947-1957, 24 units in four buildings were used as housing for UM faculty. At the end of this time, their use was returned to the Army, due to inability to fill them.

In 1964, The University of Montana acquired 245 acres of land at Fort Missoula, most of which is that land currently owned by UM, with the exception of that portion sold to the City of Missoula for the expansion of their soccer fields. In 1988, administration of the 2-site Missoula Vocational Technical Center (now The University of Montana College of Technology) was transferred from the Missoula County High School District to the Board of Regents of the Montana University System. This includes 6.54 acres on South Avenue West plus approximately 14 acres housing the trade and heavy equipment programs adjacent to the Fort Missoula property acquired in 1964.

In 1975, the Historical Museum at Fort Missoula was established on 32 acres of the original Fort site, to collect, protect, and preserve the history of Missoula County and western Montana for visitors and area residents. The main Museum building is the old Quartermaster's Storehouse.

Today the majority of the Fort is in the hands of non-military agencies. However, should it be required, in time of war, the U.S. Department of the Army could once again take over use of the Fort, displacing any other uses currently being made of it.

*\* According to Dan Decker, an attorney for the Salish Indians, the Flathead tribe apparently didn't have the same first option rights to federal lands declared "excess" as is true for some California tribes.*

*- written by Elaine Higgins*

## APPENDIX A

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+ numerous maps including the "Land use survey," (1965), and the U.S. Geological Survey 7.5 min. quadrangle "Southwest Missoula."

### TIME LINE

- 1855 - Treaty made between U.S. & Flathead, Kootenay, and Pend D'Oreille Indians  
1859 - Above treaty ratified  
1874 - Settlers begin lobbying for fort  
1877 - (Feb. 19) Land set aside as a military reservation; 2 Companies arrived; Ft. Fizzle; (Nov. 18) Named  
1878 - Orig. fort reservation enlarged, + a timber reservation added  
1879 - Escorted friendly Flatheads to buffalo hunting grounds (sev. yrs.); Worked 'til '83 repairing Mullan Rd.  
1880 - Telegraph line built from Ft. Msla. to summit of Coeur d'Alene  
1883 - Northern Pacific Railroad linked MT to "the States" & west coast, making Mullan Rd.obsolete  
1885 - Great interest in target practice  
1888 - 4 Black units with White officers arrived  
1891 - Salish removed from Bitterroot Valley to Jocko Reservation  
1893 - U.S. Depression  
1896 - Bicycle Corps  
1898 - S. American War in Cuba  
1902 - Pres. of UM requested use of Ft. (turned down)  
1903 - Local businessmen bought the land the Army had built on (sch. lands); NP r.r. donated 240 acres)  
1904 - T. Roosevelt signed bill accepting land  
1908 - 2<sup>nd</sup> building period began (lasted thru 1911)  
1910 - Forest fire fighters in MT & ID  
1918 - Military began to permit other groups to use Fort; Gov't. school for vehicle mechanics ~ ended with W.W.I  
1921 - Fort reactivated  
1926 - Civilian Military Training Camp held (every summer through 1941)  
1933 - Emergency Conservation Work \_ CCC (through June '42)  
1934 - Ft. Fizzle burned down  
1941 - Internment camp for Italians, also Japanese (1941-44)  
1944 - Reverted back to the War Dept.  
1946 - Disciplinary Barracks  
1947 - End of use as Disciplinary Barracks; 24 units used for UM faculty housing ~ through '57; Army declared Fort "excess"  
1964 - U. acquired 245 acres at Ft.  
1975 - Historical Museum at Fort Missoula established.  
1988 - Vo-Tech (COT) administration transferred to Board. of Regents, thus COT property became UM property



## APPENDIX B

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### Sections.

- 19.59.010 Purpose
  - 19.59.020 Location.
  - 19.59.030 Applicability.
  - 19.59.040 Definitions.
  - 19.59.050 Designation procedure.
  - 19.59.060 Permitted and prohibited uses.
  - 19.59.070 Powers and duties assigned to the Historic Preservation Advisory Commission.
  - 19.59.080 Procedure for review.
  - 19.59.090 Submission requirements for certificate of appropriateness.
  - 19.59.100 Criteria for review.
  - 19.59.110 Appeals process.
  - 19.59.120 Designated cultural resources within the Fort Missoula Historic District Overlay.
  - 19.59.130 Related community plans and guidelines.
- 

**19.59.010 Purpose.** The City Council hereby establishes the Fort Missoula Historic District Overlay to protect buildings and grounds in the area from modifications which obscure or eradicate significant features of their historic character; to promote restoration, continued maintenance, and to protect the district from the effects of incompatible development.

**19.59.020 Location.** The map of the Fort Missoula Historic District Overlay appears as Attachment A, as nominated and accepted.

**19.59.030 Applicability.** The regulatory area is that area on the National Register of Historic Sites, including the cemetery.

**19.59.040 Definitions.** Definitions will conform to those listed in Chapter 19.60.020 of the Missoula City Zoning Ordinance unless excepted in this section.

1. "Board" means the Historic Preservation Advisory Commission.
2. "Review Criteria" means standards to be used by the Historic Preservation Advisory Commission and Zoning Officer when reviewing an application for permits pursuant to this title or any other ordinance applicable within the area under review.

**19.59.050 Designation procedure.** Designation procedure shall follow the procedure in Section 19.60.040 with the

exception that in Section 19.60.020(B) all references to the Design Review Board shall pertain to the Historic Preservation Advisory Commission.

**19.59.060 Permitted and Prohibited Uses.** The uses of the underlying Zoning are permissible within the regulatory district unless specifically prohibited in this section. Other uses may be added by this section.

A. Prohibited uses include the following:

1. Sewage treatment plants;
2. Public or private zoos;
3. Crematories;
4. Airports and landing fields; and,
5. Establishments which sell liquor, beer or wine, or providing gambling facilities.

B. Permitted uses include the following:

1. Planned unit developments and medical offices; and,
2. Community residential facilities serving eight (8) or fewer residents.

**19.59.070 Powers and duties assigned to the Historic Preservation Advisory Commission.** To implement the purposes of the Fort Missoula Historic District Overlay, the City Council hereby establishes a role for the Historic Preservation Advisory Commission. The City Council charges the Commission to perform those powers and duties assigned to the Design Review Board in Chapter 19.60.090.

D. Historical information, including available data such as pictures, plans, authenticated verbal records and a similar research documentation that may be relevant to the planned alteration.

NATIONAL REGISTER INVENTORY- NOMINATION FORM

United States Department of the Interior  
National Park Service

National Register of Historic Places Inventory-Nomination Form  
Fort Missoula Historic District

\*c = contributing    nc = non-contributing

Bldg. #	Building Name	Date	Type/material	Status
	Original Parade Ground and Foundations	1877	parade ground of NW quadrant/Officers' Qtrs/Barracks	c
201	NCO Quarters	1877	1 story log duplex	c
	Post Cemetary	1878	.88 acre military cemetary	c
334	Powder Magazine	1878	1 story stone storage building	c
202	Carriage House	1880	1 story frame carriage house	c
2	Post Headquarters (Exchange)	1906	1½ story brick offices	c
323	Quartermaster Rootcellar	1908	underground storage cellar	c
	Second Parade Ground	1910	parade ground of SW quadrant	c
14	NCO Quarters	1910	2 story frame duplex	c
16	NCO Quarters	1910	2 story frame duplex	c
24	Company Barracks	1910	2½ story concrete barracks	c
26	Company Barracks	1910	2½ story concrete barracks	c
27	Officers' Quarters	1910	2½ story concrete four-plex	c
28	Officers' Quarters	1910	2½ story concrete duplex	c
29	Officers' Quarters	1910	2½ story concrete duplex	c
30	Commanding Off's Qtrs.	1910	2½ story concrete residence	c
30	Officer's Quarters	1910	2½ story concrete duplex	c
31	Officer's Quarters	1910	2½ story concrete duplex	c
32	Officer's Quarters	1910	2½ story concrete duplex	c
33	Officer's Quarters	1910	2½ story concrete stable	c
142	Quartermaster's Stable	1910	1½ story brick offices	c
105	Post Bakery	1920	1½ story concrete bakery	c
9	Post Hospital	1911	3½ Story concrete hospital	c
322	Quartermaster Storehse.	1911	1½ story brick offices	c
19	Post Water Tower	1912	151' metal water tower	c
	Entrance Road/Monument	1935	Stone pylons and commemoration	c
312	Warehouse	1936	2 story frame warehouse	c
316	CCC Administration Bldg.	1936	1½ story frame offices	c

## APPENDIX B

Bldg. #	Building Name	Date	Type/material	Status
214	CCC Barracks	1938	1 story frame residence	c
12	Hospital Staff Quarters	1938	1 story frame residence	c
1	Post Headquarters	1940	2½ story frame offices	c
150	Recreation Hall/Gym	1940	3 story frame building	c
203	Warehouse	1940	1 story frame storage building	c
46	Fire Station/Guard House	1940	2 story concrete offices/cells	c

### APPENDIX "A" (City/County) DEVELOPMENT GUIDELINES AND STANDARDS FOR THE FORT MISSOULA HISTORIC DISTRICT

Guideline Intentions. It is the intention of these guideline to:

1. Reinforce the character of the historic Fort area, and to protect its visual aspects;
2. Improve the quality of growth and development;
3. Protect the value of public and private investment which might otherwise be threatened by the undesirable consequences of poorly managed growth;
4. Provide an objective basis for the decisions of a design review board; and
5. Provide a tool for designers and their clients to use in making preliminary design decisions.

The guidelines are not intended to limit growth, or regulate where growth and development take place. They address only the visual impact of growth. Growth itself is a separate issue that must be addressed elsewhere. Finally, the guidelines can do nothing to guarantee the creativity essential to the best of sensitive design.

General Development Guidelines. Fort Missoula, which was placed on the National Register of Historic Places in 1987, retains the highest degree of historic architectural integrity in the portion of the historic district in the immediate vicinity of the 20th century parade ground. This area was developed between 1900 and 1912 and is characterized by the primarily Mission Revival architecture of the buildings that face the parade ground.

These structures are made of reinforced concrete, with the color and texture provided by the broad red tiled hipped roofs. The roof eaves exhibit exposed rafters well beyond the walls of the buildings, and the walls of the structures continue

upwards in places forming step parapets and evidence minimal surface ornamentation, such ornamentation consisting primarily of plain string courses that outline gables, balconies, and windows. The architecture of these structures finds its source in the design of Fort Hauchuca which was constructed at the same time near Tucson, and as such is unique to this region, as Mission Revival architecture had little, if any, precedent in the Northern Rockies at the time of the Fort's construction.

Therefore, the development standards for this district have been established according to the principle that the Fort's architecture should not be challenged in its uniqueness. Genuinely historic structures are irreplaceable. Any attempts to duplicate or imitate them with new construction would lessen our understanding of the historic context of the Fort's architecture, diminish the original architectural statement, and would be a poor tribute to their value. Instead of pseudo-old buildings that falsify or confuse the historic record of the Fort's architecture, development standards will require that they control design without legislating taste or unduly constraining creativity. While it is the standards' intent to encourage the development of an architecture that employs major elements that characterize those structures created between 1910 and 1912 in the Fort, they are not intended to result in slavish imitations of this architecture or in the creation of pseudo-old buildings.

1. Pattern, which can be defined in words such as "objects arranged in a formal or regular manner, where the arrangement is reproducible" can be better defined in drawings. Some of the most familiar patterns are found in building materials, such as brick, stone, and wood siding. Patterns formed by building materials repeat throughout a neighborhood area, contributing to a sense of



cohesiveness. Windows, signs, columns, ornamentation, and other facade elements also create patterns that unify the look of a building or series of buildings. Buildings also form patterns, particularly when there is a regularity of spaces between them, and a regularity of setback from streets. Landscape elements such as trees, planted at regular intervals along the street, can also contribute to a sense of pattern and continuity. They can also re-emphasize the pattern of the buildings behind them, contributing to a regular object - space - object - space alternation that imparts a sense of unity to the street.

2. Alignment. Maintaining or strengthening alignment, which is the arrangement of objects in a straight line, is one of the most effective ways to create a sense of relationship, connection, and unity among elements of a street. A significant way to provide for alignment might be the strong organization of building facade elements along horizontal lines, such as windows, cornices, porch eaves, roof ridges, and other building elements. Building setbacks off streets relate to alignment if they are consistent in their setback, leading to a

sense of community. Trees and major plantings that are aligned create a strong edge to the street; when their alignment parallels that of building faces, the unity of the street is reinforced. Alignment contributes to the regularity that creates a pattern, such as street trees, or buildings themselves.

3. Size and Shape. Size can be defined as the dimensions of a building or part of a building, and shape as the form of a building or part of a building. For our purposes, similarity of size and shape is important, because similarity contributes to visual continuity. For instance, buildings may share a similar shape, while being of different sizes, and vice versa. Pattern and alignment are often the result of similarities of size and shape. For instance, windows align and form a pattern primarily when they are similar in size and shape.

Finally, what needs to be recognized is that what is of most concern is not style, periods, or architectural themes, but relationships of spaces, buildings, building details, and building materials.



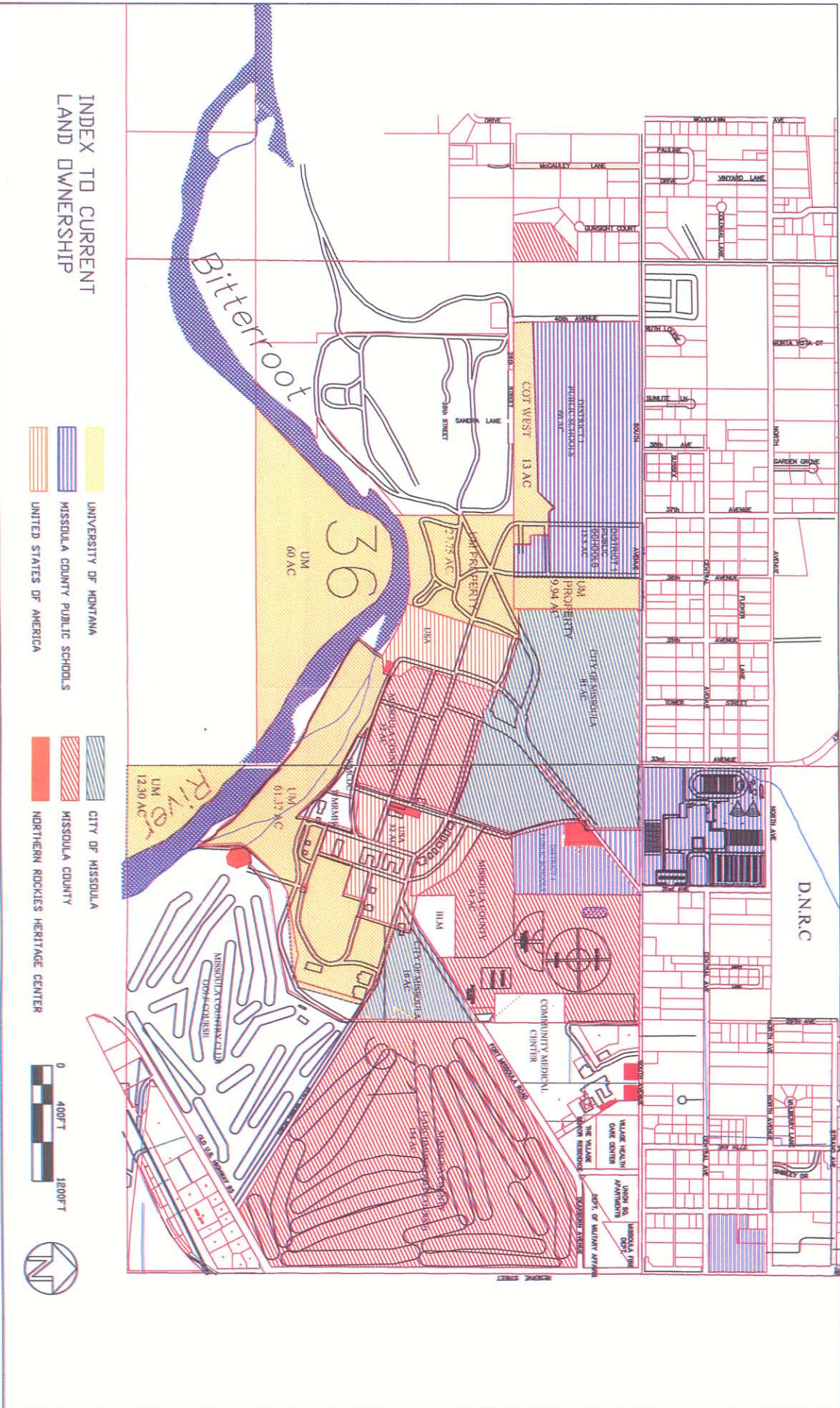
# APPENDIX C - MAPS

AERIAL PHOTO OF FORT MISSOULA REGION (DATED OCTOBER 2002)



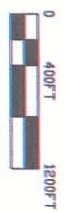
APPENDIX C - MAPS

THE UNIVERSITY OF MONTANA: FORT MISSOULA MASTER PLAN DEVELOPMENT-CURRENT LAND OWNERSHIP



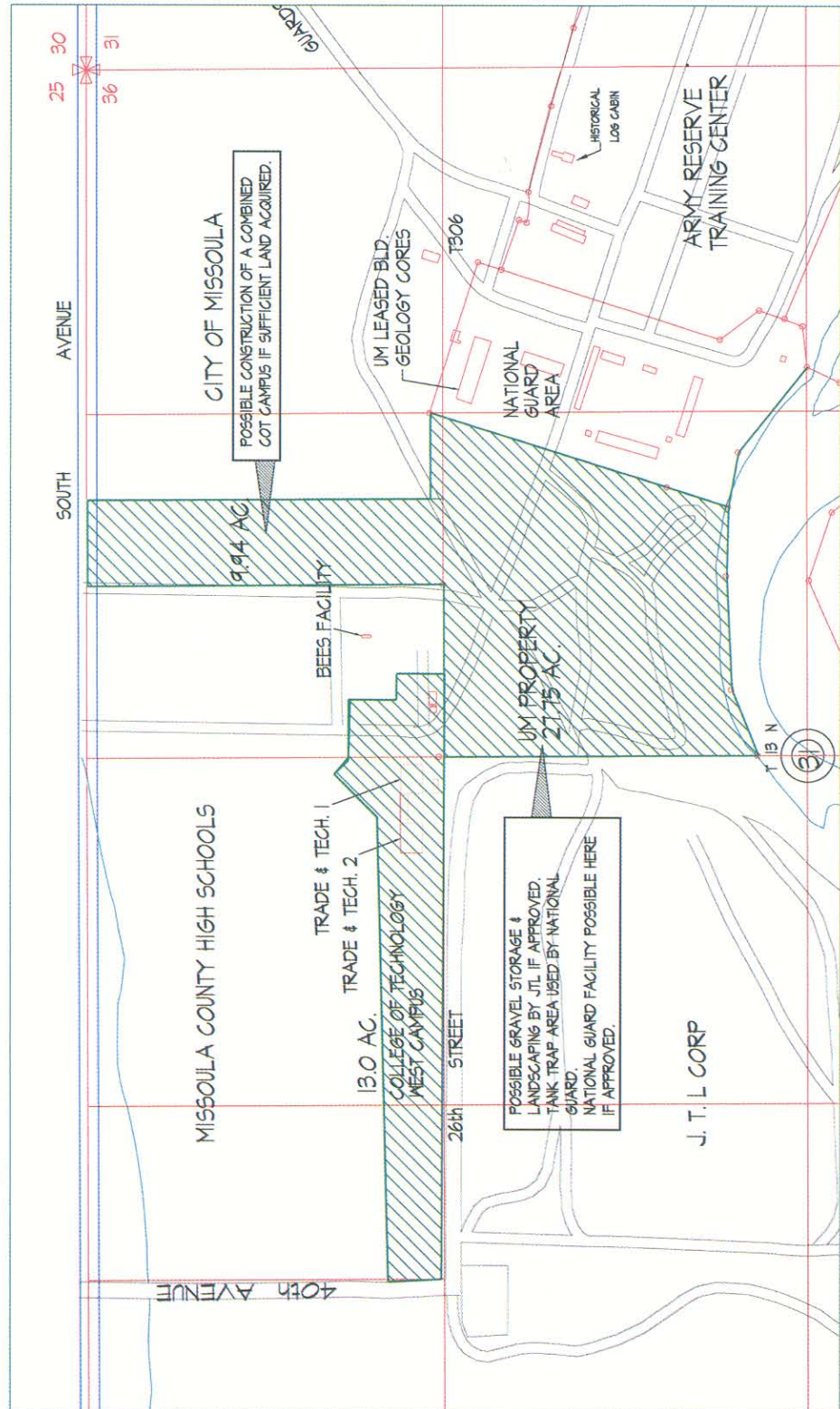
INDEX TO CURRENT LAND OWNERSHIP

- UNIVERSITY OF MONTANA
- MISSOULA COUNTY PUBLIC SCHOOLS
- UNITED STATES OF AMERICA
- CITY OF MISSOULA
- MISSOULA COUNTY
- NORTHERN ROCKIES HERITAGE CENTER



APPENDIX C - MAPS

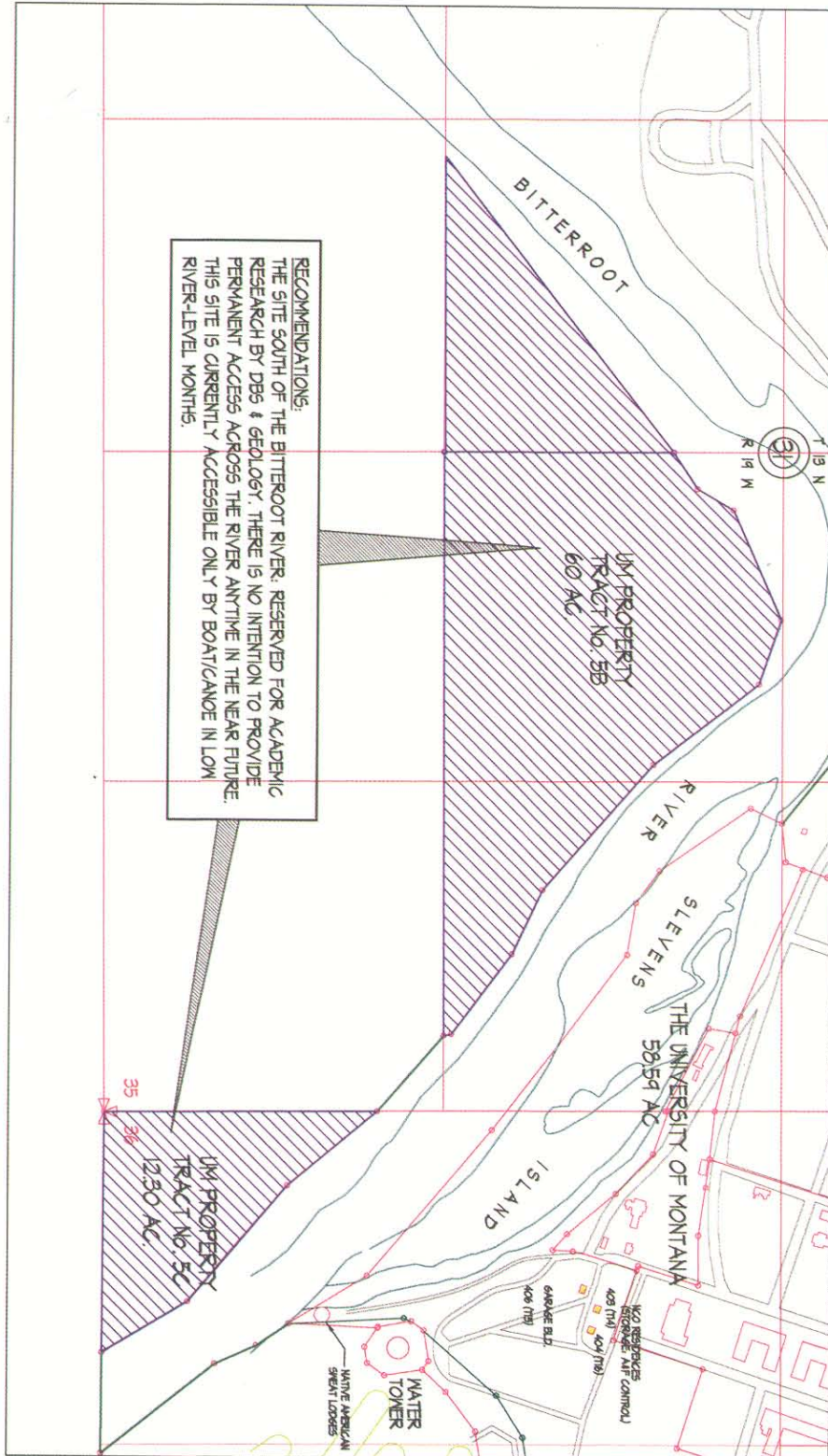
FORT MISSOULA MASTER PLAN DEVELOPMENT: SITE ONE



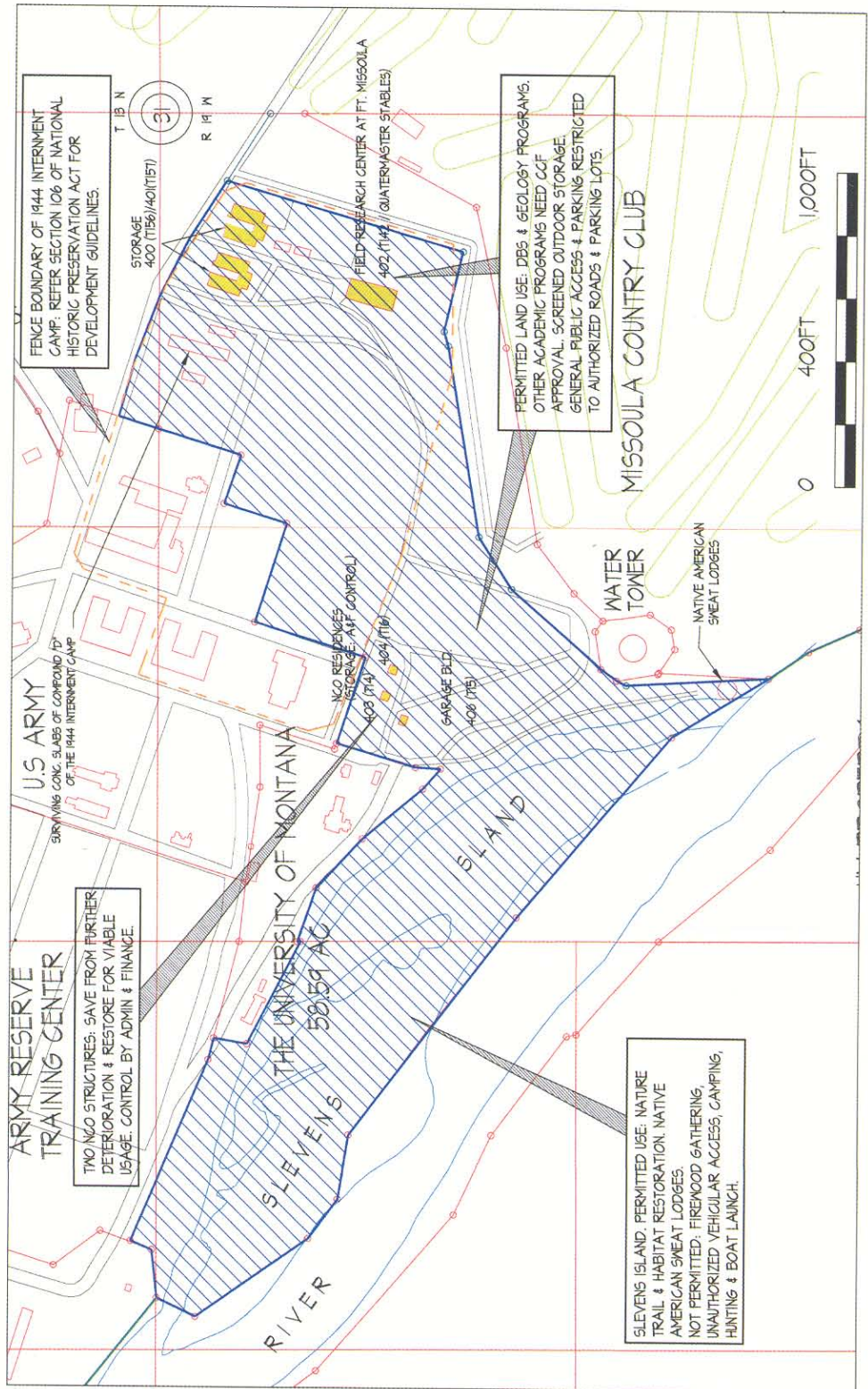


# APPENDIX C - MAPS

## FORT MISSOULA MASTER PLAN DEVELOPMENT: SITE TWO



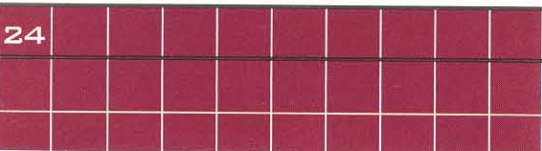
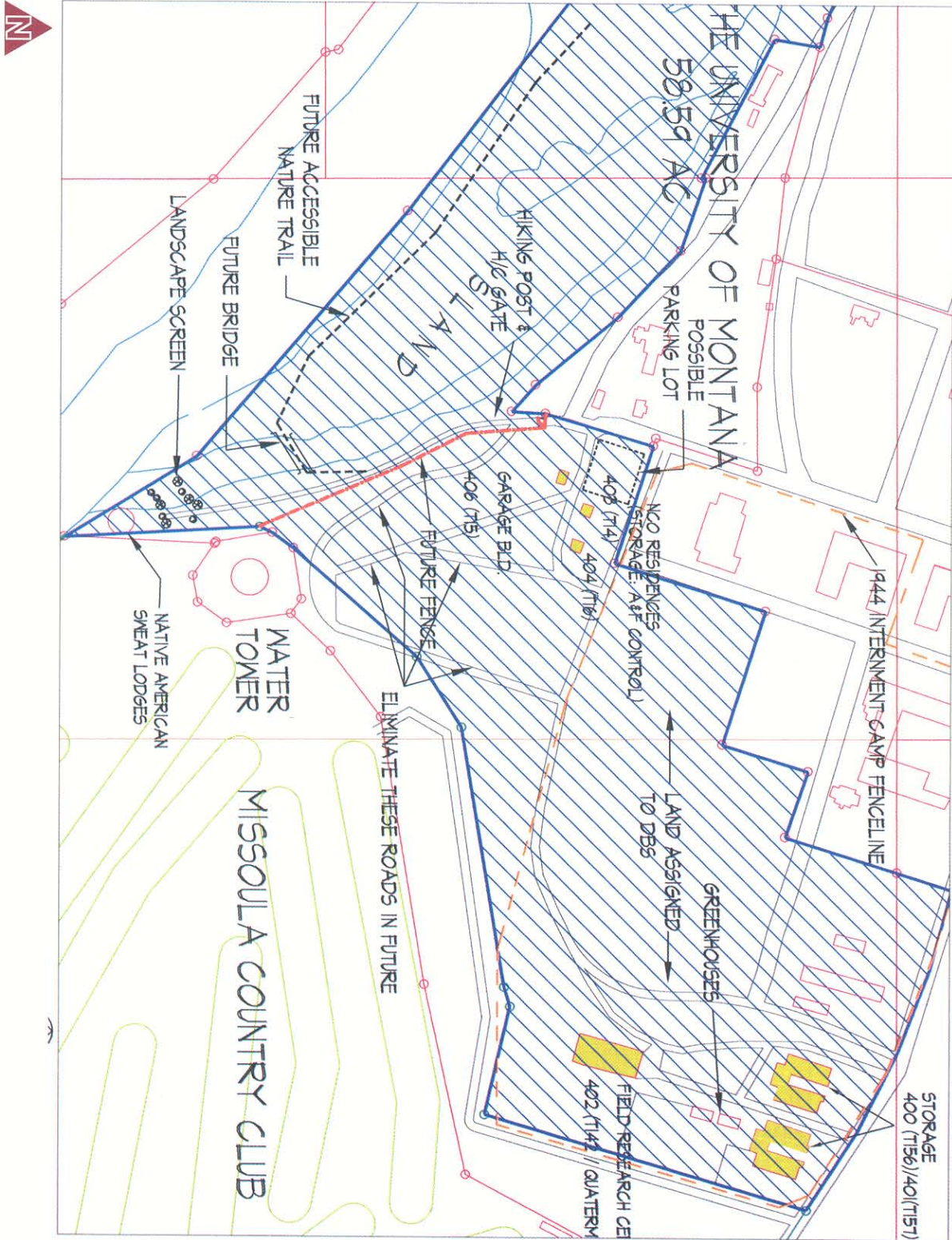
FORT MISSOULA MASTER PLAN DEVELOPMENT: SITE THREE





# APPENDIX C - MAPS

## DETAIL MAP OF SITE THREE





*The Discovery Continues...*



The University of  
**Montana**

OFFICE OF PLANNING AND CONSTRUCTION  
MISSOULA, MONTANA