

# Missoula County Fairgrounds

## DESIGN GUIDELINES



*MAY 24, 2018*



**a&e**  
ARCHITECTS



**WGMGROUP™**

**MISSOULA COUNTY FAIRGROUNDS  
DESIGN GUIDELINES**  
Missoula, MT

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## SPECIAL THANKS:

Missoula County Fairgrounds Advisory Committee  
 Missoula County Fairgrounds Events Committee  
 Central Park Partnership • Missoula Family YMCA  
 Missoula Area Chamber of Commerce  
 North Star Amusements • Missoula Midtown Association  
 Non-profit Concessionaires, Superintendents and 4H Café  
 Missoula Butterfly House • Preserve Historic Missoula  
 Five Valley Kennel Club • PBRA  
 PRCA, College, and High School Rodeo  
 Ranch Rodeo and Barrel Racing • Demolition Derby  
 Stock Contractors • Charlie Russell Riders  
 Dressage Expo, Reining and Treasure State Horse Show  
 Special Olympics • Southside Lions Club

Missoula County Elections • Missoula County Weed District  
 Missoula Fairgrounds Maintenance and Events staff  
 Missoula County 4-H / FFA • Missoula County Public Schools  
 Glacier Ice Rink • Missoula Youth Hockey Association  
 Missoula Curling Club • Missoula Figure Skating Club  
 The Missoula Redevelopment Agency  
 Missoula City Council • Missoula County Commissioners  
 Missoula Parks & Recreation Department  
 Missoula County Parks, Trails and Open Lands Department  
 Missoula County Planning Department  
 City of Missoula Development Services  
 The Historical Museum at Fort Missoula

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The Missoula County Fairgrounds is a unique place unlike anywhere else in Montana. The Fairgrounds serves as an oasis where visitors slow down, enjoy panoramic mountain views of the Missoula valley, and connect to their agricultural heritage. Over 500 events occur at the Fairgrounds throughout the year, merging ice skaters, rodeo queens, vintage markets, roller girls, motor sports, joggers, weddings, and 4-H. The Fairgrounds is a community space for all Missoula County residents to gather and interact, preserving a valued tradition of Western Montana.



Josh Homer Burning Ember



Josh Homer Burning Ember



Josh Homer Burning Ember



Tom Aldrich Photography

After serving the community for over a century, Missoula County recognized the need for reinvestment at the Fairgrounds. With a vision of preserving historic ties to the community, developing open space, creating trail connections, and building facilities for agricultural, educational, and recreational programming, the Fairgrounds underwent a master planning process resulting in the Missoula County Fairgrounds Implementation Plan adopted in 2016.

With the planning process complete, Design Guidelines were developed to identify the function, intent, and character of specific design elements with the goal of ensuring consistent, high-quality design and clear expectations as the Fairgrounds are renovated and redeveloped. At the same time, the County began preliminary design development, including schematic design of the grounds, a study of the existing ice rinks, and collaboration with the County Weed District and Extension Office on design of a new Learning Center. The resulting Schematic Plan (Figure 2) further refines the site layout and provides additional detail for site circulation, parking, landscaping, building locations, and utilities to be used for the final design of individual projects.

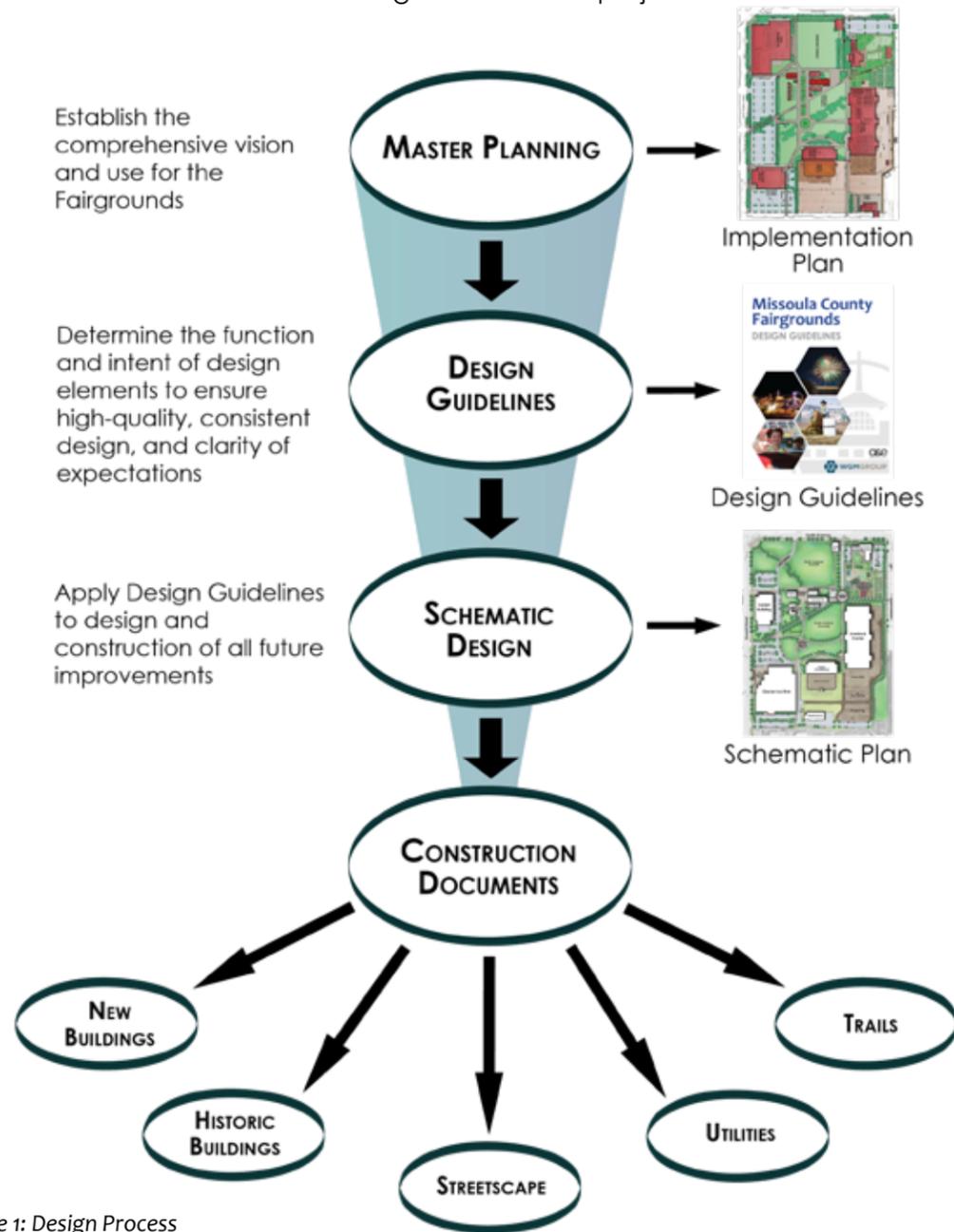


Figure 1: Design Process



Figure 2: Schematic Plan

## Project Aesthetic

The Project Aesthetic provides overall direction for the visual and functional design of the entire grounds. This is expressed through five characteristics that reflect the mission of the Fairgrounds: legacy, agriculture, tradition, community, and innovation. These characteristics express the physical character envisioned for the Fairgrounds and provide design inspiration. This includes textures, colors, patterns, architectural forms, and materials that can be interpreted and incorporated in the detailing of buildings and site elements.



Figure 3: Project Aesthetic

## Historic Preservation

The National Register of Historic Places recognizes the entire 46 acre Fairgrounds site as the boundary of the Missoula County Fairgrounds Historic District. Loss of historic integrity due in part to alterations of contributing and non-contributing buildings, sites, and structures in the Historic District could result in individual listing of some or all remaining historic resources or a boundary adjustment to the Historic District.

The Design Guidelines seek to promote and maintain the social and cultural heritage of the Fairgrounds. This includes recognizing the tradition of community fairs as the historic context to organize the buildings, sites, and structures and interpret information about these elements that share a common theme, geographical location, and period of construction. The Design Guidelines establish a direction for protecting, enhancing, and interpreting the remaining resources within the Missoula County Fairgrounds Historic District.

The Design Guidelines seek to recognize the significance and historic use of the site by preserving the historic cluster of exhibit buildings as the focal point of the new design, emphasizing and expanding the open space of the Carnival Grounds, and providing interpretation and education about the historic use of the site.



## Using the Design Guidelines

The Design Guidelines are organized into ten design elements (Chapters 4 through 13). Each chapter describes the intent, design characteristics, context, and specific design treatments to be considered when designing projects at the Fairgrounds. The chapters are as follows:

- Building Types
- Landscaping & Open Spaces
- Safety & Security
- Access & Circulation
- Environmental Graphics & Wayfinding
- Parking
- Lighting
- Fencing
- Plazas & Gathering Spaces
- Utilities, Service Areas & Storage

For more information, see Figure 4 on the following page. As buildings and spaces are designed, this chart can be referenced to determine which design guidelines are applicable.

The Design Guidelines are integral to creating a cohesive campus with consistent character. They apply to all new buildings, restorations, and site work at the Fairgrounds, and should be used to design and review all future improvements. Although the Design Guidelines do not address specific design elements, decisions should be made based on the following criteria, in no particular order, to ensure long-term success:

- Meeting the intent of the guidelines.
- Representation of the overall Fairgrounds Project Aesthetic and Mission Statement.
- Leadership in industry practices.
- Sustainability and value of long-term investment over short-term costs.

	Building Type Chapter 4			Landscape Type Chapter 5					Safety & Security Chapter 6				Access & Circulation Chapter 7			
	Historic Building Type	Agricultural Building Type	Urban Interface Building Type	Legacy Landscape Type	Agriculture Landscape Type	Traditional Landscape Type	Community Landscape Type	Innovation Landscape Type	Open to Public	Open to Public 6 a.m. to 11 p.m.	Open to Public with Restrictions	Open to Staff Only	Gateways & Entrances	Vehicle Circulation	Ped. & Bike Circulation	Emergency & Service Vehicles
● Primary Type or Attribute ○ Secondary Type or Attribute																
<b>Buildings</b>																
Commercial Building	●			●		○			●	●				●	●	
Concession Area	●			●		○			●	●				●	●	
Culinary Building	●			●		○			●	●				●	●	
Exhibit Building			●				●	○	●	●		●	●	●	●	
Fair Office Building	●			●		○			●					●	●	
Floriculture Building	●			●		○			●	●				●	●	
Glacier Ice Rink			●				●	○		●		●	●	●	●	
Home Arts Building			●				●		●	●		●		●	●	
Learning Center & Butterfly House		○	●		●		○	○		●		●	●	●	●	
Livestock Center		●			●					●			●	●	●	
Maintenance Building		●			●	●					●		●		●	
Rodeo Grandstands		●	○		○	●	○		●	●				●	●	
<b>Open Space Areas</b>																
Education/Demonstration/Community Gardens					●			○		●				●	●	
North Carnival Grounds				●		○			●					●	●	
Playground					●		○		●					●	●	
Rodeo Arena					○	●				●					●	
South Lawn				●			○		●					●	●	
<b>Circulation</b>																
Carnival Way				●					●					●	●	
Fair Way Trail						●	○		●			●		●	●	
Race Way Trail					●		○		●			●		●	●	
Russell Street Streetscape							●	○	●			●		●	●	
South Avenue Streetscape							●	○	●			●		●	●	
Stephens Trail							●	○	●	●				●		
<b>Plazas</b>																
4-H Plaza					●	○			●			●		●	●	
Exhibit Plaza							○	●	●			●		●		
Fair Way Plaza						●	○	○	●			●	●	●	●	
Finish Line Plaza & Stage				●		○	○		●			●		●	●	
Grandstands Plaza					○	●	○		●					●	●	
Historic Plaza				●		○			●					●	●	
Ice Sports Plaza							●	○	●			●		●		

Figure 4: Summary of Fairgrounds Attributes

	Signs Chapter 8				Parking Chapter 9		Lighting Chapter 10						Fencing Chapter 11				Plazas Chapter 12	Utilities Chapter 13			
	Environmental Graphics & Donor Recognition	Wayfinding	Historic Interpretation	Parking Lots & Structures	Bike Parking	Architectural Lighting	Interior Street, Trail & Parking Lot Lighting	Plaza & Activity Area Lighting	Exterior Street Lighting	Service & Staging Areas Lighting	Rodeo Arena Lighting	Exterior Fencing	Garden Fencing	Livestock Fencing	Security Fencing	Associated with Plaza or Gathering Space	Provide Sewer	Provide Potable Water	Provide Electrical Power/Gas	Provide Screening	
<b>Buildings</b>																					
Commercial Building	●		●		●	●									●	●	●	●			
Concession Area	●					●									●	●	●				
Culinary Building	●		●			●									●	●	●				
Exhibit Building	●			●	●	●	●				●				●	●	●	●			
Fair Office Building	●		●		●	●									●	●	●				
Floriculture Building	●		●		●	●									●	●	●				
Glacier Ice Rink	●				●	●	●	●			●				●	●	●	●			
Home Arts Building	●				○	●					●				●	●	●				
Learning Center	●				●	●	●				○	●			●	●	●	●			
Livestock Center	●				●	●	●				●		●	●	●	●	●	●			
Maintenance Building	●				●	●	●				●		●		●	●	●	●			
Rodeo Grandstands	●				●	●	●				●	●			●	●	●	●			
<b>Open Space Areas</b>																					
Gardens	●	●					●					●						●			
North Carnival Grounds		●	●				●				●							●			
Playground	●	●			●		●									●					
Rodeo Arena	●	●			●		●				●	●						●			
South Lawn		●	●				●											●			
<b>Circulation</b>																					
Carnival Way		●	●																		
Fair Way Trail		●	●																		
Race Way Trail		●	●									●	●								
Russell Street Streetscape		●										●						●			
South Avenue Streetscape		●										●						●			
Stephens Trail		●										●	●	●							
<b>Plazas</b>																					
4-H Plaza	●	●															●				
Exhibit Plaza	●	●										●									
Fair Way Plaza	●	●										●									
Finish Line Plaza & Stage	●	●	●														●	●			
Grandstands Plaza	●	●															●	●			
Historic Plaza	●	●	●														●	●			
Ice Sports Plaza	●	●										●						●			



**INTRODUCTION**

## MISSOULA COUNTY FAIRGROUNDS MISSION STATEMENT

*To promote agriculture, education, culture, recreation,  
and community connection and to reflect the beauty  
and history of Western Montana.*

## MISSOULA COUNTY FAIRGROUNDS MANTRA

*Being the physical space that embodies the diversity  
found in Missoula County itself - connecting  
our urban vibrancy with our rural heritage,  
midtown with the neighborhoods,  
and tradition with innovation.*

## INTRODUCTION

The Missoula County Fairgrounds is a unique place unlike anywhere else in Montana. It has a rural look and feel, yet seamlessly integrates with Missoula's urban core. It serves as an oasis where visitors slow down, enjoy 360-degree mountain views of the Missoula valley, and connect to our agricultural heritage. In 2016, over 500 events occurred at the Fairgrounds throughout the year, not including ice sports or the hallmark event, the Western Montana Fair. These events unite the community, merging ice skaters, rodeo queens, vintage markets, roller girls, motor sports, joggers, weddings, and 4-H. The Fairgrounds is a community space for all Missoula County residents to gather and interact, preserving a valued tradition of western Montana. The Fairgrounds embody the diversity of Missoula County, representing the wide range of stakeholders that create the rich tapestry of Missoula's history. The Fairgrounds is a bridge - a connection between urban and rural, tradition and innovation, neighborhoods and businesses, and past and future.



Josh Homer Burning Ember Photography, 2017

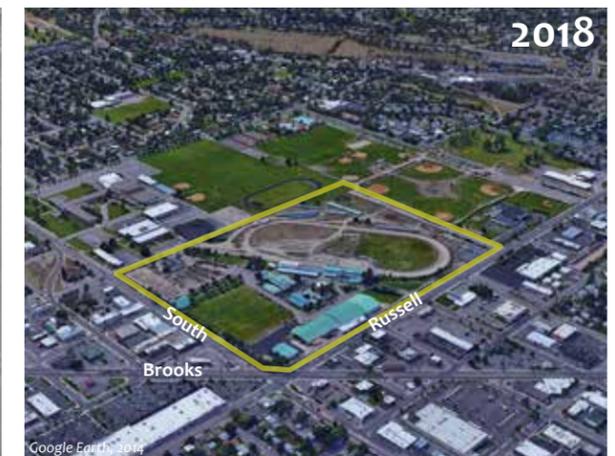


Josh Homer Burning Ember Photography, 2017



Josh Homer Burning Ember Photography, 2017

In 1913 the Missoula Board of County Commissioners purchased the current property for \$16,000 with approval from County voters. At the time, the site was surrounded by farmland, but as Missoula grew, the Fairgrounds became centrally located in the heart of Midtown Missoula. The 46-acre Missoula County Fairgrounds is now part of a larger 160 acres of green space that includes Playfair Park, Splash Montana, Sentinel High School, Spartan Park, and the Missoula YMCA.



The Missoula County Fairgrounds, 1937 and today.

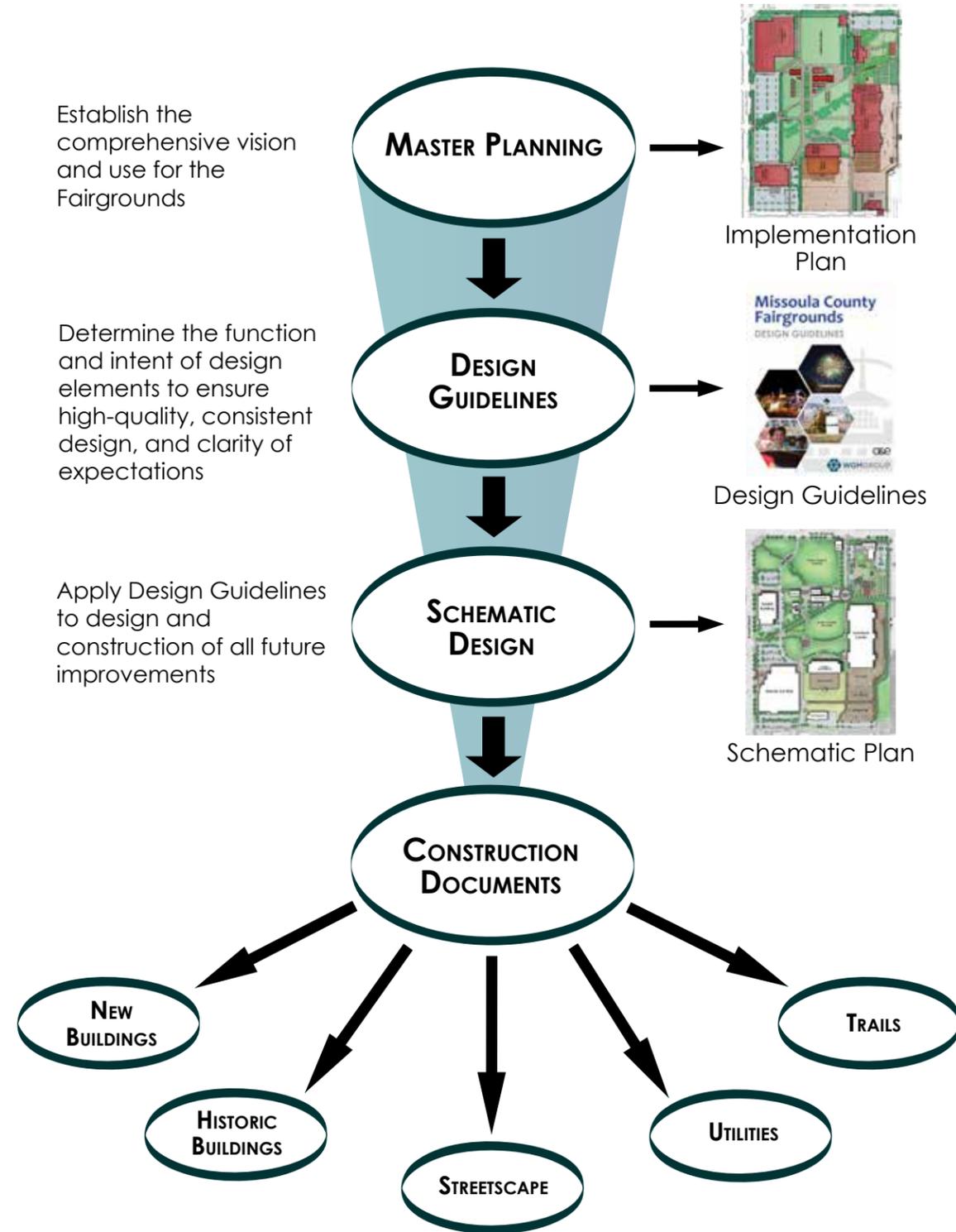


Figure 1-1: Design Process

### Implementation Plan

After serving the community for over a century, the County recognized that the Fairgrounds, a significant public asset, needed reinvestment. With the vision of preserving historic ties to the community, developing open space, creating trail connections, and building facilities for agricultural, educational, and recreational programming, the Fairgrounds underwent a process resulting in the Missoula County Fairgrounds Implementation Plan, adopted in 2016. The Plan establishes a comprehensive vision for the Fairgrounds, and brings together new and historic uses, opportunities for learning and education, and recreation and open space while promoting the future of local agriculture, healthy working landscapes, and strong communities.

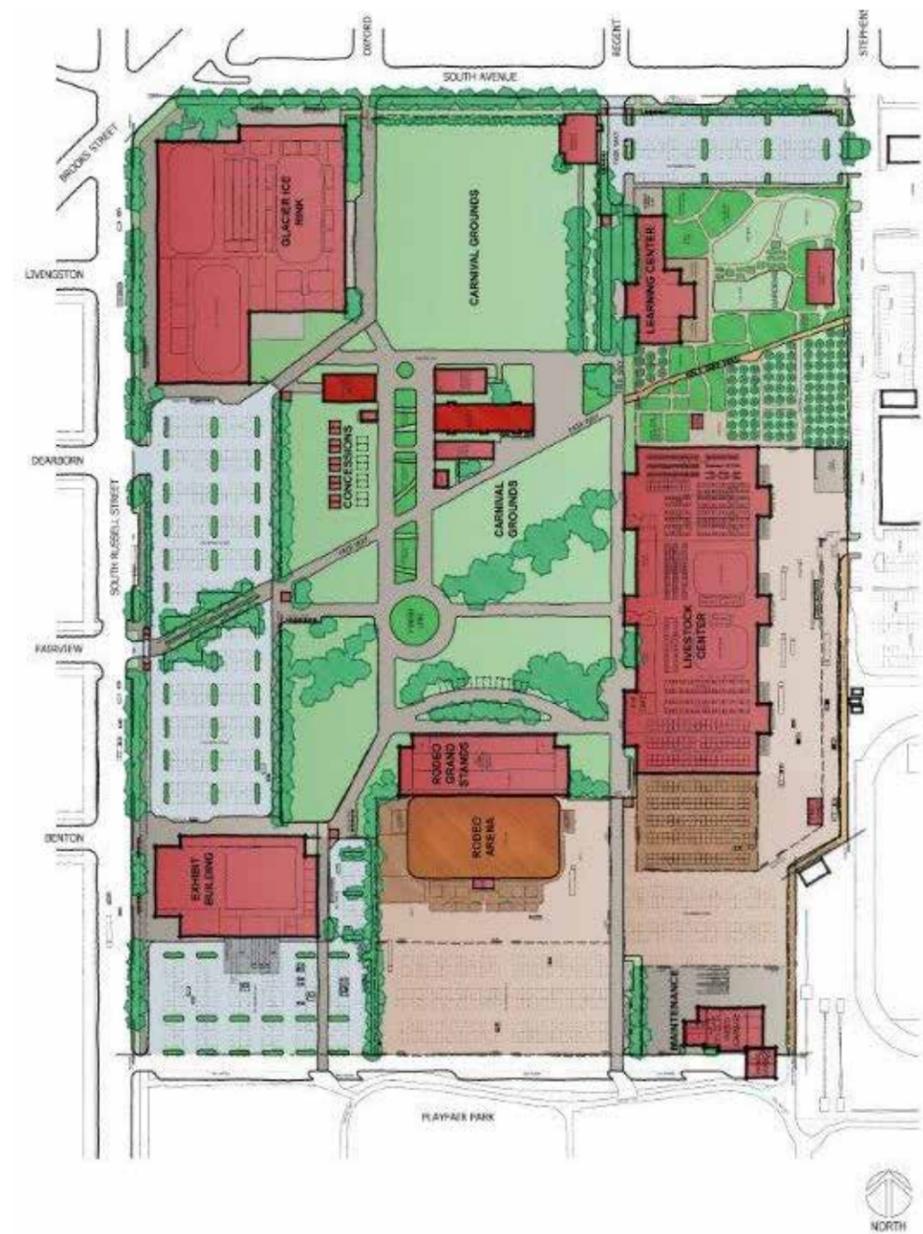


Figure 1-2: Missoula County Fairgrounds Implementation Plan

## Design Guidelines

With the planning process complete, Design Guidelines were developed to identify the function, intent, and character of specific design elements to ensure high-quality, consistent design and clear expectations as the Fairgrounds is renovated and redeveloped. The Design Guidelines aim to provide background, definition, and context and will be applied to the design and redevelopment of the entire Fairgrounds. Improvements to the Fairgrounds will be phased over many years, so the Design Guidelines are integral to creating a cohesive campus with consistent character. Additional Design Standards will be developed to provide detail for specific materials, products, construction methods, and performance standards that will be applied to construction of all future improvements.

## Schematic Design

Concurrent with the Design Guidelines, the County began preliminary design development, including schematic design of the grounds, a study of the existing ice rinks, and collaboration with the County Weed District and Extension Office on design of a new Learning Center. The resulting Schematic Plan further refines the site layout and provides additional detail for site circulation, parking, landscaping, building locations, and utilities as a template for the final design of individual projects.

The schematic design process resulted in several important changes to the site:

- First, the ice rink study found that there was not sufficient space in the northwest corner of the grounds to expand the existing facility. Several building options were explored, including modifications to the existing facility, but these were found to be inefficient to construct and operate. The final recommendation is a new ice facility in the southwest corner of the grounds.
- Second, to better connect the Learning Center to the exterior of the Fairgrounds and incorporate a "Butterfly House" insectarium, the building was moved north to front South Avenue.
- Finally, to reduce utility costs, the maintenance building was moved out of the southeast corner of the grounds where it could more easily be served with the planned utility corridors.

The benefits that the new site layout design bring to the Fairgrounds landscape are better views towards the historic buildings across the North Carnival Grounds, parking improvements at Glacier Ice Rink that will also serve the YMCA and Playfair Park, and improvement of local connectivity via the Fair Way Trail.



Figure 1-3: Schematic Plan

## Using the Design Guidelines

The Design Guidelines are organized into ten design elements (Chapters 4 through 13). Each chapter describes the intent, design characteristics, context, and specific design treatments to be considered when designing projects at the Fairgrounds. For a comprehensive summary of the elements covered in this document, see Figure 4 on page xii.

- Building Types
- Landscaping & Open Spaces
- Safety & Security
- Access & Circulation
- Environmental Graphics & Wayfinding
- Parking
- Lighting
- Fencing
- Plazas & Gathering Spaces
- Utilities, Service Areas & Storage

The Design Guidelines are integral to creating a cohesive campus with consistent character. They apply to all new buildings, restorations, and site work at the Fairgrounds, and should be used to design and review all future improvements. Although the Design Guidelines do not address specific design elements, decisions should be made based on the following criteria to ensure long-term success:

- Meet the intent of the guidelines.
- Representation of the overall Fairgrounds Project Aesthetic consistent with the Fairgrounds' Mission Statement.
- Leadership in industry practices.
- Sustainability & value of long-term investment over short-term costs.

## Additional Design Considerations

Additional design considerations, beyond the Design Guidelines and Design Standards, include local regulations, building codes, accessibility requirements, sustainability, and compatibility of construction with the Missoula County Fairgrounds Historic District.

### Local Regulations

The Missoula County Fairgrounds is located in the City of Missoula and are therefore subject to municipal laws. However, as a governmental agency, Missoula County is exempt from local zoning regulations (City of Missoula Municipal Code, Title 20), but is required to present any project elements that do not meet zoning to the City of Missoula Board of Adjustment through a public forum for comment. Missoula County is required to follow local engineering standards (City of Missoula Municipal Code Title 12) and the Air Pollution Control Program.

Recognizing the City and neighboring City-County residents are key partners in redeveloping the Fairgrounds, projects at the Missoula County Fairgrounds will seek to

comply with City engineering and zoning requirements wherever possible, with deviations for context specific design elements that are unique to the Fairgrounds. See Appendix A: Engineering and Zoning Requirements for additional information.

### Building Codes & Accessibility Requirements

Projects at the Missoula County Fairgrounds are subject to local and national building codes and accessibility guidelines. All new construction and building renovations require a City of Missoula Building Permit. Projects shall conform to the currently adopted version of the following laws, codes, and standards as well as any other governing regulations in force at the time of construction. Refer to Appendix B: Building Codes & Accessibility Requirements for additional information.

- International Building Code (IBC)
- International Existing Building Code (IEBC)
- International Energy Conservation Code (IECC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- Uniform Plumbing Code (UPC)
- National Electrical Code (NEC)
- 1990 Americans with Disabilities Act (ADA)
- ANSI 117.1 Accessible and Usable Buildings & Facilities
- 2010 ADA Accessibility Guidelines (ADAAG)

### Sustainability

The Missoula County Fairgrounds encourages and promotes the use of green building practices in the design, construction, renovation, remodeling, and operation of all facilities, consistent with Missoula County Green Building Policy. Leadership in Energy and Environmental Design (LEED) and Sustainable SITES Initiative are the recognized national benchmarks for developing high-performance, sustainable buildings and landscapes. These principles will be used in design throughout the Fairgrounds to the extent feasible. Specific certification goals (i.e. LEED Platinum, Gold, Silver, etc.) will be determined on a project-by-project basis. Refer to Appendix C: Missoula County Green Building Policy for additional information.

### Historic District

The Missoula County Fairgrounds Historic District is one of fourteen National Register Listed Historic Districts identified by the National Park Service within Missoula. The intent of historic preservation at the Missoula County Fairgrounds is to promote and maintain the social and cultural heritage of the Fairgrounds. Actions within the boundary of the Historic District are not subject to review by the Missoula Historic Preservation Commission or the Missoula Historic Preservation Officer. However, recognizing the HPO as a trusted local professional, the HPO should be consulted on projects that affect historic resources. All work within the current Historic District or modification of the District boundary shall be reviewed for compliance by the Montana State Historic Preservation Officer (SHPO). Refer to Chapter 3: Historic Preservation and Appendix C: Missoula County Fairgrounds Historic District for more information.

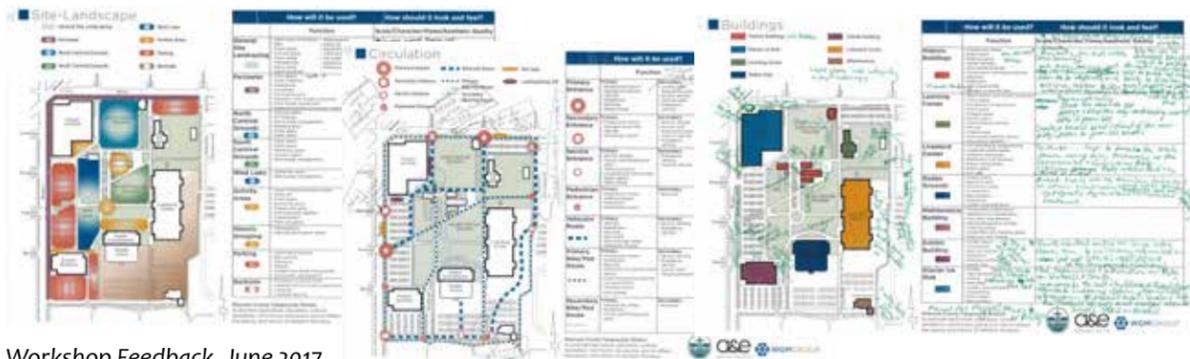
**Public Involvement**

Planning and design of the Missoula County Fairgrounds included extensive public involvement and stakeholder outreach, dating back to 2008. Design Guidelines were developed with input from stakeholder workshops and public comment received at the 2017 Western Montana Fair.



Western Montana Future of the Fair boards, with public preference stars, August 2017.

The robust workshop process was designed to elicit community preferences on the future of the Fairgrounds, and included stakeholders, community members, and Fairgrounds staff who participated in on-site field trips, discussions, and critical feedback on the desired appearance, function, and collective sense-of-place desired for the Fairgrounds campus. Results from the workshops were presented at the 2017 Fair, where fairgoers were encouraged to identify preferred design treatments and talk with the design team about their comments, suggestions, and concerns. After releasing the draft design guidelines, staff solicited feedback via a public survey. The vast majority of those who completed the survey were supportive of the guidelines. Please refer to the accompanying document, "Missoula County Fairgrounds Design Guidelines Public Involvement Summary" for a complete record of public comment.



Workshop Feedback, June 2017.



**PROJECT AESTHETIC**

## PROJECT AESTHETIC

The Project Aesthetic provides overall guidance for the visual and functional design of the entire grounds. The Fairgrounds project aesthetic is expressed through five characteristics that reflect the mission of the Fairgrounds: legacy, agriculture, tradition, community, and innovation. These characteristics express the physical character envisioned for the Fairgrounds and provide design inspiration for textures, colors, patterns, architectural forms, and materials that can be interpreted and incorporated in the detailing of buildings and site elements. Individual characteristics will be emphasized in different areas and projects, but all of the characteristics should be represented throughout the Fairgrounds to provide unity and a cohesive design.

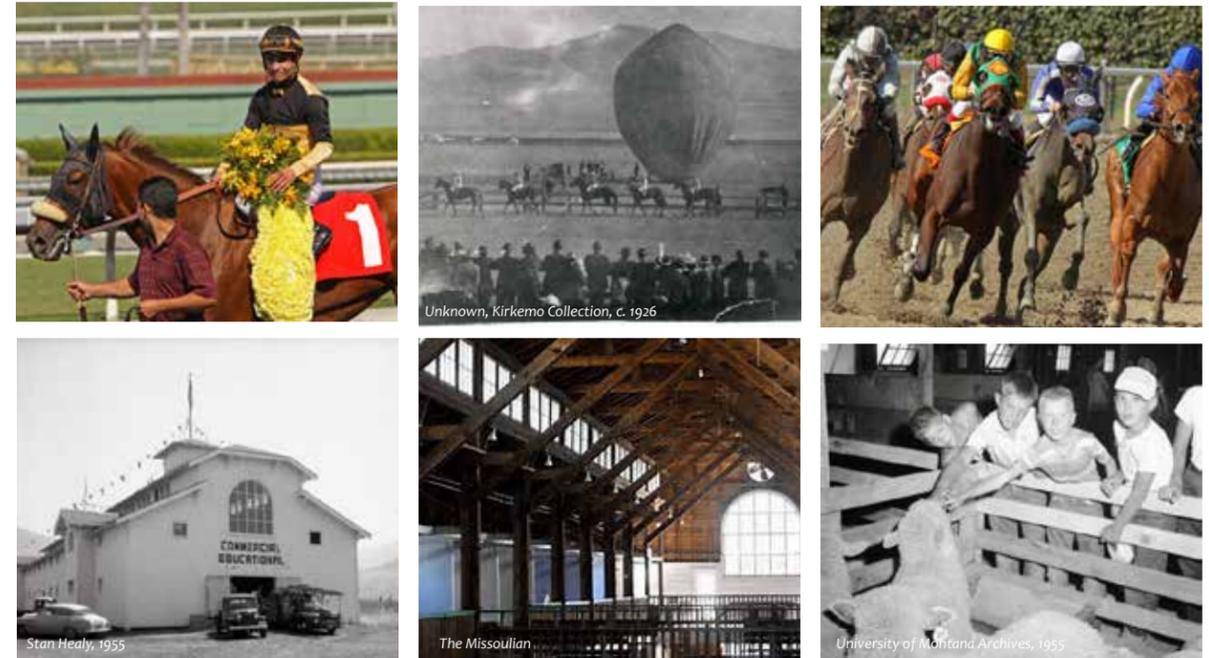
The five characteristics are described in more detail below along with character imagery to convey the intended physical personality to be applied in detailed design as well as the quality level for the project. The inspiration derived from the character imagery may be applied through literal or abstract representations.



Figure 2-1: Project Aesthetic

# LEGACY

Honoring the past while transitioning to contemporary needs



Honoring the legacy of the Fairgrounds is accomplished through the celebration and interpretation of past uses. This includes the Western Montana Fair, horse racing, rodeo, stampede, and recognition of the Historic District. Many of these past uses will continue to exist at the Fairgrounds, while others will change to make way for more contemporary and year-round use of the grounds. The legacy characteristic will incorporate elements of past uses into new designs.

Legacy can be represented through the architectural details of the Craftsman style such as the horizontal pattern in the exterior finishes of the historic buildings and the "X" detailing in doors, interpretive elements and signage for historic uses, and the Finish Line Plaza that will be a monument to horse racing. Inspiration can also be found in the patterns, colors, and textures associated with horse racing such as the white railing along the inside of the race track, the brown, dirt track, the colorful flowering plants reminiscent of the winner's circle garland, or flags representing the jockey's colorful jerseys. Additionally, the interior wood finishes, green and white exterior colors, and window patterns of the Craftsman style buildings can be reinterpreted in a contemporary way and applied to design elements.

# AGRICULTURE

Recognizing Montana's history of farming, ranching, and land stewardship

# TRADITION

Continuing the pattern of long-standing practices



Missoula PEAS Farm



Ninemile Remount Depot Barn, Ninemile, LoLo NF, MT



Western Montana Fair



Josh Horner Burning Ember Photography



Tom Aldrich Photography



4H Chicken Showing, Missoula, MT



Sender Village Quilt Show, Archbold, OH

Agriculture is represented on the Fairgrounds through elements associated with rural Montana such as the local architecture of the barns, the linear rows in gardens and crops, the ribbons and halters with 4-H livestock, the textures of pasture grasses, the colors and materials of machinery, and the forms and materials of fencing and buildings associated with ranching and farming.

The patterns of long-standing practices in western Montana began with the traditions of the Native American cultures. Over time, the settlement and development patterns of western Montana became a part of the landscape and agricultural tradition. Today, contemporary traditions of the Western Montana Fair and rodeo include viewing and judging exhibits, grooming and showing animals, experiencing the lights and music from the carnival rides, and tasting and smelling the Fair food.

These traditions can be expressed through the materials, patterns, and colors of Native American clothing, the pattern and layering of vegetation surrounding homesteads, the colors and shapes of the carnival tents and flags, and the livestock of the rodeo. Care should be taken not to appropriate Native American culture. This should be achieved by working with local nonprofits and the tribes.

# COMMUNITY

Reflecting the common attitudes, interests, and goals of Missoula



Missoulian



Brian Lawrence Photography



John Sieber Photography



Missoulian



Tom Aldrich Photography

The Fairgrounds is a place for the community to express the identity of Missoula. It's a space for the community to gather, host events and sporting competitions, to connect to its surroundings, and to support diverse interests. Community will be represented through recreation and open space on the grounds, the buildings that host community events, meetings spaces where people can share ideas and knowledge, and the Fair itself. Community celebrates the amazing range of diversity at the Fairgrounds, from the rough and tumble of the roller derby to the formality and discipline of the dog show.

# INNOVATION

Bringing together new ideas, devices, and methods to advance society



Water Cistern, Tarleton State University, Fort Worth, TX



Eagle Harbor Road Barn, Albion, NY



raingarden101.blogspot.com



Gary Comer Youth Center green roof Chicago, IL

The Fairgrounds is a place for learning and experimenting with new ideas and methods. Innovative ideas that promote sustainable practices and renewable energy, conservation of resources, new technology, and demonstrate new materials should be at the forefront of design. This includes green infrastructure, vegetated roofs, rain gardens, permeable surfaces, water capture and management, on-site power generation, and building orientation and siting as well as continuing the tradition of innovative agriculture that has been a hallmark of the Fair for generations.



# HISTORIC PRESERVATION

## HISTORIC PRESERVATION

The intent for historic preservation within the Missoula County Fairgrounds Design Guidelines is to promote and maintain the social and cultural heritage of the built environment within the Fairgrounds. The Missoula County Fairgrounds Historic District uses the tradition of community fairs as the historic context to organize the buildings, sites, and structures and interpret information about these elements. The Design Guidelines establish a direction for protecting, enhancing, and interpreting the remaining resources within the Missoula County Fairgrounds Historic District based on their unique elements of architectural, artistic, cultural, engineering, aesthetic, historical, political, economic, and social heritage.



### Historic Context

The Missoula County Fairgrounds is listed on the National Register of Historic Places under National Register Criterion A, the "Commerce" and "Entertainment/Recreation" areas of significance. Although the Western Montana Fair has been vulnerable to nation-wide economic and political realities, the tradition of an annual Fair remains strong in the Missoula community. This tradition is grounded in education, celebrating conventional and innovative agriculture, home arts, and recreational and entertainment opportunities.

In addition, the Fairgrounds is, under Criterion C, listed for the architectural merit of its original buildings, designed by Ole Bakke, protégé and partner of noted Missoula architect A. J. Gibson. Bakke is responsible for the planning and architectural design of the Agricultural Building (Commercial Building B13) and Agricultural Annex (Culinary Building B16) along with many of Missoula's landmark buildings. Bakke's use of the Craftsman style in the design of the original Agricultural Building and Agricultural Annex, although built for purposes of display, harkens back to agricultural roots of Missoula's farming and ranching communities.<sup>ii</sup>

### Historic Resources

The National Register recognizes the spatial organization and arrangement of the Missoula County Fairgrounds Historic District as significant to the integrity of the Historic District. Specifically, the Missoula County Fairgrounds Historic District Nomination recognizes three key contributing resources:

- 1) The historic cluster of exhibit buildings that occupy the approximate center of the grounds.
- 2) The horse race track, barns, and grandstands.
- 3) Open space of the grass lawns in open-air exhibit area, circulation of through roads, street layout, open-air parking areas, and the lamp standards.

The Fairgrounds Plan and Design Guidelines seek to recognize the significance and historic use of the site by preserving the historic cluster of exhibit buildings as the focal point of the new design, emphasizing and expanding the open space of the Carnival Grounds, and providing interpretation about lost resources and historic use of the site.

Specifically, the Design Guidelines:

- Encourage high-quality design, including:
  - Human-scale within new buildings and site improvements based on an aesthetic and function relative to an average person's dimensions
  - Attractive surroundings
  - Recognizable and identifiable space
- Promote historic preservation and interpretation of remaining and lost resources.
- Enhance Missoula's ability to visually convey its history.
- Attract tourism and heritage visitors.
- Promote civic and neighborhood pride and a sense of identity.

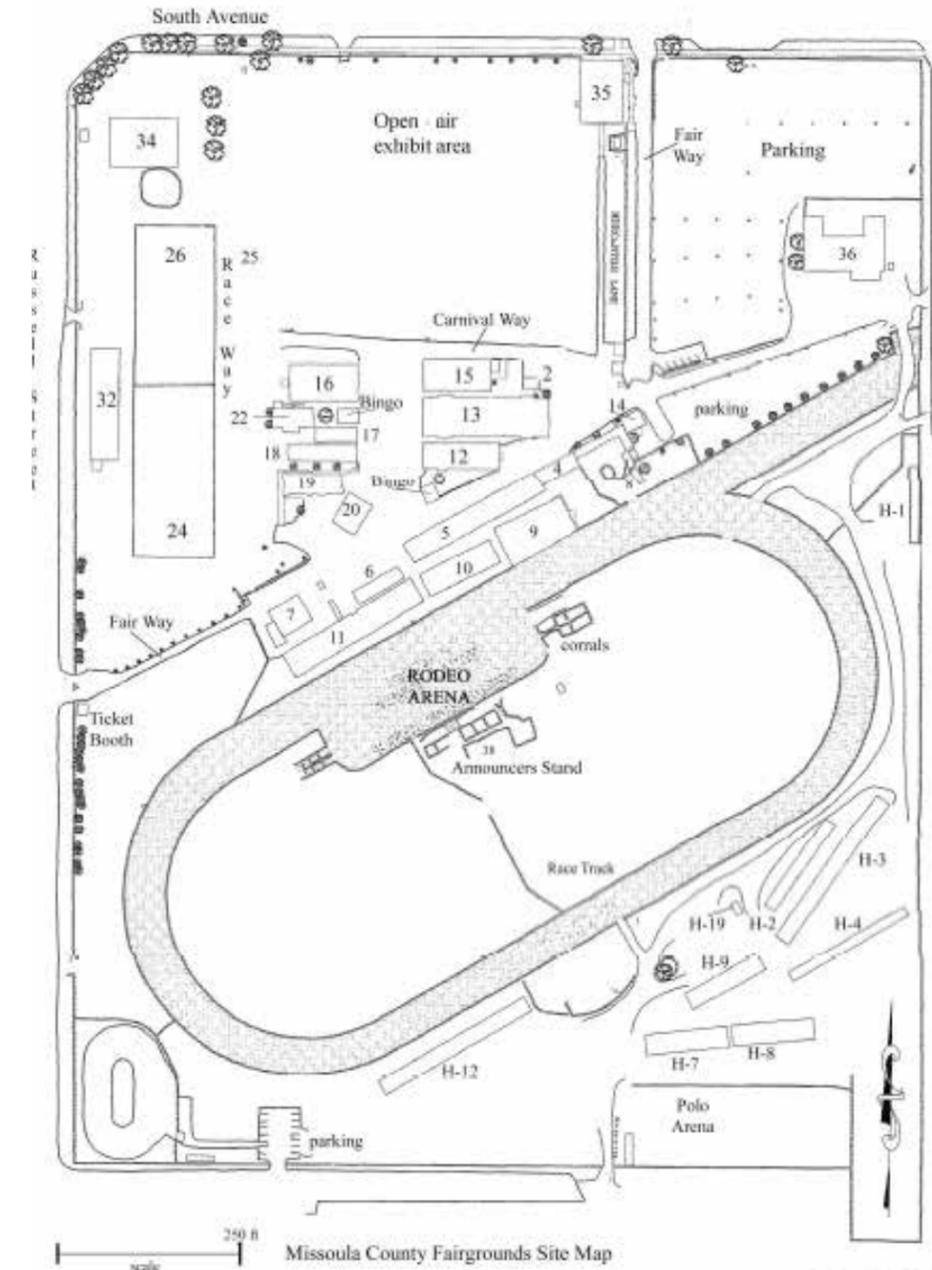
## Historic Building Group

The historic cluster of exhibit buildings, referred to as the Historic Building Group from this point forward, consists of the original Floriculture Building 12 (the current Fair Office), Commercial Building 13, former Fine Arts Building 15 now used for Floriculture and Elections, Culinary Building 16.

Resource*	Buildings	Contributing	Non-Contributing	Historic Building Grouping	Preserve / Restore	Renovate	Remove	Replace
H1, C. 1914 Horse Stable (modified C. 2000)			•				•	
H2, C. 1940 Horse Stables		•					•	
H3, C. 1940 Horse Stables		•					•	
H4, C. 1914 Horse Stables		•					•	
H7, C. 1960 Horse Stables			•				•	
H8, C. 1960 Horse Stables			•				•	
H9, C. 1960 Horse Stables			•				•	
H12, C. 1960 Horse Stables			•				•	
H19, (Date Unknown) Backfield Restroom			•				•	
B5, 1966 Concession Row			•				•	•
B6, 1969 Pari-Mutual Annex			•				•	
B7, 1964 Beer Garden			•				•	•
B8, 1930 Race Paddock & Associated Buildings (Tack Room)		•					•	
B8, 1997 Race Paddock & Associated Buildings (Jockey Room)			•				•	
B8, 1930 Race Paddock & Associated Buildings (Saddling Stalls)		•					•	
B9, 1963 Pari Mutual Betting Plaza			•				•	
B10, 1951 Bleacher Section F-1 (uncovered bleachers)		•					•	•
B11, 1954 Grandstand Section (covered grandstand)		•					•	•
B12, 1959 Fair Office		•	•		•		•	
B13, 1915 Commercial Building		•	•	•	•		•	
B14, 1973 Security Building			•				•	
B15, 1964 Fine Arts Building			•	•		•	•	
B16, 1937 Culinary Building		•	•	•	•		•	
B19, 1951, 1968, 1974 Public Latrine			•				•	
B20, 1973 Fair Center Building			•				•	
B22, C. 1930 4-H Café **		•					•	•
B24, C. 1990 Enclosed Rink			•				•	•
B26, 2004 Open Rink			•			•	•	•
B32, C. 1950 Butler Barn (significantly modified)			•				•	
B34, 1988 Llama Barn			•				•	
B35, 1980 Home Arts Building			•		•		•	
B36, C. 1940 Maintenance Shop		•					•	
B38, C. 1970 Announcer's Stand			•				•	
<b>Sites and Structures</b>								
Carnival Grounds / Three-Acre Open Air Exhibit Area		•		•	•			
Parking / Two-Acre Informal Parking Area		•		•	•			•
Vehicular Circulation System***		•		•	•			
1914 Race Track****		•					•	•
C. 1960 Soroptimists Bingo Kiosk			•				•	•
(Date Unknown) American Legion Bingo Kiosk			•				•	
Lamp Standards		•		•				

\* Information based on the National Register for Historic Places Registration Form for the Missoula County Fairgrounds Historic District, Western Montana Fairgrounds.  
 \*\* This building was severely fire damaged during the 2017 Western Montana Fair.  
 \*\*\* Based on existing circulation system within the fairgrounds that reflects patterns established by the 1940s and 1950s.  
 \*\*\*\* The race track currently includes the rodeo grounds which will be removed and replaced.

Figure 3-1: Contributing Resources Chart



Note: the Open - air exhibit area, race track, parking area and the vehicular circulation system are all C

- 4 = Fair Offices C
- 5 = Concession Row NC
- 6 = Pari Mutal Annex NC
- 7 = Beer Garden NC
- 8 = Paddock Area 1 C 3 NC
- 9 = Pari Mutal NC
- 10 = Bleachers C
- 11 = Grandstands C
- 12 = Floriculture C
- 13 = Commercial Building C
- 14 = Security NC
- 15 = Fine Arts NC
- 16 = Culinary Arts C
- 17 = Media Arts NC
- 18 = 4-H Exhibits C
- 19 = Restrooms NC
- 20 = Fair Center NC
- 22 = 4 H Cafe C
- 24 = Enclosed Hockey Rink NC
- 26 = Open Rink NC
- 32 = Butler Barn NC
- 34 = Llam Barn NC
- 35 = Home Arts NC
- 36 = Shops C
- 38 Announcers Stand NC
- H-1 = Horse Stable NC
- H-2 = Horse Stable C
- H-3 = Horse Stable C
- H-4 = Horse Stable C
- H-7 = Horse Stable NC
- H-8 = Horse Stable NC
- H-9 = Horse Stable NC
- H-12 = Horse Stable NC
- H-19 = Restroom NC
- Bingo Kiosks NC (2)
- C = Contributing
- N = Noncontributing



The Craftsman style of architecture is most obviously expressed in the two remaining Ole Bakke designed buildings (Building 13 and Building 16), flanking the interior street, 3 Corners. These buildings will be fully restored, while the remainder will be renovated.



## Interpretation

The Fairgrounds is rich with opportunities for interpretation of the history and legacy of the Fairgrounds site, Western Montana Fair, and agricultural traditions of Western Montana as well as the heritage of Missoula County. Interpretive elements and their historical information shall be presented in a way that adds a cohesive campus feel to the Fairgrounds. The history and community of the Western Montana Fair and Fairgrounds site that are priority for historic interpretation include:

- Pre-development Native American use of the site
- 1914 Horserace Track
- Horserace Track finish line location
- Horse Stables, primarily,
  - H2, C. 1940 Horse Stables
  - H3, C. 1940 Horse Stables
  - H4, C. 1914 Horse Stable
- Grandstands and bleachers,
  - 1914 Grandstands (burned Aug. 1941)
  - B-10, 1951 Bleacher Section F-I (uncovered bleachers)
  - B-11, 1954 Grandstand Section (covered grandstand)
- Open space of the grass lawns in open-air exhibit area, circulation of through roads, street layout, open-air parking areas, and the lamp standards.

<sup>i</sup> The Missoula County Fairgrounds Historic District was officially listed with the United States Department of the Interior, National Park Service National Register of Historic Places on September 6, 2010. The Historic District included 46 acres and 17 contributing and 26 non-contributing resources

<sup>ii</sup> And future reference to the Agricultural Building (Commercial Building B13) and Agricultural Annex (Culinary Building B16) will be Commercial Building and Culinary Building respectfully.

<sup>iii</sup> Bakke's body of residential, commercial, and civic infrastructure work and that of his successor H. E. Kirkemo are found throughout Montana.

<sup>iv</sup> National Register of Historic Places Registration Form, Missoula County Fairgrounds Historic District, 2010.

<sup>v</sup> Reference Appendix C for a full copy of the Missoula County Fairgrounds National Register Nomination. Several resources being removed from the Missoula County Fairgrounds Historic District do not meet the National Register criteria for evaluation. The diminution of a historic district boundary is authorized under law and entails modifying the current boundary to encompass remaining historic resources and preparation of a new National Register nomination, including forms, criteria, and procedures used in nominating a property to the National Register.



# BUILDING TYPES

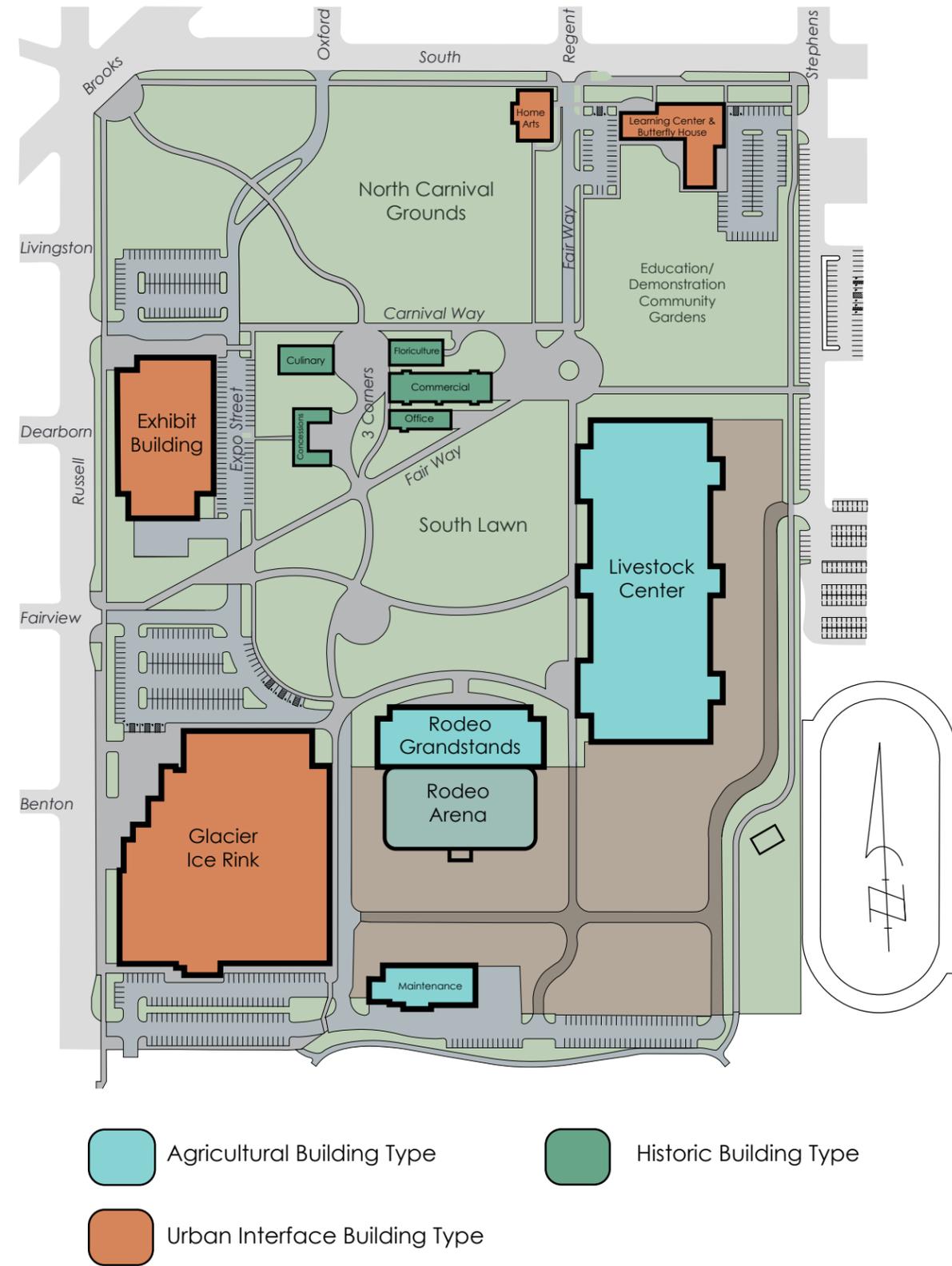


Figure 4-1: Building Types

## BUILDING TYPES

Existing and new buildings on the Fairgrounds can be grouped into similar use and style types. By grouping the buildings their architectural features reflect their use and provide wayfinding. There are three distinct building types on the Fairgrounds: Historic, Agricultural, and Urban Interface. Each building type has its own unique identity based on the building type but all the buildings should relate to the others through architectural features and design.

The Craftsman style was a popular architectural style from 1905 until the early 1920s, the primary period of building development on the Fairgrounds. Reference Appendix D for additional information on the character defining features of the Craftsman style.

### Historic Building Type

The Historic Building Type includes the Commercial, Culinary, Fair Office, Floriculture, and new Concessions building as shown in Figure 4-2. The Historic Building Type includes existing buildings that have historic significance, are of similar architectural style, scale, and orientation, and date to the early development of the Fairgrounds. This includes adjacent new buildings that incorporate the Craftsman architectural style.

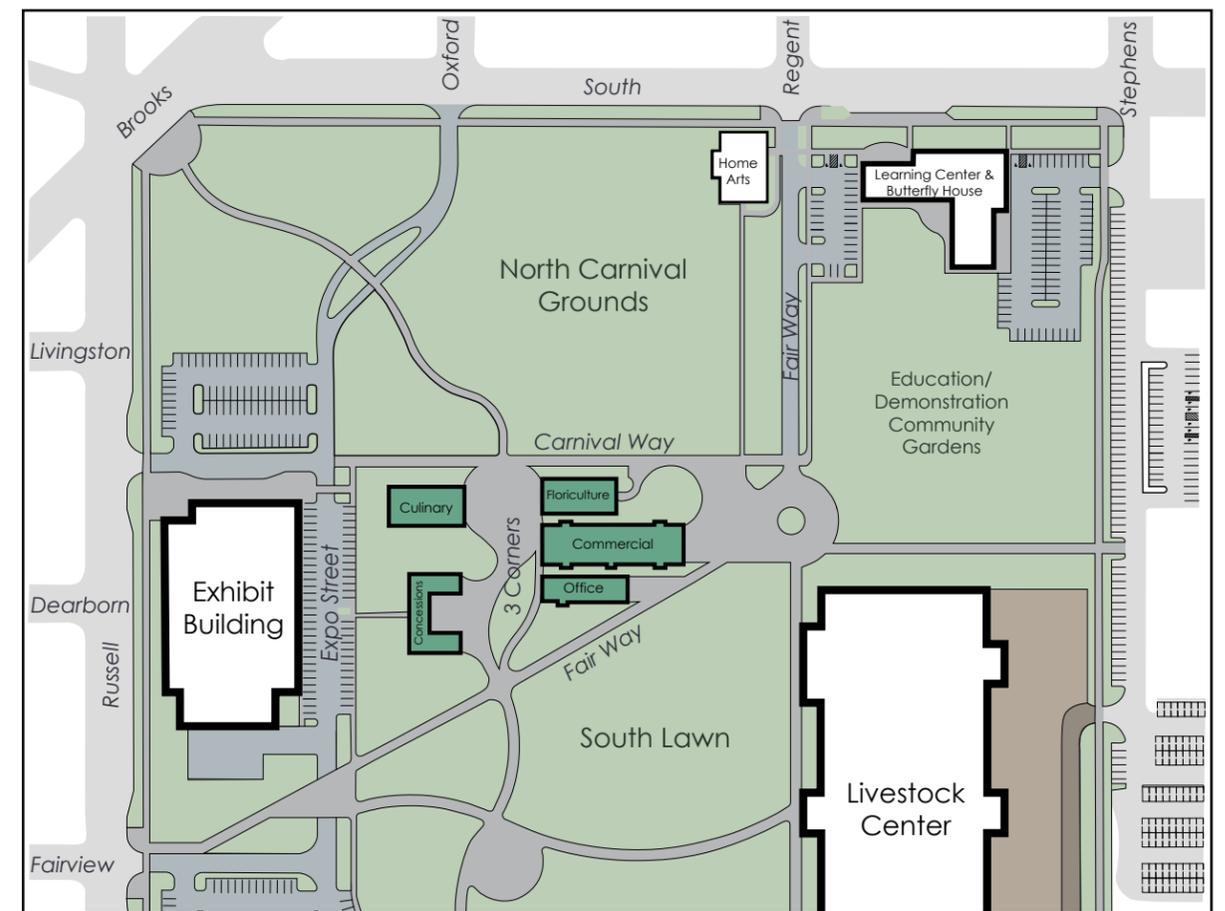


Figure 4-2: Historic Building Type

### Design Characteristics of the Historic Building Type

The historic buildings on the Fairgrounds are simplistic, agricultural, and representative of the Craftsman style. Preservation of the character defining features of the historic buildings is a priority and crucial to maintaining the legacy and character of the Fairgrounds.



Commercial Building



Culinary Building

- Avoid alterations that change the design, material, or character defining features of the Craftsman style.
- Comply with the United States Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for The Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*.
- Maintain the historic original color scheme<sup>1</sup>.
- Use exterior materials appropriate to the Craftsman style.
- Replace existing exterior materials that are inconsistent with the Craftsman style.
- Repair historic windows or replace windows to match historic condition(s) and operation.
- Remove non-historic materials and finishes.
- Provide fire sprinkler systems for all existing buildings.
- Provide ADA/ABA compliant access.
- Provide ADA/ABA compliant elevators and/or lifts for the Commercial and Culinary buildings.
- New water, sewer, gas, and electrical service.
- New mechanical and electrical systems.

### Agricultural Building Type

The Agricultural Building Type includes the Rodeo Grandstands and Arena, Livestock Center, and Maintenance Facility as shown in Figure 4-3. The Agricultural Building Type includes the most fundamental and utilitarian uses of the Fairgrounds. It is agricultural in nature, often involves stock, and will need to be especially sensitive to the public interface, as well as create a safe and separate back-of-house area for non-public access.

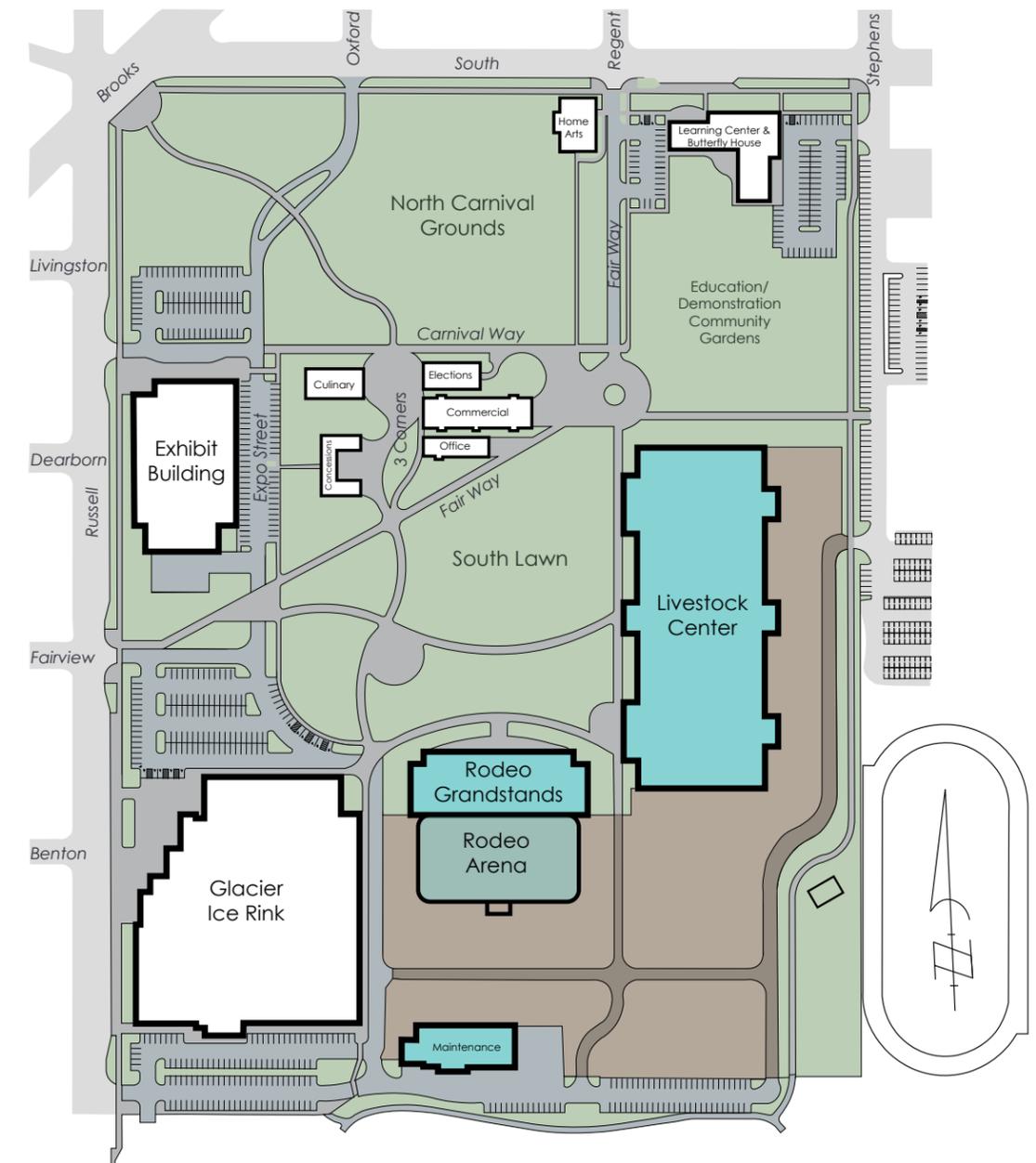


Figure 4-3: Agricultural Building Type

### Design Characteristics of the Agricultural Building Type

The design characteristics of the Agricultural Building Type is independent of the buildings, sites, and structures within the Historic Building Type. Buildings and development in the Agricultural Building Type should take on Craftsman style character defining features in a modern and new way, to clearly separate new construction from the Historic Building Type and Urban Interface Building Type. Through innovative design, buildings of the Agricultural Building Type should redefine and re-establish the Fairgrounds legacy of agricultural traditions within the community.



### Human Scale

- Provide hierarchy and identifiable pedestrian entrance.
- Overhangs to provide shelter, protection, and reduce the overall scale of the building.
- Utilize sheltering roof forms that become part of the building and not merely a "cap" to it.
- Activate the edges of thoroughfares and walkways.
- Provide areas to invite loitering wherever interfaced with pedestrian pathways.
- Size exterior materials to relate to the Craftsman style.
- Provide pedestrian scaled windows and windows at eye-level, with operable components within a reachable range.
- Expose interior and exterior structural elements that enhance the human experience and user interaction with the building.



### Building Form and Relationships

- Clearly identify building entries.
- Provide a primary pedestrian entrance and facade that faces the interior of the Fairgrounds.
- Provide for indoor/outdoor transitional space connecting the building and green space.
- Provide relationship with adjacent building(s).
- Relate to plaza and similar site features in an architectural way.
- Shield parking and back-of-house functions from entries and pathways.

- Loading should face back-of-house spaces, rather than the public street or green space of the Fairgrounds.
- Dumpsters, recycling areas, grease traps, and the like, should be in gated enclosures designed similar to the building they serve, and placed in unobtrusive and discrete locations, yet readily accessible for maintenance.
- Loading docks, gas meters, chillers, transformers, generators, mechanical and electrical equipment pads, and the like, should be integrated into the architectural design of the building they serve, located on secondary elevations or adjacent service entrances, and out of the view and experience of the Fairgrounds and Western Montana Fair.
- Noise making equipment should be located away from public circulation paths, entrances, and areas where livestock are penned, exhibited, or shown.

- Use materials that are vandal resistant, able to withstand physical abuse, not easily scratched, removed, or destroyed, and able to be cleaned and/or re-painted as necessary to provide the appearance of a well-maintained and tidy Fairgrounds campus.
- Avoid the use of synthetic stucco (e.g. EIFS) and round, hewn timbers.
- Use earth tones colors including tans, beiges, browns, greys, white, greens, and terra cotta hues.
- Incorporate photovoltaic panels, roof top gardens, solar hot water equipment and alternative landscape treatments in a manner that is integral to the architectural character and design.

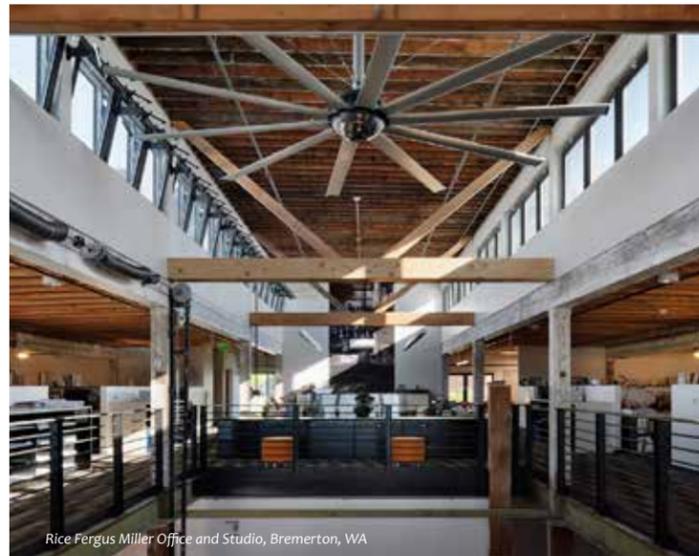


*Materials, Patterns, and Colors*

- Accentuate the horizontal pattern already established within the historic buildings through surface patterns.
- Use exterior materials that reflect the agriculture of western Montana in a new, modern, and authentic way.
- Use high quality and durable materials able to withstand public use and the local climate.
- Use wood or cement fiber-boards, glass, high density plastic and metal panel systems, glass, concrete, and cut and dressed lumber.



Commercial Building Interior, A&E



Rice Fergus Miller Office and Studio, Bremerton, WA



Commercial Building Hopper Windows, A&E



Awning Windows, Manotick Windows and Doors



Alamo Beer Brewery, San Antonio, TX



Commercial Building, A&E

## Windows

- Window patterns sympathetic to the Craftsman style.
- Use repetitive patterns, ganged units, clerestory windows, and feature windows that emphasize entry and/or axis.
- Emphasize the entry and frame views from the interior to the exterior.
- Provide an abundance of natural light.
- Provide natural ventilation and windows that are operable to the exterior.
- Use large picture windows to provide visual cues to a primary entrance and/or frame views to the surrounding area.
- Window glazing should be clear, low-e, insulated glass, tempered where applicable.
- Colored glass, smart glass, and other innovative glass and glazing options are open to review and interpretation.
- Large or monumental skylights.
- Exhibit window and door trims that are both modern and sympathetic to the Craftsman style.

## Doors

- Size entrances to simultaneously provide multiple users ingress and egress.
- Provide independent service space entrances that allow for the quick loading and unloading of a building.
- Exhibit window and door trims that are both modern and sympathetic to the Craftsman style.



Culinary Building doors, A&E



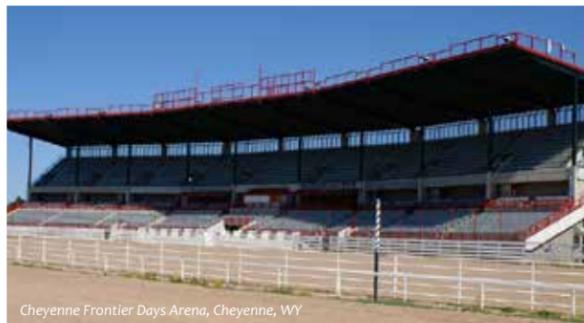
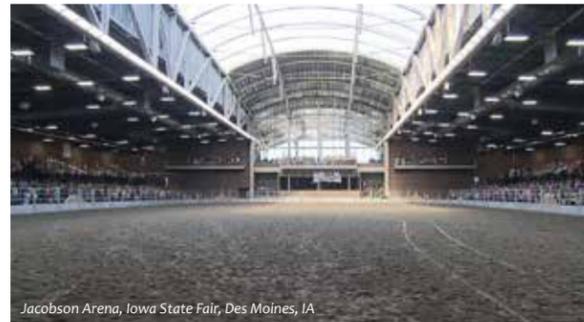
Red Oak Ranch, Aledo, TX



Ancient Party Barn, Kent, England

### Roofs and Materials

- Use sloped roof forms, gables, sheds, and alternate designs that include symmetry and relate to human scale.
- Articulate roofs to break expansive or monolithic roofs into smaller forms.
- Cupolas and clearstory windows true to the building function.
- Clearly indicate building entry and public access.
- Roof forms should meet the sky compatible with the Craftsman style.
- Use membrane, metal, and skylight roofing materials.
- Allow for fabric or tent-like structures.



### Building Details

- Design should be innovative and relate to the agricultural intent of the Fairgrounds.
- Include character defining details that are honest and utilitarian in purpose.
- Architectural design within each Building Type should relate through the use of similar materials, forms, and architectural features.
- Details should relate to one another and to the architecture of the building as a whole.
- Details should be consistent within each Building Type.

### Urban Interface Building Type

The Urban Interface Building Type is comprised of new buildings immediately adjacent to the urban environment of Midtown Missoula and front the streets bounding the Fairgrounds. The Urban Interface Buildings includes the Glacier Ice Rink, Exhibit Building, Building 35 Home Arts, and the Learning Center & Butterfly House as shown in Figure 4-4.

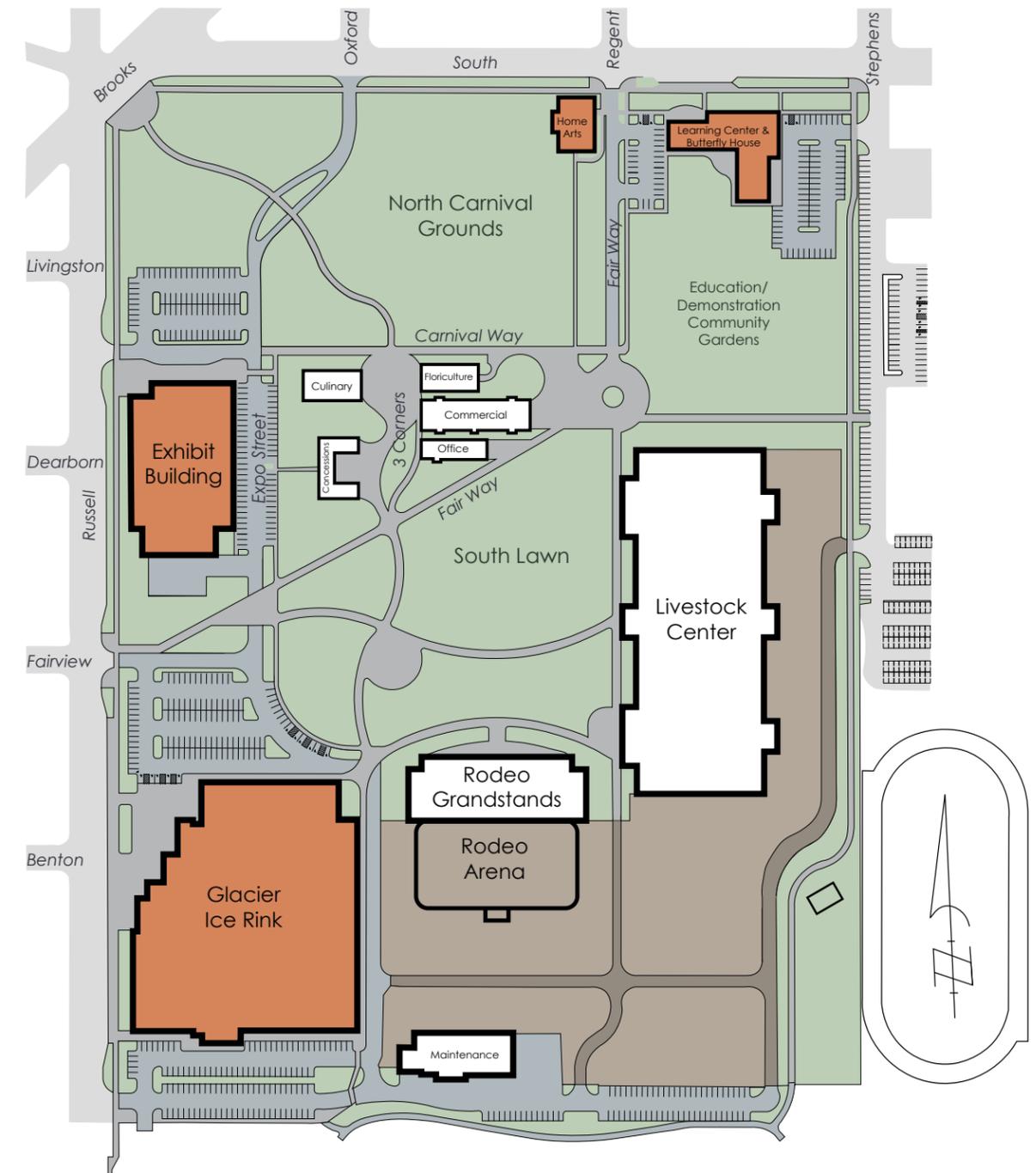


Figure 4-4: Urban Interface Building Type

### Design Characteristics of the Urban Interface Building Type

The Urban Interface Building Type requires sensitivity to the existing neighborhood. Buildings should enhance the adjacent commercial district and engage with Russell Street and South Avenue to provide safe, efficient, and welcoming multi-modal transit onto the Fairgrounds. The Urban Interface Building Group serves as the face of the Fairgrounds and provides a sense of arrival to the Fairgrounds campus.



Bozeman Food Co-Op, Bozeman, MT



Little Big Horn College Health & Wellness Center, Crow Agency, MT



Frick Chemistry Lab, Princeton University, Princeton, NJ

### Human Scale

- Provide hierarchy and identifiable pedestrian entrance.
- Provide site furnishings at primary entrances and pathway edges including benches, interpretative environmental graphics, bike racks, and similar.
- Overhangs to provide shelter, protection, and reduce the overall scale of the building.
- Utilize sheltering roof forms that become part of the building and not merely a "cap" to it.
- Activate the edges of streets, sidewalks, and the building entry.
- Provide areas to invite loitering wherever interfaced with pedestrian pathways and plazas.
- Size exterior materials to relate to the Craftsman style.
- Provide pedestrian scaled windows and windows at eye-level.



Naples Botanical Garden Visitors Center, Naples, FL



Shed, San Francisco, CA

### Building Form and Relationships

- Form relationships between the public way and the Fairgrounds interior.
- Buildings at the Fairground perimeter should interact with the streets and sidewalk they front.
- Provide a primary pedestrian entrance and facade that faces Russell Street or South Avenue.
- Provide a primary pedestrian entrance and facade to the interior of the Fairgrounds.
- Prominent and intuitive entrances that are inviting, safe, and of human scale.
- Locate buildings, entrances, and windows to strategically maintain and frame views.
- Street facing entrances and windows that provide transparency into the building.
- Provide relationship with adjacent building(s).
- Relate to plaza and similar site features in an architectural way.
- Shield parking and back-of-house functions from entries and pathways.
- Service entrances should be downplayed, located on elevations not fronting the public street or Fairgrounds.

- Loading docks should be located on elevations not fronting the public street or Fairgrounds and of a size and quantity appropriate to the building use, need, and function.
- Dumpsters, recycling areas, grease traps, and the like, should be in gated enclosures designed similar to the building they serve, and placed in unobtrusive and discrete locations, yet readily accessible for maintenance.



#### Materials, Patterns, and Colors

- Accentuate the horizontal.
- Use high quality and durable materials such as, natural woods, cut and dressed timbers and lumber, cement or composite fiber-board, glass, high density plastic, metal panel systems, concrete, CMU block, natural and native stone.
- Do not use synthetic stucco or EIFS, round timers and log work, or brick.
- Materials should be able to withstand physical abuse.
- Exterior colors should be primarily earth tone, but are open to review and interpretation.
- Incorporate photovoltaic panels, roof top gardens, and alternative landscape treatments integral to the architectural character and design.



## Windows

- Window patterns sympathetic to the Craftsman style.
- Use repetitive patterns, ganged units, clerestory windows, and feature windows that emphasize entry and/or axis.
- Emphasize the entry and frame views from the interior to the exterior.
- Provide an abundance of natural light.
- Use windows to provide visual cues to a primary entrance and/or frame views to the surrounding area.
- Window glazing should be clear, low-e, insulated glass, tempered where applicable.
- Colored glass, smart glass, and other innovative glass and glazing options are open to review and interpretation.
- Exhibit window and door trims that are both modern and sympathetic to the Craftsman style.



Maintenance Building Double Hung Windows, A&E



Large Double Hung Windows, Marvin Windows and Doors



Storefront and Windows, Sierra Pacific Windows and Doors



IGS Kalbach-Reidberg Middle School, Frankfurt, Germany



Urban Ecology Center at Hardberger Park, San Antonio, TX

## Doors

- Provide glazing on primary pedestrian entrance doors.
- Size entrances to simultaneously provide multiple users ingress and egress.
- Provide service space entrances that allow for the quick loading and unloading of a building.
- Exhibit window and door trims that are both modern and sympathetic to the Craftsman style.



Oversized Door, Air BNB Headquarters, San Francisco, CA



Modern Barn, Sagaponack, NY



Holderness School Hockey Rink, Plymouth, NH

**Roofs and Materials**

- Use sloped and flat roof forms that include symmetry and relate to human scale.
- Articulate roofs to break expansive or monolithic roofs into smaller forms.
- Clearly indicate building entry and public access.
- Roof forms should meet the sky compatible with the Craftsman style.
- Use membrane, metal, skylight roofing materials, and green and growing roofs.



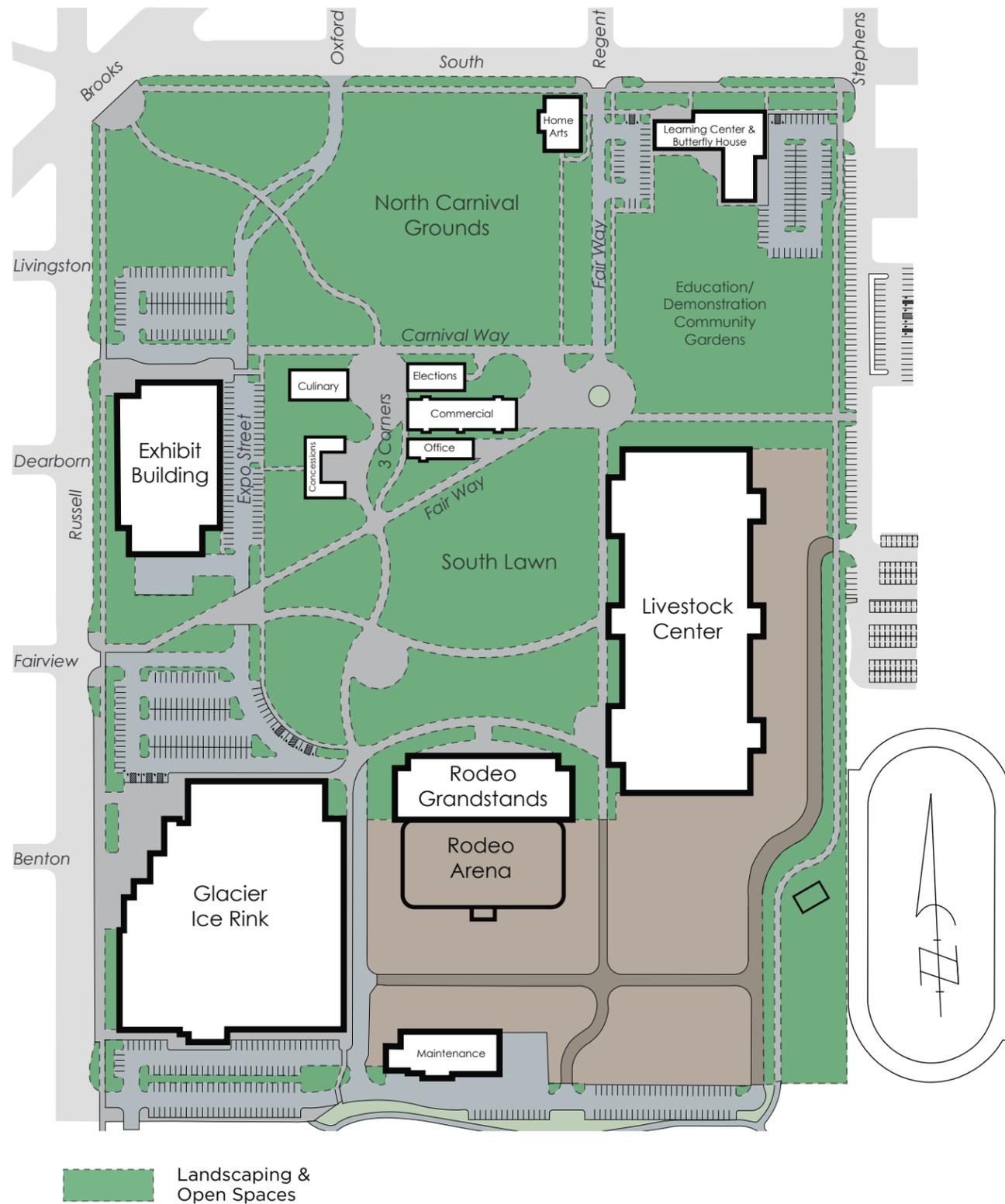
**Building Details**

- Design should be innovative and relate to the urban context of Midtown Missoula.
- Include character defining details that are honest and utilitarian in purpose.
- Architectural design within each Building Type should relate through the use of similar materials, forms, and architectural features.
- Details should relate to one another and to the architecture of the building as a whole.
- Details should be consistent within each Building Type.
- Building massing and style should reflect building's use and function.

<sup>i</sup> Paint analysis should be performed to determine original color(s) of exterior paint finishes.



LANDSCAPING & OPEN SPACES



## LANDSCAPING & OPEN SPACES

The Fairgrounds is a green oasis within the urban fabric of Midtown Missoula. The landscaping and open spaces should be used to create a park-like atmosphere with flexible, multi-use spaces to accommodate a variety of community events. The open spaces should be designed to be maintainable, minimize water use, and strategically emphasize areas of more detailed landscaping for long-term success of the landscape.

### Design Characteristics

While all the project aesthetic characteristics should be represented through landscaping, different areas will emphasize the distinct characteristics. The landscaping should emphasize key view corridors and focal points while screening undesirable views. The landscaping and open spaces should emphasize the beneficial functions of a healthy ecosystem and promote sustainability.

- Use native plants or appropriate plants that are adapted to the site conditions, climate, and design intent.
- Control and manage invasive species.
- Conserve existing healthy soils and plants that are native or appropriate for site conditions.
- Utilize vegetation to reduce the urban heat island effect.
- Place trees in strategic locations around regularly occupied buildings to reduce energy consumption.
- Provide efficient irrigation to reduce water use.
- Integrate storm water features into the landscape as a functional amenity.
- Incorporate a variety of plant types to protect against pest outbreaks.
- Consider maintenance requirements and available resources for maintenance when designing the landscape.

Figure 5-1: Landscaping & Open Spaces

## Legacy Landscape Type

The Legacy Landscape Type should provide formal areas and a manicured look with green, mowed lawns to accommodate a range of uses and foundation plantings that provide accents of color and texture next to the historic buildings. The historic buildings and Carnival Grounds should emphasize the Legacy Landscape Type.

- Provide relatively flat, open lawn areas to allow for multiple uses.
- Provide durable surfaces that allow for flexible uses.
- Include trees and structures for shade.
- Include foundation plantings, movable planters, or seat walls around buildings to ground the buildings and provide human scale elements.



## Agriculture Landscape Type

The Agriculture Landscape Type should include plant material associated with crop production and pasture grasses. The agricultural landscape should demonstrate the methods of food and livestock feed production. The Learning Center, Livestock Center, and Maintenance building should emphasize the Agriculture Landscape Type.



- Incorporate the linear form of crops and orchards.
- Provide varying textures of grasses.
- Provide a variety of cool and warm season grasses.
- Provide trees that match the scale of the buildings.

## Tradition Landscape Type

The Tradition Landscape Type should emphasize the tradition characteristic. The landscape in this area should be consistent with the grasslands of western Montana and the aesthetic of western Montana ranches. The landscape should reflect the patterns of western Montana homesteads with the layering of flowers, shrubs, and shade trees that ground the ranch buildings in the middle of large, open fields. The Rodeo Grandstands should emphasize the Tradition Landscape Type.



- Provide trees and shrubs around the buildings to softly blend the buildings into the landscape.
- Provide shade around buildings where people will gather.
- Provide a mix of formal and informal forms and textures.

## Community Landscape Type

The Community Landscape Type should be used to transition from the urban exterior to the rural interior of the Fairgrounds. This area is adjacent to Russell Street benefiting from the visibility provided by the adjacent traffic to promote the community characteristic. The plant material should emphasize plants native to western Montana and should be consistent with the vegetation that is found in the open spaces that surround Missoula. Non-natives should be incorporated as necessary to meet the functional goals of the landscape such as including shade trees to improve pedestrian comfort along paths. The Russell and South streetscapes, Exhibit Building, Glacier Ice Rink, and Home Arts should emphasize the Community Landscape Type.



- Emphasize plants native to western Montana.
- Incorporate color to provide curb appeal.
- Provide trees that match the scale of the buildings.

### Innovation Landscape Type

The Innovation Landscape Type should emphasize sustainable practices for water conservation, storm water management, and planting techniques and materials such as silva cells or structural soils that improve plant health. The Innovation Landscape Type is particularly important in parking areas where tree health and capacity for growth should be emphasized over maximizing the number of parking spaces.



- Experiment with new green infrastructure construction methods and materials.
- Sculpt the landscape to provide visual interest and storm water management.
- Use vegetation to screen parking and break up large asphalt areas.

### Parking Lot Areas

Vegetation in parking lot areas should be maximized to provide shade, manage stormwater, and break up large areas of asphalt. Innovative ideas should be incorporated to create “green” parking lots, minimizing the use of impermeable pavements.

### Play Areas and Playground

Play spaces should be incorporated into the landscape areas that cater to a variety of ages. These spaces should be representative of the tradition and agriculture characteristics by incorporating play elements that are representative of tractors or farm animals.

### Perimeter & Streetscape

The west and north perimeter of the Fairgrounds should be a pedestrian-friendly streetscape that provides the transition from the urban city to the rural Fairgrounds. The west and north perimeter is the front door to the Fairgrounds and should have curb appeal that reflects the tradition and community characteristics.



The east and south perimeter will support livestock, rodeo, and service activities. These uses require spaces that have limited vegetation and are more informal spaces. A vegetated screen should be provided along the east and south perimeter to limit the views into this area from the surrounding park and to separate the pedestrian trails from the service areas.

- Provide a comfortable, shaded space for pedestrians.
- Provide a transition between the urban exterior to the rural interior.
- Select trees used in the public right-of-way from the City's approved street tree list.
- Visually screen parking areas adjacent to the street.

### Gateways

Gateways should be accentuated with landscaping to inspire a welcoming, well-maintained entrance to the grounds. These areas should be emphasized with a variety of plant colors and textures and include amenities such as site furniture, public art, wayfinding and bike racks.

### Fences, Railings & Walls

Fences, railings, and walls should be used to create separation between spaces, retain grade or help to negotiate grade changes, provide shade, define routes, screen and direct views, and express the character of the Fairgrounds. See Chapter 11: Fencing for additional guidance on fences.

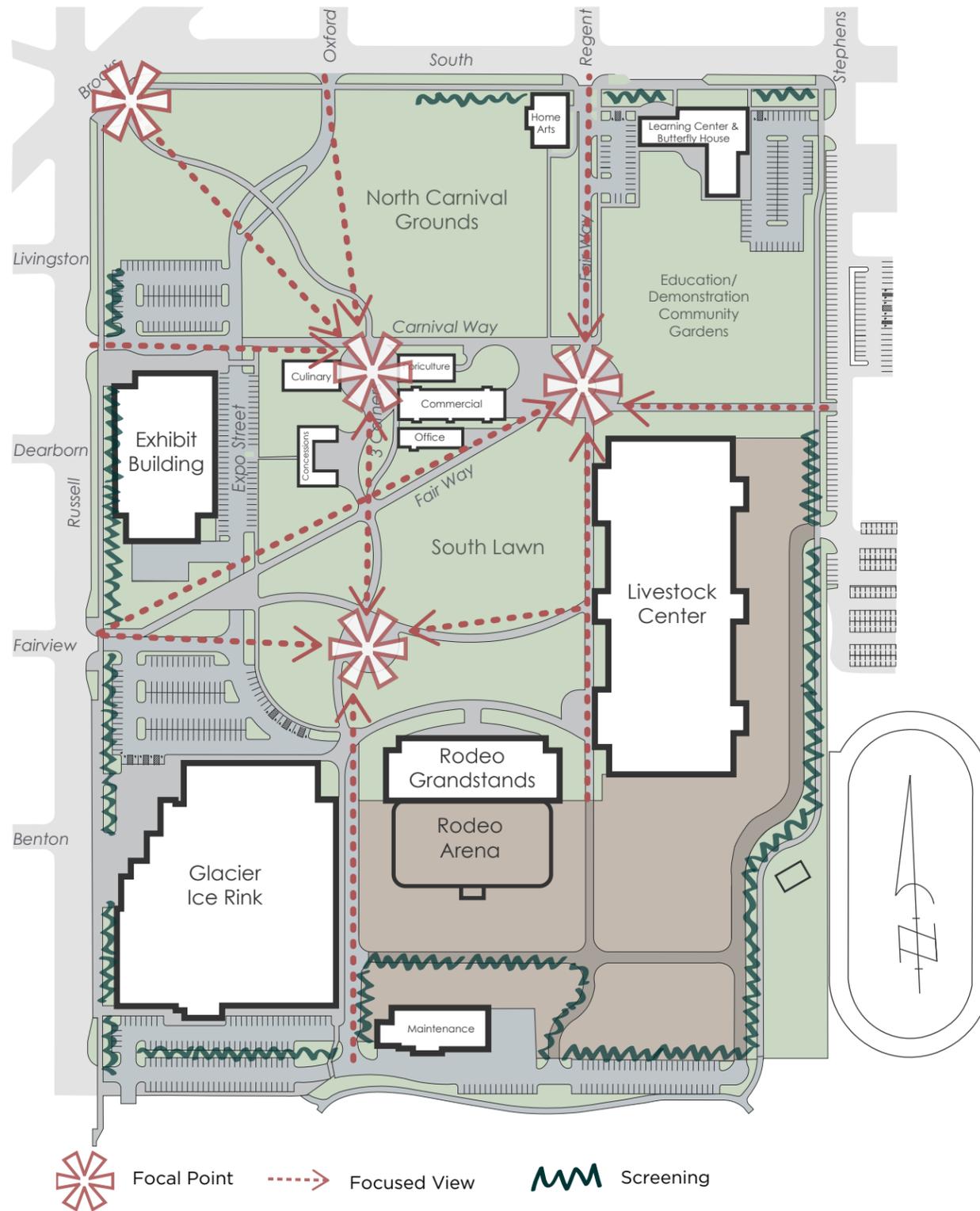


Figure 5-2: Internal Views

### Internal Views

View corridors into the Fairgrounds should welcome visitors to the Fairgrounds and encourage visitors to explore the site.

- Utilize focal points, identifiable locations where activity comes together, to serve as visual markers and destinations.
- Provide a focal point at the terminus of view corridors, particularly from the primary entrances, to provide an identifiable landmark that encourages visitors to come into the Fairgrounds.
- Landscaping should enhance view corridors by framing views of focal points.
- Emphasize focal points with colorful vegetation.
- Entrances should be accentuated with landscaping to inspire a welcoming, well-maintained arrival to the grounds. These areas should be emphasized with a variety of plant colors and textures and include amenities such as street furniture and public art.
- Utilize vertical elements to increase visibility of focal points.
- Incorporate public art into focal points.
- Screen undesirable views of parking lots, camping areas, utility cabinets and enclosures, staging areas, service areas, and waste areas to maintain a clean, uncluttered street presence.
- Animal staging and waste areas should be screened from trails and streets to maintain the desired appearance of the Fairgrounds and to provide an area of respite and calm for the animals.
- Utilize fences, railings, and walls to screen and direct views.

### Screening

Undesirable views into the Fairgrounds should be screened to maintain a clean, uncluttered street presence. Views of parking lots, camping areas, utility cabinets and enclosures, staging areas, service areas, and waste areas should be screened.

- Screen parking lots from streets to limit views of large asphalt areas and parked cars while maintaining important view corridors.
- Screen animal staging and waste areas from trails and streets to maintain the desired appearance of the Fairgrounds and to provide an area of respite and calm for the animals.
- Screen storage and waste areas associated with the maintenance building.

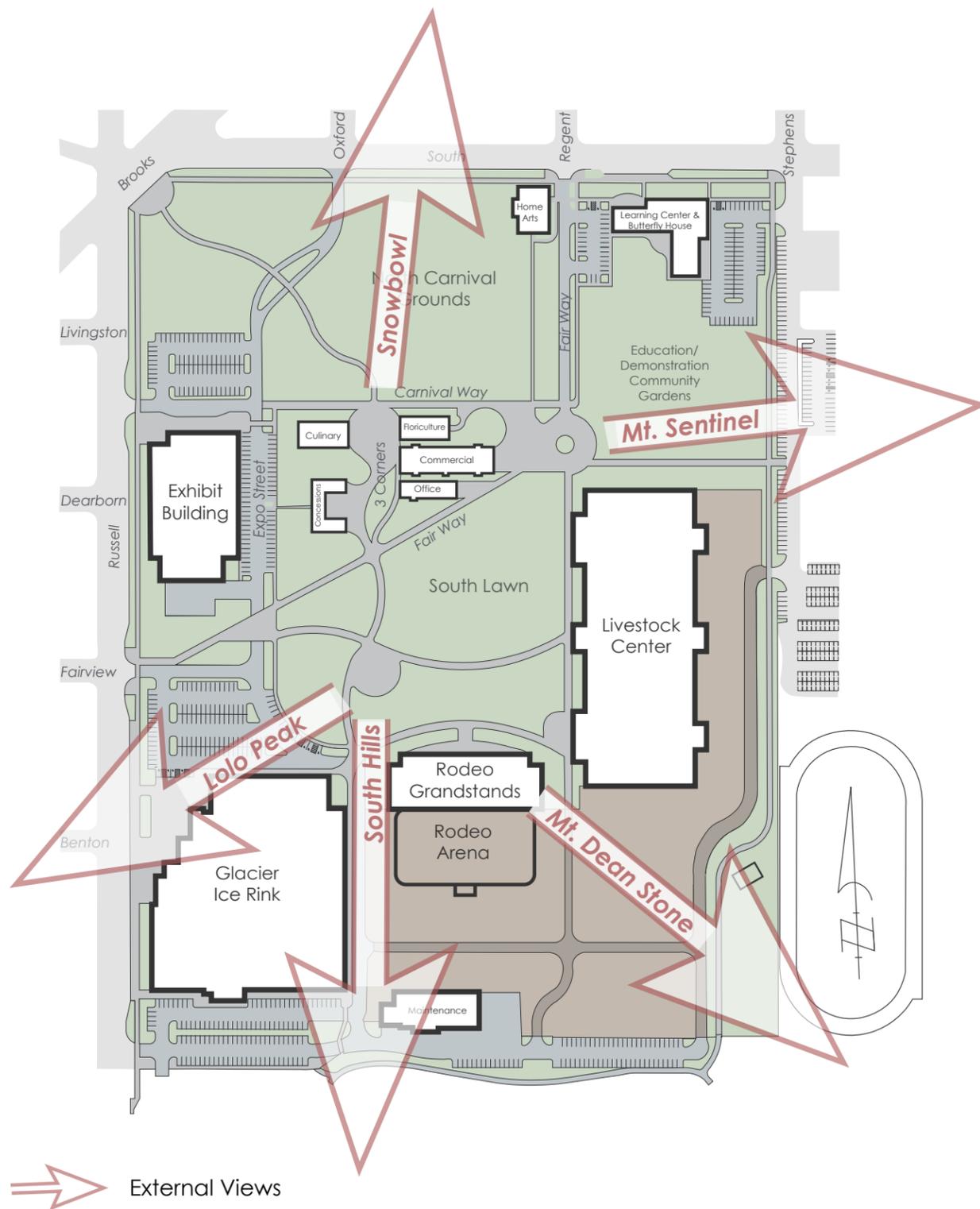


Figure 5-3: External Views to the Surrounding Mountains

### External Views

View corridors from the Fairgrounds out to the surrounding mountains should be maintained to provide a sense of place and take full advantage of the of the natural setting.

- Consider views to Snowbowl, Mount Sentinel, Lolo Peak, South Hills, and Mount Dean Stone when siting buildings.
- Landscaping should allow views out to the surrounding mountains.

### Water Use

Landscaping should be designed to conserve water resources and minimize energy use. See Chapter 13: Utilities, Service Areas & Storage for more information.

- Use plants that have low water requirements or only require water during the establishment period and drought.
- Install efficient irrigation systems that minimize evaporation, wind spray, and overwatering.
- Provide fully automated irrigation systems of the proper type for the plants being installed. Tree, shrubs, and groundcovers should be irrigated with separate hydrozones to allow for flexibility in watering requirements.
- Consider the use of captured rainwater or graywater to reduce water waste.
- Improve the water-retention capacity of soils by increasing organic matter.

### Temporary Revegetation

Temporary revegetation should be used to minimize weed invasion in areas where vegetation is disturbed due to construction.

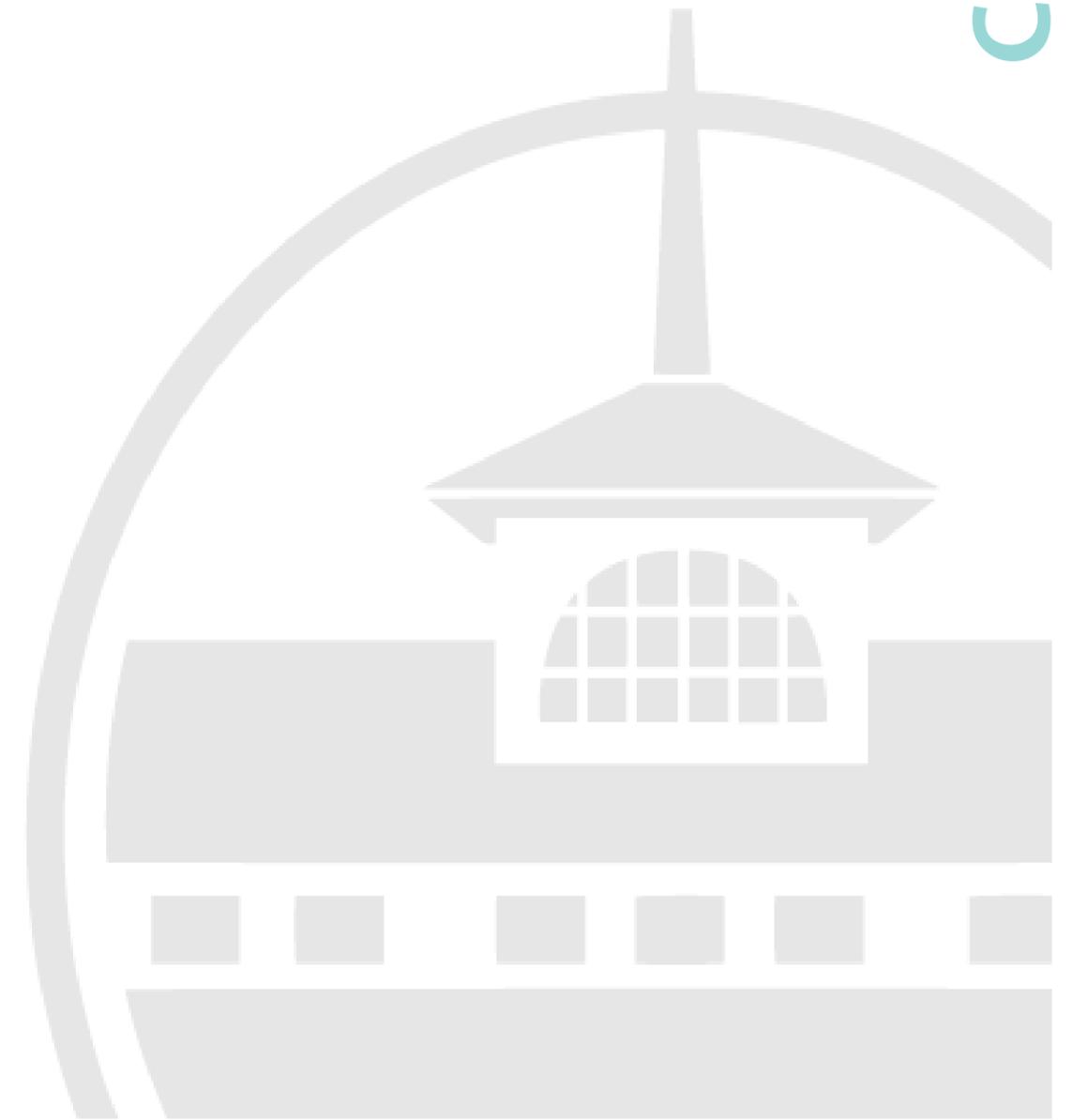
- Avoid disturbing areas to minimize available space for undesirable vegetation to establish.
- Re-establish vegetation in disturbed areas as soon as possible to minimize erosion, decrease competition from weeds, and improve survival of desired species.
- Establish species that can minimize weed invasion or re-establishment.
- Restore healthy plant communities.

### Maintenance

Landscaping should generally be designed to minimize maintenance. Gateways, focal points, plazas, and building foundations should have a higher plant density that will require additional maintenance.

- Develop a site maintenance plan that includes short and long term tasks.
- Consider maintenance requirements when designing or constructing new landscapes keeping in mind the resources available for maintenance.
- Select plant species based on their ability to perform in Missoula's climate.

- Avoid trees and shrubs with high maintenance requirements in terms of pruning, pest control, and fertilization.
- Mitigate tree loss by replacing the tree with the same or equivalent species as losses occur.
- Select plant materials for municipal facilities and the public right-of-way that are able to survive periods of water use restriction, while continuing to maintain an attractive appearance. Plant materials watered by a common irrigation circuit shall have similar watering requirements.
- Consider native plants where appropriate to the site and site conditions.



## SAFETY & SECURITY

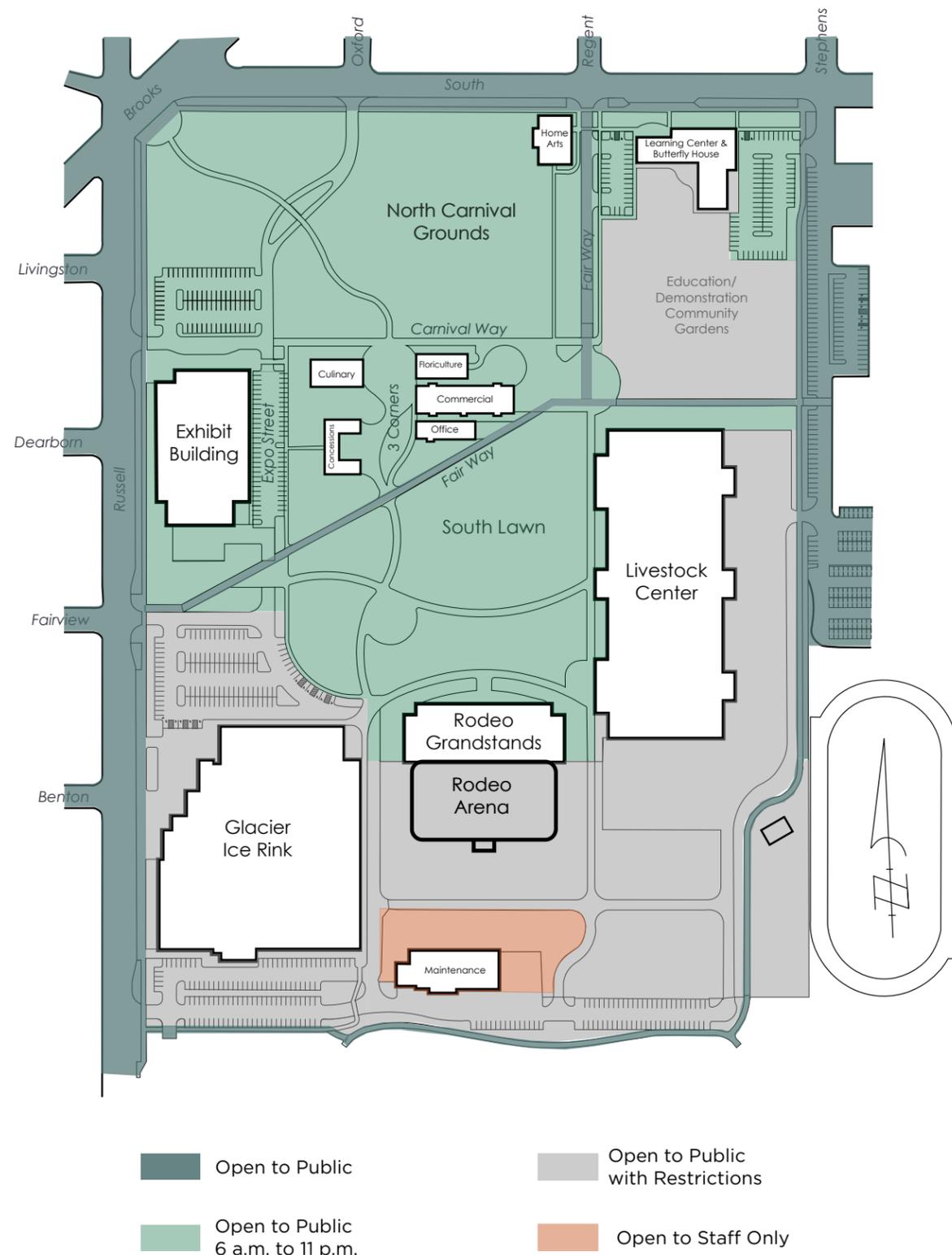


Figure 6-1: Safety & Security

## SAFETY & SECURITY

The design of the Fairgrounds should incorporate Crime Prevention Through Environmental Design (CPTED) principles to reduce crime and the fear of crime. CPTED is built on the idea that small signs of decay lead to a deepening spiral of decay which attracts misuse and illegal activity.



From left to right, the four CPTED principles are shown - Natural surveillance & natural access control; territorial reinforcement; and maintenance.

### Design Characteristics

There are four CPTED principles that should be used to guide design<sup>1</sup>.

- 1) **Natural Surveillance:** "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit to crime if they think someone will see them do it.
- 2) **Natural Access Control:** Utilization of walkways, fences, lighting, signage, and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with the CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime. Deny access to crime targets and create a perception of risk for offenders.
- 3) **Territorial Reinforcement:** Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping, and signage that enable users of an area to develop a sense of proprietorship. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.
- 4) **Maintenance:** Neglected and poorly maintained properties are breeding grounds for criminal activity.
  - Control access to the facility by pedestrian and vehicular traffic.
  - Divide interior and exterior spaces into small, easily identified areas that are associated with a specific group of individuals and users.

- Minimize the number of entrances to the interior of a building, and clearly identify the function of the remaining entrances.
- Provide lockable security areas for items that are stored in low surveillance areas or items that are easily portable.
- Control access for servicing and deliveries.
- Fence off problem areas to prevent unauthorized access and funnel movement along desired paths.
- Carefully place architectural features including windows, doors, and lighting.
- Utilize controlled landscaping and plantings that make intruders easily visible.
- Maximize visibility of people, parking areas, and building entrances to promote natural surveillance.
- Mark public routes. Use structural elements to discourage access to private areas.
- Maximize visibility to and through the Fairgrounds.
- Minimize tall shrubs, pathway dead ends, and walled areas.
- Provide adequate lighting, multiple pathways, and visibility from adjacent streets.
- Encourage circulation through the Fairgrounds from off-site areas to ensure a constant flow of pedestrians and bicyclists to increase the perception of safety.

### Public Access

Due to the range of uses that will occur at the Fairgrounds, flexibility in securing different areas of the Fairgrounds is important for accommodating events while maintaining accessibility to paths and open space. As shown in the Safety & Security graphic (Figure 6-1), some areas will always be open to the public, some areas will be open to the public during specific hours, some areas will be open to the public with restrictions, and some areas will only be open to staff. The restrictions on access are based on the function of the area.

### Hours of Operation

Safety and security measures should enhance and encourage the public use and enjoyment of the Fairgrounds, while at the same time establishing reasonable limitations on when the facility is open to the public. The Fairgrounds should be open to the public between the hours of 6 am and 11 pm, consistent with City and County parks policies, with the exception of the Ice Rink, which should be open to the public from 6 am to 1 am to accommodate typical Ice Rink events and activities.

<sup>i</sup> *Landscape Architectural Graphic Standards, Leonard J. Hopper, 2007.*



## ACCESS & CIRCULATION



- - - - - Bike Lanes/Neighborhood Greenway
- . . . . . Primary Bicycle/Pedestrian Routes
- Primary Vehicular Routes

Figure 7-1: Access & Circulation

## ACCESS & CIRCULATION

The Fairgrounds should be easily accessible for events and general-public use during regular, predictable hours. All buildings, outdoor spaces, parking, drop-off, and service areas should be interconnected and facilitate movement by pedestrians, bicycles, and motor vehicles with flexibility for managing different events and providing security. Circulation routes should interconnect parks, trails, and other adjacent properties to fully integrate the Fairgrounds into its surroundings.

### Design Characteristics

Circulation routes must accommodate modern vehicles and accessibility, but still reflect the legacy and tradition of a rural Fairgrounds. This should be represented with gateways that incorporate rural Montana ranch elements; curving roadways that create a slower pace; narrow roads with gravel or asphalt surfacing; and grassy shoulders, fences, boulders, bollards, trees and landscaping that delineate the roadway edge with minimal use of curb and gutter. Innovation through low-impact drainage design, permeable pavement, raingardens, use of landscaping to reduce heat effect, and other green infrastructure techniques should be encouraged.

### Historic Circulation Patterns

The National Register nomination for the Fairgrounds Historic District recognizes several named internal streets as they reflect development patterns dating back to the 1940s and 1950s. Internal circulation patterns and primary entrances should be maintained, and the names of these streets should be perpetuated in the new design. This includes:

- Fair Way
- Carnival Way
- Race Way
- 3 Corners
- Expo Street
- South Avenue Entrance
- Russell Street Entrance

## Gateways & Entrances

Gateways and entrances form the transition between the urban city and the more rural Fairgrounds. They represent a “hole” through the boundary that protects the Fairgrounds from the outside noise, traffic, and everyday bustle of the city.



Gateways and entrances should:

- Allow predictable access/hours of operation.
- Permit separate pedestrian access when vehicle access is closed.
- Connect internal green spaces to the edges.
- Establish a starting point for pedestrian circulation inside.
- Include a transition space between the street and gate by changing light, surface, or view.
- Include wayfinding signs directing visitors to key buildings, activity areas, and parking.
- Include clear signage with the rules and expectations for Fairgrounds visitors.

### Primary Entrances

Primary entrances are intended for visitors arriving by foot, bike, or car, but also serve staff, maintenance, delivery vehicles, large trucks, and emergency vehicles. Primary entrances should rarely, if ever, be closed for predictability and reliable emergency access. They should be constructed of solid elements that extend out to the street and form a visible landmark from every line of approach, and should include signing, landscaping, and architectural elements that reflect internal buildings and features, such as wood, stone, metal, traditional Fairgrounds colors, and have the potential to incorporate public art.



Primary Entrances should incorporate rural ranch elements, including wood, stone, metal, and signing.

### Secondary Entrances

Secondary entrances are mainly intended for vehicle access to parking lots, but may also accommodate pedestrians and bikes. Secondary entrances should be less prominent and may sometimes be closed. They should include basic signing and be designed for visitors as well as staff, maintenance, delivery vehicles, large trucks, and emergency vehicles.

### Pedestrian Entrances

Pedestrian entrances are intended to reduce out-of-direction walking distances for foot traffic arriving at the Fairgrounds. They should rarely be closed and provide reliable, convenient access and short-cuts to destinations within and through the Fairgrounds.

### Service Entrances

Service entrances are intended for staff, maintenance, deliveries, trash/recycling, livestock trailers, carnival vehicles, recreational vehicles, emergency vehicles, and other non-public uses. Service entrances are generally closed to the public and should be designed to blend with the surroundings or provide screening for the service areas.

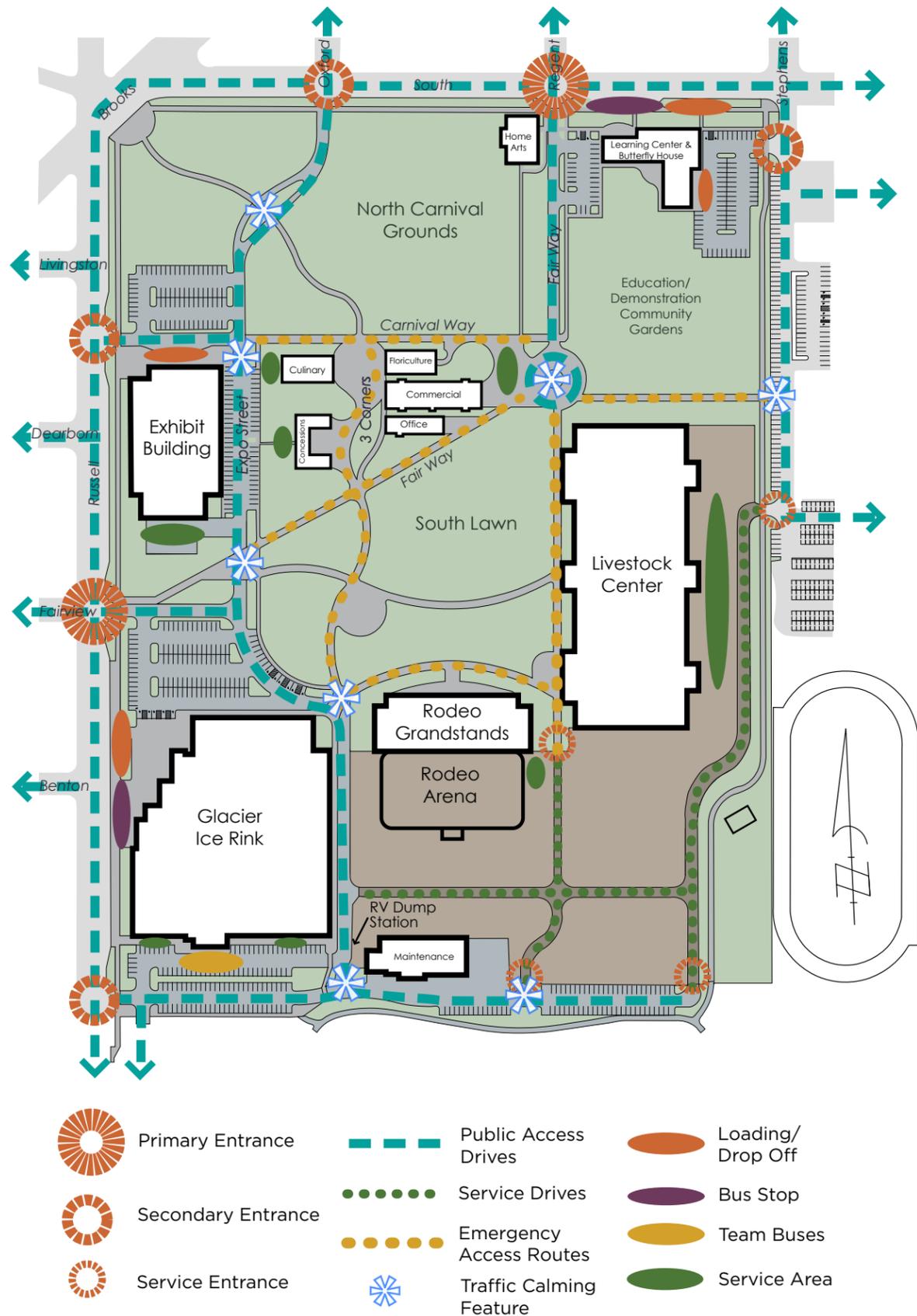


Figure 7-2: Vehicle Circulation

## Vehicle Circulation

Vehicle circulation includes cars, buses, delivery vehicles, large trucks, recreational vehicles, trailers, maintenance equipment, and emergency vehicles. Vehicle circulation should provide convenient access to parking, buildings, pickup/drop-off areas, and service areas, while minimizing the impact of vehicles on the Fairgrounds. Vehicle circulation should:

- Create looped roads and T-intersections to prevent shortcuts through the Fairgrounds.
- Incorporate landscaping and site elements to provide traffic calming without using speed bumps.
- Provide pickup/drop-off areas on external streets in combination with bus stops.
- Incorporate gateway/entry treatments with traffic control (signals or roundabouts).



Vehicle circulation drives should use traffic calming techniques whenever possible.

### Public Access Drives

Public Access Drives are generally open to the public and provide access to buildings and parking within the Fairgrounds. Public Access Drives should be hard-surfaced, allow two-way traffic, promote slow speeds, and provide separate facilities for bicycles and pedestrians. Turning radii should accommodate a WB-50 semi-truck and trailer.

### Service Drives

Service Drives provide access to delivery, staging, and maintenance areas and are generally closed to the public with gates or signing. Service Drives may be hard-surfaced, stabilized gravel, or reinforced grass pavers and should be a minimum of 20 feet in width. Turning radii should accommodate a WB-50 semitruck and trailer.



Public Access Drives should be hard-surfaced and allow two-way traffic.



Service Drives may be stabilized gravel or reinforced grass pavers.



Trails should:

- Connect to external bicycle routes, greenways, and trails.
- Distinguish from walkways with different surfacing materials.
- Provide wayfinding signs and pavement markings designating their use.
- Allow separation from primary vehicles routes with landscaping.
- Provide additional area for landscaping and buffers along fences, buildings, parking lots and service areas.

#### Walkways

Walkways are intended primarily for pedestrians, but may accommodate bikes and smaller emergency vehicles as well. Walkways should be hard-surfaced, ADA accessible, and a minimum of 5 feet in width.



Walkways may be narrower and should be easily distinguishable from Trails.

Walkways should:

- Connect to external sidewalks and trails (See Figure 7-1).
- Connect to buildings, outdoor spaces, parking areas, bus stops, and drop-off areas.
- Direct people through plazas and outdoor spaces.
- Align with key view corridors/visual endpoints.
- Become wider at activity areas/nodes.
- Create awnings/arcades along buildings for shade and protection from rain and snow.

#### Crossings

Crossings are intended to improve safety where paths and walkways cross vehicle routes. This includes both internal and external connections, as well as connections to off-site parking. Crossing should be designed to give pedestrians and bikes priority over motorized vehicles and should be a minimum of 10 feet in width with high-visibility colors and textures that contrast with the road surface. Crossings should:

- Incorporate traffic calming measures such as bulb-outs and raised tables.
- Extend paving materials/textures through the crossing to indicate a continuation of the path or walkway.

#### Accessibility

All public facilities must be readily accessible to individuals with disabilities. Buildings, parking, and circulation routes shall comply with the Americans With Disabilities Act (ADA), based on the ADA Accessibility Guidelines (ADAAG) and the Public Right-of-Way Accessibility Guidelines (PROWAG) published by the United States Access Board.



**ENVIRONMENTAL GRAPHICS  
& WAYFINDING**

## ENVIRONMENTAL GRAPHICS & WAYFINDING

Environmental graphics and wayfinding refers to the visual information systems that guide and direct people through the physical environment. Importantly, they engage multiple design disciplines to achieve a visually engaging program to communicate identity, information, and shape the experience that connects people to place. Environmental graphics take a multi-dimension and multi-discipline approach that includes architecture, landscape, and graphics to communicate information and establish the Fairgrounds as a unique place, with unique experiences. Wayfinding, a tool within environmental graphics will be used to provide graphic cues, maps, and directional symbols to orient and guide users throughout the entirety of Fairgrounds.



Federal Center South, Seattle, WA



Piazza Mazzinim, Jesolo, Italy

Environmental graphics should:

- Be cohesive to provide place making and identity specific to the Fairgrounds.
- Integrated into the site, landscape, and architecture, both physically and visually.
- Be interrelated to both the interior and exterior of the building.
- Orient users.
- Contribute to a sense of safety and security.
- Be based on human, pedestrian scale.
- Use durable materials.
- Interface with technology and social media.
- Use iconographic language to engage a range of users and ages.
- The graphic depiction of information must be consistent and clear, only containing the information relevant to space, location or navigation at any given point.
- Placed at, or available at, strategic points or information nodes which allow the users to be informed of their surroundings.

Wayfinding incorporates the following:

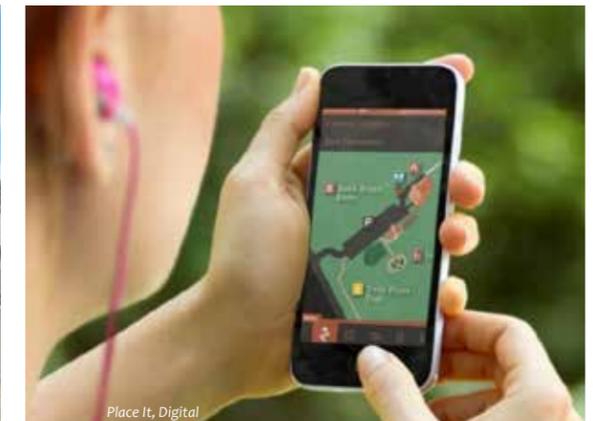
**Landmarks:** Objects, structures, or prominent visual cues that define your current location; or define a place, place-making, unique to itself.

**Orientation:** A person's location in relation to other landmarks, destinations or other place-making graphics.

**Navigation:** Inform and provide direction a person needs to head to in order to reach their destination.



Three Dimensional Services, Inc., Banff, AB, Canada



Place It, Digital

### Design Characteristics of Signage

A major component of wayfinding and environmental graphics is signage. The Fairgrounds signage should be consistent with an established hierarchy and order of the environmental graphics, wayfinding, and place-making on the Fairgrounds. Sign design should be based on a master plan of a unified environmental graphics package for the Fairgrounds.



Water Sign, Missoula, MT



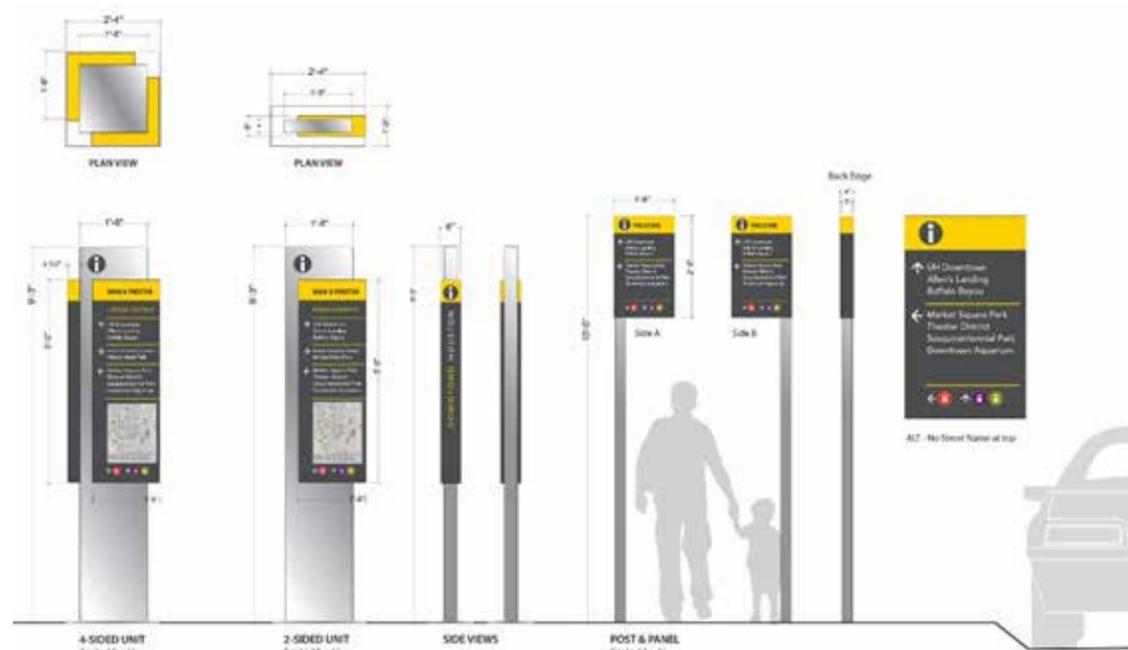
Missoula County Fairgrounds Historic Sign, Missoula, MT



Stan Healy, 1955

Design includes:

- Materials, color, icons, and placement of the information on each sign should stay unified and follow an established master plan.
- Anchor individual signs to each other and with the whole of the environmental graphics and wayfinding program.
- Use iconography to conveying information comprehensively to both adults and children.
- Provide signage that complements the design and overall style of the buildings and site at which it is located.
- The size and placement of the signs should not detract from the surrounding buildings and landscape.
- Distinguish between the human scale as the primarily pedestrian use, versus the vehicular scale a secondary use, and provide signage relation to its intended use.
- Design signage to accommodate information that may change over time
- Corporate logo usage is discouraged. Special consideration will be given to language that recognizes generous gifts.
- Use a sans-serif signage typeface, with a variety of weights, and good readability.
- Maximize legibility and provide contrast between the background and the text letters.



Houston Downtown District Wayfinding, 2017

## Sign Types

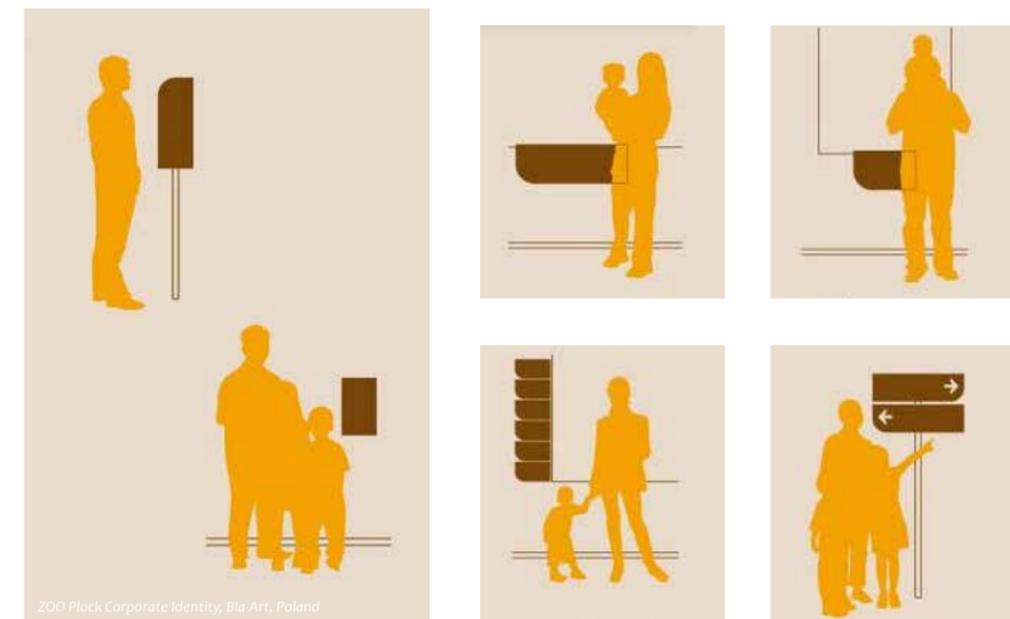
Signage should be based on a modular system that adapts to specific location needs for education, information, and graphical representations. The modular system is scaled in size and function depending on a person's location related to the information presented.

Primary types of signs include:

- **Information Signs:** Larger groupings of signs that orient you in a space or in the area of the Fairgrounds and are related in context to other Fairgrounds landmarks or destinations, e.g. sign poles, directories, or maps.



- **Directional Signs:** Placed strategically along routes, information nodes, or intersections of routes; they provide information that helps direct towards, a specific location, a destination or landmark, e.g. arrows, forms, or repeating elements.



ZOO Plock Corporate Identity, Bla-Art, Poland

Wayfinding addressing a child's scale.

- **Identification Signs:** Information identifying specific use and/or function of a building or site location or landmark, e.g. building names, parks, or public facilities. Identification signs can establish a common name a building or place as well as establish a directory or timetable for events.



- **Warning Signs:** Defines safety information for emergency procedures and outlines regulations or restrictions for certain areas, e.g. emergency routes and exits, medical or emergency equipment, or non-public areas. Warning signs can also provide the sense of security to orient children and families within the whole of the Fairgrounds.
- **Interpretation Signs:** Inform, explain, commemorate, expose, or call attention to elements or areas of the Fairgrounds historic to the continued use of the site, loss due to development of the Fairgrounds, or worthy of recognition to celebrate or acknowledge a site, building, or location. Interpretation signs can make use of historic and contemporary photography and media. Interpretive signage is a stand-alone component to the Fairgrounds wayfinding signage. Interpretive signage will include text, historic images, context, historic relationship, and significance. Interpretive signage, design, content, and locations should be developed in partnership with the Historic Museum at Fort Missoula.



The Fairgrounds is rich with opportunities for interpretation of the history and legacy of the Fairgrounds site as well as the heritage of Missoula County. Information and graphics should be consistent with United States Department of the Interior, National Park Service, The Secretary of the Interior's definitions and bulletins on Interpretation. The history and community of the Western Montana Fair and Fairgrounds site that are priority for historic interpretation include:

- Pre-development Native American use of the site
- 1914 Horse Race Track
- Horse Race Track Finish Line
- Horse Stables, primarily
  - o H2, C. 1940 Horse Stables
  - o H3, C. 1940 Horse Stables
  - o H4, C. 1914 Horse Stable
- Grandstands and Bleachers
  - o 1914 Grandstands (burned Aug. 1941)
  - o B-10, 1951 Bleacher Section F-I (uncovered bleachers)
  - o B-11, 1954 Grandstand Section (covered grandstand)
- WPA building
- B-36, C. 1940 Maintenance Shop

Historic American Building Survey (HABS) / Historic American Engineering Record (HAER)/ Historic American Landscape Survey (HALS) archival level documentation which may include large-or-medium format, black and white photographs, measured drawings, or written historical reports pursuant to the United States Department of the Interior, National Park Service, The Secretary of the Interior's Standards for Architectural and Engineering Documentation may be required prior to removal.

- **Donor Recognition Signs:** Opportunities for donor recognition should be considered and incorporated into the design of buildings and site improvements. This may include naming rights for buildings, donations for items such as site furniture, and other endowment opportunities. Donor recognition signs provide opportunities to accommodate a large number of donor names. Recognition should blend into the context of its immediate surroundings.





# PARKING



Figure 9-1: Parking

## PARKING

Parking provides convenient motor vehicle access to facilities on the Fairgrounds. This includes cars, trucks, buses, livestock trailers, recreational vehicles, and motorcycles, as well as bikes and people with disabilities.

### Design Characteristics

Motor vehicles have historically been part of the legacy and tradition of the Fairgrounds, but large, paved parking lots have not. Parking lots should serve as a gateway – the place where you leave your car and enter the pedestrian realm. Parking should be subordinate to other uses on the Fairgrounds and integrate into the overall landscape. Lots should be designed in smaller modules with landscape buffers to reduce their size and scale. Simple, gravel parking lots are best for traditional agricultural uses and allow flexibility for different events. Paved parking lots should incorporate innovative techniques, such as permeable pavement, rain gardens, and strategically placed trees and vegetation, to improve storm water management and reduce heat island effect. Traditional uses, such as camping during events, should be allowed on lawn areas or permeable grass pavers.



Use permeable pavement, rain gardens, and landscape buffering to reduce the impact of parking lots.

### Parking Management

On-site parking should accommodate typical events at the Fairgrounds – weddings, parties, trade shows, rodeos, tournaments, Bruins games. Larger events, such as the Western Montana Fair, should rely on off-site parking.

Off-site parking has traditionally been an important fundraising opportunity for community non-profits. A large supply of parking exists within easy walking distance at neighboring businesses, schools, and parks which is used for paid parking during the Fair and other large events. Additional partnerships have been made in the past with the University of Montana, Southgate Mall, and Mountain Line for park-and-ride shuttles to the Fairgrounds.

- Construct new parking lots only as needed to support new buildings/uses.
- Manage parking for average demand rather than peak demand.
- Consider parking demand during multiple events.
- Design parking lots to accommodate additional uses rather than acting as single-purpose areas.

- Encourage alternative transportation, such as transit, biking, and walking.
- Pursue agreements for shared parking with adjacent properties.
- Charge for parking during large events.

**Parking Lots and Structures**

Minimize the visual and functional impacts of surface parking lots and structures.

- Provide a visual buffer adjacent to walkways, paths, and public sidewalks (low wall, plantings).
- Provide active streetscape, architectural screening/display, murals/public art, or landscaping to provide interest for pedestrians.
- Divide parking into smaller areas with landscape buffers.
- Provide pedestrian walkways through parking areas to buildings and activity areas.
- Provide convenient quick-stop and flexible parking areas for day-to-day business (i.e. elections, Fair office) close to building entrances.
- Provide RV, bus, and trailer parking in the interior rodeo and livestock areas.
- Use permeable pavement, rain gardens, and landscaping to reduce runoff and heat island effect.
- Include historic period-style lighting.

**Bike Parking**

Bike parking should be conveniently located to encourage use.



- Place bike racks within 100 feet of main building entrances where they will not interfere with the natural movement of people.
- Include sheltered bike parking.
- Provide expanded bike parking for large events (bike corrals).
- Incorporate public art/design themes into bike rack designs.

**Accessible Parking**

All public facilities must be readily accessible to individuals with disabilities. Accessible parking should be located as close as practical to building entrances and activity areas. Parking must comply with the Americans With Disabilities Act (ADA), based on the ADA Accessibility Guidelines (ADAAG) and the Public Right-of-Way Accessibility Guidelines (PROWAG) published by the United States Access Board.



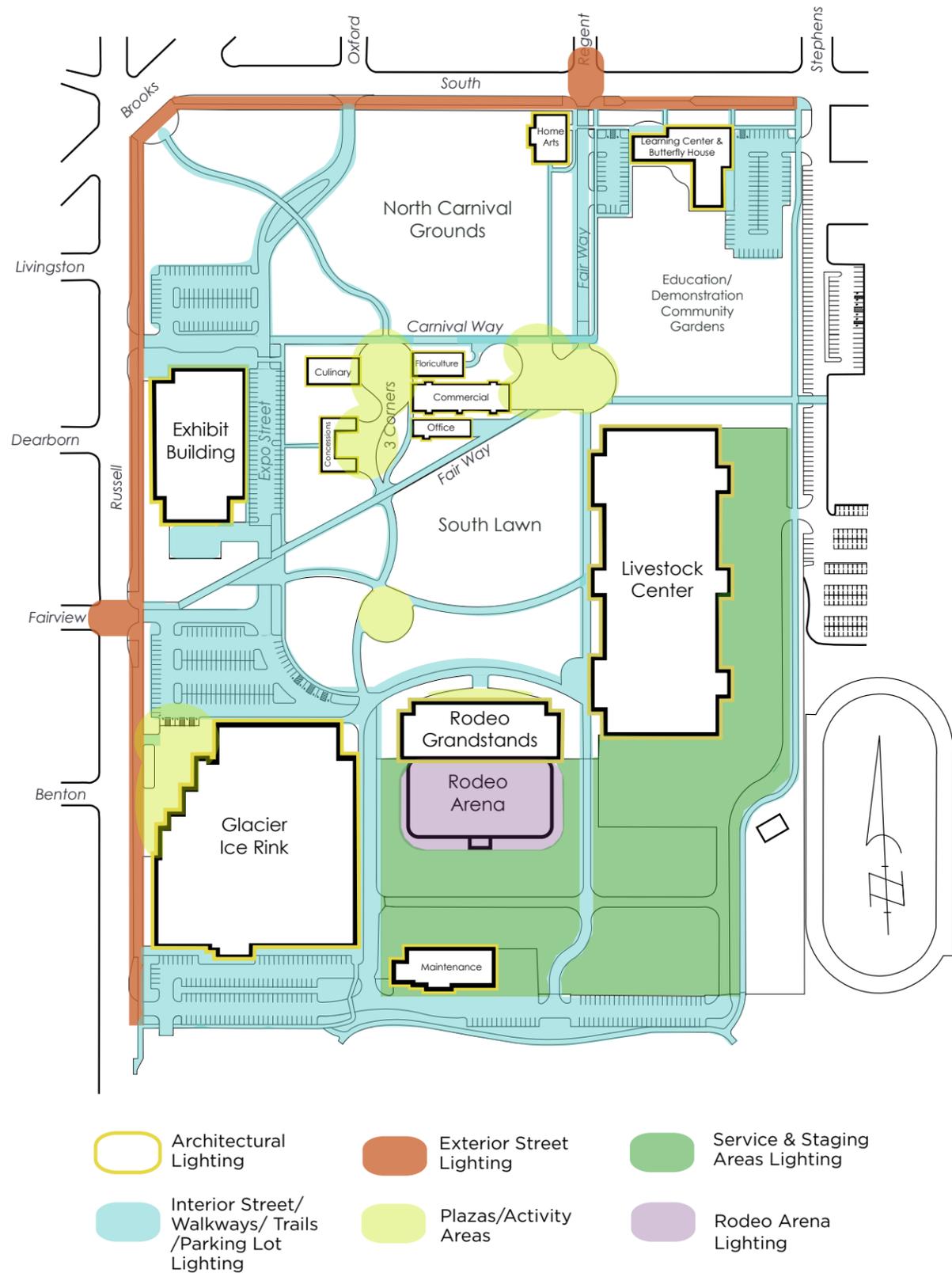


Figure 10-1: Lighting

## LIGHTING

Lighting is intended to enhance the safety, security, and aesthetics of the Fairgrounds. Lighting should be designed to highlight certain architectural or landscape features, delineate paths and roadways, and provide general area lighting for parking, service, and staging areas.

### Design Characteristics

Fairgrounds lighting should follow uniform standards for lighting levels, style, materials, and color. Fixtures should be integrated with landscaping and other site elements, and reflect the overall design aesthetic of the Fairgrounds. All outdoor lighting should follow “dark skies” practices consistent with the City of Missoula Outdoor Lighting ordinance to minimize light pollution and use energy-efficient fixtures. All electrical equipment, controls, and wiring should be underground, screened, or otherwise located with minimum public visibility.

In general, lighting should provide sufficient levels of ambient light to create a safe and pleasant environment, without causing glare, reflection, or excess light. Interior streets, trails, walkways, and parking lots should have low intensity lighting. Gathering areas, such as plazas, entrances, and arenas should have higher intensity lighting. Programmable LED lighting should be considered to manage lighting intensity for different areas, events, or hours of operation.

### Architectural Lighting

Building illumination and architectural lighting should minimize visible light sources or fixtures. Signs and entry monuments should be illuminated externally, with appropriate shielding to avoid glare. Electronic reader boards and neon lights should be considered carefully. These elements could be incorporated into signs to reflect the tradition of the Fair and carnival, but may also detract from the rural, agricultural aesthetic.



- Provide lighting for pedestrian safety and security around buildings.
- Use lighting to define gateways and entries.
- Avoid glare from external light sources, light trespass, and dark skies impacts.
- Incorporate wall lighting into building fascia or other overhead elements.
- Use lighting to articulate or animate building design features.
- Combine lighting with banners, flags, and public art.

## Interior Street, Trail, and Parking Lot Lighting

Interior street, trail, and parking lot lighting should reflect traditional Fairgrounds light pole styles and colors. Interior lighting should be pedestrian scale and low intensity to promote a rural feel, while balancing the need for safety and security within the grounds. Interior lighting should be different from exterior street and trails lighting, which will follow City of Missoula standards.



Historic Fairgrounds lighting

Pedestrian-scale lighting, Milwaukee Tr.

Low-intensity walkway lighting

- Use low-level, cut-off, pedestrian-scale light fixtures. Path lighting should not exceed 20 feet in height. Street and parking lot lighting should not exceed 30 feet in height.
- Use programmable LED or other energy-efficient fixtures with warm light color.
- Calibrate pole spacing to achieve average illumination and uniformity standards.
- Avoid excess light levels, glare, reflection, and light trespass into surrounding areas.
- Coordinate street and path lighting with architectural lighting.
- Provide security lighting for bike parking areas.
- Use lighted bollards, sconces, and ground lights for low intensity lighting along secondary walkways and minor activity areas.

## Exterior Street Lighting

Exterior street lighting should reflect the transition to the urban city surrounding the Fairgrounds. Exterior street lights should follow City of Missoula standards, using the Midtown-style decorative light poles selected by the City.



Midtown light standard

Midtown signal with decorative light fixture

Midtown logo on decorative light pole

## Service and Staging Areas Lighting

High intensity lighting should be used in service and staging areas to provide safety during events. Lighting should be contained within the service and staging area boundaries with minimal light spillover into adjacent areas. Secondary low intensity lighting should be considered for security in the overnight camping and maintenance areas.



- Freestanding light fixtures should not exceed 30 feet in height.
- Consider view corridors and sight lines in pole placement.
- Use lighted bollards, sconces, and ground lights for low intensity lighting in camping areas.

## Rodeo Arena Lighting

Rodeo arena lighting should provide high-intensity lighting for sporting events. This area will necessarily require taller poles with multiple light fixtures. Consideration should be given to the aesthetics impacts of the light fixtures on surrounding buildings and views to the mountains.



- Minimize pole height to the extent feasible.
- Minimize glare, reflection, and light trespass into surrounding areas.
- Consider view corridors and sight lines in pole placement.
- Provide separate lower intensity lighting for grandstands.

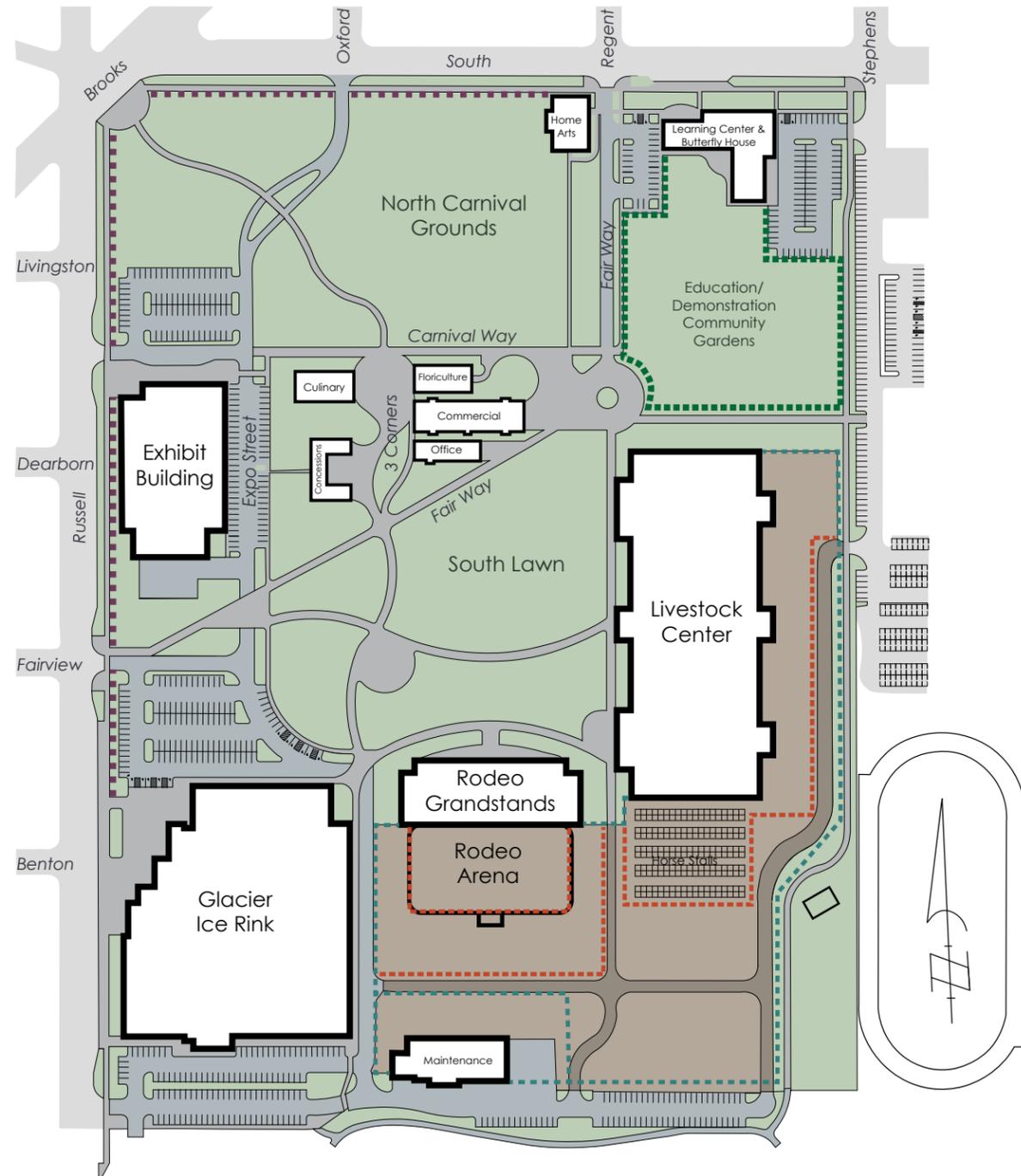
## Plaza Lighting

Plaza lighting should provide lower intensity ambient lighting at pedestrian scale for outdoor events. Lighting should be integrated in the design of the plaza itself and should blend in seamlessly with the corresponding architectural lighting of the adjacent buildings.

- Use pedestrian scale light fixtures.
- Vary light levels to correspond with the anticipated usage of each plaza.
- Consider decorative and holiday lighting for special events.
- Integrate lighting into public art and site features.



# FENCING



- Exterior Fencing
- Garden Fencing (Deer)
- Livestock Fencing
- Security Fencing

Figure 11-1: Fencing

## FENCING

Fencing serves several functions for the Fairgrounds. These functions include containing livestock, animals, and children, delineating use areas, transitioning between uses, and defining edges for safety and security purposes. To accommodate these functions several types of fencing will be required. Fencing should be minimized to the extent possible, maximizing transparency and a sense of openness throughout the grounds.

### Design Characteristics

Fence styles should incorporate materials and detailing similar to the architectural and site elements of the Fairground. This may be accomplished by replicating patterns such as the “X” found on the doors of the historic buildings or the horizontal patterns of existing structures. Stone and metal are preferred materials for fencing because of their durability and ability to blend in with the natural environment. Fencing may also include walls, railings, movable barriers, and hedges. Fencing should be sturdy and easily maintainable to support use by large numbers of people and livestock.

- Limit the number of colors used in fencing and barriers.
- Use darker colors that recede and blend into the landscape.
- Minimize openings to contain children and small animals.
- Include low walls to direct pedestrian traffic and discourage unauthorized or unsafe shortcuts.
- Use removable bollards, railings, and panels to allow vehicle access.
- Utilize vegetation in lieu of fencing where practical.
- Balance initial costs against annual maintenance costs and eventual replacement.
- Provide access for maintenance on both sides of fencing and barriers.

### Exterior Fencing

Exterior fencing provides a visible edge and helps provide a transition between the urban exterior and historic interior of the Fairgrounds. Exterior fencing is one of the most visible elements of the Fairgrounds and should be designed with a high-level aesthetic that reflects the legacy, agricultural heritage, and tradition of the Fairgrounds.



Exterior fencing should be highly permeable with frequent openings to welcome people onto the grounds and strategically allow views into the interior.

- Minimize height to increase transparency.
- Allow step backs and articulation to blend the fence with the surroundings.
- Place landscaping to highlight important views and screen less desirable areas.
- Incorporate public art and architectural elements.

### Garden Fencing

Garden fencing provides protection from deer and unauthorized users. Although these fences are necessarily tall and wide, they should be transparent to allow views into the garden areas.



- Use woven wire mesh to allow transparency.
- Incorporate agricultural design characteristics such as wood posts and cross bracing.
- Place landscaping along the base of the fence to soften fence height.
- Set fence back along walkways and paths.

### Livestock Fencing

Livestock fencing contains and separates large animals from the public for safety purposes. This includes livestock during the fair, livestock for events in the livestock center, and livestock for rodeo events.



The style of the livestock fencing should be typical of livestock fencing found on local western Montana ranches.

- Use durable materials that require minimal maintenance.
- Use materials with the appropriate strength to contain livestock.
- Emphasis should be placed on the function of the livestock fencing over aesthetics.

### Security Fencing

Security fencing provides a physical and visual barrier to not only keep unauthorized users out, but to clearly guide people and vehicles to and from the proper entrances. Public areas should be clearly distinguished from private areas. See Chapter 6: Safety & Security for more information on security fencing.



- Use durable, long-lasting materials that are low or no maintenance.
- Use plant materials such as vines and hedges to screen fences and add visual appeal.
- Choose fencing that is utilitarian and cost effective.
- Choose fencing with darker colors to blend into the landscape.



## PLAZAS & GATHERING SPACES

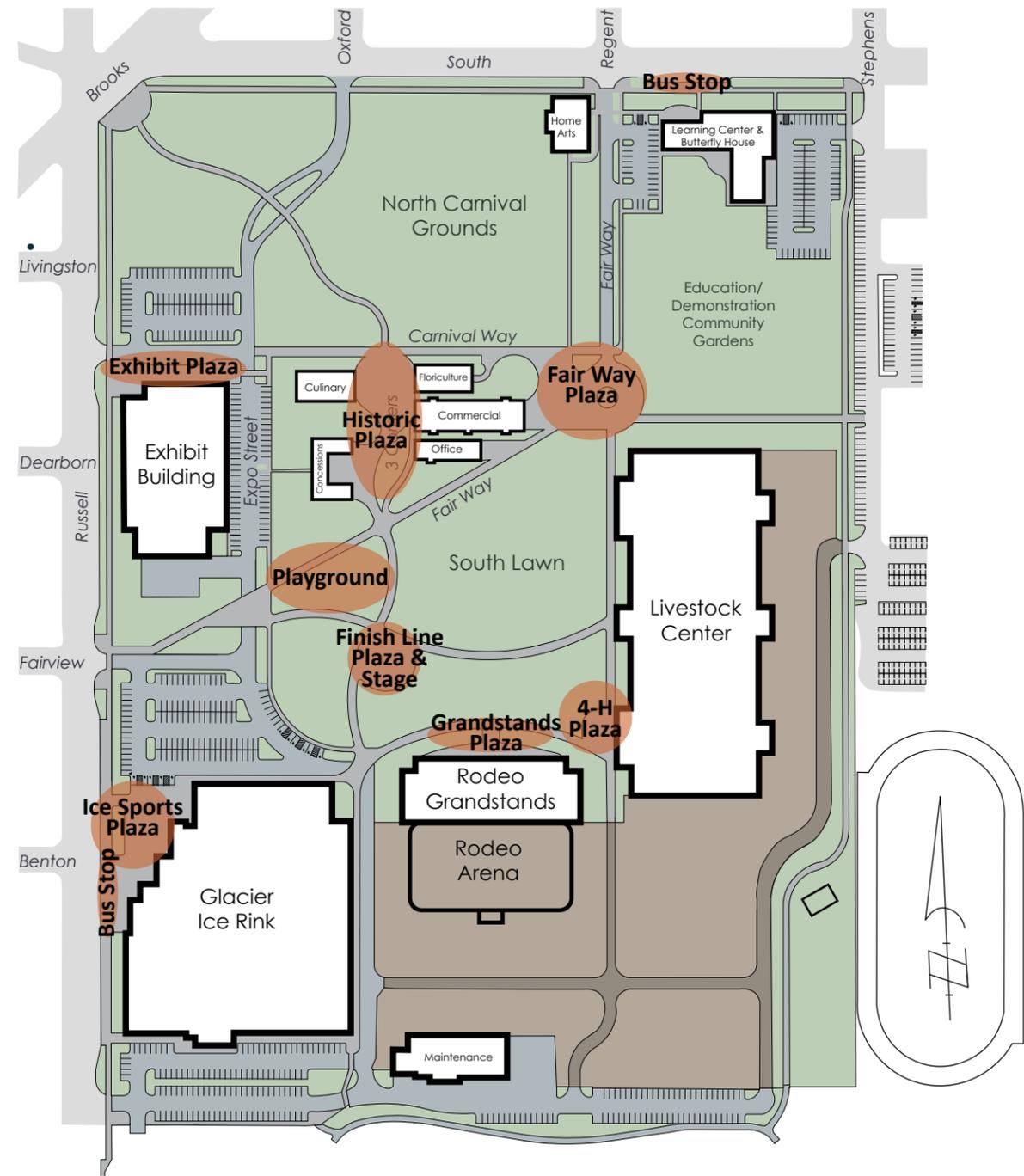


Figure 12-1: Plazas & Gathering Spaces

## PLAZAS & GATHERING SPACES

Plazas and gathering spaces provide space for a diversity of events throughout the year. Each plaza should have a unique identity based on its use and the project aesthetic. In addition to the identified plazas below, bus stops should be designed as plazas to enhance the connection of the streetscape to the grounds.

### Design Characteristics

Plazas, courtyards, parklets, and other gathering spaces should be sized to accommodate a variety of uses, but not be oversized or in competition with more formal open areas and green spaces located throughout the Fairgrounds.



- Locate plazas at the terminus of view corridors and circulation routes to accentuate the arrival sequence, to provide enticing views into the Fairgrounds, and to provide a destination for visitors.
- Communicate an elevated status established through the design details and quality of materials.
- Vary the size of plazas to provide spaces for large and small gatherings with a privacy gradient within each plaza for formal, public uses to small, intimate spaces.
- Size plazas to create comfortable spaces that feel protected and encourage use of the space.
- Define edges with vertical elements including buildings and trees to provide a sense of enclosure.

### Finish Line Plaza

The Finish Line Plaza should recognize the history of horse racing at the Fairgrounds and emphasize the legacy characteristic. The plaza is uniquely positioned at the historic finish line to commemorate the past uses. The plaza is also aligned with the Russell Street entrance so views from Russell Street into the plaza should be considered. The grading of the site will lead to a natural amphitheater where the strategically placed stage will accommodate outdoor performances.

## Historic Plaza

The Historic Plaza should support activities associated with the historic buildings and function as the primary gathering space on the Fairgrounds. The plaza will be viewed from South Avenue. The plaza should be carefully sized to accommodate small to mid-size events. This space should have a sense of enclosure. This plaza should emphasize the legacy and tradition characteristics.

## Fair Way Plaza

The Fair Way Plaza should frame the views from the South Avenue Entry and Race Way path and views to the historic buildings. It should function as a turnaround space for drop off and as a gathering space for large events. This plaza should represent the tradition, community, and innovation characteristics.

## Grandstands Plaza

The Grandstands Plaza should accommodate people gathering for events at the Rodeo Grandstands and provide space for mobile concessions. This plaza should represent the tradition, agriculture, and innovation characteristics.

## Ice Sports Plaza

The Ice Sports Plaza should provide space for people gathering for ice events and reflect the uses of the ice rink. This space will incorporate drop off areas. This plaza should represent the community and innovation characteristics.

## Exhibit Plaza

The Exhibit Plaza should provide space for people entering and exiting the Exhibit Building and space for groups to gather. It will also accommodate pick up and drop off at the building. This plaza should represent the community and innovation characteristics.

## 4-H Plaza

The 4-H Plaza should provide outdoor seating for the adjacent 4-H Café. This space should be a comfortable area with shade for eating and gathering. The plaza should relate to the adjacent Livestock Center and Rodeo Grandstands and emphasize the agriculture and tradition characteristics.

## Playground

The playground should be a destination for Missoula families that caters to younger and older kids and is a year-round amenity. Filling a gap in playground facilities in Midtown Missoula, the playground will include play equipment and space for activities and demonstrations. The playground should thematically tie into the activities and events that take place on the Fairgrounds with play equipment such as tractors or animals that are representative of the agriculture characteristic.

## Hardscape Areas

Plazas are primarily hardscaped rather than green to sustain intense use by crowds and vehicles.

- Provide materials and finishes with color, textures, and patterns that provide visual interest and are an important and attractive part of a larger composition.
- Use sustainable and environmentally-friendly materials that have a low life-cycle cost, use local materials, and are colored to reduce heat absorption and reflective glare.
- Use local materials, whenever possible, for hardscape to support the local economy and to provide an authentic representation of the project aesthetic.

## Site Furniture

Site furniture provides comfort, convenience, information, circulation control, protection, and user enjoyment. The selection and placement of site furniture should be determined based on several design objectives.



- Respond to the character of the site as well as the existing and proposed functions.
- Respond to the project aesthetic of the Fairgrounds.
- Respond to the diverse needs of the Fairgrounds' users.
- Consider long-term maintenance, ease of maintenance, durability, initial and lifetime costs, resistance to vandalism, and public safety when choosing site furniture.
- Site furniture elements should reflect the character of the built environment, be internally integrated between themselves, and not promote a cluttered appearance.
- Reflect the local landscape and materials.
- Balance between the visual importance of individual furniture elements and their compatibility within the visual context of the setting.
- Consider climate and appropriate exposure to sun and shade when selecting site furniture materials, colors, and placement.
- Select shade structures that mimic the mountainous landscape or that blend in with the Craftsman style.



**UTILITIES, SERVICE AREAS  
& STORAGE**

## UTILITIES, SERVICE AREAS & STORAGE

Guidelines for utilities, service areas, storage and equipment are intended to improve aesthetic character, promote sustainable design, and protect public health and safety.

### Mechanical and Electrical Equipment

All mechanical and electrical equipment should be screened from public view and noise with solid walls and/or landscape plantings.

- Coordinate the location of mechanical and electrical equipment with landscape plantings and site features to integrate screening with site design.
- Screen all above-ground utility cabinets 30 inches or more in height and located within 25 feet of a street, path, or walkway.
- Locate transformers and other utility equipment outside of public street setback areas.
- Screen all rooftop equipment over 30 inches in height with materials similar to the building.
- Screen wall and structure-mounted equipment from view of streets, paths, and walkways.

### Water and Sewer

Water and sewer utilities should be upgraded to insure proper sanitation and fire protection.

- Provide fire hydrants and internal building fire suppression according to local codes and City Fire Department recommendations.
- Provide mobile concession and RV hookups (water and electrical power) at strategic locations.
- Provide drinking fountains and hand wash stations at public seating areas, plazas, and gathering areas.
- Incorporate rainwater and greywater recycling for irrigation to reduce water demand.

### Power and Communications

Gas, electric, telecommunications, and broadband utilities should be upgraded to insure reliable, efficient operations and improve aesthetics.

- Locate all new utilities underground in joint utility corridors.
- Provide three-phase power to key buildings.
- Incorporate ground-source heat pump and solar technology to reduce energy use.



Figure 13-1: Utilities, Service Areas & Storage

### Storm Drainage

Site and building storm drainage should be treated and contained on site through infiltration, evapotranspiration, biotreatment (rain gardens, bioswales, planter/tree boxes), and dry well sumps.

- Minimize impervious areas with block pavers, reinforced grass pavers, and pervious pavement.
- Capture roof drainage for irrigation use to reduce water demand.

### Irrigation

The Fairgrounds has three existing irrigation wells with water rights totaling 25.7 acre-feet of water that can be used on a total of 21.2 acres of ground. The use of potable water for landscape irrigation should be minimized, but may be required to supplement the well water. The wells should remain separate, not plumbed together to run one combined irrigation system.

- Provide high efficiency, automatic irrigation systems for all public landscaped areas.
- Use low volume spray heads and drip irrigation systems.
- Incorporate rainwater and greywater recycling where feasible.

### Service Areas and Storage

All service, loading, trash, storage, and maintenance areas should be screened from public view with a combination of planting and architectural elements that are compatible with the building architecture.

- Place loading and delivery areas to the rear or sides of buildings.
- Avoid loading docks/garage doors facing public streets.
- Place trash and recycling enclosures to the rear of buildings or in other low visibility areas.
- Screen trash and recycling enclosures from streets, paths, and walkways with solid walls.
- Cover trash and recycling enclosures with a roof or trellis if visible from above.
- Locate small trash and recycling containers adjacent to public seating areas, plazas, and gathering areas.
- Provide storage areas for animal waste, shavings, and soil.



## ENGINEERING & ZONING REQUIREMENTS

## MEMORANDUM

**DATE:** 11/7/17  
**TO:** Emily Bentley  
**FROM:** Jeremy Keene  
**RE:** Missoula County Fairgrounds  
Engineering and Zoning Requirements

The purpose of this memo is to identify applicable engineering standards and zoning regulations under City of Missoula Municipal Code, Title 12 and Title 20, and the Missoula City-County Air Pollution Control Program.

<https://www.ci.missoula.mt.us/268/City-Laws-Regulations>

<https://www.missoulacounty.us/government/health/health-department/administration/regulations-ordinances/air-pollution-control-program-regulations>

As a governmental agency, Missoula County is exempt from local zoning regulations. A governmental agency that proposes a development that does not meet the letter of the Zoning Ordinance is required by State statute 76-2-402 to present the proposed project to the Missoula Board of Adjustment through a public forum. The purpose is to provide notice to the public and allow for comment. As stated in Montana Codes Annotated, the Board has no power to deny the proposal, but shall act only to allow a public forum for comment.

Missoula County is not exempt from local engineering standards (Title 12) or the Air Pollution Control Program.

The Missoula County Fairgrounds Design Guidelines and Standards seek to comply with City engineering and zoning requirements wherever possible, with deviations for context specific design elements that are unique to the Fairgrounds.

The following is a summary of the applicable requirements and potential deviations from the standards. These findings should be reviewed with the City Development Services and Health Department for concurrence.

## TITLE 20 - ZONING

### Chapter 20.20 - Open Space and Public Districts

The Fairgrounds is zoned OP3 - Public Lands and Institutional. The OP3 district is primarily intended to accommodate public, quasi-public and institutional uses.

Permitted uses include:

- Library/Cultural Exhibit
- Park/Recreation
- Entertainment and Spectator Sports
- Medical or Government Office
- Crop Agriculture
- Community Garden
- Wireless Communication Facility (Cell Tower)

Prohibited uses:

- Residential Housing
- Animal Agriculture

Minimum Setbacks:

- Front: 30'
- Side (interior): 10'
- Side (street): 15'
- Rear: 20'

Maximum Building Height: 100'

Maximum Building Coverage: 45%

### Chapter 20.40 - Use and Building-Specific Standards

#### 20.40.050 - Enterprise Commercial Uses

EC standards do not apply to OP3 zoning districts per 20.40.050.A.

#### 20.40.160 - Wireless Communication Facilities

Cell towers and other wireless service facilities are a permitted use, subject to height restrictions, buffering and screening, and visual impact mitigation.

#### 20.40.170 - Commercial Uses Not Exceeding 30,000 Square Feet

Commercial building design standards do not apply to OP3 zoning districts per 20.40.170.A.

### POTENTIAL DEVIATIONS OP3 ZONING

The majority of the proposed uses at the Fairgrounds are permitted under current zoning.

Animal Agriculture, which is a prohibited use, refers to the use of land for raising animals to produce food or fiber commodities, but does not apply to showing animals or livestock events.

Camping (Recreational Vehicle Park), Restaurant, and Retail Sales are not specifically permitted or prohibited under current zoning and will need to be discussed with the City.

Potential deviations include Minimum Front Setbacks, where it may be desirable to locate some buildings or entrances closer to the street.

### Chapter 20.60 – Parking and Access

Parking regulations of this chapter apply to all districts and all uses within zoned and unzoned areas.

#### Minimum Parking Requirements:

- Entertainment and Spectator Sports: 1 space per 8 seats + 1 space 100 sq. ft. of assembly area without seats
- Administrative, Professional or General Office: 1 space per 480 sq. ft.
- Skating Rink: 1 space per 360 sq. ft. + 1 space per 2 employees

Maximum Parking Requirement: 4.3 spaces/1000 SF

#### 20.60.060 – Parking Area Design

Parking areas must be laid out and designed in accordance with Municipal Code requirements (Title 12) and City Engineering Division standards and specifications.

#### 20.60.080 – Transit-Served Locations

The zoning officer, after consulting with the city engineer, may authorize up to a 15% reduction in the number of off-street parking spaces required for nonresidential uses located within 500 feet of a transit stop.

#### 20.60.090 – Bicycle Parking

Commercial, Public and Civic uses:

- Short-Term: 1 per 10 motor vehicle spaces; 2 spaces min.
- Long-Term: 1 space per 5 employees; 1 space min.

### POTENTIAL DEVIATIONS PARKING & ACCESS

The Fairgrounds Design Guidelines call for on-site parking to accommodate typical events at the Fairgrounds – weddings, parties, trade shows, rodeos, tournaments, hockey games. Larger events, such as the Western Montana Fair, will rely on off-site parking.

Potential deviations include Minimum Parking Requirements, particularly if each Fairgrounds facility is considered individually, and Parking Area Design, which is discussed further under Title 12.

### Chapter 20.65 – Landscaping

The landscaping regulations of this chapter are intended to preserve, maintain and enhance the beauty of the City of Missoula and specifically enhance livability, property values, environment, and sustainability.

#### 20.65.020 – General Site Landscaping

All areas of a site that are not covered by structures, driveways, parking areas, or other paved surfaces must be landscaped.

- Existing healthy trees and shrubs must be preserved to the maximum extent possible
- At least 15% of the parcel must be landscaped
- Landscaping must consist of at least one tree and six shrubs per 1,000 square feet
- Removal of trees with a diameter breast height (DBH) of six inches or greater, single stem, must be mitigated by providing one or more replacement trees with a total combined DBH that is at least equal to the total DBH of trees that are removed

#### 20.65.030 – Street Frontage Landscaping

Street frontage landscaping must be provided along all street frontages.

- Must extend inward on the parcel at least 10 feet from the right-of-way along the full length of the street frontage
- Parking lots and paved vehicular use areas may not encroach into required street frontage landscaping areas, nor may parked vehicles encroach into required street frontage landscaping areas
- Must consist of minimum two trees and six shrubs per 1,000 square feet of required street frontage landscaping area
- Paved walkway areas may not occupy more than ten percent of the street frontage landscaping area

### POTENTIAL DEVIATIONS LANDSCAPING

The Fairgrounds Design Guidelines generally comply with zoning requirements for landscaping.

Deviations for Interior Parking Lot Landscaping may be needed to accommodate large vehicles and flexible event space in parking lots.

Noise buffers are not specifically required because the Fairgrounds does not abut residential uses, however, noise mitigation for events should be considered.

Alternative compliance to landscape requirements is currently allowed when plans are prepared and stamped by a landscape architect licensed in the State of Montana.

#### 20.65.040 – Interior Parking Lot Landscaping

Interior parking lot landscaping requirements apply to parking lot or vehicular use areas containing ten or more parking spaces or more than 3,300 square feet of paved area.

- At least ten percent of the paved vehicular use area must be devoted to interior parking lot landscaping
- Landscaped Islands:
  - Must be bordered by a paved surface on at least two sides;
  - Must be at least 9 feet wide
  - Must be planted with groundcover and include at least one deciduous tree per 180 square feet of landscaped area, with a minimum of one tree per island;
  - Must be protected by curbs or other barriers in accordance with City Engineering Division standards and specifications; and
  - Must be dispersed to define drive aisles and break up long rows of parking spaces by providing at least one landscaped island every 135 feet. Any parking row that ends adjacent to a paved driving surface, regardless of the aisle's length, must have a landscaped (terminal) island at that end of the parking row.

#### 20.65.050 – Perimeter Parking Lot Landscaping

Perimeter parking lot landscaping requirements apply to parking lot or vehicular use areas containing ten or more parking spaces or more than 3,300 square feet of paved area when more than 50% of the parking is located in front of the building.

Perimeter parking lot landscaping requirements may be satisfied by providing at least one of the following:

- Any combination of berms, planting, walls or fences that results in a continuous buffer to a height of 36 inches above parking lot grade along the length of the parking area frontage; or
- A street frontage landscaping area with a minimum depth of 20 feet and landscaping material at the rates specified in 20.65.030.C.4.

#### 20.65.060 – Buffers

Buffers are intended to mitigate the possible adverse effects (e.g., noise, lighting, and other site-related and operational impacts) that can occur when multi-dwelling or nonresidential development occurs abutting residential areas. Buffer requirements do not apply to the Fairgrounds because there are no abutting residential uses, however, noise mitigation for events should be considered.

#### 20.65.070 - Screening

Screening is intended to minimize the visual impacts of mechanical equipment, utilities, and service spaces, such as trash and outdoor storage, from the public right-of-way and abutting residential zoning districts and uses.

The following features must be screened:

- Ground-mounted Mechanical Equipment
- Roof-mounted Mechanical Equipment over 30 inches in height and located at 50 feet or less from a residential use or street
- Structure-mounted Mechanical Equipment on a building elevation must be screened from view of streets and abutting residential uses
- Trash Receptacles must be contained and screened from view of public rights-of-way other than alleys. Trash receptacles may not be located in the front or street side setback area
- Above-ground Utility Cabinets 30 inches or more in height and located within 25 feet of a street
- Materials, Supplies and Equipment stored on site must be screened from public right-of-ways, parks, civic uses, and residential uses

#### 20.65.080 - Landscape Material and Design

Plants selected for required landscape areas must consist of plants that are well-suited to the microclimate and soil conditions at the project site.

- Deciduous trees must have a caliper size of 1.5 inches and the minimum height of eight feet at time of planting
- Evergreen trees must have a minimum height of six feet at time of planting
- Shrubs must be at least five-gallon size and have a minimum 12-inch spread at time of planting
- Groundcover plants must be at least one-gallon size

All required trees and shrubs must be located within a mulched area and be separated from turf by a minimum distance of two feet.

- Mulch must be applied to provide at a three-inch (minimum) to five-inch (maximum) soil cover, with no weed barrier material visible
- At least 50% of the total mulch area must be comprised of organic mulch, such as bark, shredded wood, wood chips, or other organic matter. Mineral mulch such as decorative stone, river stone or tumbled glass may be used in up to 50% of the mulch area
- Organic mulch must consist of regionally sourced, fully chipped or shredded, un-splintered wood product or bark chips free of soil, rocks, weeds, metals,

toxins, and foreign objects. Organic mulch must have an average particle size of no more than 2.5 cubic inches

Berms must consist of a mound or bank of earth two to six feet in height, planted with vegetation, with a slope not exceeding one foot of rise for each two feet of run.

All fences and walls are subject to Chapter 12.30 of the Municipal Code. Chain link fences may not be used to satisfy any of the requirements of this chapter.

#### 20.65.090 - Installation and Maintenance

If the landscape design incorporates plants that require seasonal watering, automatic irrigation systems in conformance with the current adopted plumbing codes with back flow prevention must be provided to maintain the landscaping in a healthy, attractive condition.

It is the responsibility of the property owner to maintain required landscaping in accordance with an approved maintenance plan. The maintenance plan must include methods for providing the following:

- Consistent irrigation
- Integrated pest management
- Fertilization
- Tree care and pruning
- Replacement of lost vegetation
- Weed management consistent with the Missoula County Weed Management Plan.

Required landscaping must be installed in complete and healthy condition, with operational irrigation in place, before a final occupancy permit may be issued.

#### 20.65.100 - Alternative Compliance

An applicant proposing to deviate from strict compliance with the landscaping requirements may do one of the following:

- Request alternative compliance review (design review) in accordance with the procedures of 20.85.080
- Submit a landscape plan, covering the limits of the project, prepared and stamped by a landscape architect licensed in the State of Montana.

## TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES

### **Chapter 12.12 – Curbs, Sidewalks, and Paving**

All right-of-way improvements and paving construction work placed in the public right-of-way and private property must be constructed in accordance with the Montana Public Works Standard Specifications (MPWSS), Missoula City Public Works Standard Specifications, Americans with Disability Act (ADA), Manual of Uniform Traffic Control Devices (MUTCD), and Missoula City-County Air Pollution Control Program requirements, where applicable. This includes City permits, licensing and bonding, inspections, and materials requirements.

Existing hazardous, deteriorated and otherwise substandard right-of-way improvements, as determined by the City Engineer, must be replaced/repared or otherwise upgraded to present standards, including ADA requirements.

### **Chapter 12.22 – Parking Facilities**

The parking facility ordinance sets forth design and construction requirements for parking facilities, including driveways, parking lots, parking garages, public and private (access) roads and associated motorized and non-motorized facilities.

#### 12.22.050 General Requirements

Driveways, private roads, and parking facilities shall be laid out, designed and constructed in accordance with Missoula Municipal Code requirements, City Fire Department and Missoula City Public Works Standard Specifications.

- Pin-down curbs or wheel stops are not allowed to separate parking spaces from sidewalks/walkways
- Private roads may include concrete curb/gutter, minimum 24-foot asphalt surface, and storm drainage infrastructure subject to review and approval of the City Engineer

#### POTENTIAL DEVIATIONS PARKING FACILITIES

The Fairgrounds Design Guidelines call for unpaved parking areas associated with the Livestock Center and Rodeo Arena. These areas fall under the exemptions included in 12.22.050.K for agricultural purposes and intermittent use.

The Design Guidelines also call for narrow roadways and minimal use of curbing to preserve the rural character and allow for green storm drainage infrastructure. This may require a deviation from 12.22.050, which may require concrete curb/gutter and a minimum 24-foot road width, subject to review and approval by the City Engineer.

- Private roads may not exceed 8% maximum grade. A maximum grade up to ten (10%) percent may be allowed for a distance of up to fifty (50') feet, when approved by the City Engineer and the City Fire Marshall
- Access is prohibited to unpaved areas, except:
  - Roads solely used for agricultural purposes
  - Long-term parking for heavy equipment and semi-trucks where vehicles will be parked for longer than forty-eight (48) hours and no other vehicular traffic is allowed
  - Long-term parking in commercial and industrial parking lots for vehicles that will be parked for extended periods of time, if no other vehicular traffic is allowed and if no more than fifteen (15) vehicles travel in or out of the area per day, averaged over any three (3) consecutive days
  - At licensed RV parks, accesses to parking spots must be paved, but parking spots for RVs need not be paved
  - Parking areas used exclusively for intermittent outdoor recreational / entertainment facilities including but not limited to outdoor theaters, or fairs or athletic fields
- Approved fire access roads shall be provided for every facility, building or portion of a building constructed:
  - Fire access roads shall have an unobstructed width of not less than 20 feet.
  - The required turning radius of a fire apparatus access road shall be determined by the City Fire Marshall
  - Driveways and private roads exceeding 150 feet in length shall require approval from the City Fire Marshall

#### POTENTIAL DEVIATIONS PARKING FACILITIES (CONT.)

Additional deviations may be required from 12.22.130, which requires curbing to separate paved and unpaved areas (12.22.130.A), and off-site parking to meet existing construction requirements and provide accessible routes (12.22.130.I).

The Fairgrounds Design Guidelines call for alternative methods of restricting access to unpaved areas, such as landscaping, fencing, bollards, and walls in lieu of curbing.

Additionally, the Fairgrounds relies heavily on private off-site parking for major events, but does not control the use or condition of these parking areas.

- Dead end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus
  - All areas provided / reserved / used for emergency services access shall be clearly marked by applying red epoxy paint to the curb and/or asphalt and signed appropriately
  - Fire lanes shall be maintained in clean and legible conditions at all times and be replaced or repaired when necessary to provide adequate visibility
  - Fire access minimum widths and clearances shall be maintained at all times, and shall not be obstructed in any manner including the parking of vehicles.
  - Traffic calming devices shall be approved by the City Fire Chief
- All parking facilities containing five (5) or more parking spaces shall provide a snow removal plan
  - Pedestrian connections shall be constructed to connect parking spaces with entrances to structures, multiple structures on the same site, structures or parking lots on adjacent parcels, as determined by the City Engineer
  - Parking facilities and access from the public right-of-way shall install and maintain signing and striping compliant with the the Manual on Uniform Traffic Control Devices (MUTCD)

#### 12.22.060 - ADA Requirements

All parking facilities shall meet current Americans with Disabilities Act (ADA) requirements as set forth in 28 Code of Federal Regulations part 36 and adopted by the City of Missoula, Development Services, and Engineering Division

Minimum Accessible parking spaces required as of the 2010 standards:

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces	Minimum Number of Van-Accessible Parking Spaces
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1000	2% of total in each lot or structure	1/6 of Column A
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	1/6 of Column A

- Multi-dwelling units (with four or more living units) and commercial parking facilities which have four (4) or fewer parking spaces, including accessible parking spaces, shall install an accessible parking space, access aisle, accessible route and any other required access, but are not required to sign or reserve the parking space as exclusive ADA accessibility use.
- The 1st space and every 6th accessible space thereafter shall comply with ADA van accessible parking and access requirements.
  - Accessible parking spaces shall be located on the shortest route to the primary accessible entrance(s)
  - Accessible parking spaces that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance. Where parking serves more than one (1) accessible entrance, parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility
  - At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible entrance(s)
  - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. An accessible route shall be constructed to connect with adjacent parcels if required to meet cross connection requirements as determined by a comprehensive development plan, zoning compliance permits or the City

Engineer

- Access aisles shall adjoin an accessible route. Two parking spaces may share a common access aisle. Access routes shall connect parking spaces to accessible entrances. In parking facilities where the accessible route(s) cross vehicular traffic lanes, marked crossing(s) and / or differentiated material shall be installed. An accessible route shall not pass behind parked vehicles

12.22.130 – Parking Construction requirements for Commercial and Industrial Parcels

- Paved parking areas shall be separated from unpaved areas by poured-in-place concrete curbing and have adequate storm water management and other infrastructure as required by the City Engineer. Pin-down curbs shall not be permitted as a substitute for poured-in-place sidewalk and curb and gutter.
- Paved parking facilities shall be designed by a licensed professional civil engineer or licensed professional architect
- Paved parking facilities shall be designed so that vehicles accessing or egressing the public roadway or alley from and to a parking facility shall do so by driving forward except for parking spaces served directly off of an alley
- Areas not designated and approved for parking shall be clearly marked by applying yellow epoxy paint to the curb and/or asphalt and signed appropriately
- Where off-site parking is permitted per MMC 20, the following shall apply:
  - The off-site parking spaces shall meet existing construction requirements
  - The pedestrian route between the offsite parking facilities and the on-site accessible routes shall meet all accessibility standards
  - ADA accessible parking spaces must be on-site
- Commercial or Industrial parcel(s) utilizing an adjacent transit stop for a parking reduction shall be required to provide an ADA-compliant accessible route between the referenced transit stop and all on-site accessible routes
- Commercial or Industrial vehicle loading and unloading shall occur off-street and on-site and shall not be accessed by backing into the private property from public alley(s), roadway(s), and street. All maneuvering, backing and turning movements shall be limited to off-street or on-site areas only.

### Chapter 12.31 – Fences

Fencing standards and restrictions apply to public rights-of-way, public easements, and private property within the City of Missoula and define and regulate the design, construction, and inspection requirements for construction of fences when a fence permit is required by Missoula Municipal Code (MMC).

#### 12.31.060 Fences – General Conditions

A fence permit is required for new fencing or replacement, reconstruction or repair of 25 feet or more of an existing fence.

- Where public sidewalks exist, no fence shall be installed closer than twelve (12”) inches or one (1’) foot to the back of the sidewalk.

#### 12.31.080 Fence Standards and Restrictions – Commercial/Industrial/Agricultural Uses.

No fence shall be constructed, or installed anywhere which restricts, or obstructs, sight visibility as described in M.M.C. Section 12.28.110 and Figure 12.31.070-1.

- Commercial/Industrial/Agricultural fences shall have a maximum height of 8 feet on all sides. Fences in excess of 7 feet in height require a building permit.

Barbed wire or razor wire used on Commercial/Industrial fences may be permitted with approval of the Zoning Officer.

- Barbed wire or razor wire used along the top of the fence shall start at a height of not less than 6 feet, and shall not be angled so as to extend beyond the property line
- Barbed wire or razor wire along the top of a fence is considered to be part of the fence and shall not extend beyond a total height of 8 feet.
- Barbed wire fences may be used to secure livestock for agricultural purposes.
- Barbed wire or razor wire fencing may not be installed along or adjacent to any street, alley,

### POTENTIAL DEVIATIONS FENCES

The Fairgrounds Design Guidelines generally comply with the fencing requirements of Title 12.

Deviations may be required if barb wire or electric security fence is used along the property boundary to secure livestock and maintenance areas, and for gates or entrances that extend into the public right-of-way.

sidewalk, or other public right-of-way or public property or along any dividing line between separate pieces, parcels or lots of land.

Electric fences may be permitted with approval of the Zoning Officer on commercial, industrial, or agricultural properties where there is a demonstrated general security need or a need to secure agricultural livestock or protect agricultural crops.

- Where permitted, electric fences shall consist of any commercially available (off-the-shelf), packaged fencing system of one (1) joule or less and six thousand (6,000) volts or less that is connected to:
  - Any standard 110/120-volt receptacle outlet.
  - Any hydro, solar, wind, or other natural-resource power system.
- The fence charger shall be installed not less than six (6’) feet above ground.
- The fence shall, at minimum, have one (1) sign at each end and/or corner of the electric fence consisting of, at minimum, eighty (80 sq. in.) square inches (i.e. eight (8”) inches by ten (10”) inches). Signage language shall include “WARNING” or “CAUTION” and “ELECTRIC FENCE” and display electrical symbols such as a lightning bolt.
- Electric fences may not be erected along or adjacent to any street, alley, sidewalk, or other public right-of-way or public property or along any dividing line between separate pieces, parcels, or lots of land.

#### 12.31.090 – Fence Gates and Arbors

No gate shall open in any way as to extend beyond the property line and/or into the street, alley, sidewalk, or other public right-of-way. All gates shall open into the property or be offset into the property at least a distance equal to the width of the gate. All gates shall be subject to the same height restriction(s) as the fence segment in which the gate is located.

An arbor may be used over a gate where there is a walkway. The arbor must have a minimum of 6’8” height clearance, may not exceed overall height of 10’, and must be outside of the right-of-way.

## Missoula City-County Air Pollution Control Program

### Chapter 8 – Fugitive Particulate (Revised March 21, 2014)

#### Rule 8.102 – General Requirements

A person may not cause or permit a building or its appurtenances or a road, or a driveway, or an open area to be constructed, used, repaired or demolished without applying all reasonable precautions to prevent fugitive particulate. The health department may require reasonable measures to prevent fugitive particulate emissions, including but not limited to, paving or frequent cleaning of road, driveways, and parking lots; applying dust suppressants; applying water; planting and maintaining vegetative ground cover and using a combination of reinforced grids or block pavers with a healthy vegetative cover.

Governmental agencies are subject to the same regulations as commercial enterprises in this Chapter.

#### Rule 8.105 – Agricultural Exemption

The provisions of this Chapter do not apply to fugitive particulate originating from any activity or equipment associated with the use of agricultural land or the planting, production, harvesting, or storage of agricultural crops. (This exemption does not apply to the processing of agricultural products by a commercial business).

#### Rule 8.202 – New Roads in the Air Stagnation Zone

All new roads in the Air Stagnation Zone must be paved, except:

- Roads used solely for utilities, or solely for agricultural or silvicultural purposes are exempt from paving requirements, but are subject to dust abatement measures to prevent particulate matter from becoming airborne.

### POTENTIAL DEVIATIONS AIR POLLUTION

The Missoula City-County Air Pollution Control Program requires all new roads and parking areas to be paved. Exceptions are allowed for agricultural use, long-term parking, RV parking, and parking areas used exclusively for outdoor recreational/entertainment facilities.

The Fairgrounds Design Guidelines generally comply with these regulations, but may require a deviation for the unpaved parking areas around the livestock center and rodeo arena, if these uses are not considered an agricultural exemption.

#### Rule 8.203 – New Parking Areas in the Air Stagnation Zone

New public and private parking areas must be paved, except:

- Long term parking areas for heavy equipment and semi trucks where the vehicles will be parked for longer than 48 hours at a time and no other vehicular traffic is allowed.
- Long term parking areas for vehicles that will be parked for extended periods of time, if no other vehicular traffic is allowed and if no more than fifteen (15) vehicles travel in or out of the area per day averaged over any three consecutive days.
- Display areas for heavy equipment, where no other vehicles will be displayed or offered for sale and no other vehicular traffic is allowed.

At licensed RV parks, accesses to parking spots must be paved, but parking spots for RVs need not be paved if they are constructed with block pavers, bound recycled glass, or reinforced grids with a healthy vegetative cover.

Parking areas used exclusively for outdoor recreational/entertainment facilities including, outdoor theatres, fairs or athletic fields, may use vegetation or reinforced grids with vegetation as an alternative to paving if the following conditions are met:

- New access road(s) for the parking area will be paved.
- The parking area will be used less than 61 days per calendar year.
- The health department has approved a construction plan showing:
  - that the parking area soils can support a vegetative cover and the proposed vehicular traffic;
  - that vegetation able to survive and maintain ground cover with the proposed vehicle use is present or that appropriate vegetation will be planted and established prior to use of the parking area; and
  - that an irrigation system able to maintain the vegetative cover will be installed.
- The health department has approved a maintenance plan that:
  - states that vehicles will not use the parking area when soil conditions are muddy or excessive damage to the vegetation will occur;
  - states that vehicles will not use the parking area when carry out of dirt or dust onto surrounding paved surfaces will occur;
  - states that the parking area will be blocked off with a physical barrier that will prevent vehicle access when the parking area is not in use; and
  - explains how the ground cover vegetation will be maintained by the appropriate use of irrigation, fertilizer, aeration and other necessary measures.
  - may include rotation of vehicle use around the parking area to reduce impacts on the soil and vegetation.



**MISSOULA COUNTY  
GREEN BUILDING POLICY**

RESOLUTION NUMBER 2010- 070

**RESOLUTION ESTABLISHING THE MISSOULA COUNTY  
GREEN BUILDING POLICY**

**WHEREAS**, Missoula County encourages and promotes the use of green building practices in the design, construction, renovation, remodeling, and operation of all County-owned facilities; and,

**WHEREAS**, Green building practices, as defined by the U.S. Green Building Council LEED™ Program, are practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic, and social benefits in the design and construction of a building project. Leadership in Energy and Environmental Design (LEED™) is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings, and,

**WHEREAS**, the LEED™ rating system is a nationally recognized system for rating the performance of buildings and to guide project design. The LEED rating system components include: sustainable site design; water efficiency; energy and atmosphere; indoor air quality; materials and resources; and innovation in design. The LEED rating system calls for buildings to be constructed in ways that have been proven to reduce the consumption of energy and other natural resources, enhance recycling and re-use of building materials, minimize disposal of construction and demolition debris, and improve building performance, cost efficiency, and building longevity, and,

**WHEREAS**, The United States Green Building Council (USGBC) is an organization that serves as the nation's foremost coalition of leaders from across the building industry. USGBC works to promote buildings that are environmentally responsible, profitable, and healthy places to live and work, and

**WHEREAS**, Missoula County intends to promote green building practices in all capital projects that the County plans, designs, constructs, remodels, renovates and operates as long as certain financial requirements are met, and,

**WHEREAS**, the intent of these practices is to provide environmental benefits, create local jobs, improve employee health, productivity and the quality of workspace, enhance asset value, and achieve the highest, most cost-effective environmental performance possible over the life of County projects, and,

**WHEREAS**, Missoula County develops, owns and operates a variety of facilities that require ongoing operation and maintenance. Ensuring that County facilities are designed, operated and maintained using green and sustainable practices may reduce long-term operating and maintenance costs borne by County taxpayers, conserve energy, reduce greenhouse gas emissions, improve indoor air quality, and enhance worker productivity.

**NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** establish the Missoula County Green Building Policy, incorporating environmentally responsible guidelines into all buildings the County plans, designs, builds, renovates, remodels and operates. Taking direction from LEED™ methods and techniques, and garnering support from the Green Building Team, Missoula County will implement this policy in order to mitigate carbon emissions, air and water pollution, and human health hazards caused by building construction and operation, and to reduce energy consumption and long-term operating and maintenance costs.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** directs offices and departments to incorporate or support the use of Leadership in Energy and Environmental Design (LEED™) methods and techniques, whenever possible, as follows:

**New Construction and Major Renovation** - For all new construction and major renovation, departments are required to apply LEED™ criteria in the pre-design and design phase of projects, whenever applicable, and are encouraged to seek the highest LEED™ certification level achievable that is cost-effective based on long-term costs and limits of available funding. New Construction is any new building or structure. The types of projects where LEED™ standards could apply include - but are not limited to - office buildings, storage facilities, transfer stations, wastewater treatment facilities and pump stations, maintenance facilities and recreational facilities. Projects qualifying for LEED certification shall be registered through the U.S. Green Building Council.

For all new projects where the scope of the project or type of structure limits the ability to achieve LEED™ standards - such as restroom facilities, park shelters, and parking lots - departments are encouraged to incorporate green building practices whenever possible using LEED™ criteria as a guideline for incorporating such practices, based on life cycle costs and limits of available funding. The scope of all renovation projects shall be evaluated to determine whether LEED Certification is merited.

**Remodels and Minor Renovations** - For all remodels and minor renovations, departments are encouraged to incorporate green building practices whenever possible and to use the LEED™ criteria as a guideline for incorporating such practices. Remodel is to add on to or alter the structure of an existing building or structure. Renovate is to improve, repair, or upgrade the condition of a building or structure.

**Tenant Improvements and Leased Spaces** - For all leased spaces and rentals leased by or from the County, departments and lessees are encouraged to incorporate green building practices whenever possible and to use the LEED™ criteria as a guideline for incorporating such practices, including the LEED™ criteria for Commercial Interiors and the LEED™ criteria for Core and Shell. Departments and lessees are encouraged to negotiate improvements to the leased or rented facilities with the owner to meet the Core and Shell criteria in order to reduce energy and water consumption, and operating costs for the facilities.

**Existing Buildings** - Departments are encouraged to incorporate green building practices in existing buildings, and to use the LEED™ criteria for Existing Buildings: Operation and Maintenance as a guideline for incorporating such practices.

LEED™ for new construction and major renovations is a rating system for building that was designed to guide and distinguish high performance buildings that have less impact on the environment, are healthier for those who work and/or live in the building, and are more profitable than their conventional counterparts.

LEED™ for Core and Shell is a green building system designed to provide a set of performance criteria for certifying the sustainable design and construction of speculative developments and core and shell buildings. Broadly defined, core and shell construction covers base building elements, such as the structure, envelope, and building-level systems, such as central HVAC, etc.

LEED™ for Commercial Interiors is a certification program developed by the U.S. Green Building Council that addresses the specifics of tenant spaces primarily in office, retail, and institutional buildings. Tenants who lease their space or do not occupy the entire building can LEED™ certify their space as a green interior.

LEED™ for Existing Buildings: Operations and Maintenance is the tool for the ongoing operation and maintenance of existing commercial and institutional buildings. The system identifies and rewards current best practices and provides an outline for buildings to use less energy, water and natural resources; improve the indoor environment; and uncover operating inefficiencies.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** will finance projects at a level suitable to meet the Policy requirements. Use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, an analysis of the project should be completed by the department to estimate the life cycle costs and benefits of using green building practices. If the analysis reveals that higher up-front costs yield long-term benefits (such as lower operations and maintenance costs), or there are other compelling reasons for the additional up-front costs, the department may request executive consideration of additional budget expenditures.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** require that each Department is responsible for incorporating the Green Building Policy into capital improvements, purchasing practices, and training staff.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that a Green Building Team shall be created. The Green Building Team will provide support and education services to offices and department and serve as the technical resource on implementation of these policies. The Green Building Team will coordinate communication among

Departments and evaluate implementation of this policy. The Green Building Team will consist of a minimum of the Facilities Services Director, Public Works Director, Health Officer, Office of Planning and Grants Director, and the Chief Financial Officer, or their designees. Contract architects, landscape architects, engineers and those with other skills may be part of the team, as needed.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that all architecture, engineering and construction service bids and requests for proposals/qualifications will reflect the Green Building Policy goals and requirements.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that all appropriate project managers, maintenance, and operations staff will be responsible for pursuing green building training. The County will offer training for all interested employees on LEED™ standards. The Green Building Team may facilitate training for County employees.

APPROVED AND SIGNED THIS 10<sup>th</sup> DAY OF JUNE, 2010

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MISSOULA COUNTY

  
Vickie Zeier, Clerk and Recorder

  
Michele Landquist, Chair

APPROVED AS TO FORM  
AND CONTENT:

  
Bill Carey, Commissioner

  
Martha McClain  
Chief Civil Deputy County Attorney

  
Jean Curtiss, Commissioner



**MISSOULA COUNTY  
FAIRGROUNDS  
HISTORIC DISTRICT**



Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State

#### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Missoula County Fairgrounds, home to the Western Montana Fair, occupies roughly 46 acres of land in the NW¼ of Section 33, T13N R19W. When first established, the fairgrounds lay about a mile and a half southwest of the city limits. In the nearly 100 years since its creation, however, the city has expanded south and west so that the fairground now falls inside the corporate city limits. It is surrounded by a street grid with commercial, civic, educational and parks development. The grounds are bounded on the west and north by two major arterials, Russell Street and South Avenue respectively, and on the east by Stephens Avenue.

The Missoula County Fairgrounds contains a variety of cultural landscape characteristics and associated resources and features that contribute to its eligibility. For this reason, the following detailed narrative description of the property includes discussions of the characteristics that are specifically relevant to the fairgrounds and that contribute to its significance and eligibility. These include: *spatial organization, cluster arrangement, land use, buildings and structures, circulation, vegetation, and small-scale features.*

#### **Narrative Description**

##### ***Spatial organization and cluster arrangement***

The current organization of space within the fairgrounds reflects the pattern established during initial development. The grounds contain three general areas devoted to different uses historically associated with the fair. These include: the race track and its associated features in the south half of the site; a cluster of exhibit buildings that occupies the approximate middle of the grounds; and, a large expanse of open space along the north third of the site.

As the race track was the first improvement to be built in 1914, its siting influenced the construction of all later improvements. It appears that the shape of the underlying land parcel required that the half-mile track be constructed at an oblique angle, thus dominating the south half of the grounds. Structures directly associated with the track, such as the grandstand, bleachers, and judges' stand, were oriented parallel and adjacent to its north straightaway, while racing stables and other outbuildings gradually filled the triangular parcel in the southeast corner of the grounds, south of the race track. Two additional race stables were located northeast of the track near the east edge of the grounds.

Buildings associated with exhibits and displays (for agricultural produce and livestock, home arts, and commercial products) are clustered within a relatively small portion of the grounds north of the track. For the most part these buildings are sited within a rough street grid, oriented north to south and east to west. Although the dimensions of the building cluster remain approximately the same as during the historical period, the historic-era buildings in the western-most row (containing a sheep barn, horse stable, dairy building and a Boy Scouts building) have been replaced by two large, modern steel buildings, which are out of scale with the historical buildings.

The remainder of the space north of the historic exhibit buildings contained no permanent improvements, but was retained as an open grassy field to accommodate temporary open-air exhibits as well as an unimproved parking area.<sup>1</sup>

<sup>1</sup> Sometime between 1921 and 1937, the county built a garage and shop on a small rectangular piece of ground in the northwest corner of the open space, and later added a building for truck storage. In the 1970s, the county moved its shops to a site on North Reserve Street and the old shop at the fairgrounds was converted for use as the fair's Rabbit Barn. The Rabbit Barn was removed after 2004 to make room for the expansion of the ice rink. Cohen et al., 1995, p. 62.

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With the exception of the construction of a dance hall in 1980 (B35, the Home Arts Building), the open area north of the exhibit buildings has been retained, and continues to be used as an unpaved parking area, and for open air exhibits such as carnivals and commercial trade fairs.

**Summary:** The overall pattern of spatial organization within the fairgrounds reflects the period of significance. Three general areas, including the race track and its associated infrastructure, the grid containing exhibit buildings, and the open space along the north quarter of the grounds, continue to support the activities associated with the Western Montana Fair.

##### ***Land Use (Open Air Exhibit Area, Parking Area / 2 Contributing sites)***

For the most part land use within the fairgrounds has not changed since the reestablishment of the Western Montana Fair at its current site in 1913. Events associated with the fair include: horse racing, rodeos, musical performances, carnivals, open-air commercial displays, and agricultural, home arts, and crafts exhibits (including 4-H projects from many local clubs). In 2006 the county discontinued horse racing at the fairgrounds, however, the track remains in place.

During the remainder of the year, fair buildings are rented for income. As many are difficult to heat, during the winter months most are rented for storage. During the spring, summer, and early fall the fairground is host to many different exhibits. AKC sanctioned conformation and obedience trials, gun shows and commercial exhibits are among the events conducted at the fairgrounds. The stables and the race track are used for race horse training, and by college rodeo and roping performances.

A previously stated, the open area north of the exhibit buildings remains, and continues to be used for a variety of functions including as an unpaved parking area, and for open air exhibits such as carnivals and commercial trade fairs.

Virtually all activities conducted at the fairgrounds require automobile parking, and several areas are devoted to this use. A large part of the grounds east of the main interior access road, designated the East Lot, is available to patrons of the fair and other events, as are other areas within and adjacent to the exhibit building grid.

During the past decade some structural improvements have been added to the fairgrounds to accommodate new recreational and sporting events. These include the enclosed and open portions of the Glacier Ice Rink, which are used principally by the Missoula Area Youth Hockey Association (MAYHA) during the winter months. In addition, a small skateboard park and an associated parking area has been constructed in the southwest corner of the grounds. Although the ice rinks can be used for other more traditional fair events, the architectural character of the improvements is not compatible with the character of the historic era improvements. With the exception of the parking area, the skateboard park generally cannot be used for other purposes.

**Summary:** Current land uses and associated infrastructure mirror the historic use within the fairgrounds; exceptions include the recent additions to accommodate the two ice rinks and the skateboard park. The roughly three-acre open-air exhibit area and the two-acre informal parking area are counted as two contributing sites.

##### ***Circulation (1 Contributing structure)***

Between 1914 and the mid 1940s, circulation into and through the fairgrounds consisted of informal pathways with temporary demarcations for parking areas. Access onto the grounds was controlled by a perimeter fence which extended along South Avenue, Russell Street and Stephens Avenue and along a diagonal line parallel to the south side of the race track. Patrons entered the grounds through the main gate on South Avenue, located west of the current main gate, due north of the east end of the original agricultural building (B13).<sup>2</sup> A 1937 aerial photograph shows the main entrance flanked on either side by two-story frame towers that supported an arched signboard. The ticket booths shown on early Sanborn Fire Insurance maps were likely located in the ground floor of the support towers. Flagpoles topped the

<sup>2</sup> Sanborn Fire Insurance Map for City of Missoula, Sheet 73, 1921, 1951 and 1958.

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pyramidal roofs of the towers. Public parking occurred in a wide band along the north portion of the grounds just inside the main entrance (east of the fenced county shops), and in areas adjacent to the exhibit buildings. At this time, it appears that none of the roads and pathways were paved.

The existing circulation system within the fairgrounds reflects patterns established by the late 1940s or early 1950s, as documented in aerial photographs from that time. Currently, a chain link perimeter fence controls vehicular access into the site.<sup>3</sup> The primary vehicular access into the grounds continues to be from South Avenue, but, as stated above, slightly east of the original entrance. An opening in the perimeter fence is bordered on both sides by sign boards with brick bases, each of which supports a board sign lettered with "Western Montana Fair." Metal pipe columns straddle the entrance and support a modern sign board with the fair's logo (a graphic representation of the original agricultural building). From this entrance, an asphalt-surfaced road leads straight south then turns southwest and runs parallel to the north side of the race track to connect with Russell Avenue on the west side of the grounds. This road is named Fair Way.

Vehicles may also access the grounds through a gate in the fence on the east side of the grounds. This gate is located just south of B36 (a.k.a. the WPA building); from which point another asphalt road extends southwest to connect with Fair Way in front of Building 13 (the original Agricultural Building, currently known as the Commercial Building). Five other gates in the perimeter fence provide access to the grounds.

In addition to the through roads, a series of named streets defines the grid containing the exhibit buildings. Carnival Way is an internal road that runs east to west and forms the north boundary of the exhibit building cluster, separating it from the open air display area (known today as the Midway). Race Way and 3 Corners are both north-south oriented streets that intersect with Carnival Way on the north and with Fair Way on the south. Race Way forms the current west boundary of the historic building cluster, while 3 Corners divides the cluster into two 'blocks.' 3 Corners is a very wide lane accommodating food vendors during fair week and parking during periods when the grounds are used for other purposes. With the exception of the WPA building, which is located at the east edge of the fairgrounds, all of the buildings that date to the historical period are located within this grid. All of these streets as well as the area in front of the commercial building have asphalt paving, with traffic flow directed by painted arrows.

Although small parking areas are scattered throughout the grounds, the northeast corner of the open space, east of Fair Way is currently devoted to parking. Pre-cast concrete bollards mark the rows, in an otherwise open field.

Circulation features added after the end of the period of significance include the concrete path that leads north from Carnival Way to connect with the front door of the Home Arts Building, which was built in 1980. In addition, concrete pedestrian walks located adjacent to buildings that do not open directly onto the street grid are believed to be recent additions to the site. These include: the walks that lead to the entrances in the public restrooms (B19) and those that connect the two north-side entrances in the 4-H Café.

**Summary:** Although most of the vehicular circulation within the site (including through-roads, the exhibit building street grid and parking areas) has become more formal over the years, the underlying pattern of access has not changed since the 1940s, which is well within the period of significance identified for the fairgrounds. The vehicular circulation system, including through-roads and interior streets is counted as one contributing structural system.

#### ***Buildings and Structures***

The buildings and structures associated with the Missoula County Fairgrounds date to several different periods of development and represent different styles of construction. Until a 1941 fire destroyed the grandstand and four other major buildings, the exhibit buildings and two race horse stables shared similar architectural style and detailing. Missoula architect, Ole Bakke (perhaps with input from his partner, A. J. Gibson) designed most of the early buildings

<sup>3</sup> Note that the chain link fence is the latest in a series of perimeter fences built to control access into the site. It replaces an earlier post and wire fence in place by the late 1940s, which in turn replaced the original solid board fence built in 1915.

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using simplified Craftsman detailing in otherwise vernacular buildings. All were of frame construction, one or two-stories in height, with rustic or drop-lap siding on the exterior walls and wood shingle roofs. Clerestories, with distinctive jerkinhead ends ran the length of the larger buildings, and a few had pyramidal roof cupolas with wooden louver vents. Exposed rafter ends and heavy brackets at the eave line reflect the Craftsman styling which was popular in the second decade of the 1900s. Bakke-designed buildings constructed between 1914 and 1937 included the original grandstand and associated judges' stand, the original agricultural building, two race stables, a second agricultural building (added in 1937), a cattle stable, and a horse barn. The WPA building constructed in 1940 mirrored the hip on gable effect of the clearstories of the earlier buildings. Today, only two Bakke-designed exhibit buildings (B13 and B16), the race track, and the WPA building remain on site to represent the early development period.

For a variety of reasons, but mostly because of limited funding, buildings added to the site after the 1941 fire do not share the same cohesive design as the earlier buildings. Those added in the 1950s include the new grandstand and bleachers, at least two surplus 'temporary' barracks moved from the Alien Detention Camp at Fort Missoula, a new architect-designed public latrine made of pumice block (1951), and a large steel building at the western edge of the fairgrounds (1953). Post-historic period buildings added to the site include the concrete block Home Arts building, the frame Fine Arts and Floriculture buildings, as well as prefabricated metal buildings and trailers. The most recent additions include the large Grayco steel buildings that contain the indoor and outdoor Glacier ice rinks.

One of the elements that adds cohesiveness to the built environment within the fairgrounds is the uniform color scheme for the buildings, which includes white walls with light green trim. In addition, most of the buildings are roofed with green sheetmetal. The following descriptions of individual buildings are separated into two parts; the first includes the buildings directly associated with fair administration and exhibits and the second includes buildings and structures associated with the race track. Note that the building numbers used in the following narratives are taken from the most recent fairgrounds facilities map, updated in November of 2008.

#### **Fair Administration and Exhibits**

**B4 Fair Office (1955 / Contributing building):** The fair office occupies one of two remaining barracks moved to the site from the Alien Detention Camp area at Fort Missoula in 1955. Beginning in 1933, "temporary" buildings of this kind were erected at CCC camps and later at military facilities like Fort Missoula throughout the United States. Prefabricated wood frame wall components could be connected and the seam covered on the exterior by a vertical batten.

The Fair Office is located adjacent to the south side of Fair Way Street, just north of the race track. This rectangular (66' X 20') one-story building has a side-gable roof covered with green steel sheet roofing. Exterior walls are covered with horizontal drop-lap siding with vertical battens covering the seams and corner board trim at the wall ends.

On the northwest (front) side of the building, vertical battens define 13 bays. This wall contains four pedestrian entries, one with an aluminum frame glass door, two with flush wood doors with one fixed light, and one with a wood panel door with one fixed light. Five window openings, all located in the north half of the building contain two large picture windows, and three nine-light hopper windows. The rear of the building contains a central entry with wooden panel door paired with a wood-frame screen door, and eight window openings with a variety of sashes. The northeast end contains three evenly spaced, nine-light hopper windows with wooden sashes; the southwest end contains two nine-light hopper windows

**B5 Concession Row (1966 / Noncontributing building):** Building 5 is a rectangular (208' X 20') frame and steel building constructed in about 1966. Glue-lam beams support the shallow gable roof that is covered with metal roofing. The building is divided into seven 20' X 25' bays and two 12' X 20' bays, all of which are used for food concessions during the fair; some of the bays are used for storage during other times of the year. This building replaced a series of smaller, wood-frame vending kiosks that lined the north side of the race track.

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**B12 Floriculture Building (1959 / Contributing building):** The Floriculture Building is a rectangular (32' X 108'), one-story frame building, constructed on a concrete foundation wall. Built in 1959, it has a shallow, front-gable roof covered with green enameled steel roofing (applied in the 1990s), and exterior walls covered with aluminum siding. Double entries are centered in the east and west gable ends. Each entry contains a pair of flush steel doors with diamond-patterned lights. A concrete ramp with a metal pipe railing provides handicapped access at the west entry. A shallow lattice has been attached to the wall around the east side entry. The north and south sides each have four window openings that contain one-light, awning windows with wooden sash. A small shed roof addition for utilities is located towards the west end of the south wall.

**B13 Commercial Building; original Agricultural Building (1915 / Contributing building):** Ole Bakke designed this heavy timber post and beam building in 1915. Measuring 180' X 50', the original agricultural building is the largest of the historic-era buildings remaining on site. Its position within the exhibit buildings, as well as its height, makes it a dominant focal point within the grounds. The structure is built with braced vertical 6" X 6" posts set 12 feet apart on concrete footings. It is a full two stories with a clerestory running the length of the building. The gable roofs have exposed rafter ends and the overhanging eaves at the gable ends are supported by Craftsman-style knee brackets made with 4" X 6" and 6" X 6" dimensional lumber. The gable roof of the clerestory has jerkinhead ends.

Two wooden cupolas (which originally contained wooden louvers) top the clerestory roof, one near each end of the building. In 1967 the west cupola was modified to serve as a 'security office.' Modifications included replacing the wooden louvers with wooden window sash with multiple lights, and construction of a wooden ladder to reach the cupola on the south wall. The original louvers in the east cupola are covered with painted canvas which mimics the appearance of fixed windows. Each cupola is topped with a square wooden mast.<sup>4</sup>

Original exterior finishing materials included horizontal drop-lap siding on the walls (with vertical corner boards) and sawn wood shingles on the roof. However, metal siding has been applied to the south wall and both ends of the building; the current roof covering green enameled metal roofing was applied in the 1990s.

The east and west ends of the agricultural building each contain a central double entry in the first floor level, with a pair of cross-braced wooden doors. A large arched window opening with 20 fixed lights extends from the upper half of the second story into the clerestory. As originally designed, both ends of the building contained two six-light windows at the second story, one on each side of the large arched window. Post-construction modifications include the installation of wooden vents beneath the jerkin ends on both the east and west sides. Additionally, on the east end a double set of wooden stairs leads to a landing at the second story, where two new pedestrian entries have been added on either side of the central arched window. The stairs and the entries were added in the 1980s. On the first story, a small counter window protected by a shed-roofed overhang and a pedestrian entry have been cut in the north end of the east elevation. A concrete ramp with a metal pipe railing has been added to the west entrance.

On the north and south sides the wall surface is broken by two, 12'-wide projecting entry bays that extend the full two stories. The bays are located roughly 24' in from each end, and have front-gable roofs that intersect with the slope of the main volume. Like the roof of the main volume, the gable roofs have exposed rafter ends and brackets at the eave line. Fenestration in the projecting bays includes a ten-light fixed window located high in the first story and an arched window opening with 15 fixed lights in the second story. In the early 1990s, an information window was added in the projection at the east end of the south wall.

Fenestration in the side walls of the main volume includes ten evenly spaced window openings and a centered pedestrian entry in the first floor, and eleven window openings in the second story. The window openings are located near the tops of the walls and contain six-light wooden sashes. The openings have plain board trim and sills, with drip caps above. As originally designed, the centered side entries had six-light transoms above the doors, however on the north side the transom has been filled in. On the south side, the entry has been enclosed by a shed-roofed vestibule. Both the north and

<sup>4</sup> The original building plans indicate that Bakke envisioned flagpoles atop the cupola vent.

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south walls of the clerestory contain thirteen rectangular window openings, each with a ribbon of three, six-light wooden sashes.

The interior of this building is open to the clerestory level. Two sets of wooden stairs, one at each end of the building lead from the first floor to a second story gallery that runs around the inside perimeter of the building. The gallery has a simple wooden balustrade. Wooden partitions affixed to the exterior walls divide the gallery into separate display areas—each with an exterior window. The interior walls are covered with one-inch sheathing applied horizontally over the studs.

**B14 Security (1973 / Noncontributing building):** The security building is a small, rectangular (16' X 24'), one-story, frame building with a cross-gable roof, built on a concrete foundation. Built by the county reserve deputies in 1973, the building is covered on the exterior with vertical T1-11 plywood siding and has a cross-gable roof covered with green asphalt shingles. A wooden deck on the front (north) wall leads to an entry with a paneled steel door. The building contains fixed and sliding windows in aluminum frames.

**B15 Fine Arts Building (1964 / Noncontributing building):** The Fine Arts Building is located adjacent to the north side of B13. Built in 1964, it is a rectangular (44' X 94') one-story frame building constructed on a concrete foundation wall. It has a shallow front-gable roof covered with green enameled steel roofing, and aluminum siding on the exterior walls. Double entries are centered in the east and west gable ends. The east entry contains a pair of flush steel doors with diamond-patterned lights, while the west entry has a pair of glass doors. One light awning windows are located high on the wall on either side of the west entrance. In addition, a large two-light aluminum-sash sliding window has been added to at the north end of the wall. On the north side, five one-light awning windows occur singly and in pairs, and a large one-by one light sliding window is located at the west end of the wall. The south side of the building contains five, one-light awning windows.

**B16 Culinary/Agricultural Building (1937 / Contributing building).** This building is similar to B13. Although no plans have been located for the structure it shares the design characteristics of the other buildings designed by Ole Bakke. Built in 1937, it is a rectangular (50' X 100') heavy timber post and beam building constructed on a concrete pier foundation. It is a full two stories with a clerestory running the length of the building. The building has exposed rafter ends and Craftsman-style brackets support the overhanging eaves at the gable ends. The gable roof of the clerestory has jerkinhead ends. The original drop-lap siding on the exterior walls has been covered with metal siding, and the roof is covered with green enameled steel roofing.

Both the east and west ends of the building contain original ground floor entries with a pair of wooden cross-braced doors below three fixed lights. On the exterior, double wooden stairways lead to a landing in front of a single entry at the second story, reportedly added in the 1970s. Long rectangular window openings above the second floor entries contain five, four-light fixed wooden sashes. Wooden vents are located directly above these window openings.

The north and south sides have identical fenestration, consisting of seven evenly spaced window openings located high on the wall at the first and second story level. Each opening originally contained a six-light wooden sash, although some are missing—the void filled with plywood. The exterior walls of the clerestory have eight rectangular window openings, each with three, six-light, wooden sashes.

**B17 Media Arts Building (1995 / Noncontributing building):** The Media Arts Building, built in 1995, is a rectangular (20' X 60'), one-story prefabricated metal structure with a shallow gable roof constructed on a concrete foundation wall. Exterior walls and the roof are covered with wide ribbed metal siding. The front (east) wall has a double entry centered beneath the gable end that contains a pair of glazed aluminum doors. The rear (west wall) of the building has a steel door adjacent to the south end.

**B18 4-H Exhibit Building (1955 / Contributing building):** Building 18 is one of two remaining internment barracks moved to the fairgrounds from Fort Missoula in 1955. It is a one-story rectangular building (20' X 100') with a shallow

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gable roof that has been placed on a concrete foundation wall. The exterior walls are covered with drop-lap siding with vertical corner board trim and vertical battens covering the wall seams. The east and west gable ends each contain a central entry flanked on either side by a window opening with a nine-light wooden hopper sash. Window openings above the entries contain two six-light wooden sashes. The two side elevations each contain ten, evenly spaced window openings placed near the top of the wall. These openings contain nine-light wooden hopper sash and have plain board trim.

**B19 Public Latrine (1951, modified 1968 and 1974 / Noncontributing building):** The public latrine is located directly south of B18. The original component was built in 1951 from plans drawn by Fox and Ballas, however, two additions (added in about 1968 and 1974 respectively), more than double the original volume. Currently, the building measures 28' X 80'. The original volume is a one-story rectangular structure built on concrete footings. The shed roof has exposed, 4" X 10" rafters with beveled ends placed on 4' centers, covered with 2" X 6" tongue and groove decking and finally with three-ply built-up roofing. The walls consist of pumice blocks with a concrete brick header course every second row.

As originally designed, men's and women's entries were recessed at opposite ends of the building, behind a screen of vertical wooden slats. The front of the building had a wooden louver vent (with wire screen inside) centered in the wall. Window openings on either side of the vent were to contain two wooden sashes with wire glass. The central vent and the original window east of the vent remain. The rear of the building had a central entry with a vertical board door containing a screened opening. This entry probably led to a plumbing alley or perhaps a storage area. Louvered vents were located high on the wall on either side of the rear door.

The addition on the west end of the original volume is of concrete block construction but lacks the brick header course of the original. The roof structure mirrors that of the original with exposed rafters, smaller than those in the original volume and spaced closer together. The front of the addition contains two window openings, both with metal sash—one with six lights and one with four lights. There are two entries in the addition, one to the handicapped restrooms and one to the women's restrooms. These entrances along with a new entrance cut in the front of the original component, all have plywood privacy screens in front.

Although the original component of this building dates to the historical period, modifications have compromised its historical integrity and it is counted as a noncontributing resource.

**B20 Fair Center Building (1973 / Noncontributing building):** The Fair Center is located at the southwest corner of the intersection of Fair Way and 3 Corners streets. Constructed in 1973, this one-story prefabricated building measures roughly 36' X 51' and is constructed on a concrete foundation. The flat roof is covered with standing seam metal. The exterior walls are covered with vertical wide rib metal siding. Window openings throughout the building contain one-over-one-light double-hung metal sashes.

Recessed porches are located at either end of the southwest wall. The edges of the roofed overhang are supported by a single vertical post. Each porch contains a south-facing entrance with a flush steel door with one fixed light. Two window openings, each with a one-over-one-light double hung window are located in the opposite porch wall. The southwest wall between the porches contains two windows. North of the porch, the southeast wall contains a flush steel door in the middle of the wall. North of the west porch, the northwest wall has an entry with a flush steel door in the middle of the wall. The northwest (rear) wall contains four window openings.

**B22 4-H Café (1930s / Contributing building):** The 4-H Café is located south of B16. Believed to have been built in the 1930s, this is a one-story frame building with a shed roof constructed on a concrete foundation. Its rectangular plan is modified by a shed roof addition on the rear (south) wall. The exterior walls are covered with horizontal drop lap siding with vertical corner board trim and the roof is covered with rolled asphalt roofing. Door and window openings throughout the building have plain board trim. The front (north) wall contains two entries at opposite ends of the wall. The west wall has one window opening with a three-light wooden sash, protected on the exterior by a fixed wooden awning.

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**B24 Enclosed Rink (1990s / Noncontributing building):** The enclosed ice rink is a large, rectangular (140' X 208'), one and one-half story Grayco steel building with a shallow gable roof. The exterior walls are covered with horizontal wide-rib metal siding with a horizontal belt course marking the top of the first story. The roof is covered with enameled metal siding. The south and east walls each have a set of double aluminum frame glass doors.

**B26 Open Rink (2004 / Noncontributing building):** The open rink is located directly adjacent to the north end of B24. This is a large rectangular, open-sided structure built on a concrete slab. It has a shallow gable roof covered with green enameled metal.

**B32 Butler Barn (early 1950s / Noncontributing building)** The Butler Barn is located between the ice rinks and the west boundary of the fairgrounds is a one-story, rectangular building constructed on a concrete foundation. The exterior walls and the shallow gable roof are covered with wide ribbed steel panels. The north wall contains a large machine opening in the center of the wall (with a metal overhead door) and a pedestrian entry with a double steel door in the west half of the wall. The west side has a central pedestrian entry and two small window openings located towards the north end of the wall. This building, which may date to the historical period, has been incorporated into the adjacent ice rink and now serves as the storage for the Zambonies used to groom the ice.

Although this building may be the steel building erected at the fair in the early 1950s, it has been modified repeatedly and incorporated into the ice rink complex, so that it appears as an extension of that complex. Because of the modifications, it is counted as a noncontributing resource.

**B34 Llama Barn (1988 / Noncontributing building):** The Llama Barn, located in the northwest corner of the fairgrounds was constructed over a three-year period beginning in 1988. It is a rectangular (70' X 100'), two-story, steel building constructed on a concrete slab. Both the exterior walls and roof are covered with wide-ribbed steel panels. The east and west elevations each have two garage door openings with overhead metal doors, one at each end of the wall. The north and south walls each have a large opening to accommodate machinery or equipment in the east end of the wall. These full-height openings are covered with doors that slide on exterior rails.

**B35 Home Arts Building (1980 / Noncontributing building):** The Missoula Area Round and Square Dance Association (MARSDA) paid for the construction of this building in 1980. It is a rectangular (60' X 90'), one-story concrete block building with a shallow gable roof covered with green enameled metal roofing. The gable ends are covered with T1-11 plywood siding. On the front (south) and rear (north) walls, two concrete block pilasters extend from the foundation to the top of the wall dividing the elevations into three bays. On the front wall, the central bay contains a double entry, with a pair of flush steel doors. Pilasters divide the east and west sides of the building into five bays. A second entrance is located in the north half of the east wall—protected by a gable roof vestibule. The west wall contains a shed-roofed lean-to addition, enclosed with T1-11 plywood.

**B36 Maintenance Shop, WPA Building (1940 / Contributing building):** This building, constructed by the Works Progress Administration (WPA) in 1940, is of wood frame construction with a U-shaped plan. The main block at the bottom of the U has a double hipped roof, with a center portion that rises about six feet above the main roof. Two short, gable roof wings extend from the east and west ends of the north side of the main block to complete the U. The exterior walls are covered with wooden clapboards with vertical boards at the corners. Original window openings contain eight-over-eight-light, double-hung wooden sashes, with board trim and sills and drip caps above.

The south (rear) wall originally contained five, evenly spaced window openings each with a pair of windows. The western-most window has been replaced with an overhead garage door and a pedestrian entry. Original windows at the east end of the building have been covered by a small shed-roof green-house addition and by a shed-roof awning. Several original window openings beneath the awning have been boarded over. The north wall of the main block contains four garage door openings with metal overhead doors and a pedestrian entry at the east end adjacent to the junction point with the east wing.

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In the east wing, the north wall contains a central opening with a pair of original double-hung windows. A shed-roofed overhang is attached to the east wall of the east wing, and several of the original windows are boarded over. The west wall has a pedestrian door at the north end, and two original windows.

In the west wing, the north wall also has a pair of original windows centered beneath the gable end. The inside (east) wall has an original garage door opening adjacent to the junction with the main block; the west side contains five original window openings and a new opening with one fixed light.

**Soroptimists Bingo Kiosk (Circa 1960 / Noncontributing structure):** This is a small rectangular structure with a shed roof. Exterior walls are covered with lapped board siding and the roof is covered with green enameled metal. The southwest, southeast and northeast sides of the building have openings with removable wooden shutters above a narrow counter. Wooden benches line these sides of the building. An entry at the east edge of the northwest wall with a metal door provides access to the interior.

**American Legion Bingo Kiosk (Date of construction unknown / Noncontributing structure):** The American Legion Bingo Kiosk is located adjacent to the south side of B16. This small frame structure has a central interior room accessed from a wooden door in the rear (west) wall. The shallow gable roof has a small cupola vent with a pyramidal roof and is covered with rolled asphalt roofing. The south, east and north sides of the building have openings with removable plywood shutters. The openings are lined with counter tops with wooden bench seats below. A sign board with the words, "The American Legion," is affixed to the top of the east wall beneath the gable end.

#### **Race Track and Associated Improvements**

**Race Track (1914 / Contributing structure):** Built in 1914, the half-mile race track is roughly 60 feet wide, banked on the outside edges of the turns and the south straightaway to a height of about five feet. Including the area inside the oval track, this structure incorporates roughly 12 acres of land or about a quarter of the area devoted to the fairgrounds. The oval track has a guard rail on the inside and outside edges formed with metal pipe and rails, with openings at several points that facilitate vehicular access to the area inside the track (the infield). Both the track and infield are made of graded mineral soil. The infield can be graded for motocross and other temporary events. The infield can also be modified for rodeo events such as the Missoula Stampede. Facilities inside the track include the Announcer's Stand as well as a variety of trailers and fenced areas—depending upon the event being undertaken. The area directly in front of the grandstand and bleachers is used for the rodeo grounds and also is the location of the stage during other performances.

**B6 Pari-Mutual Annex (1969 / Noncontributing building):** Grounds Foreman, Don Torganrud, built this 12' X 120' structure in 1969.<sup>5</sup> It is of wood frame construction with plywood walls and a flat roof covered with corrugated metal. The front (northwest) wall contains a series of small betting windows above a shallow counter. The area in front of the windows is sheltered by a free-standing awning. Entries with flush wood doors are located in the two ends of the building.

**B7 Beer Garden (1964 / Noncontributing building):** The Beer Garden consists of a 10' X 20' metal-sided building with a flat roof at the west end of a 40' X 45' covered area. Probably built in 1964, the east wall of the building has three counter bays that are closed with plywood shutters during the off season.

**B8 Race Paddock and Associated buildings (1930s, 1997/ One Contributing building, two Noncontributing buildings, one Noncontributing structure):** The Race Paddock, adjacent to the east side of the Fair Office consists of a series of saddling stalls, a tack room and two jockey rooms. These buildings and structures form an L at the north and

<sup>5</sup> List of Fair Ground Buildings 1995 by Sam Yewusiak (Fair Manager), Office of the Western Montana Fair, Missoula County Fairgrounds, Missoula.

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east sides of the race paddock, while the west and south sides are enclosed with plastic fencing. Of these, the saddling stalls and the tack room likely date to the historic period, although the saddling stalls have been repeatedly modified by the application of modern materials. The Anaconda Job Corps built the two jockey rooms in 1997.

The saddling stalls line the north side of the race paddock. This rectangular (10' X 80') shed-roofed frame structure is supported by a massive concrete retaining wall, modified as recently as the 1980s. Above the retaining wall, the west, north, and east walls are enclosed with metal siding. The south wall is open. The interior is divided into nine stalls by low board walls; a feed bunk lines the inside wall. The saddling stalls are counted as a noncontributing structure.

The tack shed (a contributing building) forms part of the east side of the Race Paddock. Believed to date to the 1930s, this is a one-story, rectangular (10' X 52') frame building with a shed roof covered with green enameled metal roofing. Exterior walls are covered with drop-lap siding with vertical corner board trim. The front (west) wall has an entry with a five-panel wooden door at the south end, and two, six-light wooden-sash hopper windows, one at the north end and one north of the entry. The tack shed is counted as a contributing building.

The two jockey rooms (both noncontributing buildings) are both small, one-story frame buildings with front-gable roofs, built on concrete piers. The exterior walls are covered with vertical T1-11 plywood siding, and the roofs are covered with green asphalt shingles. Both jockey rooms are noncontributing.

**B9 Pari-Mutual Betting Plaza (1963 / Noncontributing building):** The Pari-Mutual betting plaza consists of a 20' X 108' building with an adjacent 40' x 108' flat-roofed canopy—both built in 1963. The building is constructed on a massive concrete foundation and has a flat roof. Vertical wide ribbed metal siding covers the walls and green enameled metal covers the roof. Windows are mostly one-by-one-light sliding sashes.

The south wall of the building contains a bank of betting windows; entries with flush wooden doors are located at both ends of this wall. The north wall contains seven window openings and two entries, the latter accessed from concrete stoops with metal pipe railings. A single window opening is centered in the east end.

**B10 Bleachers Section F-I (1951 / Contributing structure):** These uncovered bleachers measure 41' X 117' and are located adjacent to the east side of the grandstand, facing the track. Originally built in 1951, the structure consists of welded and bolted steel pipe segments with diagonal pipe bracing. The rear and sides of the structure are enclosed with white corrugated metal. The bench seats have fiberglass covers.

**B11 Grandstand Section A-H (1954 / Contributing structure):** The covered grandstand measures 41' X 219' and contains 19 rows of seats. Originally built in 1954, the structure has a concrete foundation wall that supports the welded and bolted steel pipe framework. The roof is supported by eleven steel trusses, each of which supports one glue-lam rafter. A VIP booth is located atop the grandstand, and a steward's box is located west of center near the bottom of the stands,

**B38 Announcer's Stand (circa 1970 / Noncontributing building):** The Announcer's Stand is located inside the race track. Built in the late 1960s or early 1970s, this is a 12' X 16' frame building, constructed on an elevated tower. The walls are covered with T1-11 plywood siding and the flat roof with ribbed metal. The three window bays in the north elevation contain plywood shutters, while the bays on the east and west sides contain fixed lights. Steel ladders at the east and west ends of the rear wall lead to the entry.

**H1 Horse stable (1914 modified circa 2000 / Noncontributing building):** This one-story, wood frame stable is located adjacent to the east boundary fence. This barn may have been built as early as 1914, and originally contained 29 bays in the west wall, 28 of which contained horse stalls with a tack room at the north end. Recently, the south half of the building was razed and the south wall left open to the elements. The north and east walls are enclosed with drop-lap siding and the shed roof is covered with metal roofing.

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**H2 and H-3 Horse stables (Circa 1940 / Contributing buildings):** H2 (built in the late 1930s or early 1940s) and H3 (built prior to 1937) are both wood frame buildings with gable roofs built on concrete foundations. The exterior walls are covered with drop-lap siding with vertical corner board trim and the roofs are covered with corrugated metal. In H2, the two side elevations are divided into thirteen bays, each side contains a tack room and 12 stalls. In H3, the side elevations are divided into 24 bays, for a total of 48 stalls. The stall bays of both buildings contain wooden, double-leaf doors. Exterior openings to the stalls contain double-leaf doors.

**H4 Horse stable (1914 / Contributing building):** H4 is a rectangular, one-story frame building with a shed roof built on a concrete foundation wall. Its estimated date of construction is 1914. Exterior walls are covered with drop-lap siding with vertical corner board trim, and the roof is covered with corrugated metal. The northwest side of the building is divided into 25 bays; including 24 horse stalls and a tack room. Each of the bays originally contained a double-leaf wooden door however the upper leaf is missing from several of the bays.

**H7, H8, and H9 Horse stables (1960s / Noncontributing buildings):** H7, H8 and H9 are all prefabricated steel buildings with gable roofs, built in the early 1960s. The exterior walls and the roofs are covered with wide ribbed metal panels. H7 and H8 are sited end-to-end, the buildings separated by only a few feet. In all three buildings, each side wall is divided into fifteen bays that correspond to horse stalls. The stalls have double-leaf (dutch) doors made of plywood.

**H12 Horse stables (1960s / Noncontributing building):** Reportedly built in the 1960s, H12 is the only remaining building of three identical horse stables; H10 and H11 were removed sometime after 2004. H12 is a long rectangular frame building with a gable roof, built on a concrete foundation. An alley bisects the building into two parts. The exterior walls are covered with plain board siding of various widths. Openings to 24 stalls line each side of the building; each opening contains the lower leaf of a double leaf door.

**H19 Backfield Restroom (Not known, after 1958, Noncontributing building):** H19 is a small frame restroom located between the stables and the race track. It is a one-story frame building with a gable roof, exterior walls are covered with T1-11 plywood and the roof has green asphalt shingles.

#### *Vegetation*

During the period of significance the fairgrounds contained minimal landscaping. Ornamental vegetation was limited to grass in the open-air exhibit areas and in some parts of the race track and the backfield. Exceptions include rows of shade trees adjacent to the north and west perimeter fences.

It was not until the 1960s or 1970s that shade trees were added to areas adjacent to some exhibit buildings. Today, ornamental trees (Lombardy poplar, several varieties of maple and some ornamental fruit trees), are found in several areas adjacent to the central exhibit building cluster, in the vicinity of the race track, and adjacent to the shop (B36). In addition, a deciduous hedge lines the inside of the north perimeter fence and along the west side of Fair Way.

Summary: With the exception of grass lawns in the open-air exhibit and parking areas, most of the ornamental vegetation currently present at the fairgrounds has been added after the period of significance.

#### *Small-scale features*

A variety of small-scale features are found throughout the fairgrounds. Included among them are fencing, lamp standards, ornamental planters, signs, short segments of concrete pavement and ticket booths. Virtually all of the existing signage as well as fencing materials are modern, as are the brick planters scattered throughout the grounds. A modern reduced scale replica of the Statue of Liberty (located just north of B13) is a modern addition as well. The ticket booths are small, portable buildings not large enough to document individually and do not contribute to or detract from the historic appearance of the fairgrounds. These small scale features were not included in the resource count.

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Only the lamp standards, found in several areas within the grounds, appear to date to the period of significance. These features occur along the south boundary of the open-air exhibit area, along the vehicular road south of the shop (B36) and in front of the Commercial Building (B13). Most of the lamp standards consist of simple metal poles some of which are topped with ball finials. Light fixtures (both lanterns and exposed bulbs with awning-style covers) are suspended from the single mast arms that extend from the poles. The shape of the arms vary (bull arms predominate), and most are anchored to the pole with curved metal braces.

The two standards in front of B13 are slightly more elaborate than those found in other areas. They consist of a plain metal pole set on a flared base. Light fixtures with green enameled-metal awning-style shades are attached to the single, U-shaped mast arm that extends from the pole. Metal scroll work connects the arm with the pole. These lamp standards are believed to have been moved to the fairgrounds from Fort Missoula.

Summary: Of the numerous small-scale features currently located within the fairgrounds, only the lamp standards appear to date to the period of significance.

**Integrity:** The Missoula County Fairgrounds possesses integrity of location, materials, workmanship, design, feeling and association. The underlying organization of space within the grounds as well as circulation and land use, reflect the period of significance. As the first improvement to be built at the grounds, the race track is a very important contributing structure; its position influenced all future development. The half-mile race track occupies nearly a quarter of the fairgrounds total acreage and has been altered little since its construction in 1914. Similarly, the open space at the north end of the grounds continues to be used for its original purposes (parking and open-air exhibits), and remains largely free of improvements. The exhibit building cluster continues to be dominated by the two remaining Bakke-designed buildings (B13 and B16), and, although some modern materials have been added to the exteriors, they retain their essential significant architectural characteristics. Their comparatively large scale gives them prominence in the exhibit building cluster. The iconic character of the original Agricultural Building (B13) is exemplified in its use in the current Western Montana Fair logo, which features a graphic representation of this building. Finally, although the number of noncontributing resources outnumbers the contributing resources, the former are overwhelmingly minor in scale and do not detract from the overall historical appearance of the fairgrounds.

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**Summary of Contributing and Noncontributing Resources**

Contributing Buildings (11)	Noncontributing Buildings (23)
B4 Fair Office	B5 Concession Row
B8 Tack Shed	B6 Pari-mutual Annex
B12 Floriculture Building	B7 Beer Garden
B13 Commercial Building (original Agricultural Building)	B8 Race Paddock Jockey's Room
B16 Culinary Arts Building (original Agricultural Annex)	B8 Race Paddock Jockey's Rooms
B18 4-H Building (barracks moved from Fort Missoula in 1955)	B9 Pari-Mutual Plaza
B22 4-H Cafe	B14 Security Building
B36 Shop (WPA Building)	B15 Fine Arts Building
H2 Horse Stable	B17 Media Arts Building
H3 Horse Stable	B19 Public Restrooms
H4 Horse Stable	B20 Fair Center
	B24 Enclosed rink
	B26 Open rink
	B32 Butler Barn
	B34 Llama Barn
	B35 Home Arts Building (MARSDA Dance Hall)
	B38 Announcer's Stand
	H1 Horse Stable
	H7 Horse Stable
	H8 Horse Stables
	H9 Horse Stables
	H12 Horse Stable
	H19 Backfield Restrooms
Contributing Sites (2)	Noncontributing Sites (None)
Open-air exhibit area	
Parking area	
Contributing Structures (4)	Noncontributing Structures (3)
Vehicular circulation system	B8 Race Paddock Saddling Stalls
Race Track	American Legion Bingo Kiosk
B10 Bleachers	Soroptimist s' Bingo Kiosk
B11 Grandstand	

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

ENTERTAINMENT/RECREATION

COMMERCE

**Period of Significance**

1914 - 1960

**Significant Dates**

1914, 1937

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Bakke, Ole, architect

Fox and Ballas, architects

Pew, Charles H., builder

Elliot Construction Company, builder

**Period of Significance (justification)**

The period of significance begins in 1914 (the date of completion and use of the first fairgrounds improvements) and extends through 1960, the end of the historical period as defined by the National Register. Although there have been periods of inactivity when either economics or politics precluded the presentation of the yearly fair, throughout the period of significance the fairgrounds and associated infrastructure remained intact, ready to serve as the fair venue when conditions improved.

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**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Missoula County Fairgrounds is eligible for listing under National Register criterion A, under the “Commerce” and “Entertainment/Recreation” areas of significance. For nearly a century, the Missoula County Fairgrounds have hosted the Western Montana Fair, with exhibits and displays designed to promote area agriculture and commerce. Since the beginning, fair activities have included entertainment and recreational events (rodeos, horse racing and performances) intended to draw people to participate in the annual gathering. In addition, the Fairgrounds is host to a wide variety of entertainment and commercial activities throughout the spring, summer and fall. People are drawn from all over the region to commercial and entertainment events like trade shows, auto events, horse shows and sporting events. Offsite commercial impacts include retail sales, hospitality and food service. Although the fair has been vulnerable to nation-wide economic and political factors, the tradition of an annual fair, grounded in agriculture and home arts, and supplemented with recreational and entertainment opportunities, remains strong in the community.

The district is also eligible under criterion C, for the architectural merit of its original buildings, designed by Ole Bakke. Protégé and partner of noted Missoula architect, A. J. Gibson, Bakke designed many of Missoula’s landmark buildings. His body of work and that of his later partner and successor H. E. Kirkemo, can be found in residential, commercial and civic infrastructure throughout Montana. The Craftsman style of the original Agricultural Building and the Agricultural Annex (B13 and B16) at the Missoula County Fairgrounds, although built for purposes of display, harkens back to the agricultural roots of the Missoula community.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**General Context: the tradition of community fairs**

In an increasingly urban country, state and county fairs represent the rural and agricultural society of the United States. Since the nineteenth century, established fairs have educated and entertained thousands of rural participants across the country, challenged them through competition, and drawn them together through social experiences. The attractions fairs present also have attracted people from urban walks of life, introducing them to elements of rural society. By educating and entertaining a wide variety of audiences, these fairs connect Americans to a long history of agriculture.

Fairs have been part of harvest periods and celebrations since prehistoric times. Although fairs are now considered chiefly social activities, they originated as commercial activities in Europe and other areas of the world.<sup>6</sup> As early as the eighth century, fairs offering goods for sale or trade developed along European trade routes. Often associated with churches or governing bodies, these fairs developed their own regulations, systems of weights and measurements, and means of inspection.<sup>7</sup> Medieval fairs often focused on particular commodities including livestock or cloth for sale, and included entertainments for those attending. As shop keeping developed, the importance of these fairs to consumers lost importance and the fairs became less commercial and more social.<sup>8</sup>

**County Fairs in America**

<sup>6</sup> Cornelius Walrod, *Fairs, Past and Present: A Chapter in the History of Commerce* (London: Elliot Stock, 1883), p. x.

<sup>7</sup> Julie A. Avery, “What is American About American Fairs?” in Julie A. Avery, ed., *Agricultural Fairs in America: Tradition, Education, Celebration* (Michigan State University Museum on behalf of the FairTime Project, 2000), p. 11.

<sup>8</sup> John McCarrey, *County Fairs: Where America Meets*, photographs by Randy Olson (Washington, D. C.): National Geographic Society, 1997, p. 10.

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Agricultural fairs in America have their roots in these early trade fairs and in European agricultural societies developed to allow wealthy landowners to share information and experimentation. In New Amsterdam in the 1620s, Dutch settlers in America instituted two fall fairs, one to sell cattle and one to sell hogs. The fairs also included entertainments and competitions.<sup>9</sup> Elkanah Watson, an eighteenth century Massachusetts farmer and businessman, is credited with beginning the county agricultural fair movement in the United States through his work in developing the Berkshire fairs. In 1784, he exhibited his two Merino sheep in the town square of his home town of Pittsfield, Massachusetts. The enthusiasm of the audience inspired him to ponder the potential success of larger scale events. After his retirement from farming, he joined twenty-six others in presenting an exhibition in Berkshire County, Massachusetts, in the fall of 1810. The event was repeated the following year, highlighted by a procession of sixty-nine oxen pulling a plough guided by the county’s oldest man, primitive floats pulled by additional oxen, and a band. By the third year, Watson had established a women’s day at the fair, encouraging their exhibition of domestic products and handiwork. The annual Berkshire fairs, conducted by the Berkshire Agricultural Society which was established in 1811, are considered the earliest county fairs in the United States. They eventually included demonstrations, lectures, and competitive comparisons of agricultural and domestic products. Prizes—also called premiums—highlighted the early Berkshire Fairs, when owners of livestock judged the top of their class were awarded silver cups or tableware. The fair that Watson founded helped to set the standard for American agricultural fairs.<sup>10</sup> In the meantime, the U. S. government also contributed to the interest in agricultural fairs. In 1804, the U. S. Patent Office began holding fairs that sold livestock and other agricultural products as well as manufactured goods and provided educational exhibits and demonstrations.<sup>11</sup> The establishment of agricultural societies in the eastern United States during the early 1800s, principally by well-to-do owners of large farms, further encouraged fairs. Agricultural society members compared farming methods and developed programs to learn about innovations in machinery and techniques, and this interest in sharing information and promoting education encouraged the development of agricultural fairs in the United States.<sup>12</sup>

The mid-1800s are considered the golden era of agricultural fairs. The number of agricultural societies in the United States increased dramatically during that period, and the events they encouraged and sponsored provided a place for members and other farm families to exhibit agricultural and domestic products, gave them opportunities for education and sharing of information, and provided an avenue for them to learn about innovations in agriculture and farm home life. They also provided a setting for appreciation of the domestic arts through displays of needlework, crafts, woodworking, and other examples of domestic handmade products.<sup>13</sup> At the same time, development of innovative mechanical equipment began to transform agriculture. The reaper, the thresher, the combine, and other labor-saving machines attracted the attention of farmers who were drawn to the idea of reducing the laborious demands of farming through mechanization. Fairs were the ideal venue for presenting these new inventions to them.<sup>14</sup>

**Entertainment at county fairs**

The fairs also provided a means of socialization and entertainment, allowing fair-goers to relax, enjoy themselves, and meet one another. Some entertainments and competition, such as plowing matches, were related to farming. Wrestling matches, foot races, parades, musical presentations and other entertainments became popular as fairs evolved. Eventually, professional entertainers and carnivals became an important part of county and state fairs. Carnivals originated as early Christian holidays that preceeded Lent and grew in popularity through the Middle Ages. In the United States, Phineas T. Barnum was responsible for developing the itinerant “carnival” into a major business. By 1900, traveling carnivals began to be a mainstay of state and county fairs, often featuring exciting rides, especially the colorful carousel. They also included “freak shows” in which men swallowed knives, manipulated snakes, or showed off unusual physical characteristics and “girlie shows” in which women in colorful costumes danced to provocative music. In

<sup>9</sup> McCarrey, *County Fairs*, pp. 10-11.

<sup>10</sup> Avery, “What is American About American Fairs?”, p. 12. McCrarry, *County Fairs*, pp. 15, 17, 35.

<sup>11</sup> Avery, “What is American About American Fairs?” p. 11.

<sup>12</sup> Avery, “What is American About American Fairs?,” p. 11.

<sup>13</sup> Avery, “What is American About American Fairs?” p. 13.

<sup>14</sup> Von Bernuth, Robert D., “The Role of Agricultural Fairs in Agricultural Innovation,” in Julie A. Avery, ed., *Agricultural Fairs in America: Tradition, Education, Celebration* (Michigan State University Museum on behalf of the FairTime Project, 2000), pp. 51-53.

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addition, the carnivals provided food that seemed exotic to fairgoers and games of chance that offered them opportunities to win prizes. The carnivals brought some of the excitement and color of the outside world—although in an exaggerated form—to rural residents who had few opportunities to experience those excitements in other ways.<sup>15</sup>

#### Horse racing at fairs

Horse racing became one of the main entertainments at local fairs. Mounted horse racing and chariot racing were important competitions in the Greek Olympics as early as 639 B.C. Horse racing and horse breeding in England became prevalent in the 1700s and the establishment of the Jockey Club in 1750 resulted in rules and regulations governing the sport and led to the development of the thoroughbred lineage.<sup>16</sup> Informal, spontaneous horse racing was a popular pastime among early citizens of America, and eventually led to a more structured sport. The first formal racetrack on the continent was probably laid out on Long Island in the mid-1660s. In 1745, the governor of Maryland oversaw the first organized race at Annapolis. The Revolutionary War impeded the development of horse racing and the horse breeding business in America, but it resurged in the southern states during the early nineteenth century. The Civil War also affected the growth of the industry, but after 1870 the development of horse-racing as a spectator sport and as a business grew rapidly.<sup>17</sup>

At fairs, horse races often began as casual competitions outside the fairgrounds, and the establishment of institutionalized racing within the boundaries of the fairgrounds sometimes caused controversy. By the 1870s, horse racing was very popular at fairs and fairgrounds that often included formal racetracks. Many people began attending fairs solely because of the horse-racing and other entertainments.<sup>18</sup>

#### Evolution of county fairs after the Civil War

During the late 1800s, fairs became larger and more standardized. Jay Ford Laning played an important role in the development of agricultural fairs during this period. A native of New London, Ohio, Laning became a lawyer and was particularly active in the development of rural educational systems by the 1870s. He also participated in an agricultural society and assisted in organizing fairs. In 1881 he formed the Fair Printing Company of New London, Ohio and published a book about managing agricultural fairs. Laning recommended a committee system for administration of fairs and suggested parameters for the organization of exhibition divisions and classes. He also gave specific suggestions for the development of permanent fairgrounds, including buildings for exhibitions and competitions. An area for racing and other events, he advised, could provide dual purposes: entertaining the fairgoers and raising money by charging them admission to the special events. Laning also suggested a wide variety of activities to encourage people to attend fairs on successive days and noted that vendors offering snacks, lunches, and novelties provided convenience and additional entertainment to fair-goers.<sup>19</sup> The structure Laning recommended bears a strong resemblance to the events modern fair-goers enjoy.

The development of agricultural fairs in the United States during the nineteenth century formed the basis for modern fairs. As the country grew increasingly urbanized, these fairs have given farm families an opportunity to continue to gather, to view and compare agricultural and domestic products, and to enjoy themselves in a traditional setting. In addition, the fairs have provided people not involved in agriculture the ability to participate in this vital part of rural

<sup>15</sup> McCarry, *County Fairs*, pp. 106, 109, 115.

<sup>16</sup> “[Lewis and Clark County] Montana State Fairgrounds Racetrack,” National Register of Historic Places Registration Form, Submitted November 3, 2006.

<sup>17</sup> William H. T. Robertson, *The History of Thoroughbred Racing in America* (Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1964), p. 7; “[Lewis and Clark County] Montana State Fairgrounds Racetrack,” National Register of Historic Places Registration Form, listed December 20, 2006.

<sup>18</sup> Avery, “What is American About American Fairs?” p. 13-14; McCarry, *County Fairs*, p. 17.

<sup>19</sup> Julie A. Avery, “Jay Ford Laning (1853-1941): The Promotion of Agricultural Fairs,” in Julie A. Avery, ed., *Agricultural Fairs in America: Tradition, Education, Celebration* (Michigan State University Museum on behalf of the FairTime Project, 2000), pp. 41-47.

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heritage. County fairs typically involve entertainment which may include carnivals, professional musical acts, semi-professional competitive events such as tractor pulls and destruction derbies, and horse-racing. They retain much of their original purpose in showcasing livestock in a competitive setting which often includes the sale of selected stock; carefully designed and judged exhibits of domestic products ranging from works of art to canned goods; and a “commercial building” that allows entrepreneurs to demonstrate and sell products and services.<sup>20</sup>

#### Establishment of the Missoula County Fairgrounds and the Western Montana Fair<sup>21</sup>

In 1874 several prominent local businessmen incorporated the Western Montana Agricultural, Mechanical & Mineral Association, to provide a venue for racing, and for the exhibition of agricultural and household products and goods. A committee selected a site for the fairgrounds (about a half mile south of the current fairgrounds), and by 1876, the association had financed the construction of a one-mile race track. Other improvements, reportedly financed by early Missoula settler John Rankin, included a saloon, a restaurant, and eight stables. Besides racing, exhibits at this first fairgrounds included agricultural implements and a floral display.

In 1878, the incorporators of the Western Montana Agricultural, Mechanical & Mineral Association dissolved the corporation. A few of the original investors, joined by new partners, then formed the Western Montana Fair Association. Fairs were held each year between 1879, the year of the first “Missoula Stampede” and 1883, although the 1882 event was limited to horse racing—reportedly because of an outbreak of smallpox. In 1884, however, the association listed the fairgrounds for sale, and there is no record of fairs being held in Missoula between 1884 and 1895.

Once again, in 1895, a group of private investors purchased land for a new fairground, this one located northwest of Missoula in the vicinity of the current North Reserve Street. The county’s involvement with the fair appears to have begun at this time, as it used prisoners from the county jail to build a road to the site. The following year, yet another group of private businessmen formed an association to finance improvements including, as usual, a race track and a two-story grandstand—the latter complete with exhibit space in both floors. In 1895, the first fair at the new site opened under the management of the Missoula Board of Trade (currently known as the Chamber of Commerce). Fairs continued to be held at this site until 1908, when the landowner sold the parcel to Missoula businessman, Thomas Greenough, who intended to raze the buildings. It should be noted that 1903 Legislature created the ability for counties to finance and manage county fairs, and create fair boards with duties and responsibilities. (Montana Code - Section 7-21-3401: Authorization To Create County Fair Commission) No fairs were held in Missoula in 1909 or 1910. The following year however, the Missoula Board of County Commissioners made its first substantial commitment to the future of the fair by signaling its intention to purchase grounds for the event.

Under a law passed in the last season of the legislature the County will be able to support the Fair more liberally than had been possible in the past, and the institution should be firmly established with good buildings, and hearty support given annual Fairs.<sup>22</sup>

It took ten years from the date of authorization for the Missoula County to select a site for the “County Fair” and to be able to finance purchase of the current site. There are currently more than forty county fairs in Montana with some fairs for multiple county regions where the populations are simply too small to afford individual fairs for each county. The Montana Association of Fairs counts more than half of Montana’s counties as members.

In 1912, the current fair site was offered for sale, but the appraised value fell below the asking price. That fall a citizen-backed petition calling for a \$50,000 bond to buy and improve a new fairgrounds, made the November 5<sup>th</sup> election ballot and passed by a margin of two-to-one.

<sup>20</sup> McCarry, *County Fairs*, 135.

<sup>21</sup> Unless otherwise noted, information included in this section is taken from the 1995 publication entitled “The Western Montana Fair, A Pictorial Heritage,” Stan Cohen and Katy and Les Jourdonnais, Pictorial Histories Publishing Company, Missoula, Montana.

<sup>22</sup> Missoula County Commissioners quoted in *The Western Montana Fair, a Pictorial Heritage*, p. 31

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Following the passage of the bond initiative, early in 1913, the county petitioned the judge of the district court to appoint three 'disinterested citizens' to appraise two parcels of real estate offered for fairgrounds development. The judge issued his instructions to the appraisers on March 7, identifying the two sites as Site #1, the Greenough Fair Ground Site, west of the city and containing 76 acres more or less, and, Site #2, the South Side Fair Ground Site, in section 33, T 13N, R19W, and containing 80 acres more or less.<sup>23</sup>

Site No. 1, the former fairgrounds purchased by Thomas Greenough, would come with some existing infrastructure, including a one-mile race track, grandstand, bandstand, water tank and water lines. In January of 1913, a trustee for the Greenough site had made an offer to sell it and the improvements for \$16,900—pointing out that by its purchase the county would save money on new construction. On March 11, the South Missoula Land Company, owners of Site #2, reduced the asking price of the property from \$18,500.00 to \$16,000.<sup>24</sup> Ultimately, the county chose Site #2 for the development of its new fairgrounds.

One of the first improvements let for bid at the new fairgrounds was the race track. In 1913, the county first solicited bids for a one-mile track. Ultimately however, it chose to build a half-mile track. In spite of some citizen protests on moral grounds, the county signed an agreement with George W. Keith on April 3, 1914, to build the track for a cost of \$.70 a cubic yard of soil "placed, dumped (sic), spread, dragged and rolled." The deadline for completion was set at May 15<sup>th</sup>, giving Keith a little less than two months to complete the work.<sup>25</sup>

Besides the race track, work progressed on other improvements. Prominent Missoula architect, Ole Bakke, designed the first permanent buildings, including: a grandstand, two types of horse barns, a dairy cattle barn, and a small judge's stand.<sup>26</sup> The grandstand cost \$10,472, four barns totaled \$7,547, and the small judges' stand cost \$202. In 1915, Bakke produced drawings for an Agricultural Building (the building currently known as the 'commercial building' – B13), as well as a design for new bleachers<sup>27</sup> to replace the ones built the previous year. All of the Bakke-designed buildings were placed in the area just north of the race track, leaving the remainder of the grounds to the north in open space to facilitate open-air exhibits and carnivals.

Other early improvements included a perimeter fence and buried water lines. Early in 1914, William C. Jensen submitted the winning bid of \$1.25 per rod of fencing for the eight-foot-high board fence to encircle the roughly 40-acre fairgrounds.<sup>28</sup> J. F. Harrington won the bid to excavate and backfill up to 2000 linear feet of water mains for \$.19¾ per linear foot.<sup>29</sup> The cost of building the fence was offset somewhat by the money from a lease granted to F. J. Hardenburgh, who, for the sum of \$40.00, was granted the sole right to paint and maintain advertisements on the 'fence space' for a twelve month period.<sup>30</sup>

Because of restrictions associated with World War I, the county suspended the Western Montana Fair in 1917 and 1918. However, fairs resumed in 1919 and by 1921, the fairgrounds infrastructure consisted of the race track and its associated grandstand and separate bleachers, the judges stand, a band stand, a cattle stable and a horse barn located along the west

<sup>23</sup> Instructions to Appraisers, March 7, 1913, Document No 191139307, Bin B52, P21, Missoula County Records.

<sup>24</sup> Sam Walters (Trustee) to Board of county Commissioners and Taxpayers of Missoula County, Montana, January 17, 1913, Document No. 19130127; South Missoula Land Company to Board of County Commissioners, March 11, 1913, Document No. 1913031, Bin B52, P21, Missoula County Records, Missoula, Montana.

<sup>25</sup> Agreement between George Keith and Missoula County, April 3, 1914, Document No. 19140403, Bin RF30-9, Missoula County Records, Missoula, Montana.

<sup>26</sup> Drawings: "Horse Barn #1," "Horse Barn #2," "Dairy Cattle Barn," all dated 1914. Document No. 191404, Bin RF30-9, Missoula County Records, Missoula, Montana.

<sup>27</sup> Drawings: "Bleachers for Western Montana Fair," 5/17/1915, Document No. 19150605, Bin RF30-9, Missoula County Records, Missoula, Montana.

<sup>28</sup> Agreement between W. C. Jensen and County of Missoula, Document No. 19140612, Bin RF-30, Missoula County Records, Missoula, Montana.

<sup>29</sup> Bond and Contract between J. F. Harrington and County of Missoula, Document No 19140724, Bin RF30-9, Missoula County Records, Missoula, Montana.

<sup>30</sup> Lease of Fair Ground Fence Space, Document No. 19150315, Bin RF30-9, Missoula County Records, Missoula, Montana.

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edge of the property, the agricultural building (north of the bleachers), and two race stables located just north of the northeast edge of the track.<sup>31</sup>

In the mid 1920s the county invested in the construction of additional improvements and maintenance of existing infrastructure. In 1925, R. R. Wilbur, Chairman of the Board of County Commissioners, signed a contract with G. H. Elliott, for the construction of a new 'dance pavilion' for the Western Montana Fair Board. The new building cost \$4,261.00 to complete.<sup>32</sup> The commissioners also contracted with George W. Keith to resurface the race track.<sup>33</sup>

On 1926, John Karlberg won the bid to construct a rest room and refreshment room addition to the dance pavilion. C. J. Forbis served as the architect for this project, which cost the county \$1,890. The county's contract with Karlberg stipulated that the work commence on April 16 and be complete by May 15.<sup>34</sup> The following year C. J. Forbis designed new toilet booths to be added to the grand stand. Missoula contractor, T. E. Arnoldy, won the bid for this work, for a cost of \$540, and the condition that the work be completed by September 10, 1927.<sup>35</sup>

Because of the impacts of the Great Depression, during the 1930s, fairs were held only three years, in 1930, in 1936 and in 1937. During the first part of the decade, most of the work done at the fairgrounds consisted of maintenance, such as painting existing buildings and re-shingling the agricultural building<sup>36</sup>. Towards the end of the 1930s, as the depression eased somewhat, the county let bids for the construction of three new buildings, an additional agricultural building, a horse barn and a cattle barn. In 1937 Charles H. Pew won the contract for the agricultural building, with a bid of \$5,949, while the Elliott Construction Company, submitted the lowest bid of \$2,400 for the horse barn.<sup>37</sup> A 1937 aerial photograph shows that the main entrance on South Avenue had a rather elaborate arched sign board, supported by two pyramidal roofed towers, which in turn were topped with flagpoles. The ticket booths noted on early Sanborn Fire Insurance maps likely were located in the bottom of the support towers.

Even during the years that it did not hold fairs, the county generated some income from leasing various components of the fairgrounds. One such lease allowed the Sheridan Amusement Company, Inc. of Missoula the use of the dance pavilion and space for parking to host ballroom dances. The company was required to pay \$1,000 a year for the rights to use the fairgrounds property. However the amount would drop to \$600 a year if the county failed to sponsor the fair.<sup>38</sup>

By 1940, the economy had improved and the county set the budget for the fair at \$50,000. That year the Works Projects Administration (WPA) constructed a maintenance building on the fairgrounds, near the east boundary line, just north of two racing stables. The WPA funded construction of fourteen projects in the Missoula valley from 1936 – 1941, including improvements to the grounds at Fort Missoula, the Central School, an expansion of the Federal Building (Post Office), and four major buildings on the University of Montana campus. The WPA also built the Parkway (Orange Street) Bridge, Kiwanis Par and completed the Missoula County Airport, which opened in 1941. The 1941 fair was a great success with an Indian village recreated on the site, horse racing, and a circus. On the second day of the event, however, a fire broke out in the grandstand, which was filled with over 3,000 people. At the end of the day, the grandstand and bleachers, the main cattle stable, a horse stable, the dance hall, race paddock and hog pens, valued at

<sup>31</sup> Page 73 of the 1921 Sanborn Fire Insurance Map of Missoula.

<sup>32</sup> Agreement to build Dance Pavilion, Document No. 19250730, Bin RF-30-9, Missoula County Records, Missoula, Montana.

<sup>33</sup> Racetrack Resurface Contract, Document No. 19250806, Bin RF30-9 Missoula County Records, Missoula, Montana.

<sup>34</sup> Agreement between John Karlberg and County of Missoula, Document No. 19260420-524, Bin RF30-9, Missoula County Records, Missoula Montana.

<sup>35</sup> Agreement between T. E. Arnoldy and County of Missoula, Document No 19270822, Bin RF30-9, Missoula County Records, Missoula, Montana.

<sup>36</sup> Agreement between E. R. Torrey and County of Missoula, Document No. 18350916 852; Agreement between Julius Lynd and the Board of County Commissioners, Document No 19360427, Box RH1-6, Missoula County Records, Missoula, Montana.

<sup>37</sup> Bid #1 and Bid #2, Document No. 19370630, Bin B52, P21, Missoula County Records, Missoula, Montana.

<sup>38</sup> Sheridan to County Commissioners, Feb 28, 1931, Document 19310310; Agreement between Missoula County and Sheridan Amusement company, Inc., Document 19310409, Box RH1-6, Missoula County Records, Missoula, Montana.

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\$128,000 were lost in the blaze. The rodeo and races scheduled for the final day of the fair proceeded on schedule, thanks in part to volunteer carpenters, who came in with equipment to clear the rubble and to erect temporary bleachers.

The devastating blow caused by the loss of the buildings in the fire, coupled with America's entry into World War II, effectively ended county sponsorship of the Western Montana Fair for the next fourteen years. In January of 1942, the commissioners went as far as letting bids to reconstruct the grand stand and two livestock barns destroyed in the fire.<sup>39</sup> Ultimately, however, they bowed to the opinion of their constituents, the majority of which did not feel it was appropriate to expend materials on rebuilding the fairgrounds while America was at war. The entire fair board resigned in protest.

Between 1942 and 1954, the fairgrounds were used for a variety of purposes. During the war years, the WPA building housed a canning operation where citizens preserved fruits and vegetables grown in local Victory gardens. Rodeos were held sporadically but it was not until 1951 that small but noticeable progress was made towards improving the fairgrounds with the goal of reinstating the fair. That year, the original bleachers, built in 1915, were razed and new bleachers constructed that would increase the seating capacity by 2,304 people.<sup>40</sup>

Also in 1951, the county contracted with the local architectural firm of Fox & Ballas to design a new 'public latrine' for the fairgrounds. The call for construction bids was published on June 11, 1951 but withdrawn because of confusion regarding federal government regulations for rationing steel—still in short supply after the war. Shortly thereafter the US Department of Commerce ruled that the construction could go forward. On July 2, the county awarded the construction contract to Pew Construction Company for a cost of \$4,585. Lembke the Plumber won the bid to furnish and install the plumbing fixtures for an additional \$1,865. Unlike the earlier frame buildings the 17 by 30 foot latrine was built of 'pumice block,' with a header course of brick every second course.<sup>41</sup> Two years after construction of the public latrine, the commissioners added yet another building to the site, this one a 40 by 120-foot steel building, located adjacent to the west edge of the fairgrounds.

In 1954, the commissioners approved a new fair levy for the Missoula County Fair, and constructed a new, open grandstand. A year later the county acquired some surplus temporary barracks from the US Army's Fort Missoula and moved them to the fairgrounds to use as exhibit buildings and for the fair office. In 1959, the grandstand was renovated and the roof was added in 1979.<sup>42</sup>

From the 1960s to the present, new buildings added to the site occurred mostly as joint ventures between the fair board and private organizations. B12, the Floriculture Building (1960), B15 the Fine Arts Building (1964), B17 the Media Arts Building (1995), and B35 the Home Arts Building (1980) were all joint ventures, between the county and private corporations or nonprofit groups. The trend continued in the 1990s with the construction of a large Grayco steel building to house the Glacier Ice Rink, which is rented by the Missoula Area Youth Hockey Association (MAYHA). Later, this building was enclosed and a new section added after 2004 to form an open-sided rink.<sup>43</sup> Dedicated to hockey and free skating during the fall and winter months, the building is rented for other uses during the remainder of the year and used for animal exhibits during the fair. Rent from hockey events covers the mortgage for the ice rinks. Buildings have also been built and/or relocated in the area referred to as the backside or horse stable area, south of the race track. With a few exceptions, all of the buildings in this area are stables, and were built between 1914 and the 1960s.

<sup>39</sup> Notice to Contractors; Construction of a Grandstand and Notice to Contractors; Construction of Two Livestock Barns, Document No. 19420109, Bin B52, P21, Missoula County Records, Missoula, Montana.

<sup>40</sup> Resolution and Invitation to Bidders, Document No. 19520516 D-31, Bin B52, P21.

<sup>41</sup> Fox & Ballas Architects and Engineers, Elevations and Sections, Public Latrine, Missoula County Fairgrounds, June 1951, Document No. 19510611; Call for Bids, Document No. 19510610 D-31; Lembke the Plumber Proposal Form, June 28, 1951 and Letter of Award, July 2, 1951, Document No. 19510628; Pew Construction Company Proposal Form, June 29, 1951 and Letter of Award, July 2, 1951, Document No. 19510629; Bin 52, P21, Missoula County Records, Missoula, Montana.

<sup>42</sup> Plans for covering the grandstand, Dan Sullivan Assoc., 5/31/1979, Grandstand File, Western Montana Fair Offices, Missoula County Fairgrounds, Missoula.

<sup>43</sup> One of the early Bakke-designed buildings, known then as the 4-H Building, as well as the old county shop building, known then as the Rabbit Barn, were torn down to accommodate the addition.

Missoula County Fairgrounds Historic District  
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In summary, since 1914 the Missoula County Fairgrounds has hosted the Western Montana Fair, drawing exhibitors and participants from communities throughout the western part of the state. Agricultural, home arts and commercial exhibits as well as various types of entertainment (rodeos, carnivals and performances) have been part and parcel of the fair experience. Although the local effects of national and world events have, at times, resulted in the suspension of the annual event, whenever prosperity returns the Western Montana Fair has figured prominently in local community identity and tradition.

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**Developmental history/additional historic context information** (if appropriate)

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Avery, Julie A.

2000 "What is American About American Fairs?" in Julie A. Avery, ed., *Agricultural Fairs in America: Tradition, Education, Celebration* Michigan State University Museum on behalf of the FairTime Project.

Baumler, Ellen

2006 Lewis and Clark County Montana State Fairgrounds Racetrack, National Register of Historic Places Registration Form, listed December 20, 2006. Mss on file, Montana SHPO, Helena, MT

Cohen, Stan and Katy and Les Jourdannais

1995 *The Western Montana Fair; A Pictorial Heritage*. Pictorial Histories Publishing Company, Missoula, Montana.

McCarrey, John

1997 *County Fairs: Where America Meets*, photographs by Randy Olson. Washington, D. C., National Geographic Society.

Robertson, William H.T.

1964 *The History of Thoroughbred Racing in America*. Englewood Cliffs, New Jersey: Prentice-Hall, Inc.

Von Bernuth, Robert D.

2000 "The Role of Agricultural Fairs in Agricultural Innovation," in Julie A. Avery, ed., *Agricultural Fairs in America: Tradition, Education, Celebration*. Michigan State University Museum on behalf of the FairTime Project.

Walrod, Cornelius

1883 *Fairs, Past and Present: A Chapter in the History of Commerce*. London: Elliot Stock.

**Archival Collections**

Missoula County Archives, Missoula County Courthouse, Missoula, Montana.

Western Montana Fair Archives, Missoula County Fairgrounds, Missoula, Montana.

Previous documentation on file (NPS):

Primary location of additional data:

Missoula County Fairgrounds Historic District

Name of Property

Missoula County, MT

County and State

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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Missoula State Historic Preservation Office

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** approximately 45 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.) NAD27

A	<u>11</u>	<u>727432</u>	<u>5192473</u>	F	<u>11</u>	<u>727449</u>	<u>5191970</u>
	Zone	Easting	Northing		Zone	Easting	Northing
B	<u>11</u>	<u>727794</u>	<u>5192491</u>	G	<u>11</u>	<u>727464</u>	<u>5192019</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>11</u>	<u>727816</u>	<u>5192092</u>	H	<u>11</u>	<u>727406</u>	<u>5192017</u>
	Zone	Easting	Northing		Zone	Easting	Northing
D	<u>11</u>	<u>727779</u>	<u>5192092</u>	I	<u>11</u>	<u>727393</u>	<u>5192435</u>
	Zone	Easting	Northing		Zone	Easting	Northing
E	<u>11</u>	<u>727782</u>	<u>5191981</u>				
	Zone	Easting	Northing				

**Legal Location (Township, Range & Section):** T13N R19W, NW¼ NW¼ Section 33

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary starts at the northwest corner of the fairgrounds (A) near the intersection of South Avenue and Russell Street, and runs east approximately 1,200 feet to the intersection of South Avenue and Stephens Avenue (B). The boundary then runs south approximately 1,300 feet to the southeast corner of the fairgrounds (C). The boundary then runs west approximately 100 feet to (D). From this point (D) the boundary extends south 400 feet to the southeast corner of the property (E). From this point the boundary extends west 1,000 feet to a point adjacent to the skate board park (F). The boundary then runs north approximately 200 feet to (G) and then west 200 feet to (H) in an attempt to exclude the skate board park. From point H the boundary runs north 1,400 feet to the corner of Brooks and Russell (I) and then northeast 200 feet 1,300 to the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the racetrack, exhibit building cluster, open-air exhibit area and parking areas historically associated with the Missoula County Fairgrounds. The southwest corner of the grounds has been excluded because it has been developed as a skateboard park and is no longer used for fair activities. The boundary includes all of the resources described in this nomination.

Missoula County Fairgrounds Historic District

Name of Property

Missoula County, MT

County and State

**11. Form Prepared By**

name/title Janene Caywood, Suzanne Julin, and Dan Hall  
organization Preserve Historic Missoula date May 2010  
street & number Building 28, Suite 2, Fort Missoula Road telephone 406-728-9190  
city or town Missoula state MT zip code 59804  
e-mail [crcs@montana.com](mailto:crcs@montana.com), [western@montana.com](mailto:western@montana.com)

**Additional Documentation**

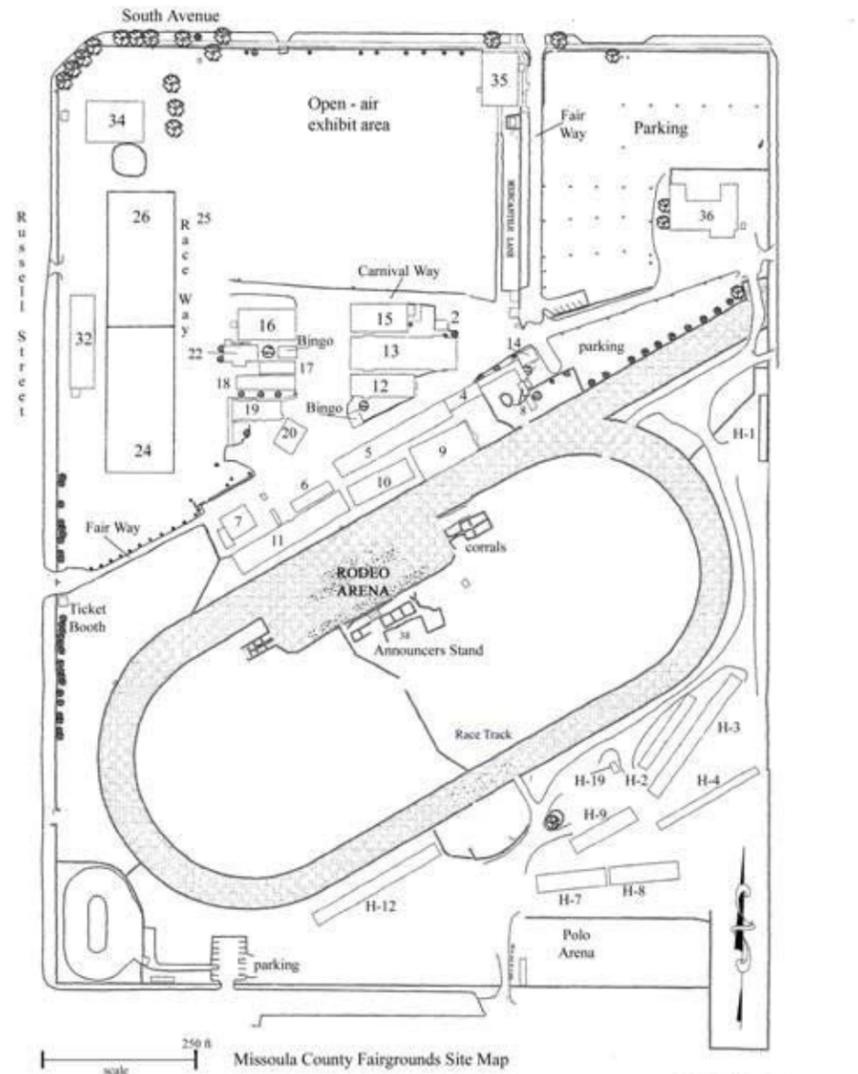
Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Missoula County Fairgrounds Historic District  
 Name of Property

Missoula County, MT  
 County and State

Maps and Additional Documentation  
 Site Map



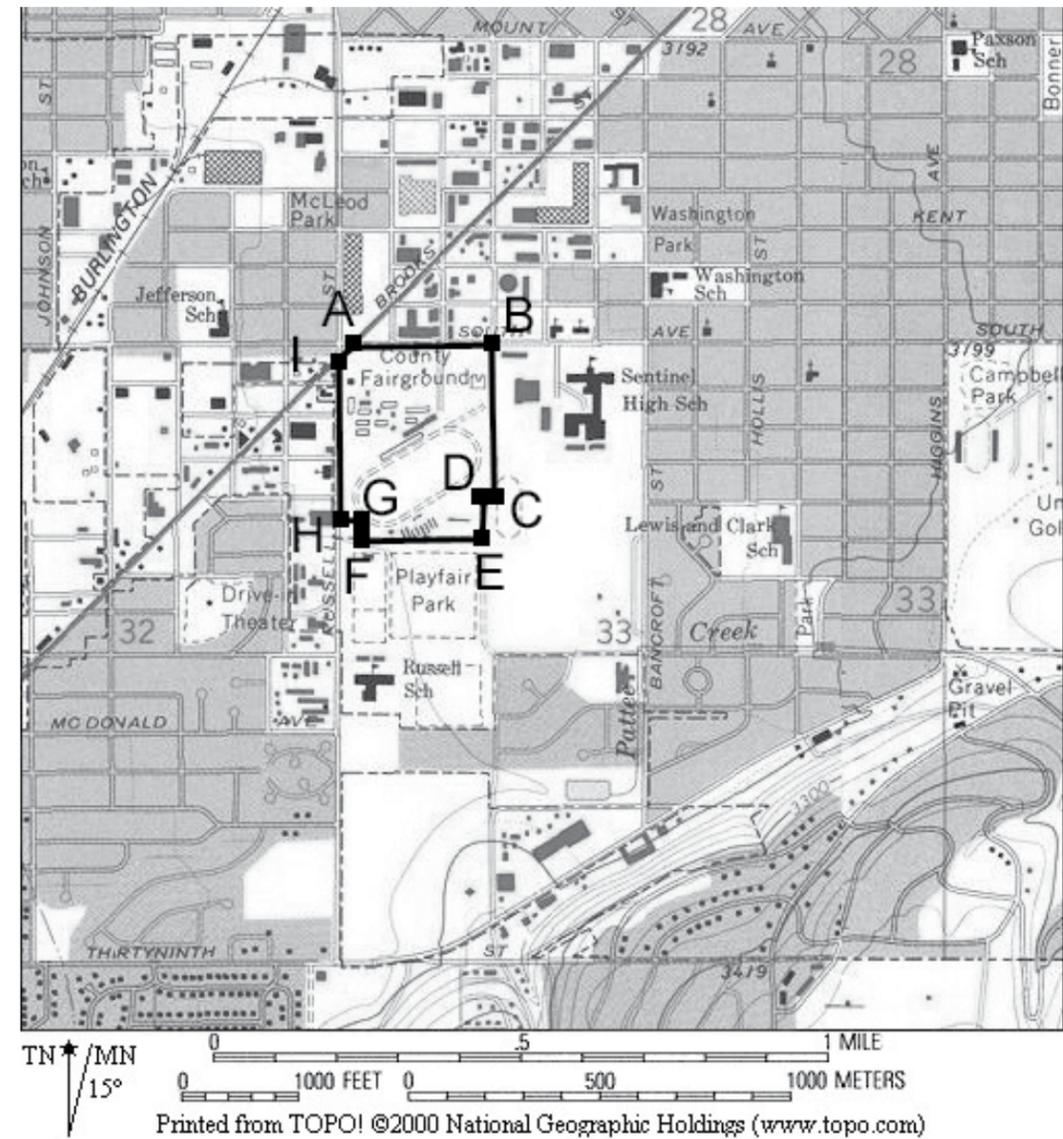
Note: the Open - air exhibit area, race track, parking area and the vehicular circulation system are all C

- |                           |                              |                        |                        |
|---------------------------|------------------------------|------------------------|------------------------|
| 4 = Fair Offices C        | 11 = Grandstands C           | 26 = Open Rink NC      | H-4 = Horse Stable C   |
| 5 = Concession Row NC     | 12 = Floriculture C          | 32 = Butler Barn NC    | H-7 = Horse Stable NC  |
| 6 = Pari Mutal Annex NC   | 13 = Commercial Building C   | 34 = Llam Barn NC      | H-8 = Horse Stable NC  |
| 7 = Beer Garden NC        | 14 = Security NC             | 35 = Home Arts NC      | H-9 = Horse Stable NC  |
| 8 = Paddock Area 1 C 3 NC | 15 = Fine Arts NC            | 36 = Shops C           | H-12 = Horse Stable NC |
| 9 = Pari Mutal NC         | 16 = Culinary Arts C         | 38 Announcers Stand NC |                        |
| 10 = Bleachers C          | 17 = Media Arts NC           | H-1 = Horse Stable NC  | H-19 = Restroom NC     |
|                           | 18 = 4-H Exhibits C          | H-2 = Horse Stable C   | Bingo Kiosks NC (2)    |
|                           | 19 = Restrooms NC            | H-3 = Horse Stable C   | C = Contributing       |
|                           | 20 = Fair Center NC          |                        | N = Noncontributing    |
|                           | 22 = 4 H Cafe C              |                        |                        |
|                           | 24 = Enclosed Hockey Rink NC |                        |                        |

Fairgrounds base map.

Missoula County Fairgrounds Historic District  
 Name of Property

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Southeast Missoula USGS Quadrangle Map of Missoula County Fairgrounds showing location of points used for the UTM coordinates.

Missoula County Fairgrounds Historic District  
Name of Property

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Aerial photograph of Missoula County Fairgrounds depicting the boundary and boundary points, source: Montana Natural Resource Information System.

Missoula County Fairgrounds Historic District  
Name of Property

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Aerial view of Missoula County fairgrounds, August, 1937. View to the Southeast. Photo courtesy Stan Cohen.

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
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Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State



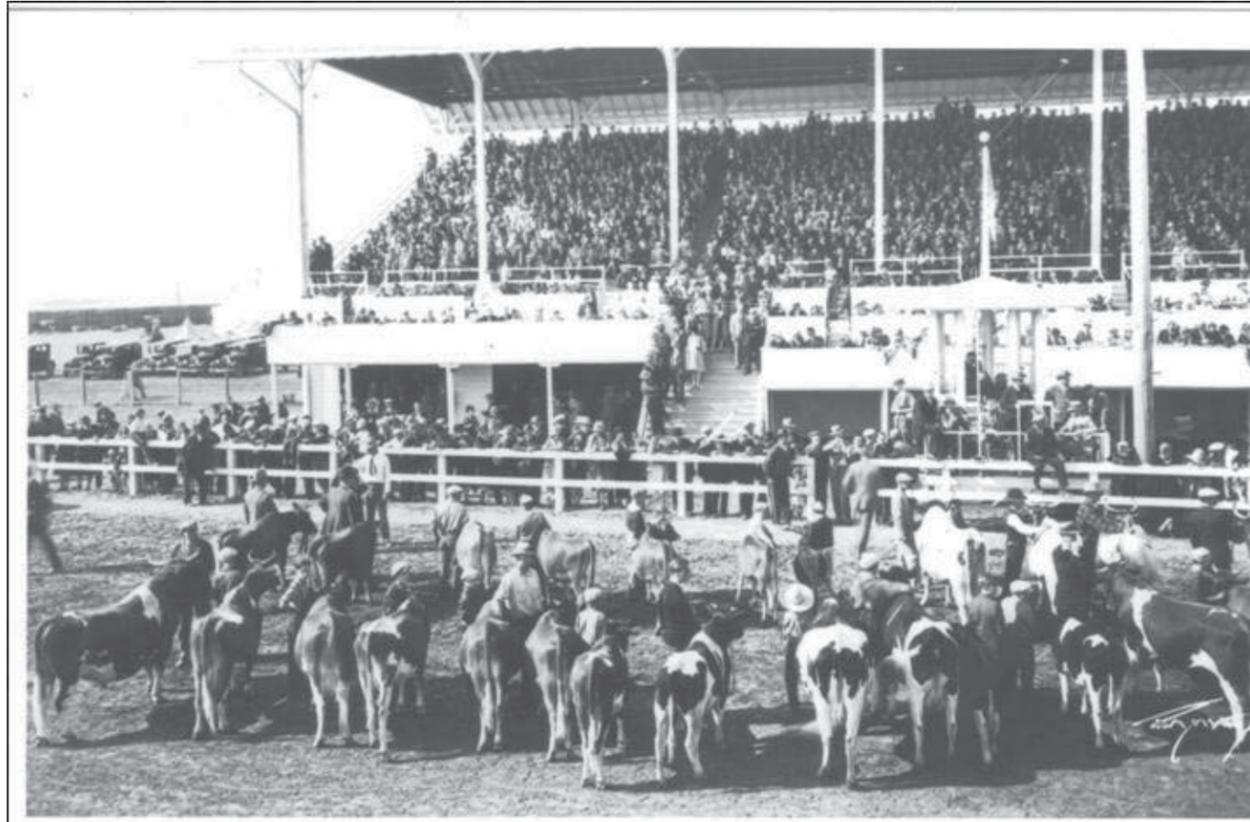
Aerial view, Missoula County fairgrounds, August 1937. View to the West. Photo courtesy Stan Cohen.



Missoula County fairgrounds, race track and original grandstand, 1904. Grandstand subsequently burned. Photo courtesy Stan Cohen.

Missoula County Fairgrounds Historic District  
Name of Property

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Missoula County fairground, cattle sale, 1930s, note the current grandstand, photo courtesy Stan Cohen.

Missoula County Fairgrounds Historic District  
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Cattle sale, Missoula County fairgrounds, 1930s. Photo courtesy Stan Cohen.

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Missoula County Fairgrounds Historic District  
**City or Vicinity:** Missoula  
**County:** Missoula County **State:** Montana  
**Photographer:** Dan S. Hall  
**Date Photographed:** 2 May 2008  
**Description of Photograph(s) and number:** See below.  
**1 of 14.**

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0001  
Building 16, Agricultural Building, facing northeast.  
Photo #0001

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0002  
Building 4, Fair Offices, former internment barracks from Fort Missoula, facing southwest.  
Photo #0002

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0003  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 8, Paddock Area, facing northeast.  
Photo #0003

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0004  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 10, Grandstands, facing northwest.  
Photo #0004

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0005  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 11, Grandstands, facing west.  
Photo #0005

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0006  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 12, Floricultural Building, facing east.  
Photo #0006

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0007  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 13, Commercial Building, facing southwest.  
Photo #0007

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0008  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 18, 4-H Exhibit Hall, former internment barracks from Fort Missoula, facing west.  
Photo #0008

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0009  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 22, 4-H Café, facing east.  
Photo #0009

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0010

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State

Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 36, Shops Facility, constructed by WPA, facing north.  
Photo #0010

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0011  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-2, Horse Stalls, facing northeast.  
Photo #0011

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0012  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-3, Horse Stalls, facing northeast.  
Photo #0012

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0013  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-4, Horse Stalls, facing north.  
Photo #0013

MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0014  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Race Track, facing southwest.  
Photo #0014

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
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MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0001  
Building 16, Agricultural Building, facing northeast.  
Photo #0001



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0002  
Building 4, Fair Offices, former internment barracks from Fort Missoula, facing southwest.  
Photo #0002

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0003  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 8, Paddock Area, facing northeast.  
Photo #0003



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0004  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 10, Grandstands, facing northwest.  
Photo #0004

Missoula County Fairgrounds Historic District  
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MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0005  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 11, Grandstands, facing west.  
Photo #0005



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0006  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 12, Floricultural Building, facing east.  
Photo #0006

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
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MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0007  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 13, Commercial Building, facing southwest.  
Photo #0007



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0008  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 18, 4-H Exhibit Hall, former internment barracks from Fort Missoula, facing west.  
Photo #0008

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0009  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 22, 4-H Café, facing east.  
Photo #0009



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0010  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Building 36, Shops Facility, constructed by WPA, facing north.  
Photo #0010

Missoula County Fairgrounds Historic District  
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County and State



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0011  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-2, Horse Stalls, facing northeast.  
Photo #0011



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0012  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-3, Horse Stalls, facing northeast.  
Photo #0012

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0013  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, H-4, Horse Stalls, facing north.  
Photo #0013



MT\_MissoulaCounty\_MissoulaCountyFairgroundsHD\_0014  
Missoula County, Montana, Daniel S. Hall, 05/02/2008, Race Track, facing southwest.  
Photo #0014

Missoula County Fairgrounds Historic District  
Name of Property

Missoula County, MT  
County and State

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

name Missoula County  
street & number 200 West Broadway telephone 406-721-5700  
city or town Missoula state MT zip code 59802

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



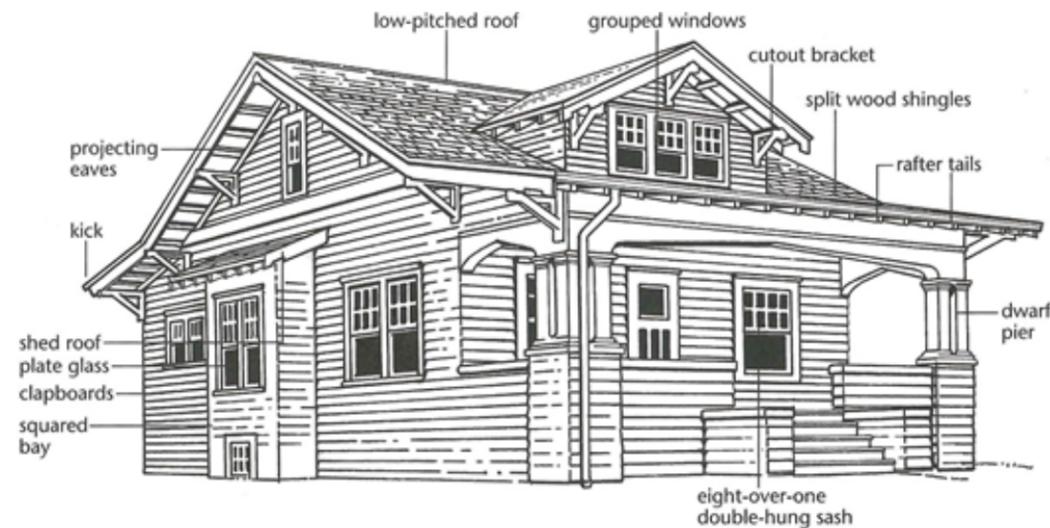
**THE CRAFTSMAN STYLE**

## CHARACTER DEFINING FEATURES OF THE CRAFTSMAN STYLE

The design characteristics of the Craftsman style are evident in the existing historic buildings should be reinterpreted in the design of new buildings to create a campus.

### Size

Buildings in the Craftsman style are one to two stories in height and are low in profile. Characteristics of the Craftsman style include gently pitched gable roofs that spread out well beyond the walls, projecting balconies, porches, recessed entries, and attached loggia<sup>1</sup>.



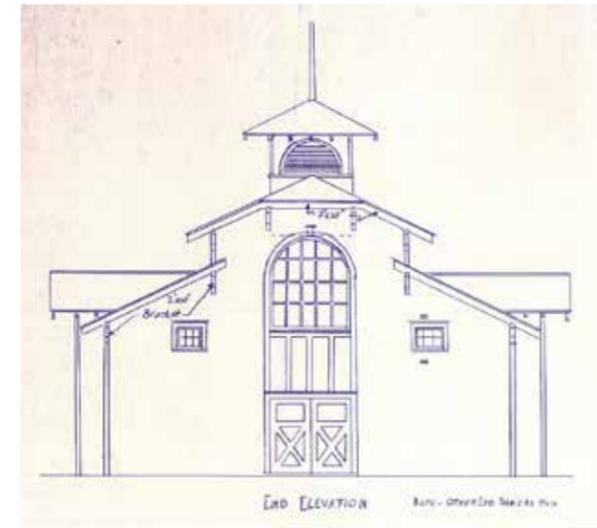
The most prominent exterior character features of the Craftsman architectural Style, 1994<sup>ii</sup>.

### Human Scale

Architectural scale, massing, detailing, and design create a human scale along with the semi-protected space of the exterior created by the projecting eaves. The intimate scale of the exterior finish materials seen in scaled horizontal siding and wood shingle roofs, divided lite grouped windows, and entrance doors relate to a human scale and emphasize the horizontal nature of the architecture indicative of the style.

### Massing

Buildings of the Craftsman style exhibit horizontal elements and the appearance of an overall symmetrical massing. The style uses picturesque one- or two-story projecting forms to break up the building shape and form while allowing for unique interior spaces. Gable, dormer, shed roof lines with projecting eaves, exposed rafters, and exposed rafter tails are used to breakdown the overall building mass to relate to a human scale and provide an important horizontal relationship to the ground.



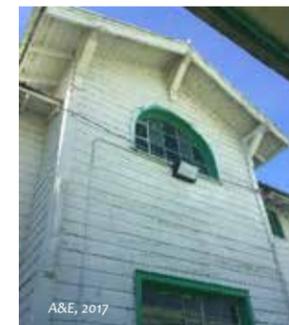
Agriculture Building for Western Montana Fair, Ole Bakke, April 1916

### Proportion

Buildings of the Craftsman style tend to exhibit masculine proportions are strong and stout. Detailing and material sizes are not frilly, instead relating to the form and function of the interior and structural requirements. The overall building proportion is one of symmetry, balance, thoughtful human scale, intimate design, functional operation, and protection.

### Orientation

Based on orientation, entries are obvious, welcoming, and oriented along linear circulation paths. The surrounding architecture provides visual cues to points of entry and the sense of arrival. In the case of the Bakke designed buildings at the Fairgrounds, building entrances occur below a feature window and upon entry are under a low ceiling area that opens into the larger interior space as one progresses into the building.



Building 13 gable end



Building 16 east elevation



Building 13 south elevation

### Exterior Surface Textures and Patterns

Exterior finishes include a range of rustic textures such as wood shingles and shakes and horizontally oriented ship-lap or drop-lap wood siding with vertical corner boards. Decorative exterior wood louver vents are common and located high on exterior walls, often in front facing gables and cupolas.

### Interior Surface Patterns and Textures

Interior finishes focus on the use of woodwork and natural finishes that include exposed structural systems, hardwood floors, wall paneling, and wainscoting. Interior spaces can often include utilitarian built-ins. Decorative elements are typically functional. Examples include light fixtures, stair railings, and balusters.

### Interior Identifying Craftsman Characteristics

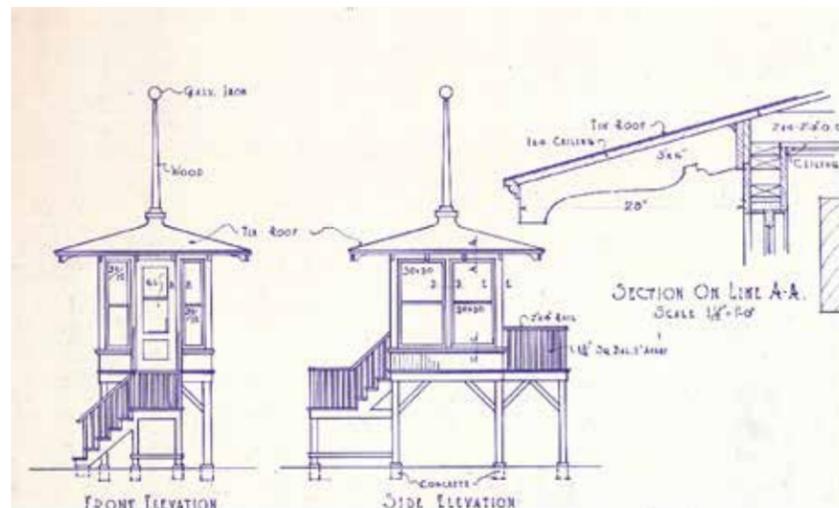
Craftsmanship is displayed in the hand-crafted and exposed look of interior wood finish materials and details. At the Fairgrounds, the exposed structural system is paramount to the agricultural Craftsman style. Other characteristics include space plan arrangements that allow spaces and functions to flow into each other, expansive spaces that direct and frame views to the outdoors, and intimate spaces that afford protection within the larger floor plan of the building.

### Color

Buildings of the Craftsman style, because of their connection to nature, often make use of earthy colors and harmonious wood tones in the form of natural finishes on wood surfaces. On the exterior, buildings are painted a monochromatic color palette, as seen in the historic buildings at the Fairgrounds, or finished with earth tone colors through paint or natural materials.

### Roof

Gabled and hipped roofs are typical and include projecting eaves that give a sense of protection. Within the projecting eaves are exposed roof rafters, structural and decorative beams, and knee braces that give scale and detail to the roof shape and form. On the Fairgrounds, the Commercial and Culinary buildings both exhibit the less common Craftsman style Jerkinhead or clipped gable roof ends and wood shingled roof finishes.



Judges Stand for Missoula County Fair, Ole Bakke, April 1914

The Commercial building exhibits pyramidal roof cupolas that are detailed in the Craftsman style. The cupolas are a utilitarian feature, a natural ventilation louver, character defining feature of the building, flag pole for raising event flags typically associated with the Fair.

### Roof to Wall Junctions

One of the most distinctive features of buildings of the Craftsman style are the details used at the junctions of the roof to wall. Soffits are exposed and never boxed or enclosed. The projecting roof extends to the horizontal drip edge beyond the wall face of the building and allows rafters and ends to be exposed. Often rafter ends are cut to decorative details and/or shapes. Structural and decorative beams can be found along the sloping or rake edge of the roof line and are subsequently embellished with knee brackets<sup>iii</sup>.

### Dormers

Dormers and extended wall bays with windows are often used to break up monolithic wall and roof planes. Dormers commonly include projecting roof lines, exposed rafter ends, and knee braces similar to those found at the main roof to wall junction. The most common exterior dormer wall claddings are wood clapboard and wood shingles<sup>iv</sup>.

### Windows

Multiple windows in repetitive patterns, groups, or banks are common. Windows are typically double-hung although hopper or awning windows are also used as evident in the Commercial and Culinary buildings. Windows are typically multi-paned, except double hung units where the bottom sash is a single pane of glass. Divided light patterns can be of various forms including four-, six-, or eight-over-one configurations<sup>v</sup>.



Typical hopper window



Clearstory windows



Large-scale arch-top picture window

First and second floor window banks are typically made up of operable double hung, awning and/or hopper windows. Clearstory windows are prominent in agricultural buildings and serve both a decorative and functional need. As seen at the Fairgrounds, the ganged clerestory windows provide an abundance of natural light to the interior and natural ventilation when opened. Larger scale picture windows, which may include divided lights, are often used to frame views from the interior to exterior vistas and are typically centered under a prominent gable end or main entry.

## Doors

Buildings of the Craftsman style typically use the entrance door as a decorative element that announces entry. Doors include a glazed opening to allow viewing and are typically wood stile and rail which is consistent with the original doors at the Fairgrounds. Many of the original doors at the Fairgrounds are larger agricultural sliding barn-type doors that allow large opening access and many occupants to enter and exit simultaneously.



Glazed single-leaf door

Glazed sliding garage door pair

Bi-folding garage door pair

## Window and Door Trims and Casing

Vertical and horizontal window and door trims are typically simple rectilinear profiles. Often the head detail of the window or door is canted to emphasize the craftsmanship aspect of the detail or window. Door surrounds include small scale details that emphasize shadow lines at the openings but are only visible on close inspection. Vertical corner boards are typical of the Craftsman style and are evident in the historic buildings at the Fairgrounds. While not a common feature indicative of the style, they reveal a unique feature Bakke used at the Fairgrounds that should be maintained.



Typical historic window trims

Typical window head

Typical window sill

## Construction

As noted above, buildings of the Craftsman style honestly exhibit their structural systems, especially when viewed in the historic agricultural and exhibit buildings at the Fairgrounds. The repetitive structural system, exposed to the interior and visible to the exterior, enhance human and architectural scale, massing, detailing, and design. The use of natural wood as a primary construction material are expressed in the rustic, well-crafted construction of the Craftsman style in the exposed structural system and elements, exposed fasteners and bolted connections, and exposed rafters, brackets, knee brackets, and beams.



Building 13 interior

Building 13 wooden post

Building 16 interior, upper level

<sup>i</sup> *Identifying American Architectural, A pictorial Gide to Styles and Terms, 1600-1945*, John J.G. Blumenson, 1981, page 57.

<sup>ii</sup> *The Visual Dictionary of American Domestic Architecture*, Rachel Carley, 1994, page 212.

<sup>iii</sup> *A Field Guide to American Houses*, Virginia and Lee MacAlester, 2000, page 453

<sup>iv</sup> *A Field Guide to American Houses*, Virginia and Lee MacAlester, 2000, page 454

<sup>v</sup> *A Field Guide to American Houses*, Virginia and Lee MacAlester, 2000, page 454