

**HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA**

Tuesday, January 5, 2016 @ 5:30 PM  
155 W. Granite Street, 3<sup>rd</sup> Floor Council Chambers, BSB Courthouse

- I. CALL TO ORDER
  
- II. ROLL CALL
  
- III. READING/APPROVAL OF THE PREVIOUS MONTH'S MINUTES  
December 1, 2015
  
- IV. PUBLIC COMMENT – ITEMS ON THE AGENDA
  
- V. NEW/OLD BUSINESS
  - A. Election of Officers  
Chair  
Co-Chair
  
  - B. Demolition Review COA: 1405 and 1419 W. Granite, owner Digger Digs  
  
and  
  
Design Review COA: Granite Street Apartments, DSArchitects
  
  - C. Design Review COA: Sign for Beauty on Broadway, 449 E. Park,  
owner Jessica McGillis
  
  - D. Determination of Eligibility: 2700 Locust St.  
owner Northwest Bank/Wells Fargo Bank, trustees
  
  - E. Scheduling of HPC visit to proposed Alta Headframe sites  
Clear Grit Site (N. Main)  
  
World Museum of Mining
  
  - F. Montana History Foundation Grant: Window repairs Basin Cr. Caretakers House
  
- VI. ANNOUNCEMENTS
  
- VII. PUBLIC COMMENT – ITEMS NOT ON THE AGENDA
  
- VIII. ADJOURNMENT



## BUTTE-SILVER BOW HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

- Demolition Review COA  
 Design Review COA

### OWNER INFORMATION

Name: Digger Digs LLC  
Address: 3137 Avenue D  
City: Billings State: MT Zip: 59102-6658  
Phone: E-Mail (optional):

### APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

Name: Same as owner  
Address:  
City: State: Zip:  
Phone: E-Mail (optional):

### PROPERTY INFORMATION

Address: 1405 W. Granite St. and 1419 W. Granite St.  
Addition/Block/Lot: Fairfield Addition / Block 6/ Lots 26-27 and Block 6/ Lot 23 and W½ of 24  
Other Legal Description: Section 14, Township 3 North, Range 8 West

### HISTORIC STATUS

- National Register Listed  Individually  
 Contributing to Butte-Anaconda National Historic Landmark District  
National Register Eligible  Individually  
 Contributing to  
Local Register Listed

**SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

The owner proposes to remove the historic house and garage at 1405 W. Granite St. and historic house at 1419 W. Granite St. to make way for construction of complex of private apartments, intended for exclusive use by Montana Tech students. Details about that complex are provided in a Design Review COA application for the "Granite St. Apartments."

**CONDITION ASSESSMENT (Describe the structural condition of the building proposed for demolition. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

The house at 1405 W. Granite has not been occupied for some time. It appears from the exterior to be in fair condition overall.

The house at 1419 W. Granite was just recently vacated. It has been well maintained over the years, and is in very good condition.

**DEMOLITION ALTERNATIVES CONSIDERED (Describe efforts to reuse, rehabilitate or relocate the building/structure proposed for demolition, sell or lease the property, or other alternatives. Insert or attach the required supplemental documentation as specified in "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

The owner is seeking to sale the houses for relocation off-site. Listings were made with a local realtor on December 10, 2015, which offers the house at 1405 W. Granite for an asking price of \$1,000 and the house at 1419 W. Granite for an asking price of \$10,000. Buyers must move the buildings at their own expense no later than March 1, 2016.

## SUBMITAL REQUIREMENTS CHECKLIST

### Demolition Review COA

- Historic Property Inventory form.
- Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
- Photographs of all four facades of building/structure proposed for partial or complete demolition.
- Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
- Structural evaluation report prepared by a certified engineer or architect.
- Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
- Assessment of property's fair market value prepared by a realtor.
- Proof of advertisement for the sale of house for relocation.
- Relocation plan. [
- Design Review COA for any new buildings or structures proposed for construction.

### Design Review COA

- Historic Property Inventory form.
- Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
- Site map showing footprint of building/structure proposed for new construction.
- Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- Elevation drawings of all four facades of new building/structure proposed for construction, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- Photographs of all four facades of building/structure proposed for rehabilitation.
- Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

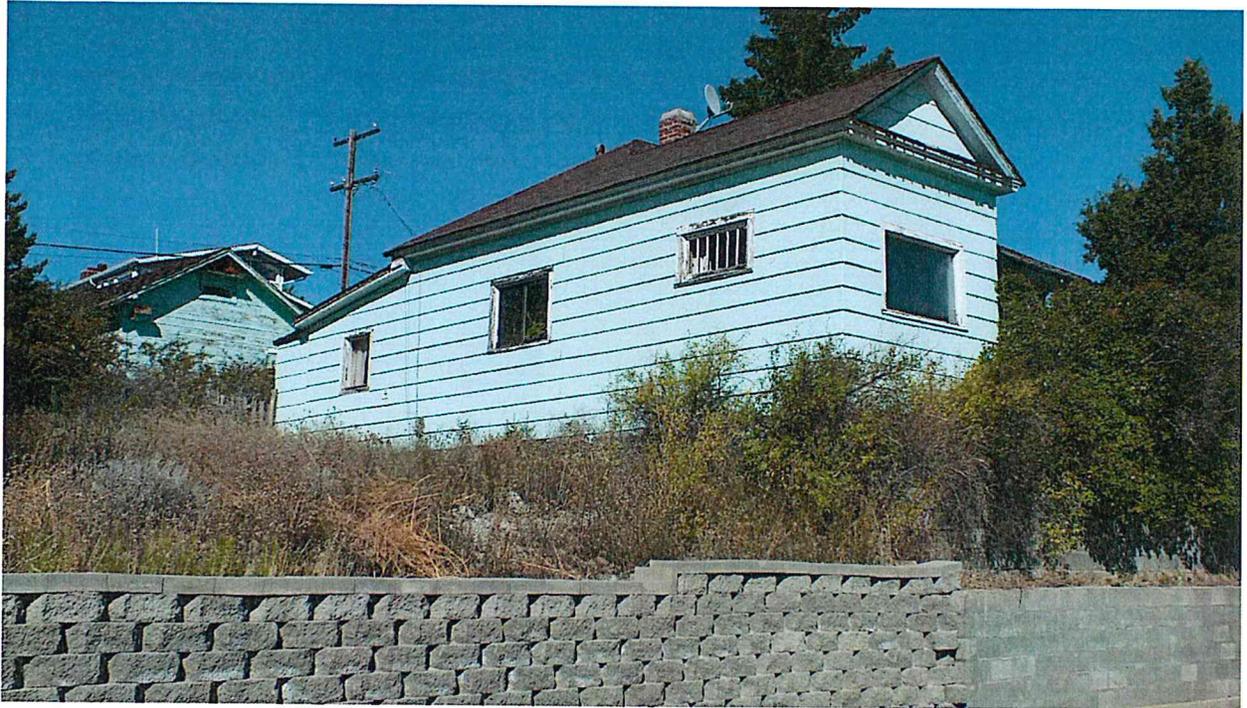
Signature of Applicant/Owner

Date

1405 W. Granite St.



House, front (south) façade. Facing north.

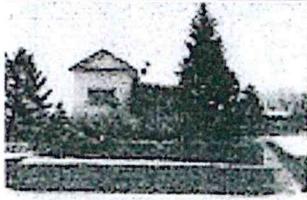


**House (west side) with garage in background. Facing northeast.**



**House, east façade. Facing west.**

**CUSTOMER- ALL FIELDS DETAIL**



MLS #	151215	Bedrooms	One
Class	RESIDENTIAL	Baths	One
Type	Single Family	Lot/Acreage	Lot
Area	3-Butte-W of Harrison to 4 M V	Basement	None
Asking Price	\$1,000	Garage Capacity	None
Address	1405 W GRANITE	Appointment	See Listing Agent
City	BUTTE	Broker Owned	No
State	MT	Agent Owned	No
Zip	59701		
Status	ACTIVE		
Sale/Rent	For Sale		
App. Fin.	NA		
SQFT above Grnd			
Main Floor	Under 799 SQFT		



**GENERAL**

REO	No	GeoCode	01119714119140000
Agent	Misa McLeod - Ofc 406-494-3122	Listing Office 1	MCLEOD REALTORS - Office: 406-494-3122
Listing Date	12/10/2015	Expiration Date	2/29/2016
Subdivision	FAIRVIEW ADD	Township	TCOJ
Legal	FAIRVIEW ADD, S14, T03 N, R08 W, BLOCK 6, LOT 26 - 27	Approx. Year Built	1915
Site Dimensions	6000 sq ft	Approx. SQFT - Upper	NA
Approx % - Upper Finished	0.00	Approx. SQFT - Main	NA
Approx % - Lower Finished	NA	Approx. SQFT - Basement	NA
Tax ID	01119714119140000	Price Date	12/17/2015
Input Date	12/17/2015 12:24 PM	Update Date	12/22/2015
Status Date	12/17/2015	HotSheet Date	12/17/2015
Associated Document Count	0	Original Price	\$1,000
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	27	CDOM	18
CDOMLS	11	Days On Market	18
Days On MLS	11	Differential (Y/N)	No
Lockbox #	N/A	Buyers Agent Comm.	\$750
IDX Include	Y	Picture	1

**FEATURES**

<b>MAIN LEVEL ROOMS</b>	<b>BEDROOMS</b>
Living Room	1 Main
Kitchen	<b>BATHROOMS</b>
	1 Main

**FINANCIAL**

Possible Owner Financing No

**AGENT ONLY REMARKS**

Buyer agent fee \$750

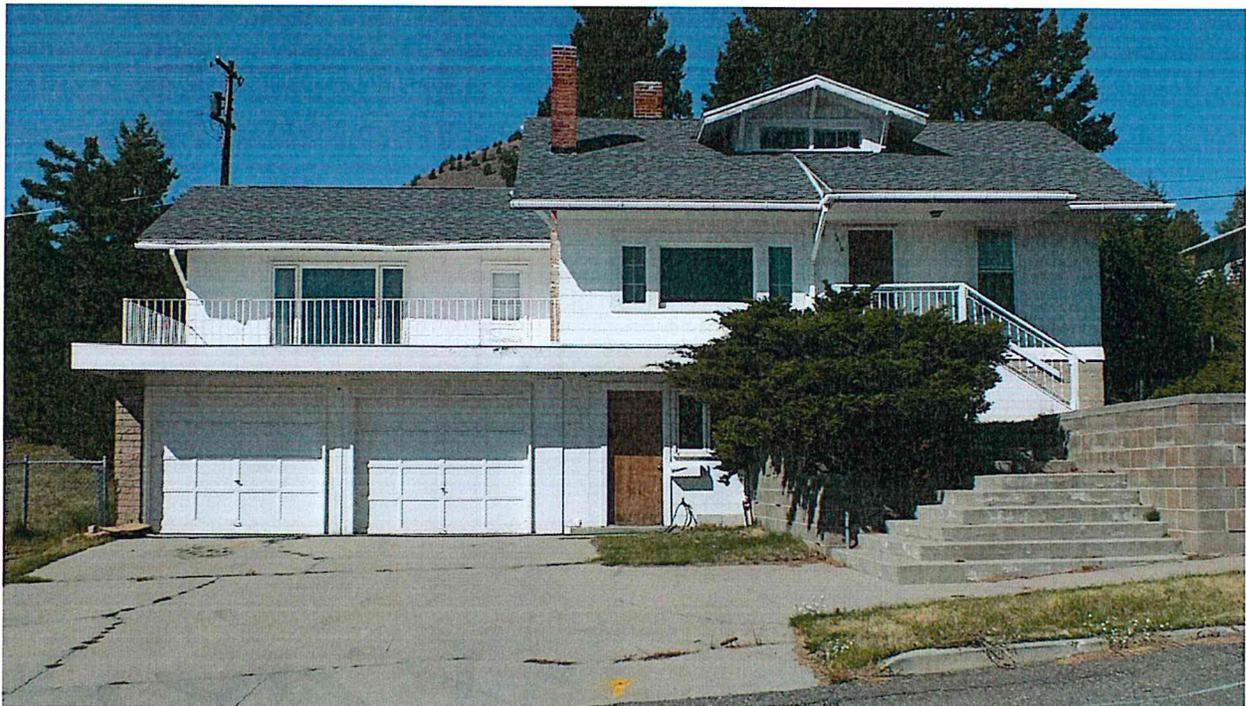
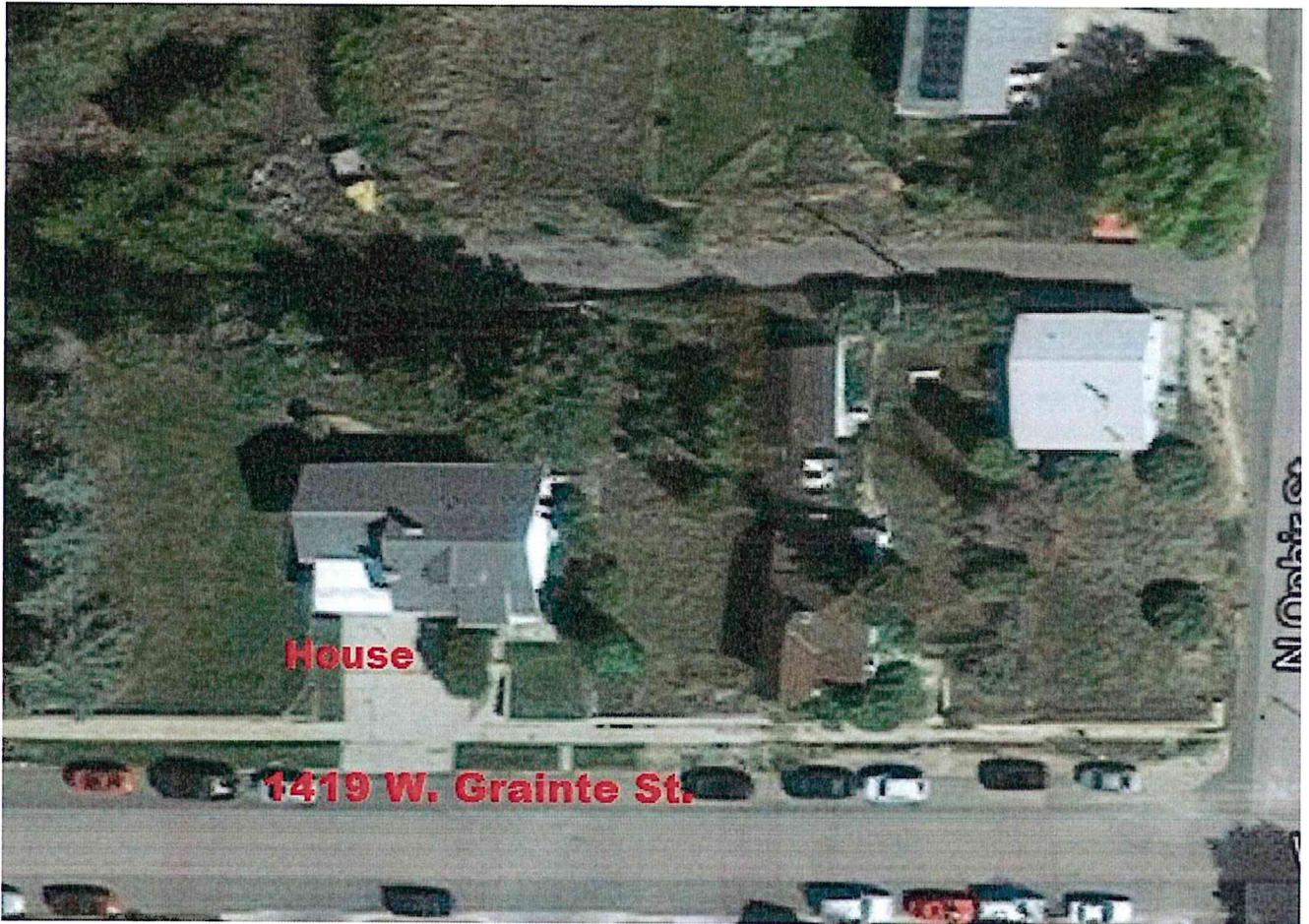
**REMARKS**

This listing is for the improvements only which must be moved at buyers expense no later than March 1, 2016. Land is not included.

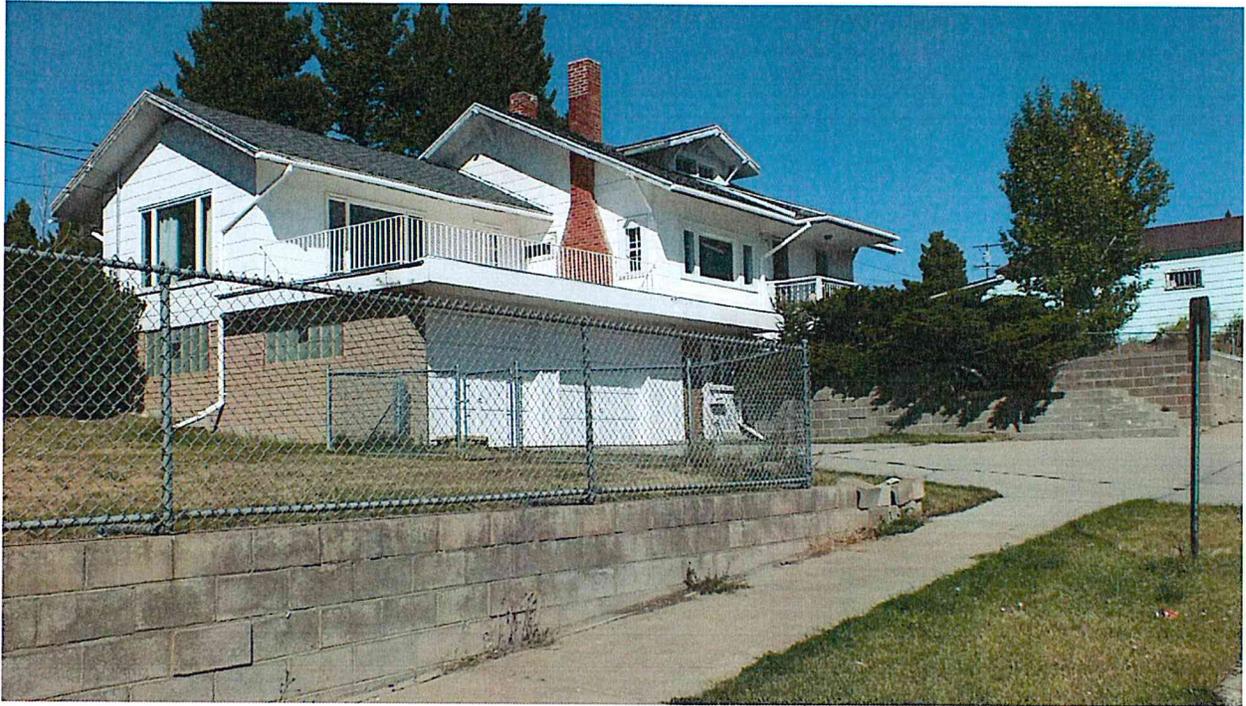
**DISCLAIMER**

This information is deemed reliable, but not guaranteed.

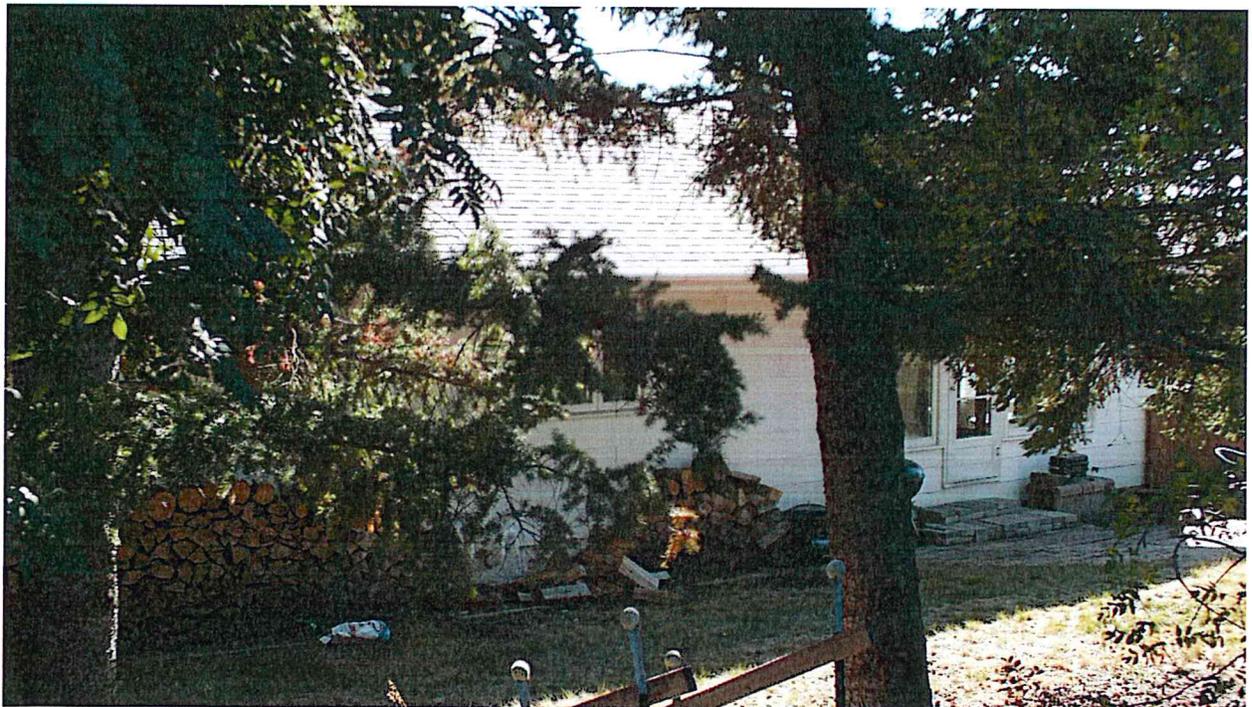
1419 W. Granite St.



Front (south) façade. Facing north.

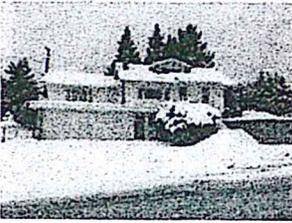


**Front and west facades. Facing northeast.**



**North façade. Facing south-southwest.**

**CUSTOMER- ALL FIELDS DETAIL**



MLS #	151214	Bedrooms	Two
Class	RESIDENTIAL	Baths	One
Type	Single Family	Lot/Acreage	Lot
Area	3-Butte-W of Harrison to 4 Mi V	Basement	Partial
Asking Price	\$10,000	Garage Capacity	One Double
Address	1419 W GRANITE	Appointment	See Listing Agent
City	BUTTE	Broker Owned	No
State	MT	Agent Owned	No
Zip	59701		
Status	ACTIVE		
Sale/Rent	For Sale		
App. Fin.	1261		
SQFT above Grnd			
Main Floor	1250 to 1499 SQFT		



**GENERAL**

REO	No	GeoCode	01119714119100000
Agent	<u>Mike McLeod - Offc: 406-494-3122</u>	Listing Office 1	<u>MCLEOD REALTORS - Office: 406-494-3122</u>
Listing Date	12/10/2015	Expiration Date	2/29/2016
Subdivision	FAIRVIEW ADD	Township	T03N
Legal	FAIRVIEW ADD, S14, T03 N, R08 W, BLOCK 6, LOT 23, W2 LOT 24	Approx. Year Built	1917
Site Dimensions	180' x 100'	Approx. SQFT - Upper	500
Approx % - Upper Finished	100.00	Approx. SQFT - Main	1261
Approx % - Lower Finished	NA	Approx. SQFT - Basement	870
Tax ID	01119714119100000	Price Date	12/17/2015
Input Date	12/17/2015 11:59 AM	Update Date	12/22/2015
Status Date	12/17/2015	HotSheet Date	12/17/2015
Associated Document Count	0	Original Price	\$10,000
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	25	CDOM	18
CDOMLS	11	Days On Market	18
Days On MLS	11	Differential (Y/N)	No
Lockbox #	N/A	Buyers Agent Comm.	\$750
IDX Include	Y	Picture	1

**FEATURES**

MAIN LEVEL ROOMS	BEDROOMS	GARAGE	BASEMENT
Bonus Room	2 Main	One Double	Partial
Living Room		Attached	
Kitchen			

**FINANCIAL**

Possible Owner Financing No

**AGENT ONLY REMARKS**

Buyer agent fee \$750

**REMARKS**

This listing is for the improvements only which must be moved at buyers expense no later than March 1, 2016. Land is not included.

**DISCLAIMER**

This information is deemed reliable, but not guaranteed.





## BUTTE-SILVER BOW HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

- Demolition Review COA  
 Design Review COA

### APPLICANT INFORMATION

Name: Digger-Diggs, LLC  
Address: 3137 Avenue D  
City: Billings State: MT Zip: 59102-6658  
Phone: E-Mail (optional):

### OWNER INFORMATION (If different from applicant)

Name:  
Address:  
City: State: Zip:  
Phone: E-Mail (optional):

### PROPERTY INFORMATION

Address:  
Addition/Block/Lot: Fairfield Addition  
Other Legal Description:

### HISTORIC STATUS

- National Register Listed  Individually  
 Contributing to  
National Register Eligible  Individually  
 Contributing to  
Local Register Listed

**SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

The owner proposes to develop the "Granite Street Apartments" on a tract bounded by W. Granite St. on the south and Ophir St. on the east, just north of the Montana Tech campus. These private apartments will be used as housing for Montana Tech students. Project development requires removal of four single-family dwellings and all associated outbuildings on the property. Two of those residences contribute to the Butte-Anaconda National Historic Landmark District: 1405 and 1419 W. Granite St.

Two phases of development are proposed. Both will involve construction of two apartment buildings, for a total of four buildings when the project is completed. Phase 1 buildings will be located in the south half of the property along W. Granite. Each consists of three, 3-4 story blocks arranged in an overall H-shaped plan. Access to the apartments will be provided by breezeway-

## COA Application, page 2

style or exterior hallways. Breezeways between the middle block and each of two end blocks (one each) will accommodate exterior staircases. Hallways and staircase will all be sheltered under a main roof.

Phase 2 buildings will occupy the steeper north half of the property. Both are comparable in design to the Phase 1 buildings, except one will be a much larger building comprised of two H-shaped units aligned side-by-side.

The architectural character of the apartments incorporates design aspects shared by historic buildings at Montana Tech. Most notable of these aspects include a multi-story block like form, hipped roofs, and the use of brick as an exterior cladding material. Please refer to the attached drawings for more specific details regarding the site plan and building design.

**CONDITION ASSESSMENT (Describe the structural condition of the building proposed for demolition. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

**DEMOLITION ALTERNATIVES CONSIDERED (Describe efforts to reuse, rehabilitate or relocate the building/structure proposed for demolition, sell or lease the property, or other alternatives. Insert or attach the required supplemental documentation as specified in "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

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- Structural evaluation report prepared by a certified engineer or architect.
- Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
- Assessment of property's fair market value prepared by a realtor.
- Proof of advertisement for the sale or lease of the property for a period of 90 days.
- Relocation plan.
- Design Review COA for any new buildings or structures proposed for construction.

**Design Review COA**

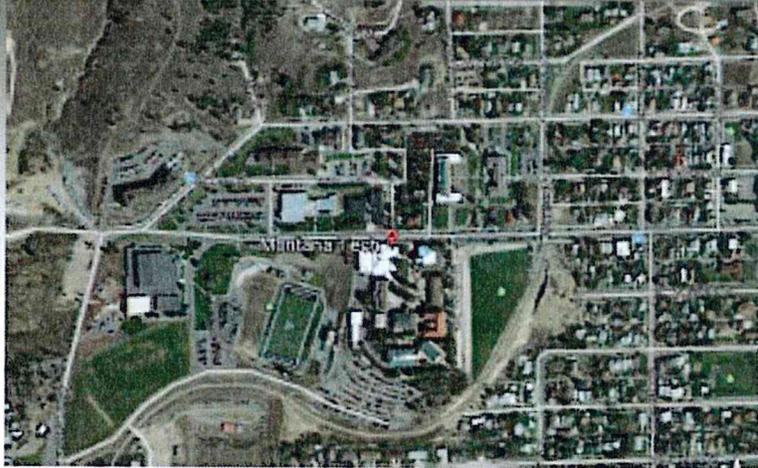
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- Photographs of all four facades of building/structure proposed for rehabilitation.
- Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

**Signature of Applicant/Owner**

**Date**

# Granite Street Apartments Butte, Montana

January 5, 2016  
Dowling Studio Architects, PC



**DSA**architects

Dowling Studio Architects



Google earth  
7/21/15



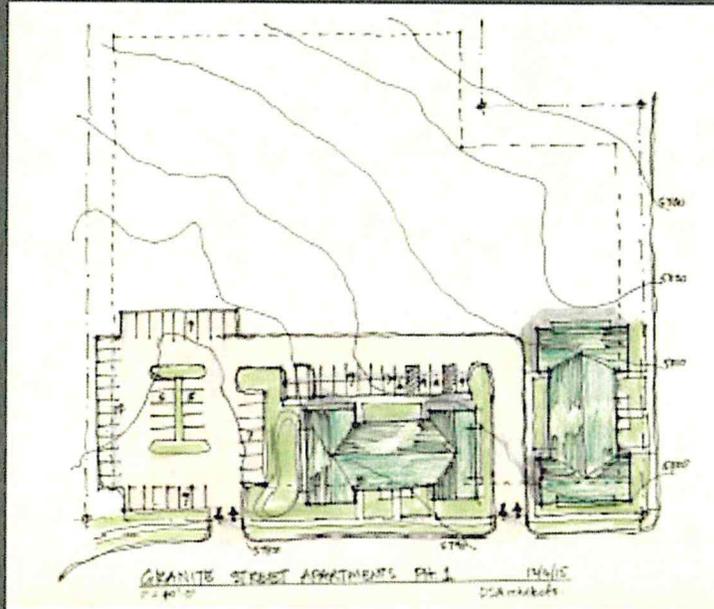
**DSA**architects

Dowling Studio Architects

Granite St. Apartment Site.

Design

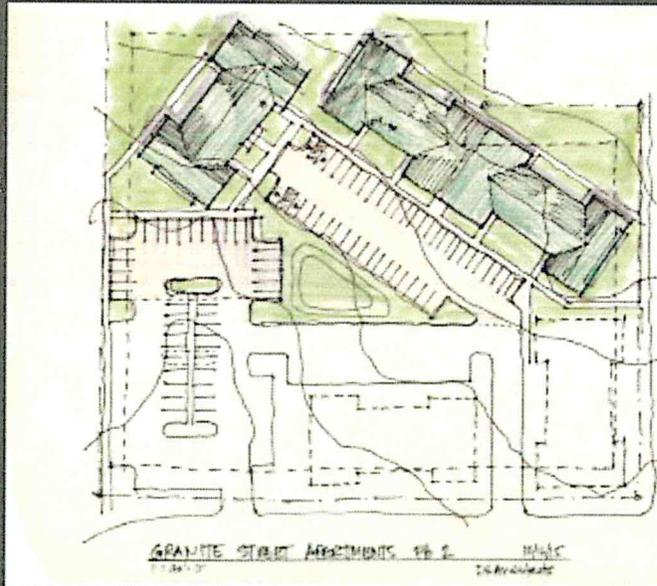
- Phase I – 2 bldgs
- 20 apts/bldg
- (14) 3 br
- (6) 2 br
- 60 parking spaces + H.C. spaces
- No vehicle access from Ophir St.
- Two vehicle access drives from West Granite Street.



Phase 1 Project

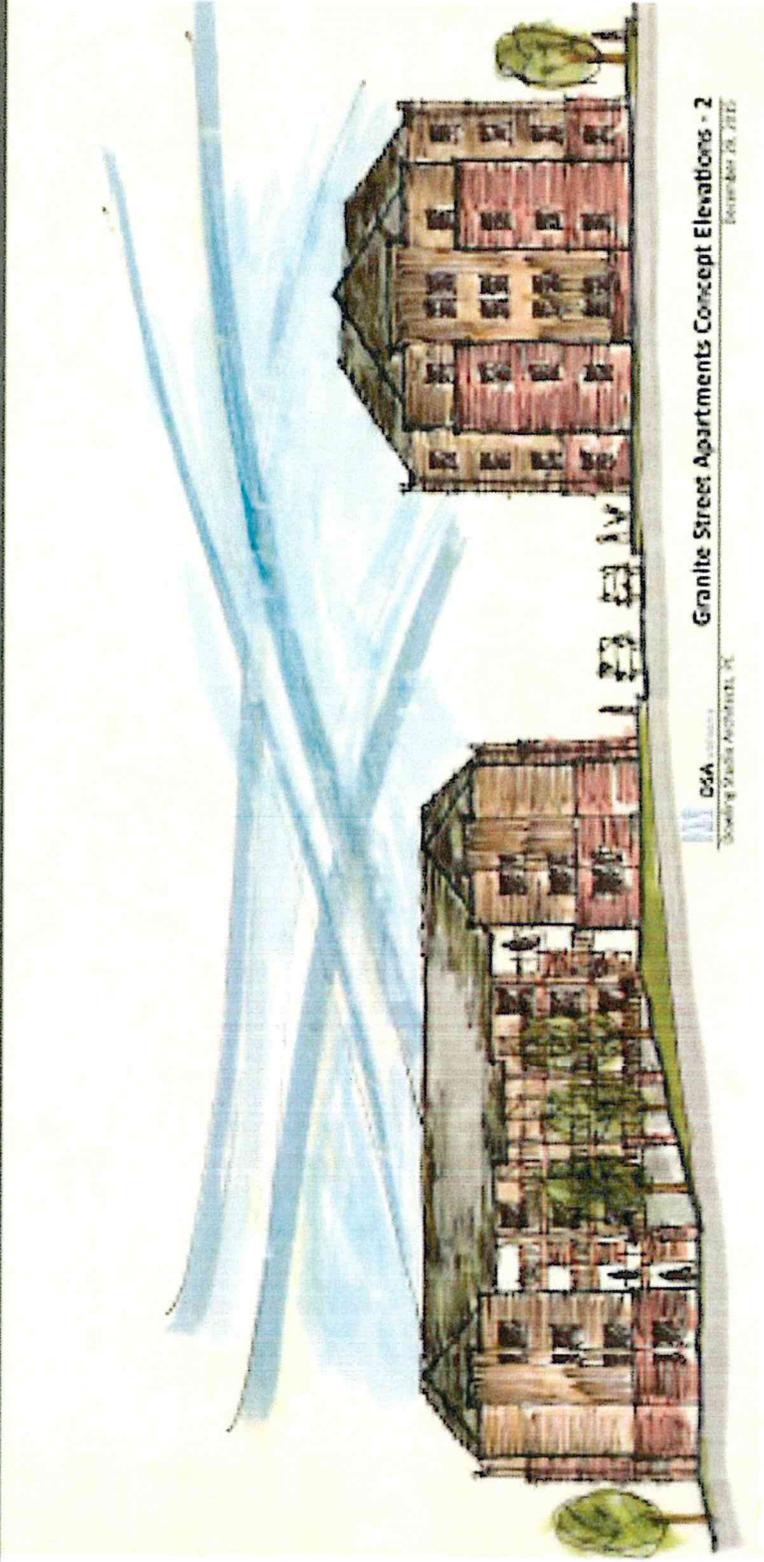
Design

- Phase II – 2 bldgs
- 20 apts/bldg 1
- 24 – 30 apts/bldg 2
- Parking added at 1 ½ spaces/apt.
- No new vehicle access drives.



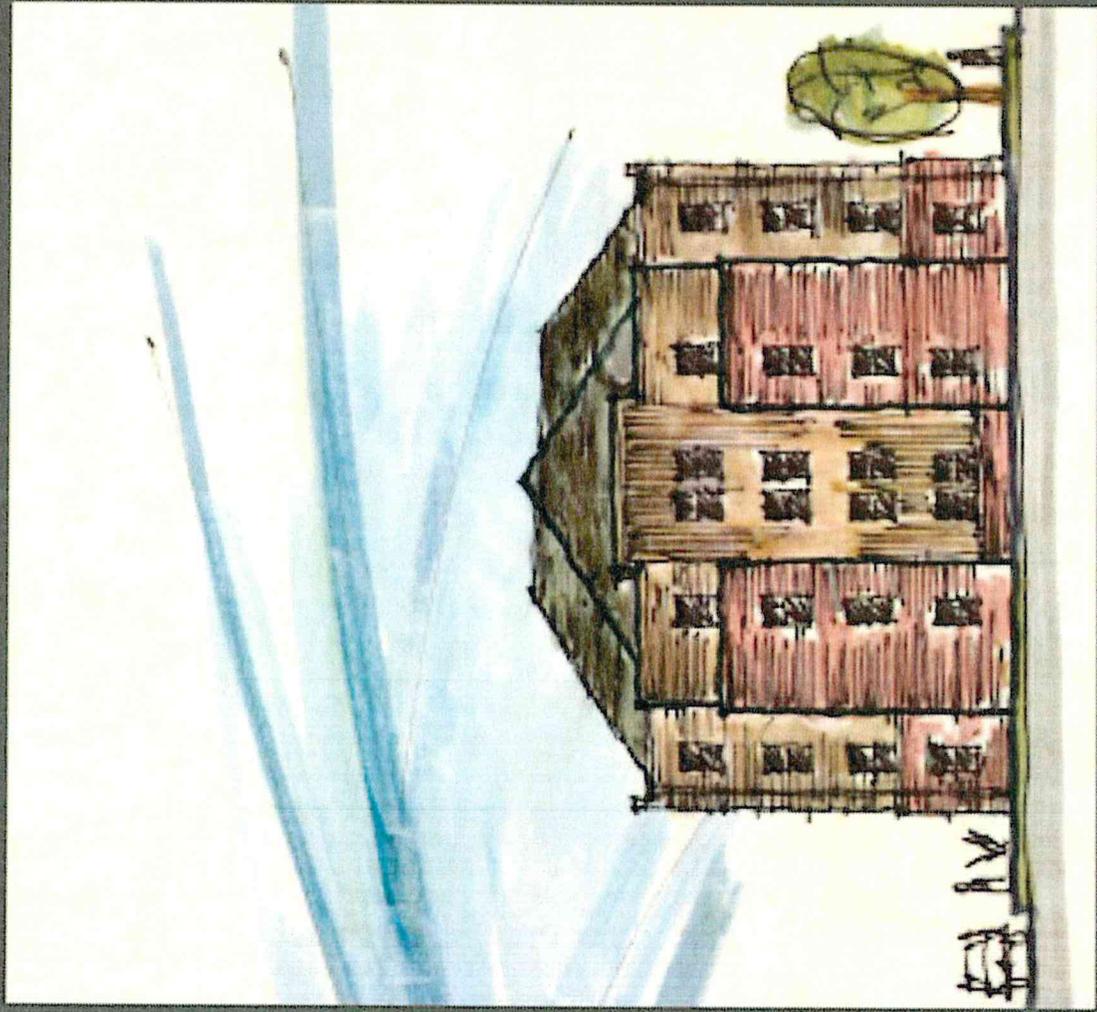
Phase 2 Project

Proposed concept design



### Design/Materials

- Hip Roof, no overhang
- 3 and 4 story integrated into the site
- Brick (color to be determined)
- Cement fiber lap siding
- Vertical metal siding, corrugated or tight spaced ribs
- Roof color (to be determined)

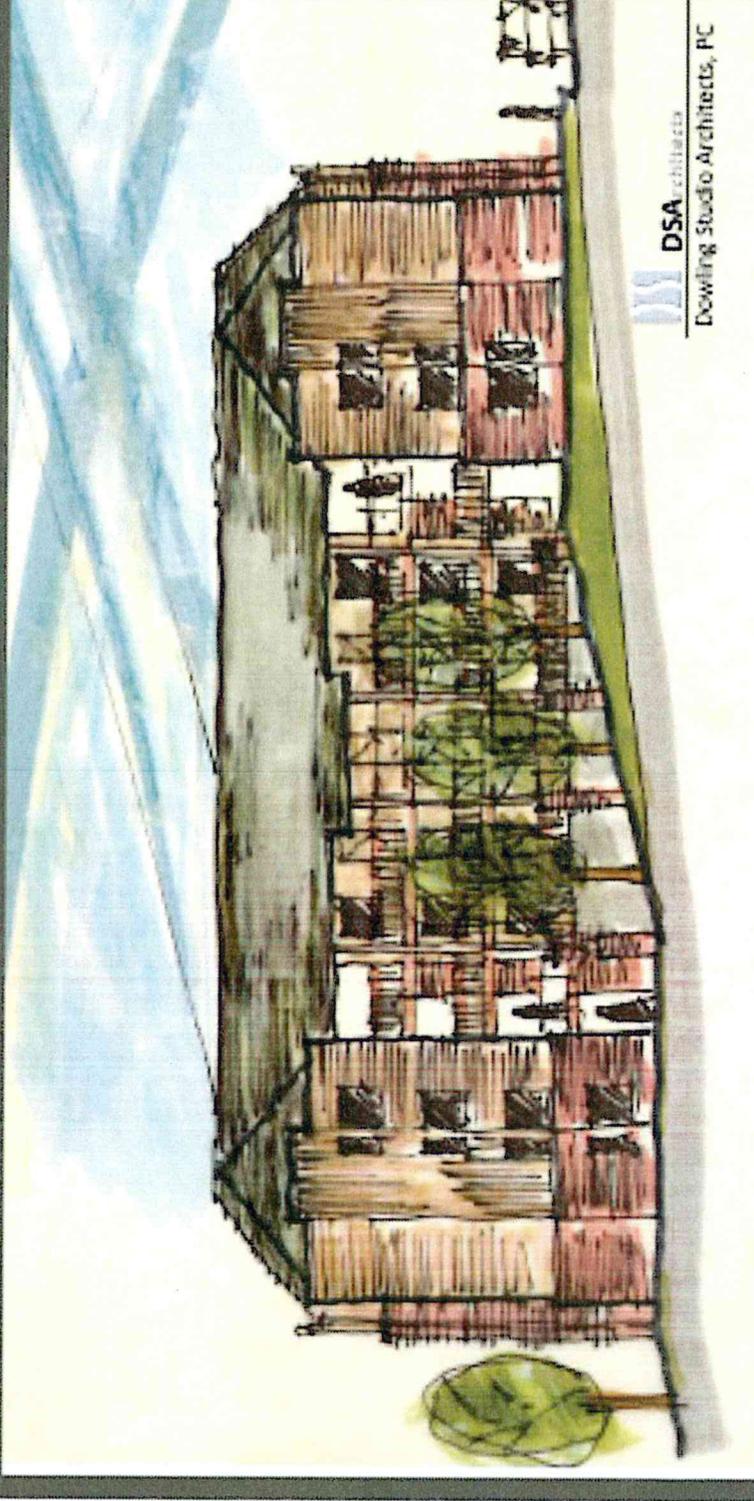


**DSA** architects

Dowling Studio Architects

## Design/Materials

- Open breezeway hallways
- Heavy timber decking/stairs
- Wood glu lam column detailing
- Wood handrail cap, painted steel detailing
- Single or double hung windows







## BUTTE-SILVER BOW HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

- Demolition Review COA  
 Design Review COA

### OWNER INFORMATION

Name: Jessica McGillis  
Address: 449 E. Park  
City: Butte State: MT Zip: 59710  
Phone: (406) 782-5923 E-Mail (optional):

### APPLICANT INFORMATION

Name: Same as owner  
Address:  
City: State: Zip:  
Phone: E-Mail (optional):

### PROPERTY INFORMATION

Address: 449 E. Park St.  
Addition/Block/Lot: Lizzie Lode / Lots 10 & 11  
Other Legal Description:

### HISTORIC STATUS -

- National Register Listed  Individually  
 Contributing to  
National Register Eligible  Individually  
 Contributing to  
Local Register Listed   
Not Eligible

**SCOPE OF WORK** (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).

Property owner Jessica McGillis is seeking financial assistance from the Butte East Renovation and Rehabilitation Agency (RRA) for a sign to advertise her beauty salon at 449 E. Park. The salon occupies a building completed in late summer 2015, also with financial assistance from the RRA. Butte-Silver-Bow Historic Preservation Commission approved the building design prior to construction.

As proposed, the sign would consist of the business name, "BEAUTY ON BROADWAY," displayed on the frieze of the salon's Park St. façade. These words would be spelled out in black letters, using 15" letters for "BEAUTY" and "BROADWAY" and smaller 12" letters for "ON." Studs and construction adhesive would be used to mount the letters on the wall.

**CONDITION ASSESSMENT (Describe the structural condition of the building proposed for demolition.**

**Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITAL REQUIREMENTS CHECKLIST" section of this form).**

NA

**DEMOLOTION ALTERNATIVES CONSIDERED (Describe efforts to reuse, rehabilitate or relocate the building/structure proposed for demolition, sell or lease the property, or other alternatives. Insert or attached the required supplemental documentation as specified in "SUBMITAL REQUIREMENTS CHECKLIST" section of this form.**

NA

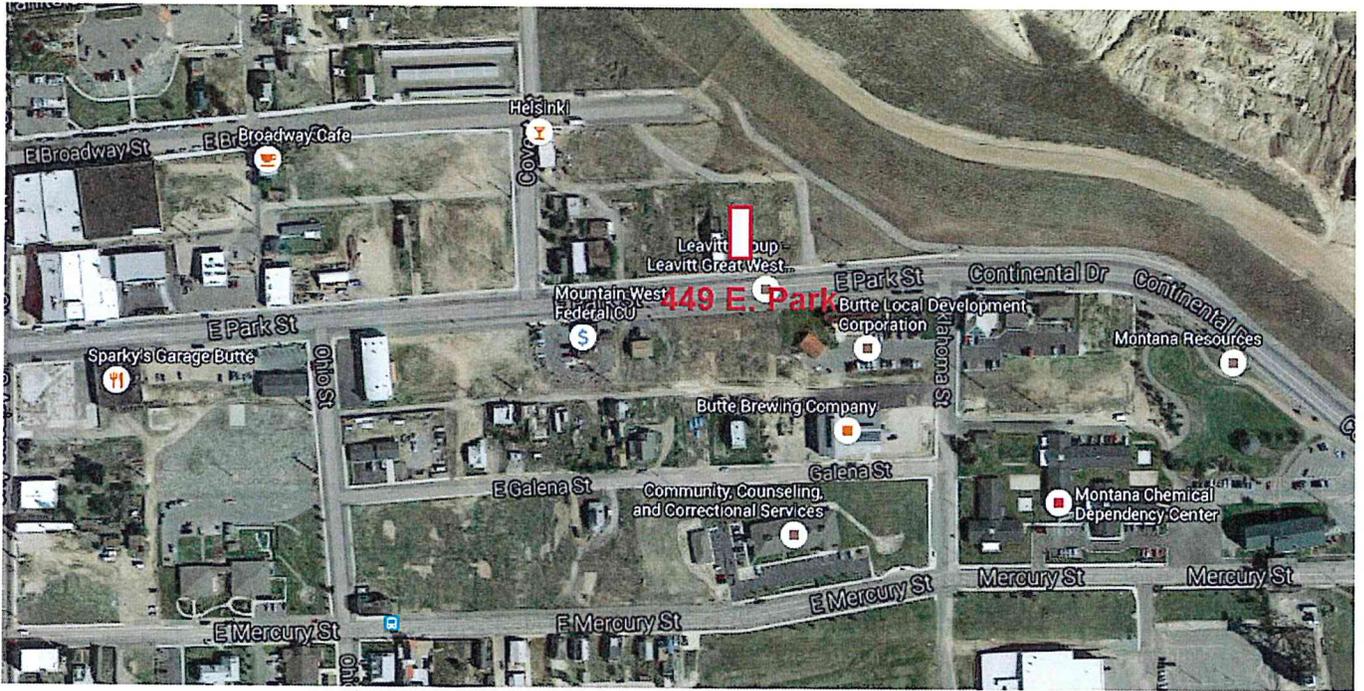
## SUBMITAL REQUIREMENTS CHECKLIST

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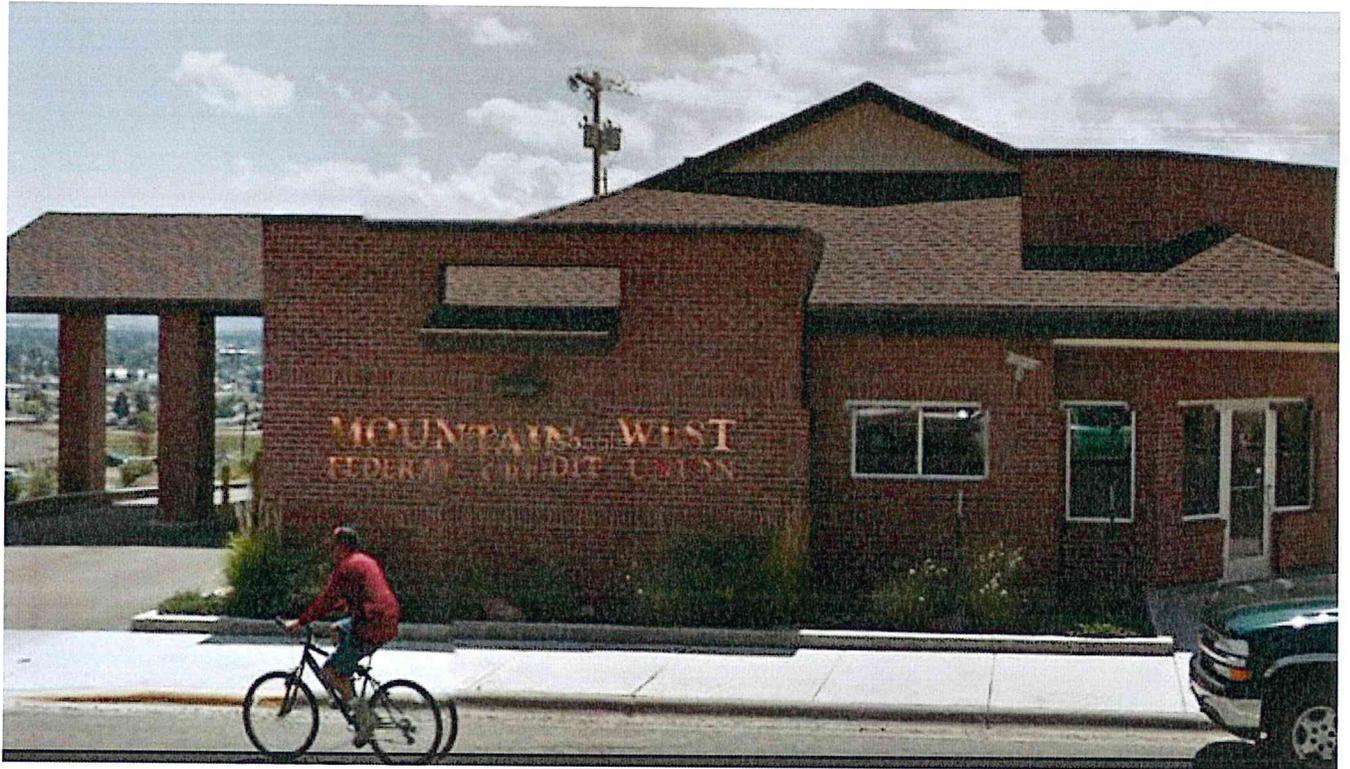
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Site map.



Mockup of "BEAUTY ON BROADWAY" sign.



Gold letter sign in RRA District at 426 E. Park (across the street from Beauty on Broadway).



# MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office  
Montana Historical Society  
PO Box 201202, 1410 8<sup>th</sup> Ave  
Helena, MT 59620-1202

Property Address: **2700 Locust St.**

Historic Address (if applicable):

City/Town: **Butte**

Site Number: **24SB**

(An historic district number may also apply.)

County: **Silver Bow**

Historic Name: **Thomas and Matilda Dunstan Residence**

Original Owner(s): **Thomas and Matilda Dunstan**

Current Ownership  Private  Public

Current Property Name:

Owner(s): **Northwest Bank Montana NA, Trustee Arron Bower Irrevacable Trust; Wells Fargo NA**

Owner Address: **Arlington TX 76094-0519**

Phone:

Legal Location

PM: **Montana** Township: **03 North** Range: **07 West**

$\frac{1}{4}$   $\frac{1}{4}$  **NE**  $\frac{1}{4}$  of Section: **20**

Lot(s): **1 and 2**

Block(s): **07**

Addition: **Crosby** Year of Addition: **1893**

USGS Quad Name: **Elk Park Pass** Year: **1996**

Historic Use: **Single Family Residence**

Current Use: **Vacant; mothballed**

Construction Date: **1952**  Estimated  Actual

Original Location  Moved Date Moved:

UTM Reference [www.nris.mt.gov](http://www.nris.mt.gov)

NAD 27 or  NAD 83(preferred)

Zone: **12** Easting: **384128.36** Northing: **5095306.80**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible:  Yes  No

Date of this document: **December 2015**

Form Prepared by: **Mary McCormick, Butte-Silver Bow Historic Preservation Officer**

Address: **155 W. Granite St., Butte, MT 59701**

Daytime Phone: **406-497-6258**

MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

Comments:

# MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Architectural Description

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**

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## ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify: **Minimal Traditional**  
Property Type: **Residential** Specific Property Type: **Single Family Residence**

Architect: Architectural Firm/City/State:  
Builder/Contractor: Company/City/State:  
Source of Information:

The Thomas and Matilda Dunstan Residence is located on the Flat, the southern section of Butte on the floor of Summit Valley -- alternative of Butte Hill to the north. It is in the Flat's northeast sector, which is a mostly residential area commonly known today as the Greeley Neighborhood. Butte's open pit mining landscape overshadows the neighborhood to the north.

The Dunstan Residence is at the southeast corner of Locust and Hayes streets. Just a few blocks west is the neighborhood's namesake, the long-vacant Greeley Elementary School; East Middle School is two blocks south. Buildings at the property include the house and a detached garage. The house faces north toward Locust and is set back from the street, creating a front yard. The garage stands behind (south of) the house next to the alley.

The **house** is a Minimal Traditional-style dwelling constructed around 1952. Denoted primarily for its small, compact form and lack of ornamentation, the Minimal Tradition Style first came to favor around the mid-1920s, as the Craftsman Style waned in popularity. Builders looked to the Minimal Tradition Style in greater numbers after World War II when the demand for simple and quickly constructed housing skyrocketed nationwide.

The wood-frame house at 2700 Locust has a single story with only a little over 1,000 feet of floor space. It rests, however, over a full basement, enclosed by cinder block walls. The plan is a modified L with a cross gable roof. Projections include a gabled vestibule at the L-inset on the front façade, a narrow gabled wing on the west façade toward the back of the house, and a rear vestibule on the south façade, also with a gable roof. Exterior walls originally featured cedar shake siding but now display a modern veneer of vinyl or aluminum simulating narrow lapped wood. A recent mothballing effort covered all the doors and windows with sheets of pressed board. It is unknown if any of the door or window fixtures remain. Front windows evident in a ca. 1959 photo of the house (see below) included a picture window to the west of the vestibule and a large fixed window with 1/1 double-hung sidelights to the east. There is a concrete stoop and stairs at both the front and back vestibules. Wrought-iron railings at those stoeps are post-1959 additions.

The **garage** is a wood frame two-stall garage measuring 22 feet square. Tax records list its construction year as 1961, while Sanborn Maps indicate it replaced a much smaller outbuilding that stood on the property by at least 1951, or before the house. The garage rests on a poured concrete foundation and is topped by a gable roof. A pair of paneled-wood roll up garage doors are on the west façade, facing Hayes St. Exterior walls display lapped vinyl or aluminum replacement siding of the same type found on the house.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 3  
History of Property

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**

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## HISTORY OF PROPERTY

The Thomas and Matilda Dunstan Residence is in the Crosby Addition, an early but slow to develop residential subdivision on the Flat. By the late 1880s, the city was well on its phenomenal rise as the World's leading copper producer, its population was booming, and entrepreneurs increasingly looked south of the crowded Butte Hill to the largely undeveloped Flat as a locale for new residential and commercial growth. One of the first residential subdivisions to appear on the Flat was the Grand Avenue Addition. Platted just prior to or in 1890, it was situated just south of the industrial corridor of smelters and railroads at the base of Butte Hill where it straddled an existing county road through the valley, soon known as Harrison Ave. Among others, residential subdivisions established within the next few years included the Silver Bow Park Addition immediately east of the Grand Ave. Addition and the smaller Crosby Addition immediately east of Silver Bow Park.

In common with other areas of the Flat at some distance from Harrison Ave. and/or a city street car line, the Crosby and Silver Bow Park additions held little attraction for residential development until after the automobile became more common place. Far more lots than not remained empty in the relatively more isolated Crosby Addition, however, until after World War II when mining operations on Butte Hill began to change significantly. The introduction of block caving methods in the late 1940s followed by the opening of the Berkley Pit led to the removal of hundreds of homes in the way, with many of the displaced residents fleeing to the Flat. While major construction projects concentrated elsewhere on the Flat once again, several new homes graced the streets of the Crosby Addition by the early 1960s. New construction and remodeling of older homes has characterized neighborhood developments since then. Several blocks along the addition's eastern perimeter have become dominated by trailer homes.

Construction of the house at 2700 Locust St. likely commenced shortly after Thomas Dunstan and his wife of Matilda Payan Dunstan acquired a deed to the property in April 1952. Both natives of Butte, Thomas was about 42 at the time, Matilda was four years his junior, and the couple had a son and daughter. They had lived with Matilda's mother, Rose Payan, just a few blocks away at 2605 Walnut, for the last several years, if not since their marriage in the mid-1920s.

The Dunstans moved to 2700 Locust by 1953 and remained there together for nearly 30 years. During that time, Thomas held various working class jobs such as a foreman for a local bus line, liquor store clerk, and a clerk for the Montana Power Company, for example. Following his death in 1982, Matilda Thomas resided at the house alone for about ten years.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 4

## Information Sources/Bibliography

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**

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### INFORMATION SOURCES/BIBLIOGRAPHY

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Sanborn Map Company. *Insurance Maps of the City of Butte, Silver Bow County, Mont.* 1916 revised 1951 (first edition to cover the Crosby Addition; 2700 Locust without house). 1957 (2700 Locust with house).

Silver Bow County. Marriage Certificate. Thomas C. Dunstan and Matilda Panyan. 28 October 1934.

Silver Bow County. Residential Tax Assessment Card, 2700 Locust St. 1959, updated 1983. On file, Butte-Silver Bow Public Archives.

Silver Bow County Clerk and Recorder. Deed Book 224, page 55. Quit Claim Deed, signed 17 April 1952, filed 17 April 1952. Silver Bow County to Thomas C. Dunstan and Matilda J. Dunstan. Lot 2, Block 7, Crosby Addition.

U.S. Census Bureau. 1920. 1930. 1940.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 5

Statement of Significance

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**

## NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility:  Yes  No  Individually  Contributing to Historic District  Noncontributing to Historic District

NRHP Criteria:  A  B  C  D

Area of Significance: \_\_\_\_\_ Period of Significance: \_\_\_\_\_

## STATEMENT OF SIGNIFICANCE

This evaluation of the Thomas and Matilda Dunstan Residence considered the eligibility of the property for listing in the National Register of Historic places on its individual merits only. A separate but recent investigation in the 2700 block of Locust St. determined that the area lacked sufficient integrity for consideration as a potential historic district (see M. McCormick, Montana Historic Property Record for 24SB0994, 2700 Locust St, July 2015). That investigation, a reconnaissance-level windshield survey, more specifically found that as a group, the historic-age houses in the block “do not convey the appearance of a cohesive historic neighborhood, due in part from their wide variation in age (1898-1961), but more significantly from the extensive level of modern modifications they display. Only two houses in the block (2710 and 2750 Locust) retain their original exterior appearance.” The Butte-Silver Bow Historic Preservation Commission agreed with that assessment (August 5, 2015).

The Dunstan Residence lacks both the high level of integrity and significance for individual listing in the National Register. Regarding criterion A, construction and/or use of the house did not play prominently in a specific event or trend of importance in the economic, social or cultural development of the Flat or Butte. For example, the house was not one of the first homes built on the Flat specifically to accommodate a family displaced from the Hill by opening of the Berkley Pit. The house does not meet criterion B as the original and longtime owner/occupants, Thomas and Matilda Dunstan, are not known to have made a substantial contribution to local social, civic or cultural affairs. Regarding criterion C, the house conceivably could be of architectural merit as an example of the Modern Traditional Style. Its integrity of design and materials, however, has been diminished by residing with a non-compatible material and other modern modifications (see Integrity Section). Examples of the style in a better state of preservation are well represented on the Flat.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 6

Integrity

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**

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**INTEGRITY** (location, design, setting, materials, workmanship, feeling, association)

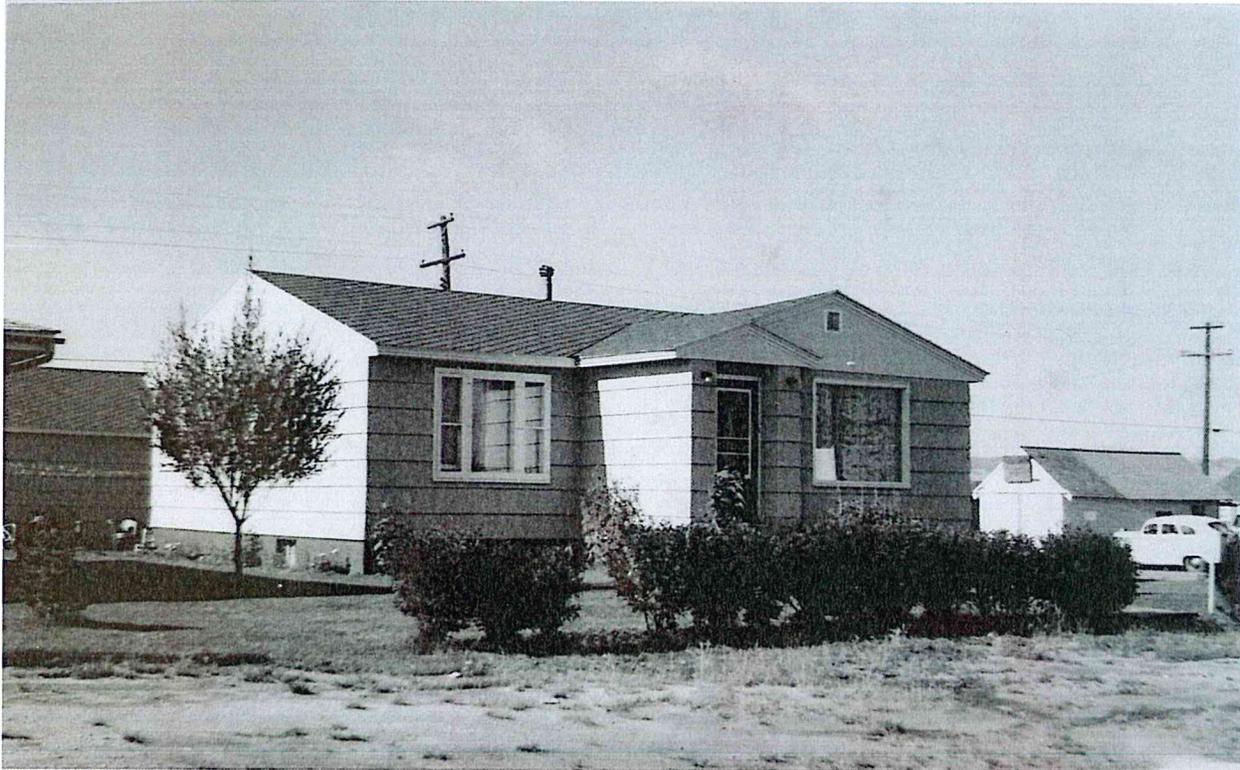
The Dunstan Residence at 2700 Locust St. has diminished integrity overall. While the house retains its original compact form and massing indicative of the Minimal Traditional Style, other important stylistic elements have been lost, most notably the cedar shake siding. Similar modifications have been sustained by the garage. Likewise, the Dunstan Residence's integrity of setting, feeling and association has been comprised by the high degree of modern alterations displayed by other houses in block.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 7  
Photographs

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**



Description: Ca. 1959 photo of house, front (north) and east facades. Silver Bow County Tax Assessment Card.



Description: House, front (north) and east facades. Facing: southwest.

MONTANA HISTORIC PROPERTY RECORD

PAGE 8  
Photographs

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**



Description: House, front (north) facade. Facing: south.



Description: House, front and west facades. Facing: southeast.

**MONTANA HISTORIC PROPERTY RECORD**

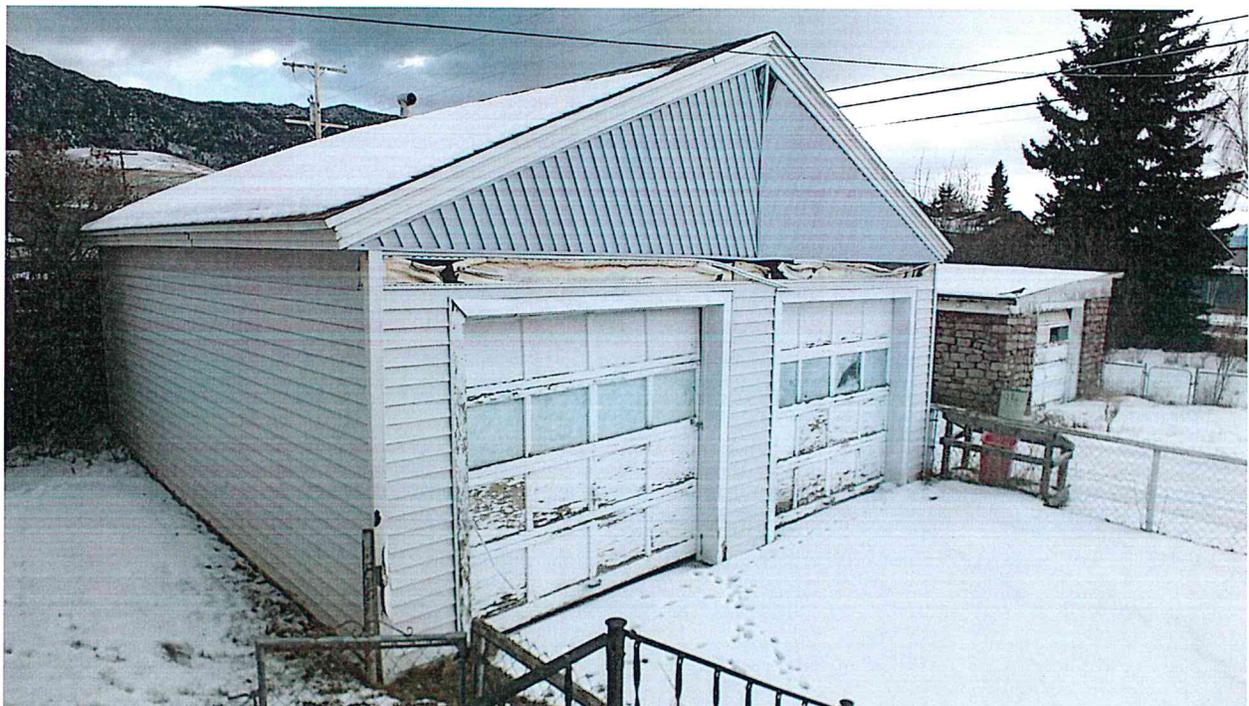
PAGE 9  
Photographs

Property Name: **Thomas and Matilda Dunstan Residence**

Site Number: **24SB**



Description: House, south facade. Facing: north-northeast.



Description: west and north facades. Facing: southeast.

# MONTANA HISTORIC PROPERTY RECORD

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Site Map

Property Name: Thomas and Matilda Dunstan Residence

Site Number: 24SB



Locational Map.



MONTANA HISTORIC PROPERTY RECORD

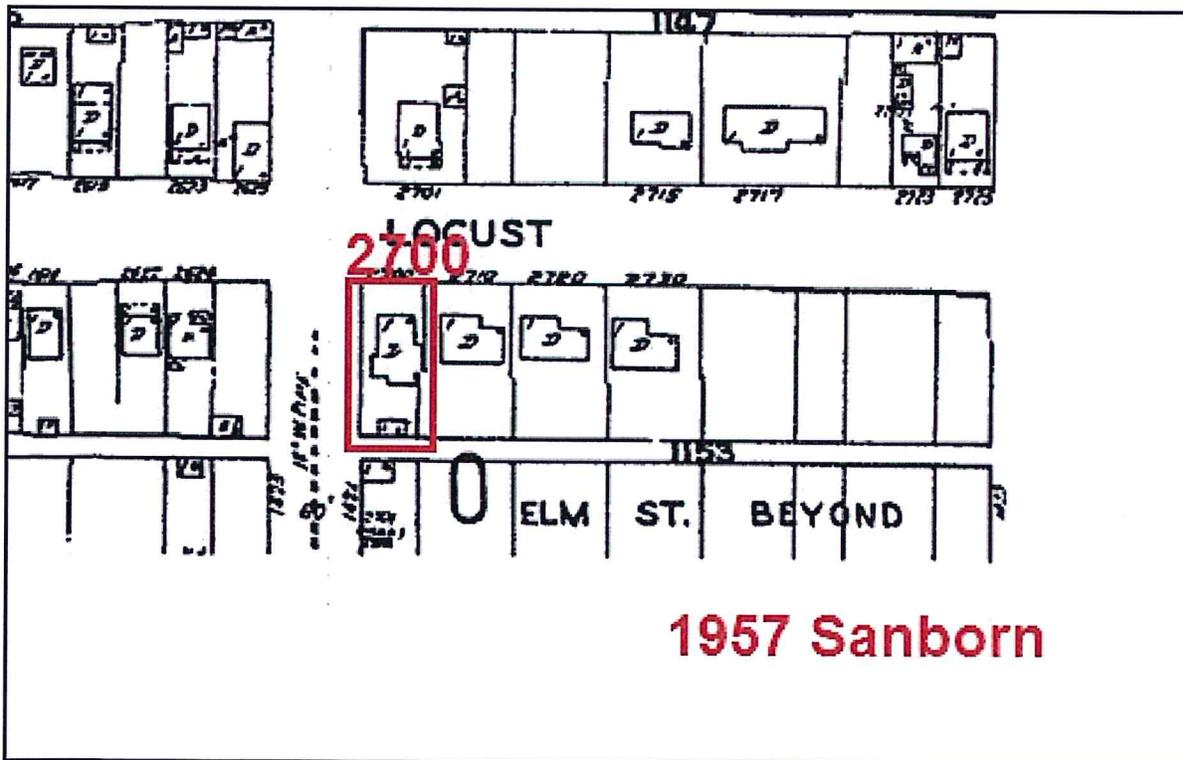
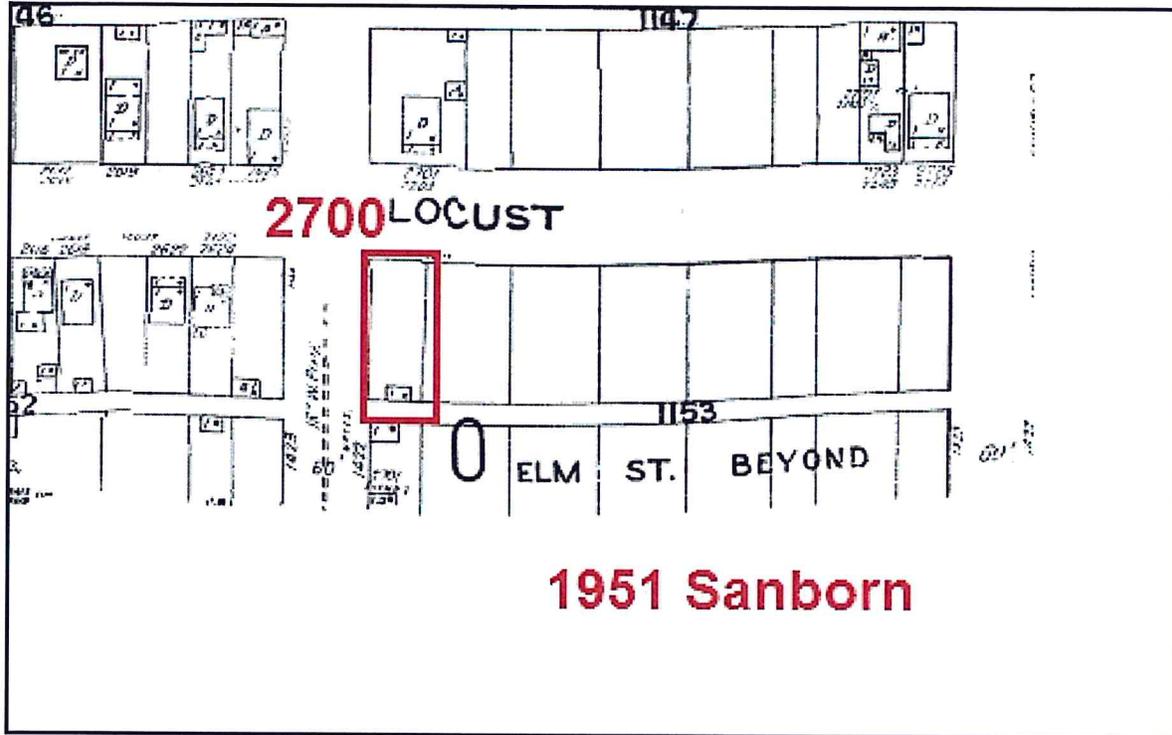
PAGE 11

Site Map

Property Name: Thomas and Matilda Dunstan Residence

Site Number: 24SB

Site Map



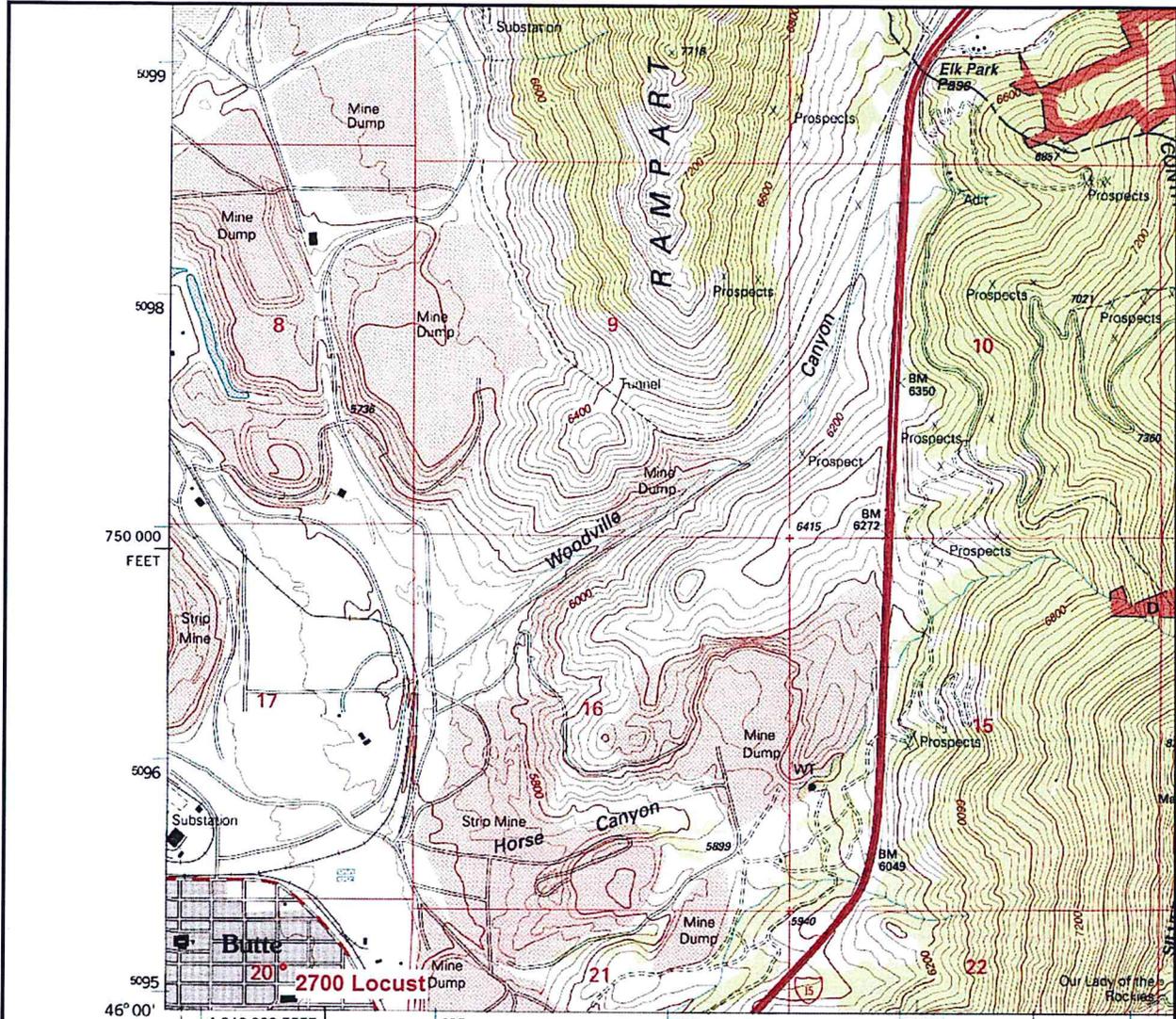
# MONTANA HISTORIC PROPERTY RECORD

PAGE 12

Topographic Map

Property Name: Thomas and Matilda Dunstan Residence

Site Number: 24SB

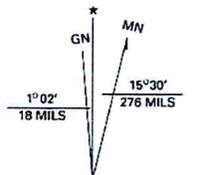


U.S. Geological Survey  
U.S. Forest Service

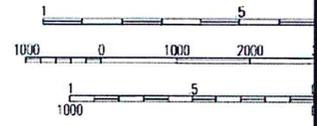
National Forest System lands may not have been revised  
dated 1980. Planimetry derived from imagery taken 1991  
System and survey control current as of 1996. Partial  
Forest Service 1996

datum of 1927 (NAD 27). Projection and 10 000-foot ticks:  
Mercator system, south zone (Lambert conformal conic)  
Universal Transverse Mercator ticks, zone 12

datum of 1983 (NAD 83) is shown by dashed corner ticks  
offset between NAD 27 and NAD 83 for 7.5-minute  
available from National Geodetic Survey NADCON software



UTM GRID AND 1997 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



SUPPLEMENTARY  
NATIONAL TO CO

Elk Park Pass, 1996