

**HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

Tuesday, March 1, 2016 @ 5:30 PM
155 W. Granite Street, 3rd Floor Council Chambers, BSB Courthouse

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING/APPROVAL OF THE PREVIOUS MONTH'S MINUTES
February 2, 2016
- IV. PUBLIC COMMENT – ITEMS ON THE AGENDA
- V. NEW/OLD BUSINESS
 - A. Design Review COA: 823 S. Main St., Micah Sundberg
 - B. Design Presentation: Park St. Parking Garage, Collaborative Design Architects
 - C. Demolition Review COA: Utility Chases at Travona Mine, Butte-Silver Bow
 - D. Programmatic Agreement (PA) for HUD Program Projects
- VI. SARTA UPDATE (Mitzi Rossillon)
- VII. STAFF REPORT
 - A. CLG Grant Application
 - B. SARTA Grant: Jacobs House
 - C. Basin Creek Caretaker's House Window Repair/Rebuild Project
 - D. West Park Street Corridor Project
- VIII. ANNOUNCEMENTS
- IX. PUBLIC COMMENT – ITEMS NOT ON THE AGENDA
- X. ADJOURNMENT



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

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Micah Sundberg
Address: PO Box 10565
City: Bozeman State: MT Zip: 59719
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 823 S. Main St., Butte
Addition/Block/Lot: Ophir Addition/Block 8/Lots 22-23
Other Legal Description: Section 25, 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 project proponent is seeking a grant from the Urban Revitalization Agency (URA) to assist with exterior and interior rehabilitation of a four-plex apartment building at 823 S. Main St. Constructed around 1916, this rectangular-shaped two story building is of wood-frame construction, sports brick veneer on the exterior walls, and rests over a full concrete-walled basement. There are two apartments each on the first and second stories. Access to the second story apartments is provided by "walk up" exterior staircases and porches.

Exterior rehabilitation work/modifications included in the URA grant are:

- Replace the four, wood-sash cottage windows (one at each apartment) on the front (east) façade. These are all original units distinguished by a decorative upper sash featuring muntins in a diamond pattern. Replacements would be metal-clad, wood sash cottage

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windows of the same size of the originals. Metal grids attached on the outside of the upper sash would stimulate a diamond pattern;

- Replace all windows on the side (north and south) and the rear (west) facades. Existing windows include small and large 1/1 double hungs; some are historic wood-sash units and others are modern vinyl replacements. There also is several small awning or fixed windows. Replacements for this URA project will be fiberglass windows of the same size and type as the existing units;
- Replace all exterior (front and back) doors. One historic Craftsman-style wood door remains, but most if not all of the other doors are modern replacements made of metal. The proponents proposes all new doors made of paneled wood. Transom windows at each entry will also be restored;
- Refurbish the original wood columns at the front porches as needed, with compromised components replaced in kind;
- Replace the railings at the front porches. The new railings will be comprised of 2x2 posts and board handrails similar to the originals, but will be higher and otherwise built to code;
- Rebuild the front staircase. The new staircase will replicate the configuration (a central set of steps from the ground level to a landing, and side staircases from the landing to the second story porches) and materials (wood steps, and post railings) of the original staircase. The new set of central stairs, however, will be longer, and consequently less steep, and the railings will be higher and otherwise built to code.
- Remove and replace the wood deck at the first-story front porch, which has a large crawl space beneath it. The new deck will be a concrete slab supported by concrete footings;
- Refurbish the original tongue-groove deck at second-story front porches. Compromised components would be replaced in kind;
- Reroof the front porch roof with composition roofing;
- Remove the rear staircases and porches, and build new balcony-style porches at each of the four apartments. No exterior stairs will be provided so the new rear porches would be accessed from the interior only. Construction materials proposed include wood decking, wood post columns, and wood post railings.

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).

N/A

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).

N/A

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 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

- 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

STAFF RECOMMENDATION: The Historic Preservation Officer (HPO) finds that the exterior rehabilitation work/modifications proposed by this RRA project are historically compatible. Project approval is recommended.

Signature of HPO



Date

2-23-16

Signature of Owner/Applicant



Date

2-23-16

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #

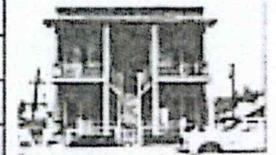
Legal Description: Block 8 / Lot 22-23 / Ophir

Address: 30 823 S. Main

Ownership Name: Luella Latta

private address: public

c/o Donald Jamison, 1300 Isabell #3, Golden, CO 80401



Roll # 35 Frame # 35

Historic Name: _____

Common Name: _____

Date of Construction: 1916 estimated documented

Architect: M. A.

Builder: M. A.

Original Owner: Leo S. Ross

Original Use: flats

Present Use: "

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Abstract of Title: _____

Plat Records: X

Tax Records: _____

Building Permits: A2812/A5236*

Sewer/Water Permits: _____

City Directories: 1916

Sanborn Maps: 1900, 1916, 1954

Newspapers: _____

Other: City books

Location map or building plan with arrow north.

PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with it's original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

This two-story square ^{porch fronted} walk-up with a ^{flat} flat roof has a concrete foundation and is of frame construction with brick veneer siding. Windows are double hung one over one, and fixed with a diamond-patterned transom. There is one stovepipe. The double front porch has a rolled-asphalt hip roof, square wood posts, a ^{wood} and central stairs. There is also a back porch. The doors all have transoms, 4-lite windows with wood sills and dentils. There is a full daylight basement. There is corbelling around the parapet. There are two garages; one is a 3-car with one part gable and 2 connected sheds. The roof of this one is rolled asphalt and the sides vertical planks. The other is a 1-car garage with a wood-shingle ^g gable roof and clapboard sides.

*This permit was issued to Mrs. Hill in 1919; she owned the place and finished two rooms in the cement basement.

HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

The original owner, W. S. Hill, was a contractor with a business at the
corner of Hill and 1st St. in Butte.

Feature Sources:

File file history.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

This two story, porch fronted walk-up maintains historical integrity of design, materials, workmanship, location, setting, feeling and association.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events, or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type, or style.

This porch-fronted walk-up is a strongly contributing element of the Butte Historic Landmark District.

These walk-ups appear primarily in the district's newer portions which grew at a time when multiple family housing was in demand. Exceptions include structures built in the 1880s or 1890s and later transformed to resemble the newer style. Although still exhibiting features of Victorian vernacular ornamentation, these buildings favored symmetrical fenestration, orderly exterior porches with plain balustrades, corbelled parapets and frequently a decorative frieze.

FORM PREPARED BY:

Name: Judith Kinney/Jenni Whitney

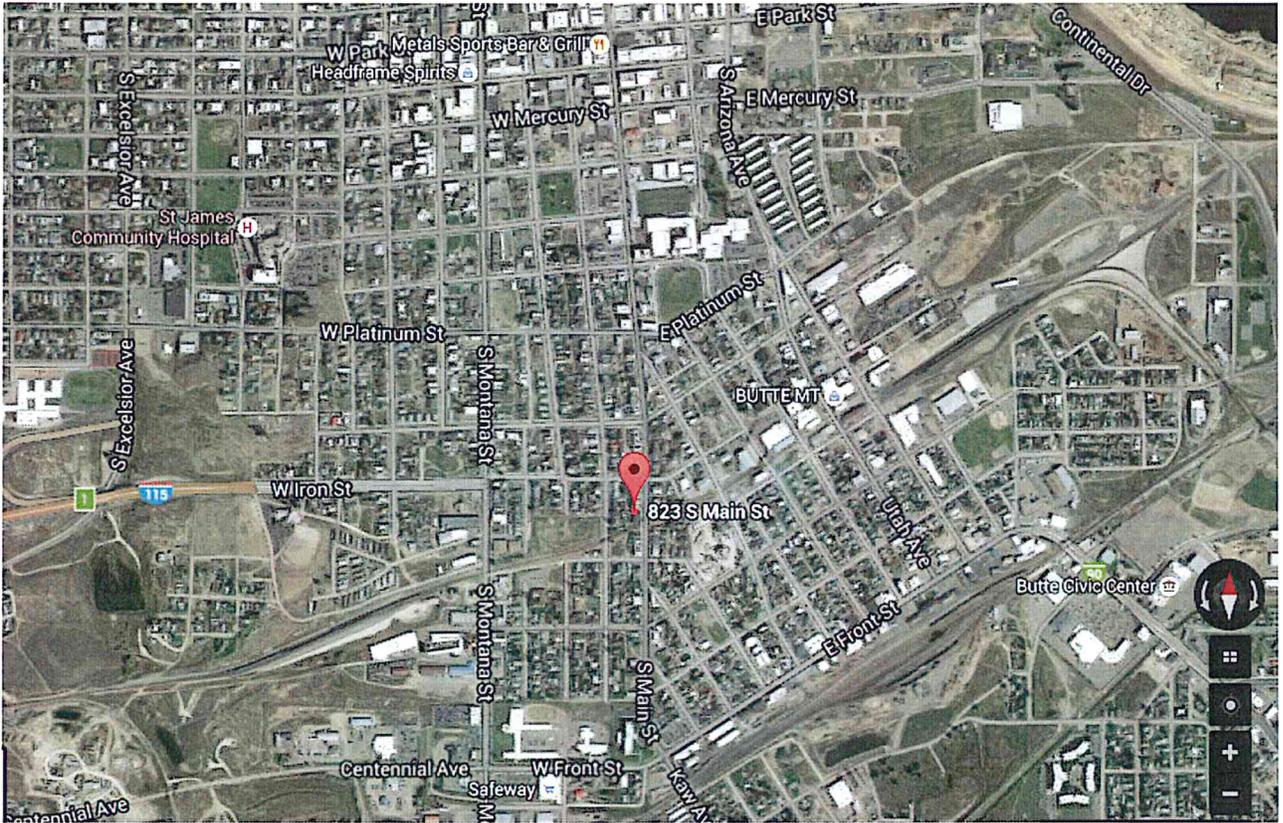
Address: Butte Historical Society

Copyright 1997

GEOGRAPHICAL INFORMATION:

Acreage: _____

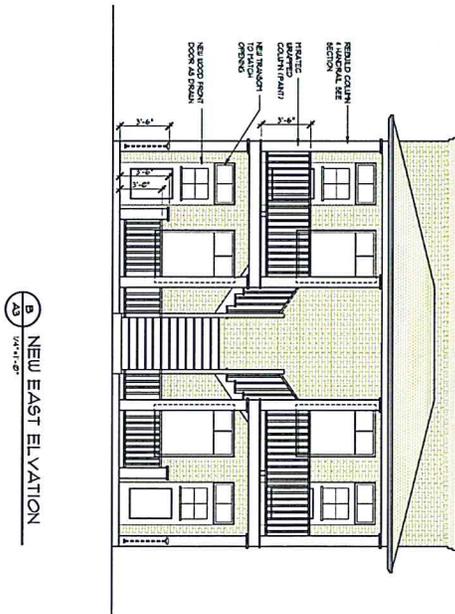
USGS Quad: _____



Locational Map.



Site Map.



9 NEW EAST ELEVATION
1/4" = 1'-0"



8 NEW SOUTH ELEVATION
1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY

jds architects inc.
 714 WEST MIDCOT PALM
 BUTTE, MONTANA 59701
 WEB: JDSARCHITECTS.NET
 PHONE: 406.826.8282
 FAX: 406.826.8271
 EMAIL: INFO@JDSARCH.COM

**BUTTE MONTANA
 4-PLEX**
 MAIN STREET BUTTE, MONTANA



1-8-16
A3
 JDS ARCHITECTS



Front (south) façade.



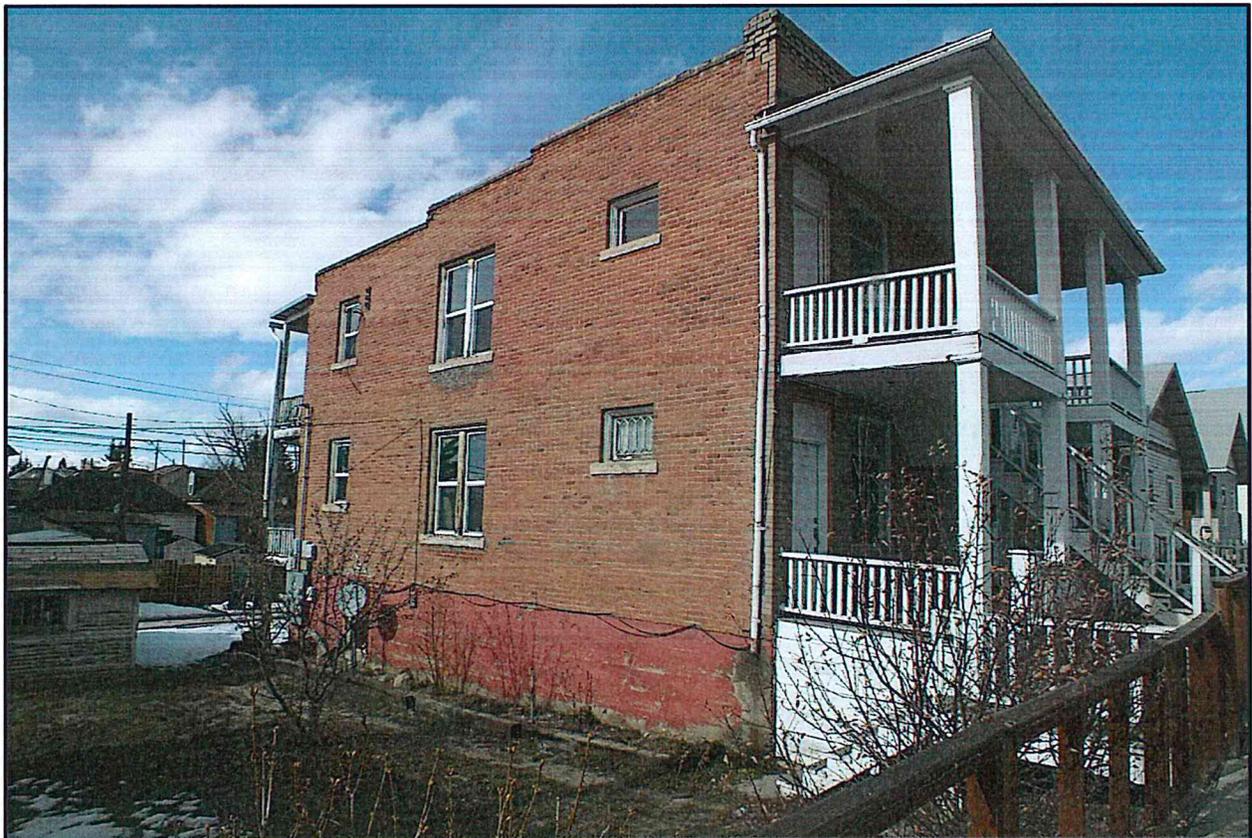
Front apartment with metal replacement door, blocked transom, and original cottage window

Front apartment with historic Craftsman-style door, intact transom, and original cottage window

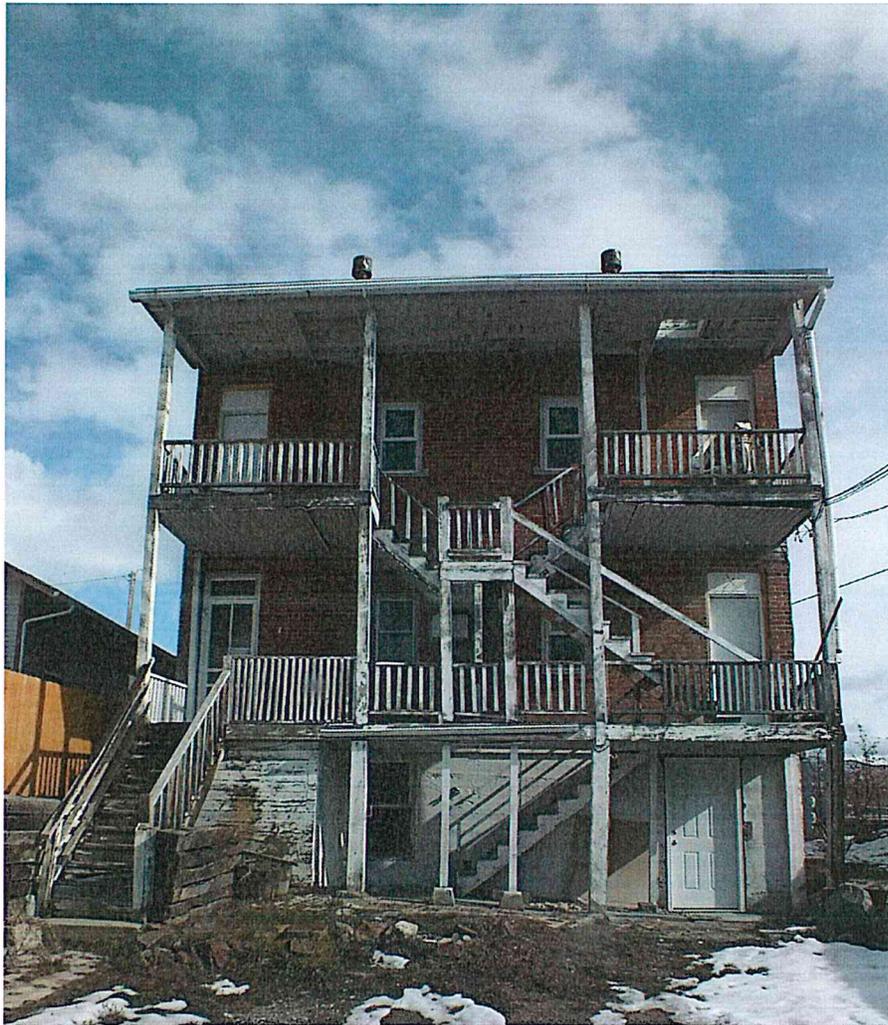




Front and north facades.



South façade.



Rear (west) façade.



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

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Butte-Silver Bow
Address: 155 W. Granite St.
City: Butte State: MT Zip: 59701
Phone: E-Mail (optional):

APPLICANT INFORMATION

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

PROPERTY INFORMATION

Address: Travona Mine Yard
Addition/Block/Lot:
Other Legal Description:

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 City-County proposes to collapse and fill the two primary utility chases at the Travona Mine on the southwest side of Butte Hill. Both chases are underground passages that carried pipes for steam, water, and compressed air, if not other utilities. They originated at the southwest corner of the basement or lower level of the mine's engine house. From there, one of the chases extended east to the basement or lower level of the office/change or dry, while the other ran north to the compressor house and beyond to the headframe. Each chase was substantially built of square-set timbers and large enough (approximately 4 feet tall by 2 ½ feet wide) to provide men access for inspecting and servicing the pipes, which ran along their timbered walls.

The Travona's historic mine yard buildings were removed decades ago, leaving the headframe as the only intact standing resource. While underground, both utility chase also remain largely intact,

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and are part of an archaeological assemblage that, among other features, includes the concrete basements of the engine house and the office/dry. The chases' common entrance in the basement of the engine house is still accessible and retains its wood door. Also remaining in the engine house's basement is an asbestos-covered steam boiler.

The City-County proposes to collapse and fill the utility chases due to the hazardous conditions that they present. Both chases lie only a few inches below the ground, and each contains asbestos. Recently, workers that had come to the Travona to inspect a modern pumping station near the headframe, inadvertently drove over the north-south chase and the wheels of their vehicle collapsed into the roof.

The City-County proposes to use a front-end loader to collapse and compact the chases. Work will essentially involve lifting up and dislodging a section of chase, dropping and tapping the material back in the opening, and then adding fill. This will allow the asbestos to be contained in place.

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 utility chases are both in good structural condition overall. A presumed access port on the top of the east-west no longer has a cover.

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 attached the required supplemental documentation as specified in "SUBMITAL REQUIREMENTS CHECKLIST" section of this form.)

None

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STAFF RECOMMENDATION: The Historic Preservation Officer (HPO) recommends project approval to remediate a hazardous condition. To mitigate the loss of the utility chases, the HPO proposes that the City-County leaves at least the first 6 feet of each chase from the engine house in place, and installs a wire gate at the entrance so that the remaining sections can be viewed but not accessed. During the collapse and fill project, exposed sections of chases should be photo-documented. Additionally, the Travona Mine, including all structures and archaeological features, should be inventoried at the intensive level and the findings documented on a Montana Historic Property form. The HPO will have responsibility for the photography work during collapse and fill, and conducting the inventory and evaluation project.

Signature of HPO



Date

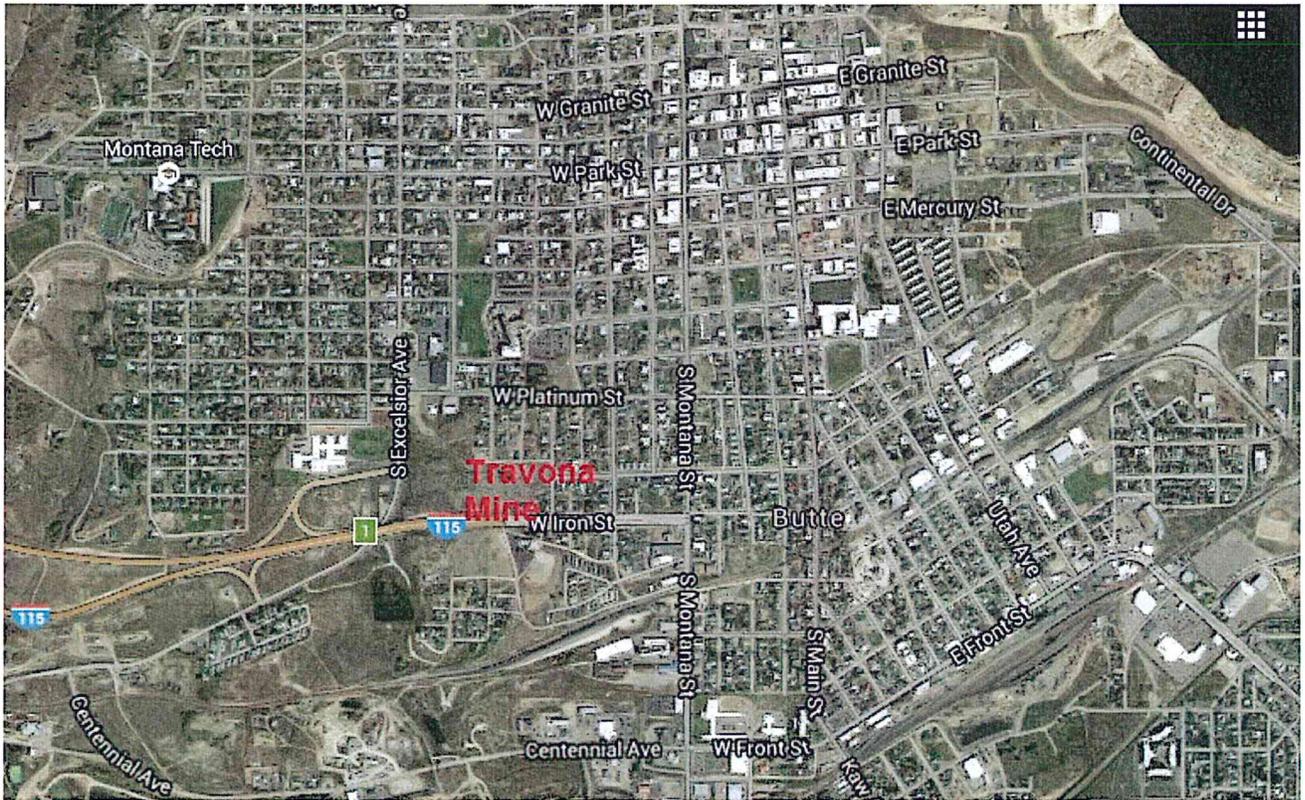
2-25-2016

Signature of Applicant/Owner

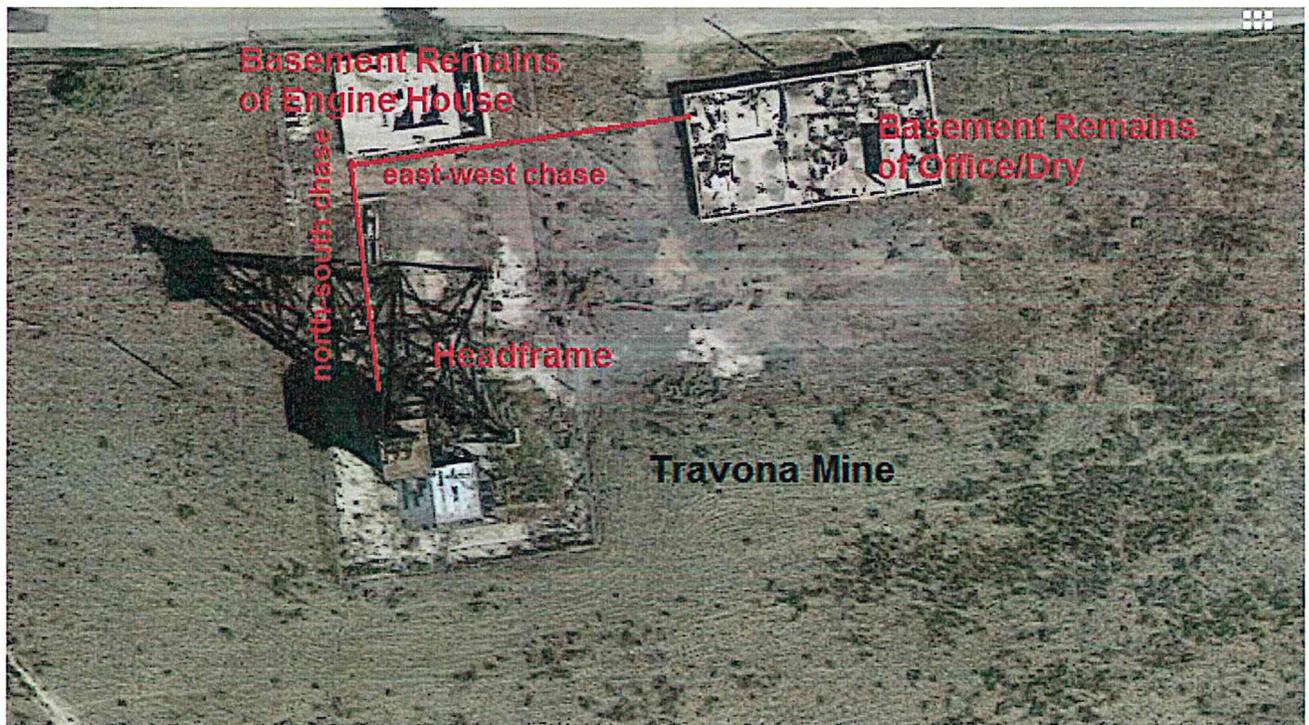


Date

02-25-16



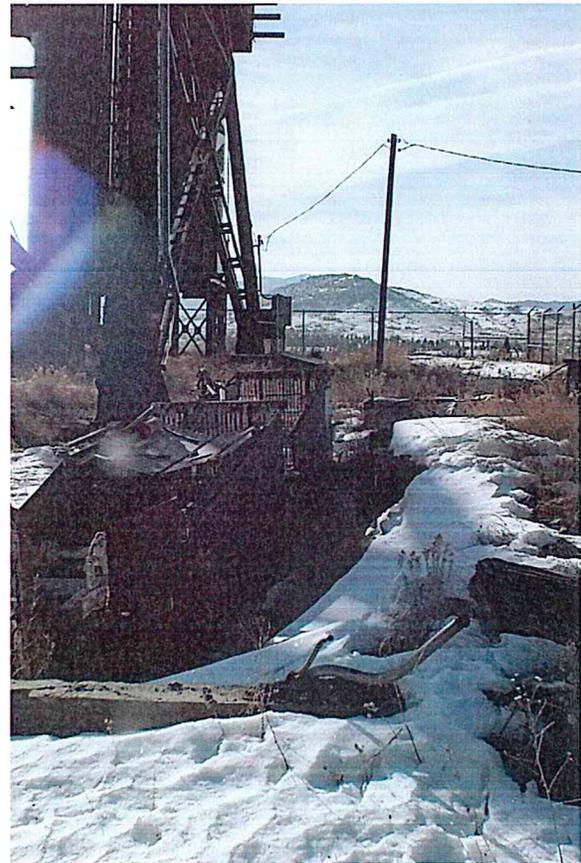
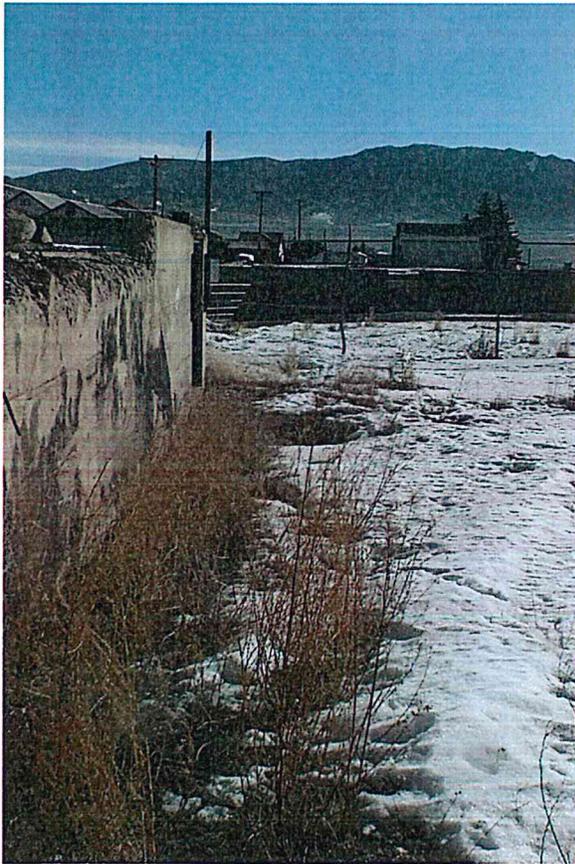
Locational Map



Site Map



Concrete basement remains of engine house



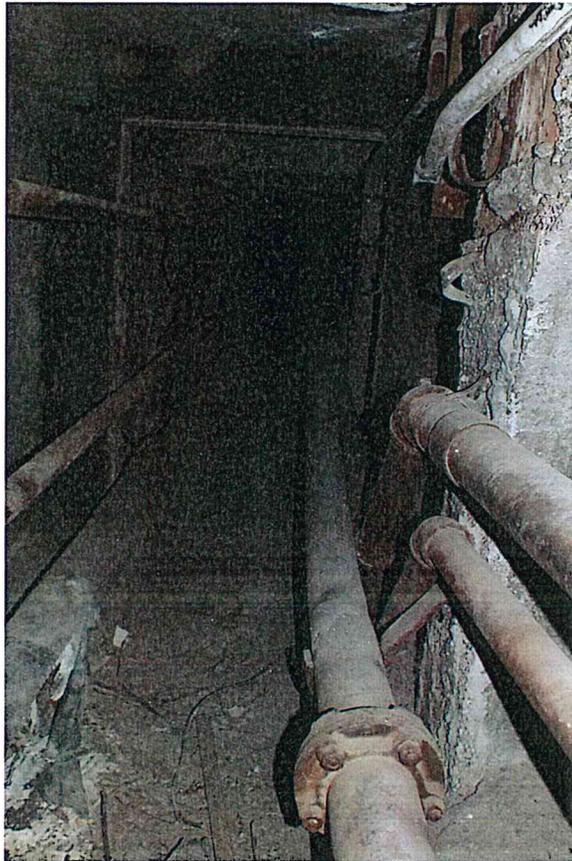
**Route of chases from southwest corner of engine house remains:
east-west chase to office/dry at left and north south chase to headframe at right**



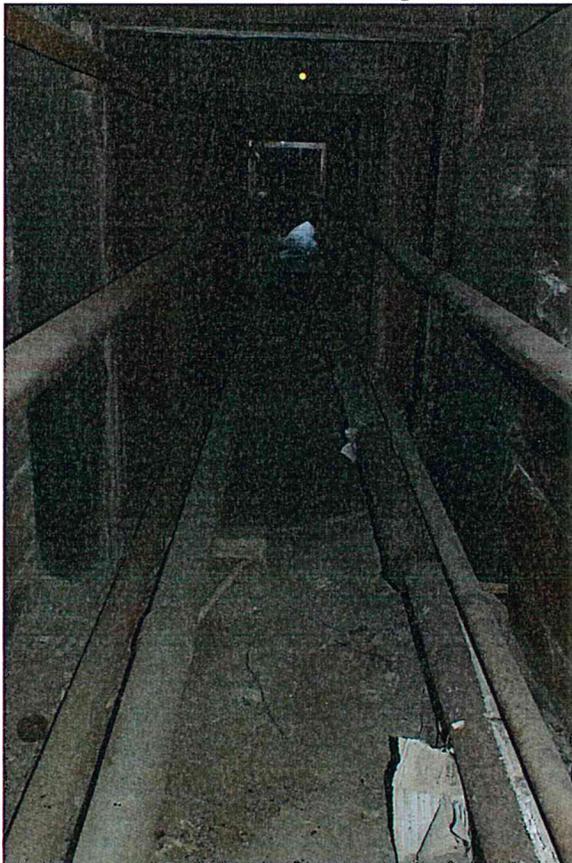
Open port in east-west chase.



Entrance to chases in southwest corner of engine house basement



View of north-south chase from the engine house entrance.



View of north-south chase from engine house entrance.