



Historic
Preservation
Commission

The City-County of
Butte-Silver Bow

5:30 p.m. Tuesday
February 4, 2019
Council Chambers
3rd Floor Courthouse
155 W. Granite

Members

Steve Hinick, Chair
Mitzi Rossillon, Vice Chair
Butch Gerbrandt
Russell O'Leary
Jennifer Petersen
Bobbi Stauffer
John Weitzel

CALL TO ORDER

INTRODUCTION OF NEW HPC RECORDING SECRETARIES

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:
December 3, 2019

PUBLIC COMMENT – ITEMS ON THE AGENDA

NEW/OLD BUSINESS

Annual Election of Officers – Chair and Vice Chair

Design Review COA: 615 North Excelsior Avenue

Design Review COA: 156 West Granite Street

Design Review COA: 130 West Galena Street

Mural Guidelines

2020-2021 CLG Grant Application

STAFF/MEMBER REPORTS

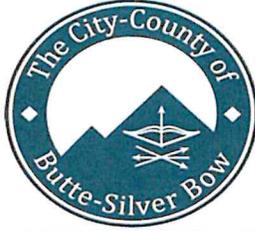
2019 -2020 SARTA Grant Cycle

ANNOUNCEMENTS

Montana Historic Preservation Grant – Community Development Division
Mother Lode Theatre – Fire Suppression System

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT



**BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Jody Bickford
Address: 615 North Excelsior Avenue
City: Butte State MT
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 615-617 North Excelsior Avenue
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 "SUBMITTAL REQUIREMENTS CHECKLIST" section of this form).

Ms. Jodi Bickford, the property owner, has been awarded a SARTA grant (2019 cycle) to assist with a rehabilitation project at the historic four plex, 615-617 North Excelsior Avenue. Built between 1900 and 1907, this two-story building is of wood-frame construction with brick veneer walls. Its shed roofed is lined by brick masonry parapets on the front and sides. The front parapet displays a beautiful pattern of corbelling, while the side parapets have low steps.

The project is proposed to repair and stabilize the parapets. These brick masonry walls have suffered considerable deterioration due to insufficient protection against water penetration and an inappropriate application of tar on their interior sides. Added some time ago when the roof was resurfaced, this tar coating has resulted in the parapets' displacement. The front parapet has suffered the most

The project's the scope of work, as presented by Ms. Beckford in her successful SARTA grant application, is as follow:

COA Application, page 2

- Remove and clean parapet brick approximately 1½ feet down along entire perimeter of building;
- Reinstall historic brick with historic mortar mix (type k low compression) on outer face of building;
- Inside parapet towards roof, install cmu block for backing for outer brick support (outer brick tied to cmu block),
- Match color of existing mortar;
- Install counter flashing on east facing wall (porch roof meets brick) to prevent water damage;
- Install metal coping along entire parapet; and
- Install coping with drip edge.

The rebuild will replicate the design of the original parapets including the exact pattern of the corbelling at the front and the steps on the sides.

For more details, please see attached copy of Ms. Bickford's SARTA grant application.

SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

- Historic Property Inventory form (*not available*).
- 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 –**SEE ATTACHED SARTA GRANT APPLICATION.**

STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of this preservation project.

Signature of HPO



Date

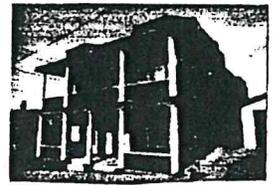


Signature of Applicant/Owner

Date

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #



Legal Description: Block 4 / Por 1, 2, and 3 / Volunteer

Address: 615, 615½, 617, 617½ N. Excelsior

Ownership: Name: Charles H. and Ina M. Hendrickson

private address: 615½ N. Excelsior
 public

Roll # 9 Frame # 33

Historic Name: _____

Common Name: _____

Date of Construction: 1900-07 estimated
 documented

Architect: _____

Builder: early Volunteer Mining Co.,

~~Original~~ Owner: Joe Durrer, J.E. Lynch

Original Use: apartments - 4 units

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: NONE

Sewer/Water Permits: _____

City Directories: 1907

Sanborn Maps: 1916

Newspapers: _____

Other: daybooks 1900-15

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 rectangular flat - 4 units - with a 3-stepped shed roof of built up roofing has a random coursed stone rubble foundation and is of wood construction with brick veneer siding, American stretcher coursed. Windows are double hung one over one, fixed, and fixed with diamond leaded transom. There are two chimneys: one north side brick and one south side brick.

The open two story porch has five Tuscan columns on the first story and four on the second. Each level has wood railings. There are two 2-story polygonal bays to either side of the central entries. The front facade features a corbelled parapet. The windows have segmental arches of headers and stone sills.

3

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

Early owners of this property were the Volunteer Mining Co., Joe Durrer and J.E. Lynch. J.E. Lynch is listed as residing at 617 N. Excelsior in 1907.

Footnote Sources:

Daybooks 1900-15, polk 1907.

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

This bay fronted flat 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 building is a strongly contributing element of the Butte Historic Landmark District, as a Bay-fronted flat.

Bay-fronted flats are multi-family dwellings characteristic of older parts of the historic district. As an outward expression of interior private activity the flat suggested family and domestic life on the model of the single family dwelling, but compromised with the need for living space in cramped urban quarters. Its floor plan and ornamentation often resembled that of its single-family cousin, the Queen Anne cottage. By 1907 few such structures were built as porch-fronted flats and apartment buildings came to be favored.

FORM PREPARED BY:

Name: Donna Hartsman

Address: Butte Historical Society

Date: Summer 1984

GEOGRAPHICAL INFORMATION:

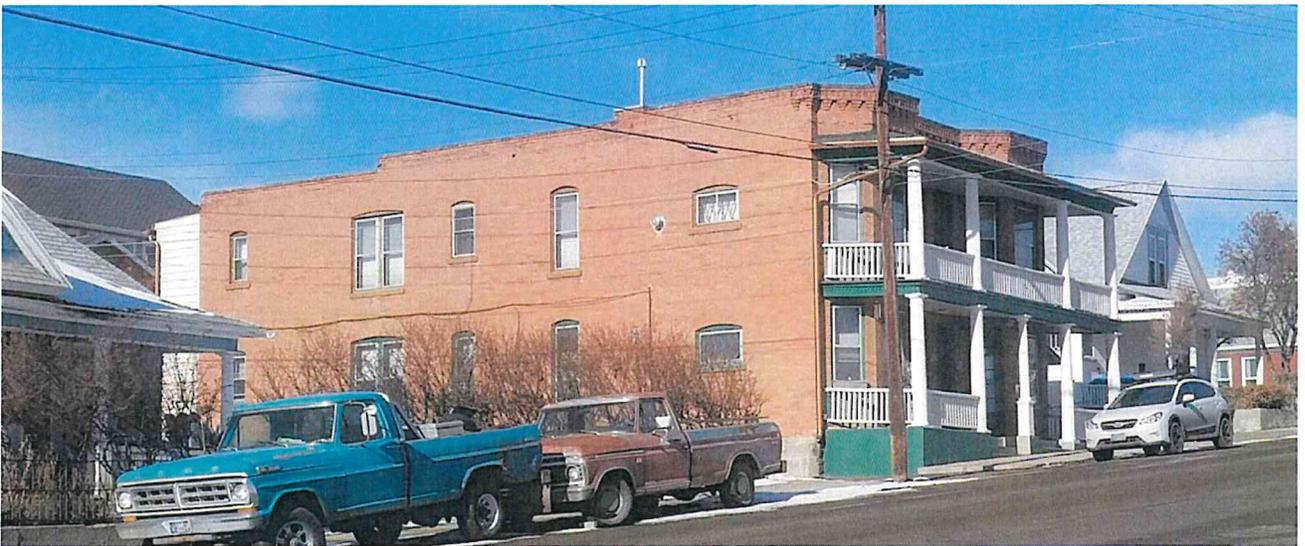
Acreage: _____

USGS Quad: _____

UTM's: _____



Front (east) façade.



South and front facades.



North and front facades.

Butte-Silver Bow
Superfund Advisory & Redevelopment Trust Authority
2019 – 2020 Application

1. Redevelopment Trust Fund

Historic Preservation

2. Project Sponsor Information

Sponsor: Jody Bickford

Project Contact: Jody Bickford

Mailing Address: 615 North Excelsior Avenue, Butte, MT 59701

Email: jodybickford7@gmail.com

Telephone: 406.565.0797

3. Project Abstract

Project Title: 615 - 617 ½ North Excelsior Apartment Building Rehabilitation

Project Description: Jody Bickford, the current owner of the 615 – 617 ½ North Excelsior Four-Plex property, proposes this project as a “bricks and mortar” rehabilitation. The property is located on Excelsior Avenue, one of the three major north-south thoroughfares that grant access to the historic uptown Butte area. It is also located across Excelsior Avenue from the Anselmo Mine Yard and the uptown walking trail. The mine yard and walking trail have an unobstructed view of the property and is regularly viewed by tourists visiting the mine, who also routinely stop in front of the property to take pictures of the Anselmo Mine and read the building’s historical plaque located on the lower south bannister section.

The apartment building was built between 1900 and 1907 and has 4 bay-fronted flats with large two-story porches in front and back of the building. The city boasted over two hundred of these characteristically urban buildings by 1920 with the majority constructed before 1910. The bay and transom windows bring light and air into the apartments, while the second-story front porches provide upstairs residents with ready access to the out-of-doors. The apartment building has Tuscan columns on the front porches, transom windows above the entry doors, small diamond shaped leaded panes above the bay windows, and

attractive corbelling along the roofline. Unlike later apartment buildings, the bay-fronted flats provide separate entrances to each resident. The private entrances represented a compromise between the necessity of sharing a building and the prejudice against apartment living. A common entrance would have been more space efficient, but the separate entrances provide greater privacy in imitation of single-dwelling homes. Successful completion of this project will enhance the look and safety of the brick parapet at the roofline of the building, providing a significant improvement to enhance the historic character and aesthetic qualities of this historic apartment building located in such a high traffic area in uptown Butte. Ms. Bickford insists on keeping the current style of the brick corbelling on the front parapet face to ensure the historical significance of the building's architecture.

4. Project Summary

Ms. Bickford proposes this project as a “bricks and mortar” rehabilitation of the apartment building located at 615 – 617 ½ North Excelsior. The brick roofline has deteriorated over the last one hundred twelve (plus) years and the roofline bricks have become unstable, resulting in a safety issue. The building is comprised of a brick exterior and was built in an attempt to curtail the loss of homes to fire in the early days of Butte.

She is looking to Superfund Advisory & Redevelopment Trust Authority (SARTA) for assistance in restoring the historic apartment building and specifically proposes to use the SARTA funding to ensure structural stability of the brick roofline to preserve the buildings historical architectural character and improve its curb-side appeal.

Ms. Bickford has made major upgrades to the building including electrical, plumbing, heating systems and structural stabilization of the apartment building. She has previously made major upgrades to the outside of the building including putting a trenched concrete (form) ledge on the bottom section of the building foundation on the south side and re-mortaring the granite foundation stones located above the concrete ledge. This work was done to eliminate water entering through the existing foundation basement door. She has also spent substantial time and energy replacing all ten bannister sections of spindles on the top and bottom front porches, repairing the columns and column bases and the continued upkeep, maintenance and painting of those structures. This year she had the front and back gutters replaced using copper colored metal to promote its “Historical Butte Character”. She has previously replaced the two back staircases and all of the backyard fencing, and the large back staircase was redesigned for safety and made much larger and less steep. This summer she restained both back staircases and all of the back fencing as well as repairing, and repainting the front porches due to extensive water damage that resulted from the old rain gutters. A picture of the water damage on the two south columns and south front porch face is presented in Appendix A. None of the existing porch features were changed, in fact the original wood was scrapped down, filled, sanded, caulked, primed and then repainted keeping all of the original historical woodwork.

Several years ago, a van ran into the building destroying one of the bottom columns as well as a bannister section and brickwork on the north side of the front lower porch. The historic bay-fronted window was saved as well as the front entry door glass. After contractors finished repairing the damage, she and her brother jacked up the front porch and replaced the new column top with the old one to ensure it matched the rest of the existing column tops to keep the historical features of the building intact.

Unique features located in the back of the building in an alley that runs from north to south are tiered rock flower beds that are approximately 140 feet long, and another section of tiered rock beds that run east to west for approximately for 40 feet. The beds were installed after her neighbor to the west constructed a massive retaining wall and garage which upset the residents in her building. Butte residents who walk in the uptown area and along the walking trail regularly walk through the alley on the south of the building and behind the apartment building to look at the flowers in the tiered beds.

As a result, foot traffic along the front and south of the building and in the back alley is even busier than the normal location on Excelsior Avenue due to the proximity of the walking trail and the unique flower features in the back alleys. Town residents and neighbors routinely comment when work is being performed on the building or in the back alleys and seem to look forward to each of the many upgrades, which they happily notice.

5. Technical Feasibility

Specific Projects Tasks include:

- Removing bricks along the roofline approximately 1 and a half feet down from the roofline along the building perimeter,
- Cleaning removed bricks and/or purchasing used historical brick,
- Matching the historic mortar color,
- Replacing bricks and mortar on the top and outer brick vertical surface walls consistent with original historical building design,
- Installing cinder blocks on the inside of the roofline for outer brick support,
- Installing counter flashing on the front porch shingled roof section below front brick parapet to prevent water damage, and
- Installing metal parapet coping to match the new copper colored gutters.

Three photos of the front brick parapet are presented in Appendix A, and each photo has been edited to show enlarged photos of sections along the front parapet of the front of the building that faces east. The photos were taken this year during the front porch repair from the top of three sticks of scaffolding set up on the north side of the building. Both the lower and second story porch faces and the second story column and bannister section were repaired and repainted then. After the front porch faces were painted green, the existing dentil molding was painted with a copper metallic paint to enhance this historical building feature. A picture of the north side of the building after restoration is also presented in Appendix A.

The historical dentil molding exists on five of the six porch faces. Sometime before Ms. Bickford purchased the building, the dentil molding blocks were removed from the lower front porch face. She searched for matching dentil molding during the porch restoration this summer but could not find anything was even close to her building's design. So over one hundred blocks that measured 1-7/8 inches by 2-1/8 inches were cut, sanded, primed and painted green. The weather prevented Ms. Bickford from completing the dentil molding restoration and accent painting on the remaining four front porch faces. A picture of the dentil blocks during the painting process is presented in Appendix A.

Damage from previous tar roofing efforts resulted after tar was applied to the bricks along the inside surface of the roofline above the tarred roof. Because of this, the bricks are being pulled inward toward the roof making it even more

unstable. Figure 1 shows this phenomenon and was downloaded from the Building Science Corporation website (<https://buildingscience.com/documents/insights/bsi-050-parapets-where-roofs-meet-walls>). This figure shows a membrane roof but the tar along the inside of the Excelsior building roof is acting in a similar fashion to the membrane shown in Figure 1.

Figures A2 and A3 in Appendix A show this damage on the Excelsior property. When viewing these pictures one can easily see the extensive damage and cracking to the top ten brick courses of the building on the northeast corner section.

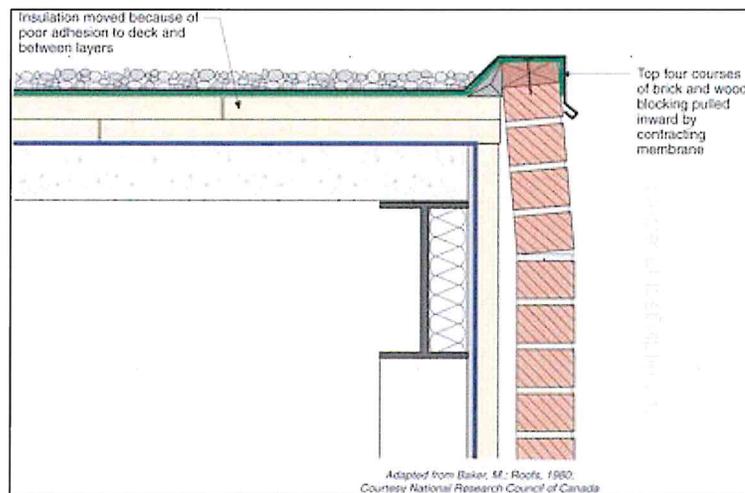


Figure 1. BSI-050 – Parapets – Where Roofs Meet Walls.

Bailey Masonry out of Boulder, Montana provided a quote to perform all the upgrades necessary to complete the historical restoration of the building's parapet to its original design and is presented on the following page. Preserving the unique brick architecture will ensure the building's historical significance for next one hundred plus years.

This "bricks and mortar" rehabilitation is scheduled for April 2020 and should take 3 to 4 weeks to complete the project – weather permitting.

Bailey Masonry
Box 1424
Boulder MT, 59632

Bailey Masonry proposes an estimate of \$ 17,600 for the restoration of parapet brick work, located at 615 – 617 ½ N. Excelsior Ave Butte, MT.

- Materials - brick/mortar/cmu block/ties \$7872, and
- Labor/scaffolding/forklift - \$9728.

Scope of work includes:

- Remove and clean parapet brick approximately 1½ feet down along entire perimeter of building (observed brick parapet pulled in from roofing),
- Reinstall historic brick with historic mortar mix (type k low compression) on outer face of building,
- Inside parapet towards roof, install cmu block for backing for outer brick support (outer brick tied to cmu block),
- All material, scaffolding, equipment, labor, cleanup, for repair of parapet brick work,
- Match color of existing mortar, and
- Install counter flashing on east facing wall (porch roof meets brick) to prevent water damage.

Exclusions: Roofing along inside parapet and City permits

Bailey Masonry proposes an estimate of \$6,800 for installation of metal parapet coping, at 615 – 617 ½ N. Excelsior Ave Butte, MT:

- Materials - metal coping/lumber/screws \$3480, and
- Labor - \$3320.

Scope of work includes:

- Install metal coping along entire parapet,
- Install coping with drip edge,
- Approved color of metal coping, and
- All materials/labor for install.

John Bailey
406-498-7514 baileymason90@yahoo.com

The total bid from Bailey Masonry for this “bricks and mortar” rehabilitation with the addition of matching copper colored metal coping is \$24,400. There are no sponsors or other funding sources for this project except for the building owner who has diligently worked to keep the apartment building in excellent condition and historically accurate since she purchased the building in 2000.

Ms. Bickford is requesting SARTA funding of \$17,500 for this “bricks and mortar” restoration of the 615 – 617 ½ North Excelsior Apartment Building.

Appendix A

Photos 615 – 617 ½ Excelsior Apartment Building



Figure A1. Water damage from old gutters on south columns and front porch face.



Figure A2. Northeast corner section of brick parapet.

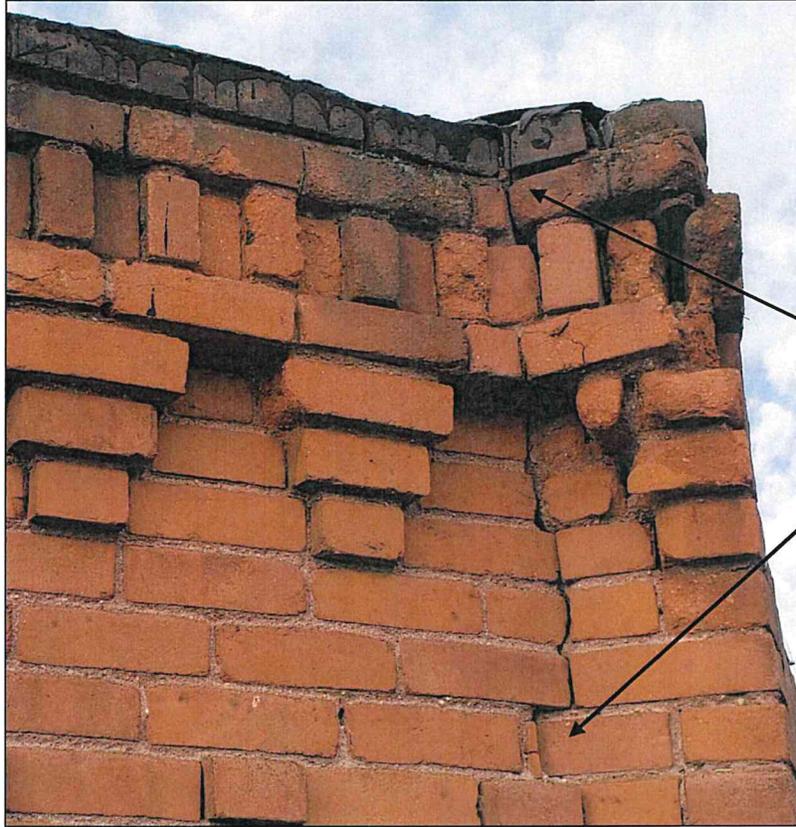


Figure A3. Close-up of NE corner of brick parapet section.

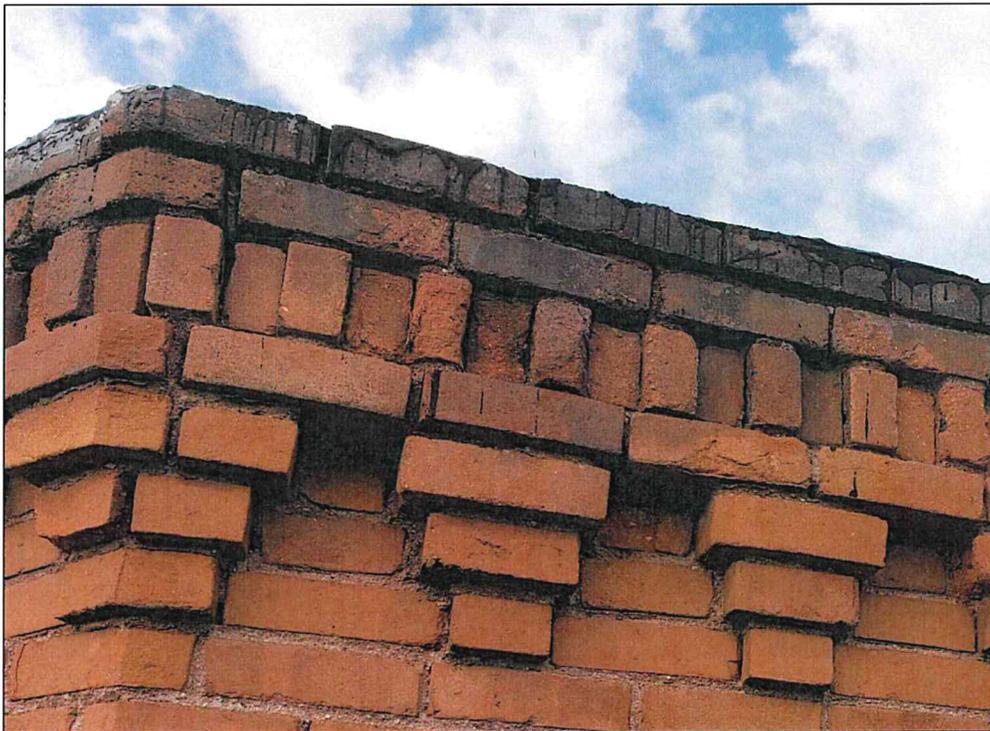


Figure A4. Close-up of NE brick parapet section.



Figure A5. Northeast Front section of brick parapet showing shingles on front porch roof.



Figure A6. Close-up of corner NE front section of brick parapet.

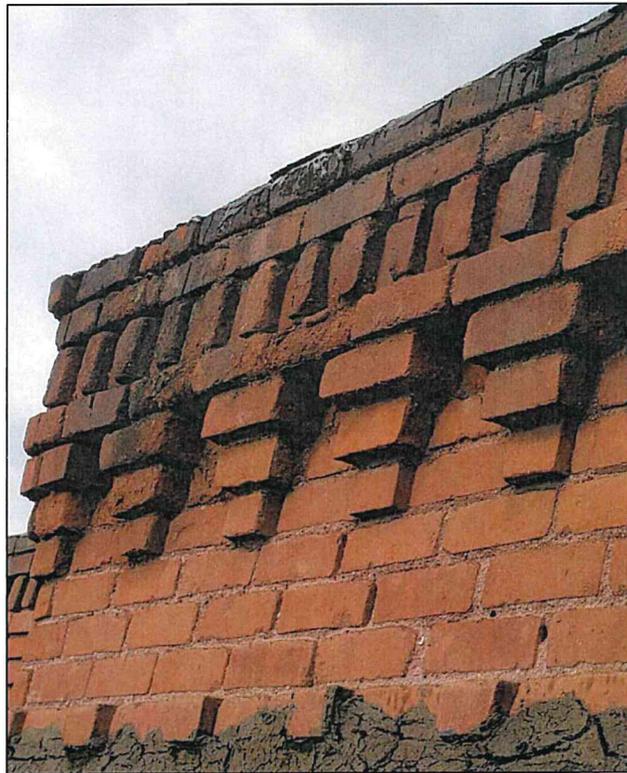


Figure A7. Close-up of NE front section of brick parapet.



Figure A8. Southeast section of brick parapet shown on left hand side of photo.

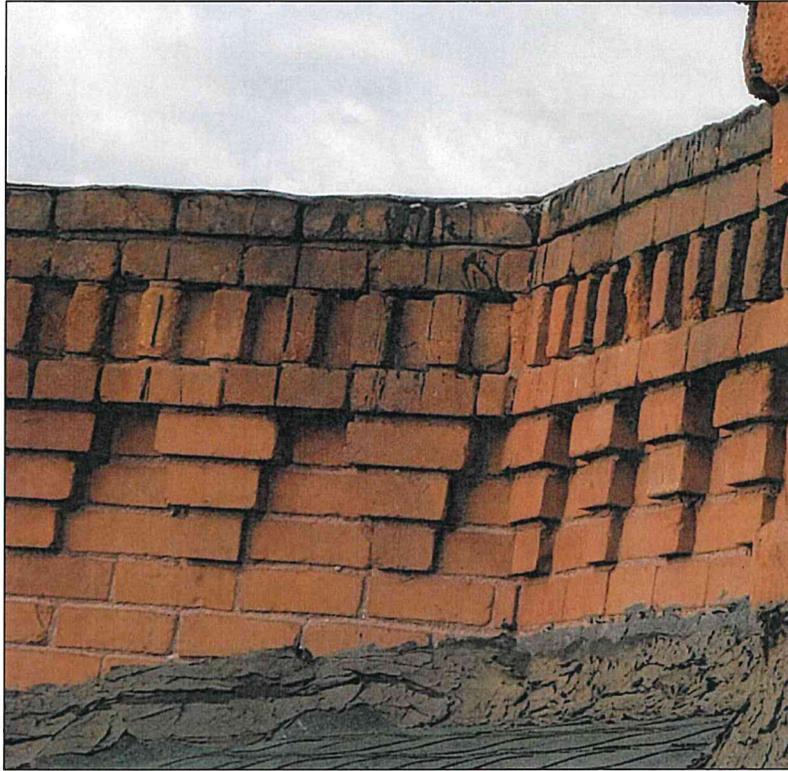


Figure A9. Close-up of SE section of brick parapet.

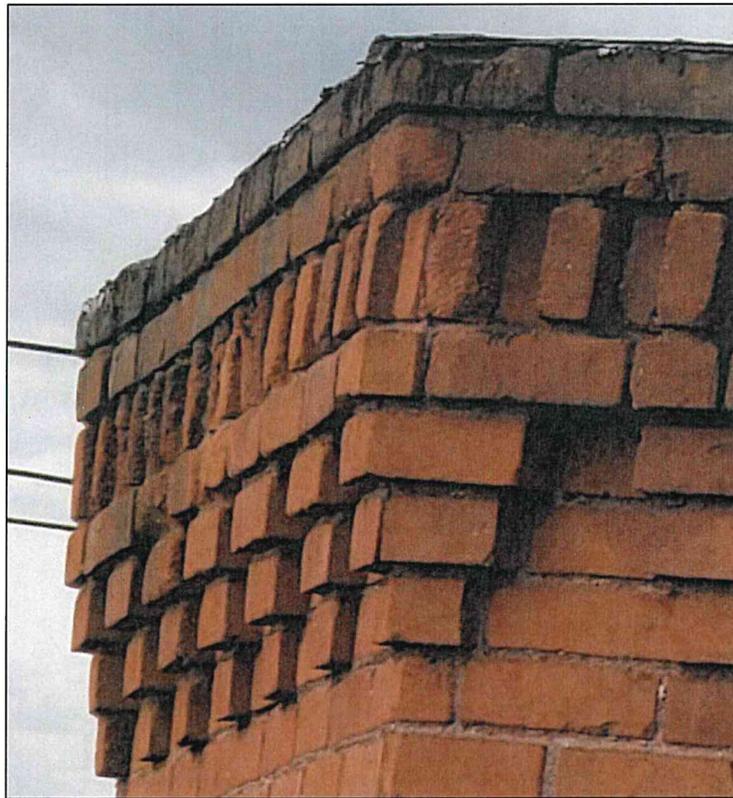


Figure A10. Close-up of south corner of SE section of brick parapet.

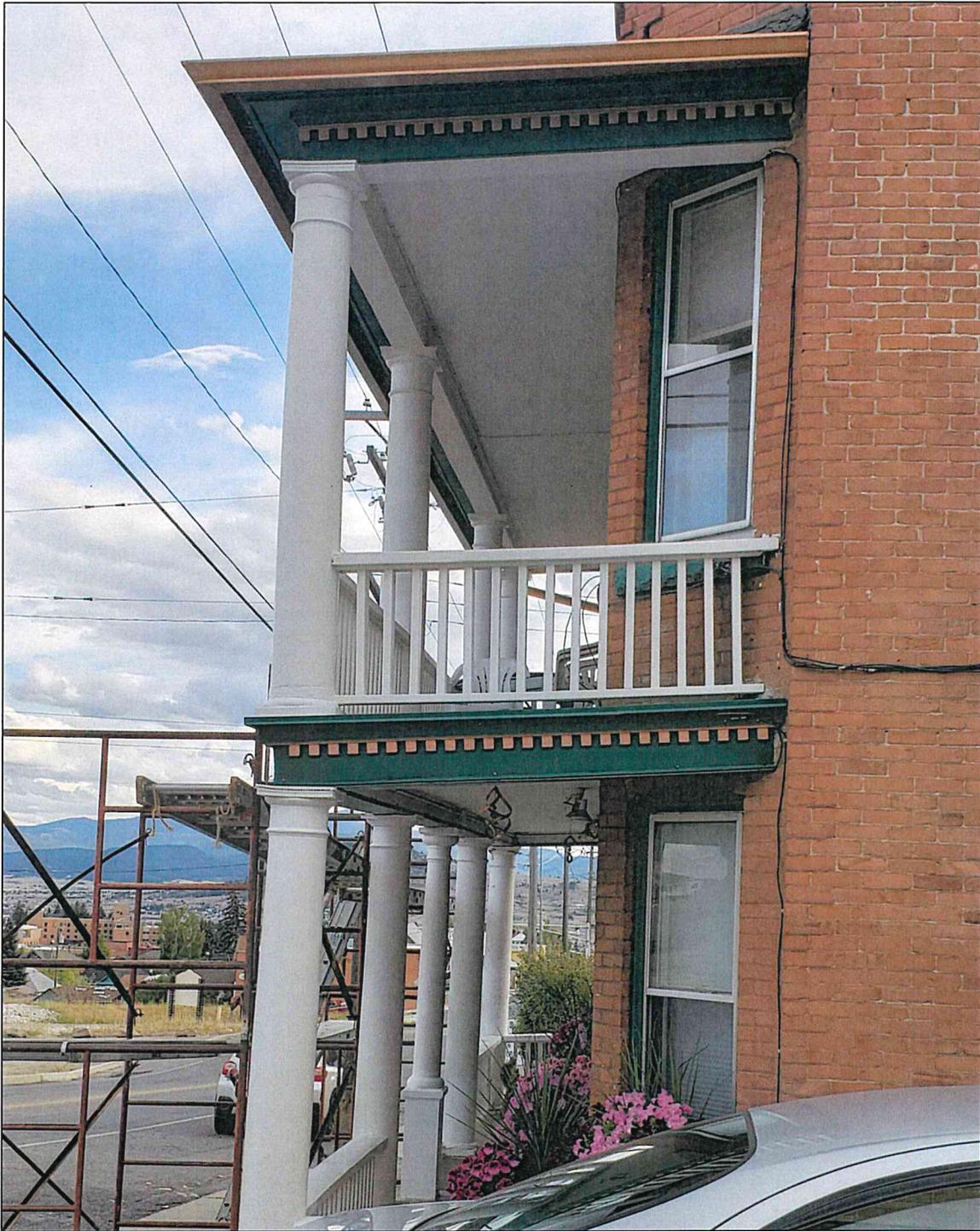
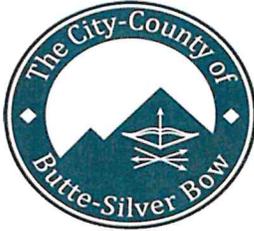


Figure A11. North side of Apartment Building during porch restoration in summer of 2019.



Figure A12. Dentil blocks for lower porch front face during painting process.



**BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Carpenters Union Hall, Inc.
Address: 156 West Granite Street
City: Butte **State:** MT
Phone: **E-Mail (optional):**

APPLICANT INFORMATION (If different from owner)

Name: Clark Grant, Trustee, Carpenters Union Hall Inc.
Address:
City: **State:** **Zip:**
Phone: **E-Mail (optional):**

PROPERTY INFORMATION

Address: 156 West Granite Street
Addition/Block/Lot: Butte Townsite/Block 23/Lot 10
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 "SUBMITTAL REQUIREMENTS CHECKLIST" section of this form).

This project proposes use of URA funds to assist with ongoing efforts to rehabilitate the historic Carpenters Union Hall inside and out. Constructed in 1906, this prominent three-story building is of brick masonry construction. Exterior work planned for this phase of the project includes rebuilding 12 windows and repairing deteriorate brick. This Design Review COA application for the proposed exterior work has been completed and submitted to the Historic Preservation Commission in compliance with Section 11 of the Butte-Silver Bow Historic Preservation Ordinance, Council Bill No. 14-11, as amended January 2015.

The windows for rebuild includes 8 units on the rear (south) façade and two units each on east and west (side) facades. The existing windows are mostly original wood-sash double hungs; others are replacements including double hungs and fixed units. Each window originally had a single pane transom. Most of the original transoms have been removed and the openings boarded.

COA Application, page 2

To be performed by woodworker and journeyman patternmaker, Jay Bressette, work will involve constructing, glazing, and installing 12 new 1/1 wood-sash double hung windows, all with a single pane transom. The new windows will be of the same size as the originals, and their wood sashes will replicate the original sashes in dimension, profile, moldings, and other details. Hardware will be salvaged from the original windows and reused in the new. Additionally, the original pulleys for raising and lowering the double-hung sashes will be repaired and reused.

Masonry work will involve repairs to sections of deteriorated brick wall below three of the rebuilt windows (2 on the east side and 1 on the west side). Displaced brick will be reset. The new mortar will replicate the original in composition, texture, and color. This work will be performed by Clark Grant and Daniel Hogan, who gained considerable expertise in historic masonry repairs while rebuilding the brick parapets at the 1880s Caplice & McCune Mercantile in Walkerville.

SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

- Historic Property Inventory form (*not available*).
- 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 recommends approval of this preservation project.

Signature of HPO



Date

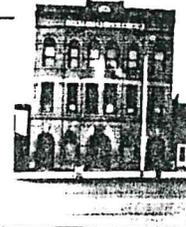
January 30, 2020

Signature of Applicant/Owner

Date

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #



Legal Description: Butte Townsite - Block 23/Lot 10

Address: 156 W. Granite 152a

Ownership: Name: Butte Carpenter's Union

private address: Box 3412, Butte 59702
 public

Roll # CBD 3 Frame # 8

Historic Name: Carpenter's Union Hall

Common Name: _____

Date of Construction: May, 1906 estimated documented

Architect: N. T. Nelson

Builder: Local Union of Carpenters & Joiners

Original Owner: Carpenter's Union Hall Corp.

Original Use: Carpenter's Hall-Cost: \$25,000

Present Use: Carpenter's Hall-(vacant)

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

Title Search: _____ Tax Records: _____

Bldg. Permit: # 4407 Census Records: 1884, 1888, 1890, 1891,

Sewer/Water: 4/1/06 Sanborn Maps: 1900, 1916

Directories: 1890, 1906, 1909 Newspapers: _____

Location map or building plan with arrow north.

BIBLIOGRAPHY:

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

This three story rectangular commercial building using double I-beams for support of the floors with a non-visible flat roof has a dressed granite foundation and is of masonry frame with brick stretcher bond siding. Windows are double hung with transoms. There are no visible chimneys.

The first floor of this Renaissance Revival building is highlighted by three dressed-stone arched entries with recessed double doors with half-circle transoms over each door. Dressed stone voussoirs form the arches with a medallion over the central entry. A string course separates the floors and the third floor windows (six) have arched transoms highlighted by brick arches. The parapet wall is segmented brick with the date of the building set in relief in a half-circle in the center of the parapet. A raised sign appears just below the dentils along the parapet.

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

The Butte Union of Carpenters and Joiners was organized on March 19, 1890 and headquartered originally in the Miner's Union Hall, 317 North Main.¹ When the Carpenter's Union Hall was constructed in 1906 the union boasted a membership of 700 men.² The union formed a corporation and issued bonds to finance the construction of this finely-appointed three story labor temple. The new brick hall housed a number of prominent Butte unions such as the Iron Workers, Steel Metal Workers, Clerks, Typographers, Boilermakers, Women's Protective Union, and the Miner's Union after the dynamiting of their hall in 1914. The president of the union in 1906 was William O'Brien, the prominent Butte contractor and designer and its first president was Charles Lane.¹

Footnote Sources:

- 1 Minutes of Butte Carpenters and Joiners, March 19, 1890.
- 2 Butte Miner, Dec. 16, 1906, Sect. II

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

The physical integrity of this building remains intact and is consistent with architecture of Butte's period of historical significance.

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 building is a primary element of the Central Business and Landmark District because of its historical association with labor unions in Butte, a city which early on gained the reputation as the "Gibraltar" of unionism in the Rocky Mountains and as a fine example of early twentieth century design and construction by local practitioners of these trades. It holds a prominent position on the Butte landscape, directly across from the monumental County Courthouse and just west of the Butte Water Co.

FORM PREPARED BY:

Name: B. Shovers

Address: _____

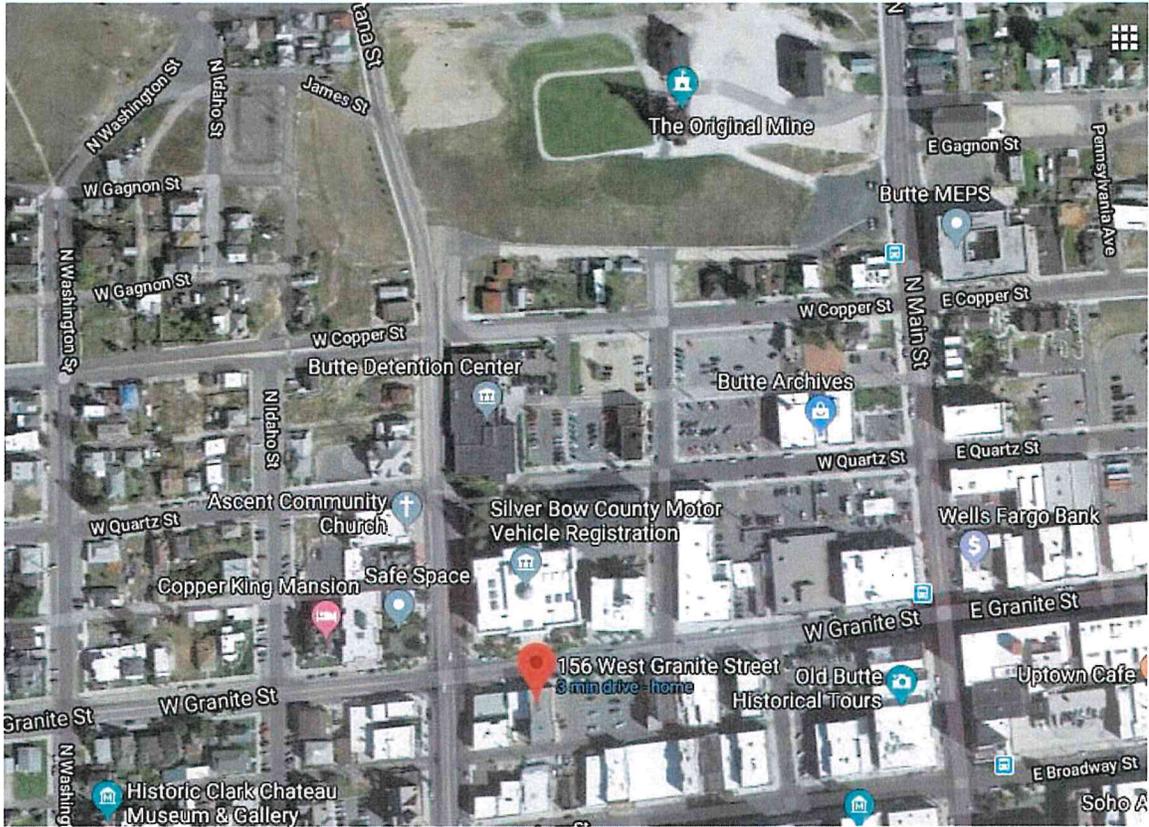
Date: 1985

GEOGRAPHICAL INFORMATION:

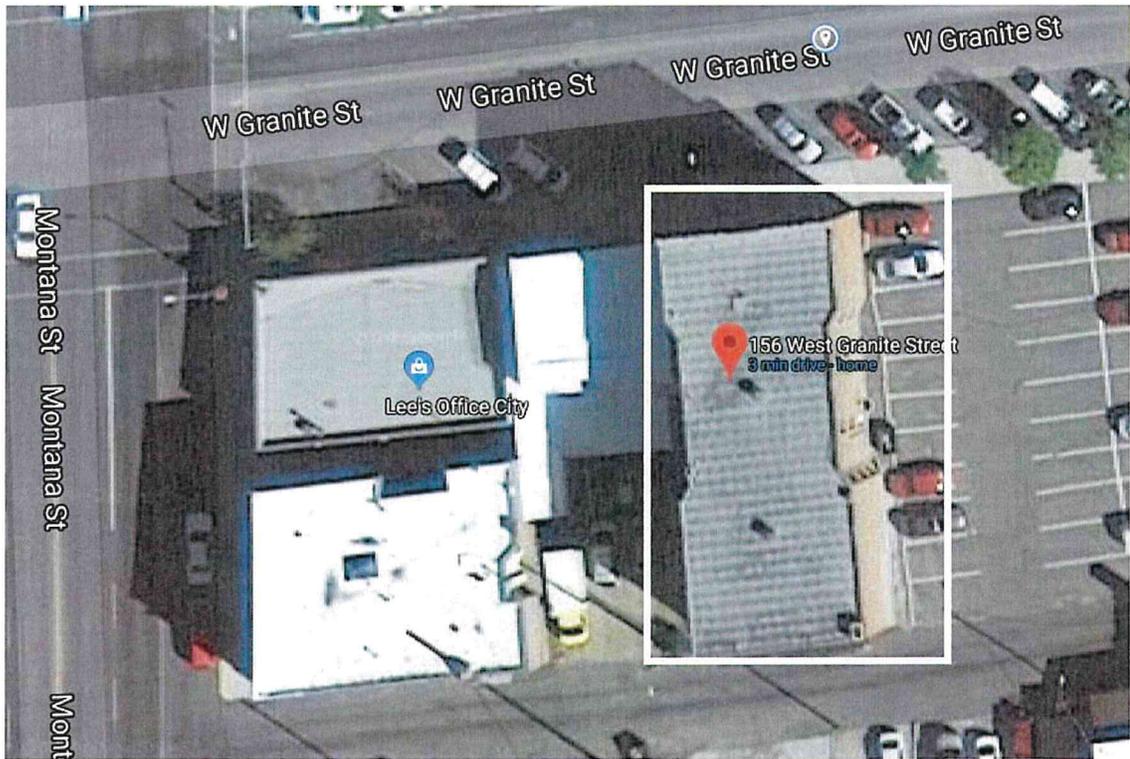
Acreage: _____

USGS Quad: _____

UTM's: _____



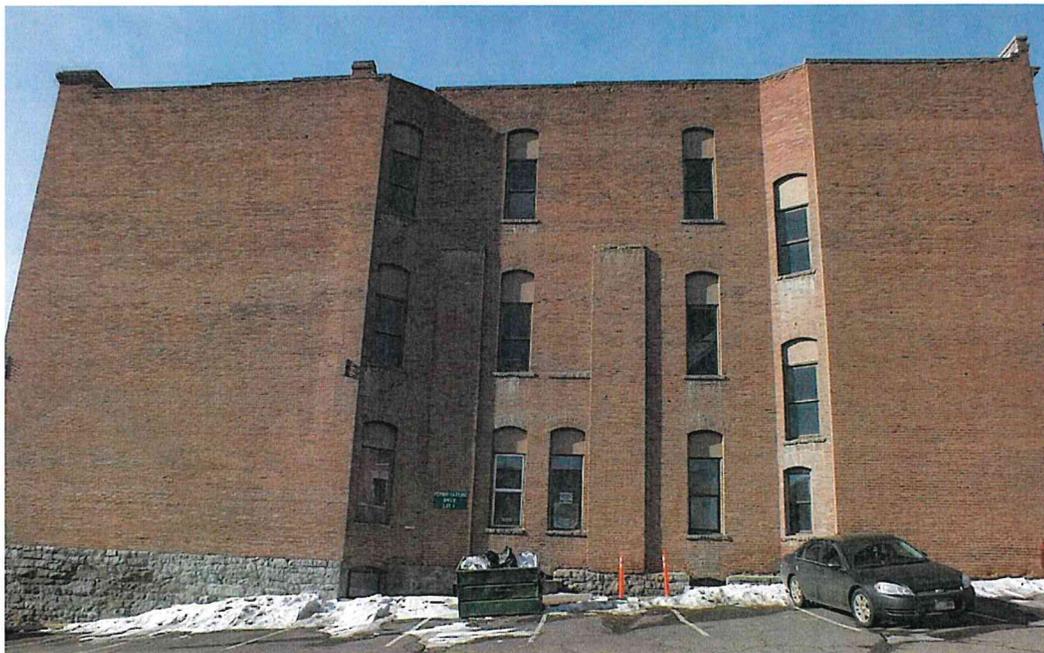
Locational Map



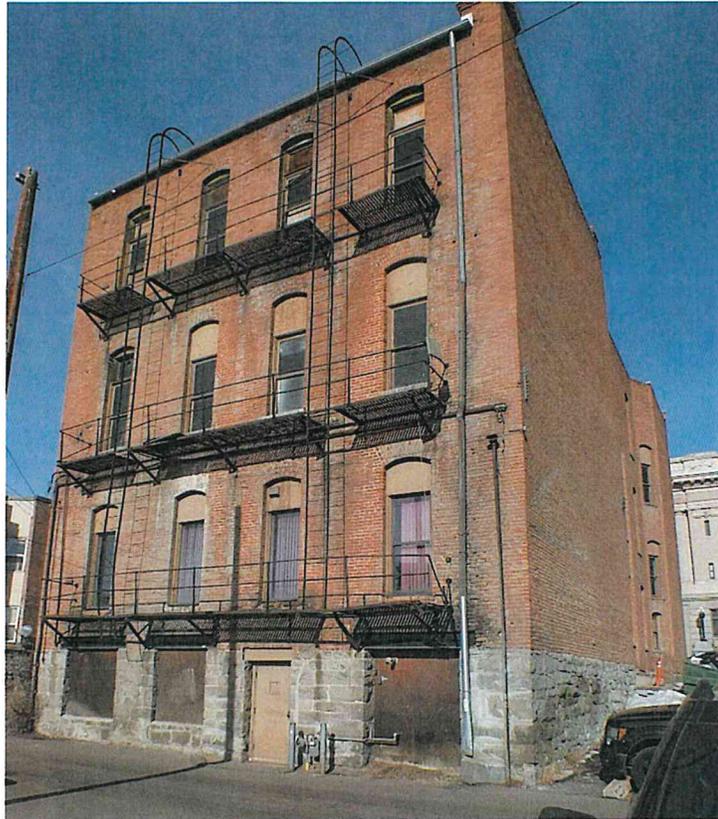
Site Map



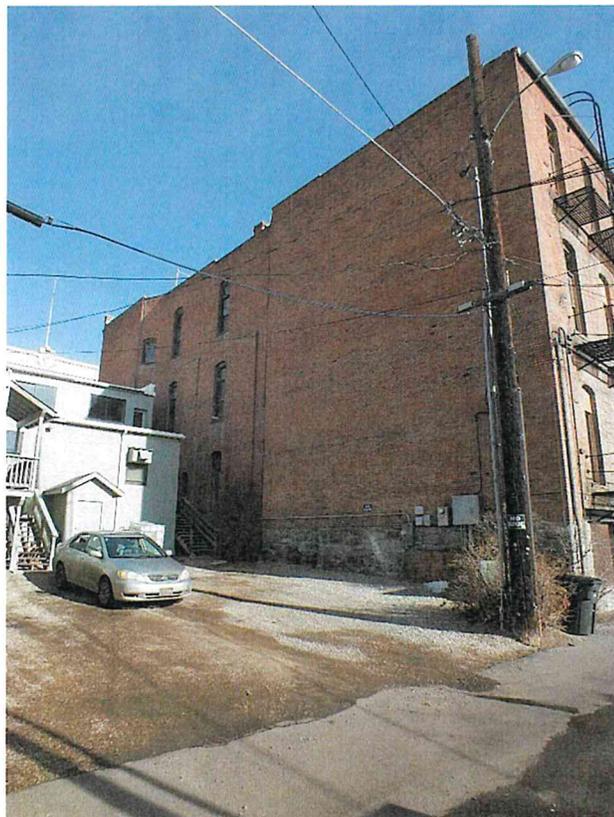
Front (east) façade. No window rebuilds proposed at this time.



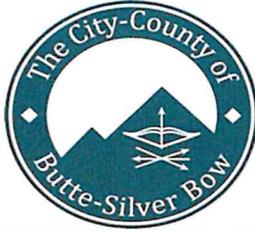
East façade. Two window rebuilds proposed at this time.



South (rear) façade. Eight window rebuilds proposed at this time.



West façade. Two window rebuilds proposed at this time.



**BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Celeste Johnson & Laura Repola
Address: 1200 West Porphyry St.
City: Butte State Mr
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 130 West Galena Street
Addition/Block/Lot: I Butte Townsite/Block 44/Alley between Lots 1 -12
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 "SUBMITTAL REQUIREMENTS CHECKLIST" section of this form).

The new owners at 130 West Galena Street are planning additional rehabilitation work to the property's two-story brick flat. They have applied to the URA for a grant to assist with their initial phase of work. This Design Review COA application has been completed and submitted to the Historic Preservation Commission for project's exterior components, in compliance with Section 11 of the Butte-Silver Bow Historic Preservation Ordinance, Council Bill No. 14-11, as amended January 2015.

Exterior work proposed at this time is limited to replacement of five, 1/1 wood-sash double hungs on the building's second story. Included among these are two narrow double hungs, one each in the canted walls of the front oriel. The original, decorative transoms at each of these units will remain in place. Replacement windows proposed for use are 1/1 single hungs of the Anderson 100 series (fiberglass sash).

SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

- Historic Property Inventory form *(not available)*.
- 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 recommends approval of this project.

Signature of HPO



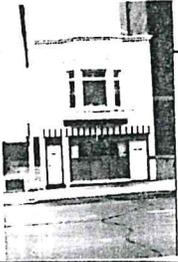
Date

January 30, 2020

Signature of Applicant/Owner

Date

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #	
Legal Description: <u>Butte Townsite: 44/por betw 1-12 [in alley]</u>	
Address: <u>128-130 W. Galena</u>	
Ownership: Name: <u>John A. & Mary R. Bender</u>	
<input checked="" type="checkbox"/> private address: <u>110 Rampart Dr.</u>	Roll # <u>CBD8</u> Frame # <u>28</u>

Location map or building plan with arrow north.

Historic Name: _____

Common Name: _____

Date of Construction: betw 1900 & 1916 estimated documented
probably by 1904

Architect: _____

Builder: _____

Original Owner: Charles M. Joyce

Original Use: residences

Present Use: Grand Teton Foot Clinic

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

Abstract of Title: _____

Plat Records: X

Tax Records: X

Building Permits: _____

Sewer/Water Permits: [1903-1914, 1916, 1918, 1923, 1925, 1928]

City Directories: [1923, 1925, 1928]

Sanborn Maps: 1900, 1916, 1916-1954

Newspapers: _____

Other: Daybook 1917

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 residential building, 2 flats, has 2 stories and a rectangular shape (with a notch in the east side). The roof is not visible, behind a flat north parapet and stepped side parapets. The building is of masonry construction with brick walls: common bond, except for veneer on front. The foundation is not visible. The north facade is well-preserved on the 2d story, in the center of which is an oriel with a fixed window with transom flanked by double-hung 1/1 under transoms. A stone stringcourse is at sill level. Bricks recessed and projecting result in geometric patterns on the wall. Above the window level is a cable-like moulding and a corbelled parapet. The north facade first story is much altered. Fixed windows and gravel-textured panels are set in a wooden framework between 2 doors, all under a band of wood with large teeth. Windows on the east and south sides are double-hung 1/1 under segmented arches.

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

Charles M. Joyce, a barber (shop at 41 N. Main by 1904), moved to 128 W. Galena in 1903 or 1904 and lived here through 1928. In 1918 his business included Turkish baths, and in the late 1920s he had a beauty parlor.

Footnote Sources:

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

Alterations, such as the modified first floor facade, have compromised the integrity of this 2-story flat. However, because of its preserved 2d floor facade and overall shape of building, it still conveys historical associations of its type and its neighborhood.

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 building is a contributing element to the Central Business and Landmark districts because it is representative of the multi-family residences which became part of the varied housing just south of the main retail business area early in the 20th century.

The 2-story flats are simplified versions of the bay-fronted flat and were constructed during all of Butte's building booms to meet the demands of multiple family housing. Brick veneer walls with polychrome details, decorative friezes, regular fenestration and interior stairways are some of the more common features of the two-story flat.

FORM PREPARED BY:

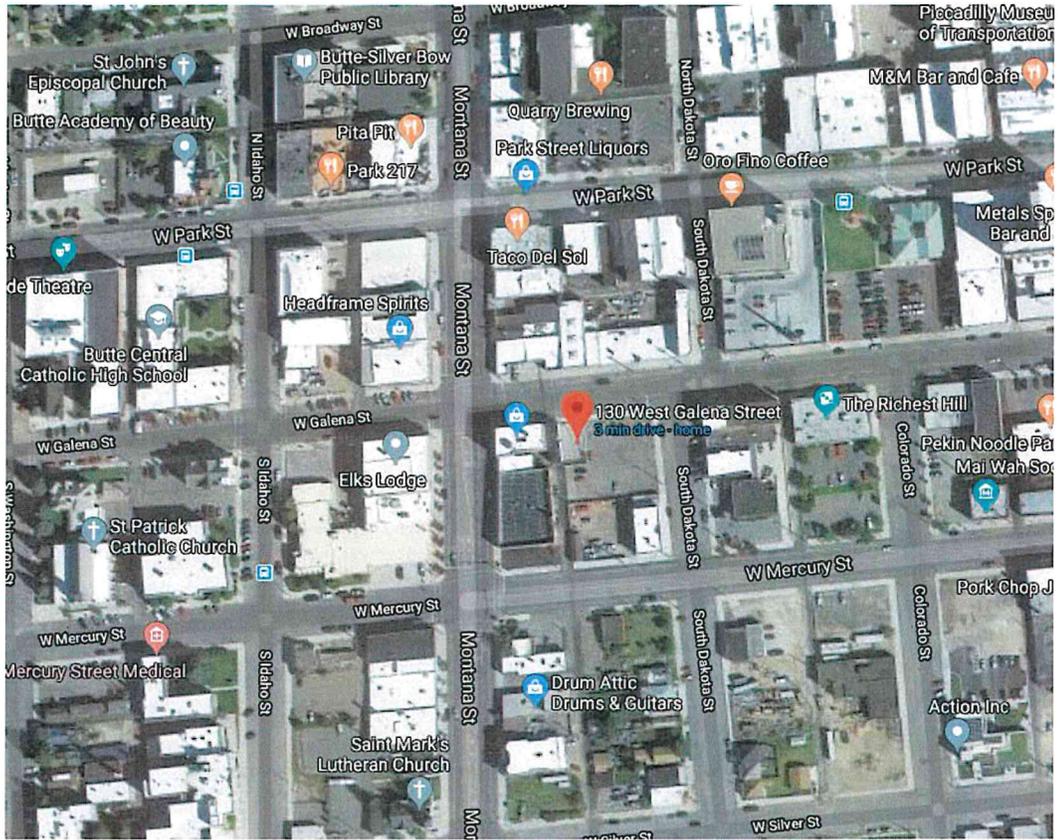
Name: Dale Martin

Address: Butte Historical Society

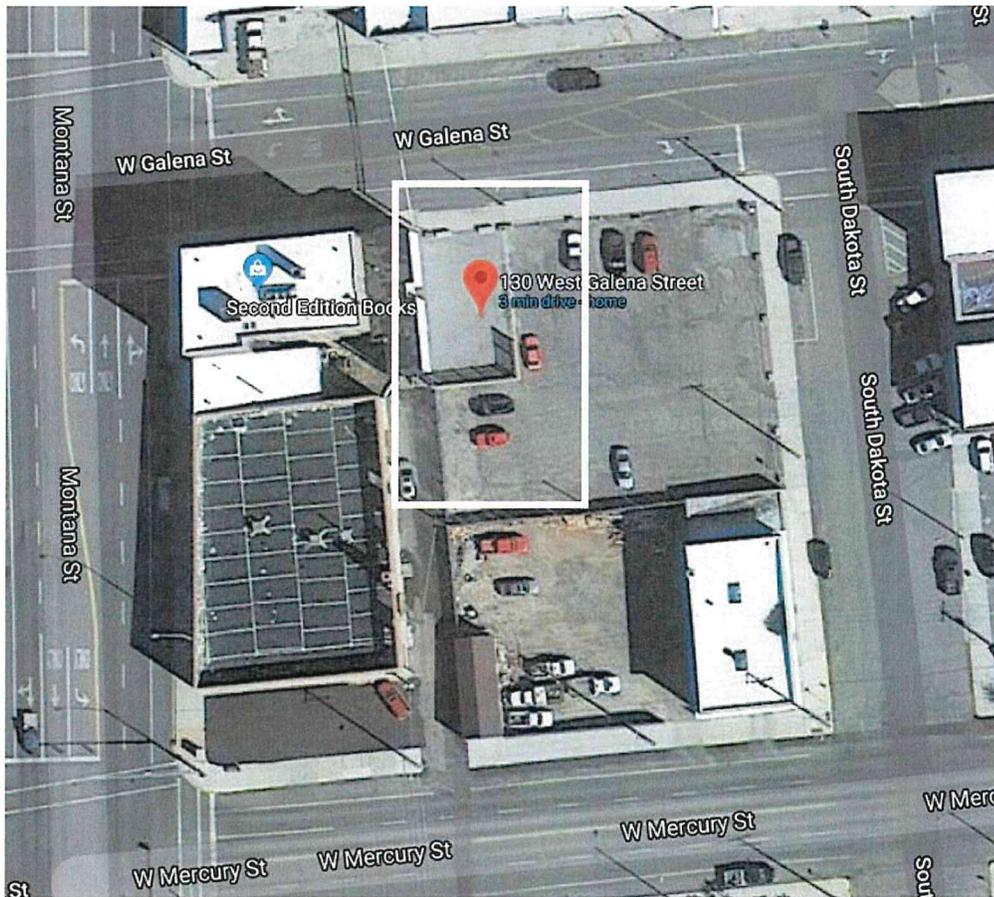
GEOGRAPHICAL INFORMATION:

Acreage: _____

USGS Quad: _____



Locational Map



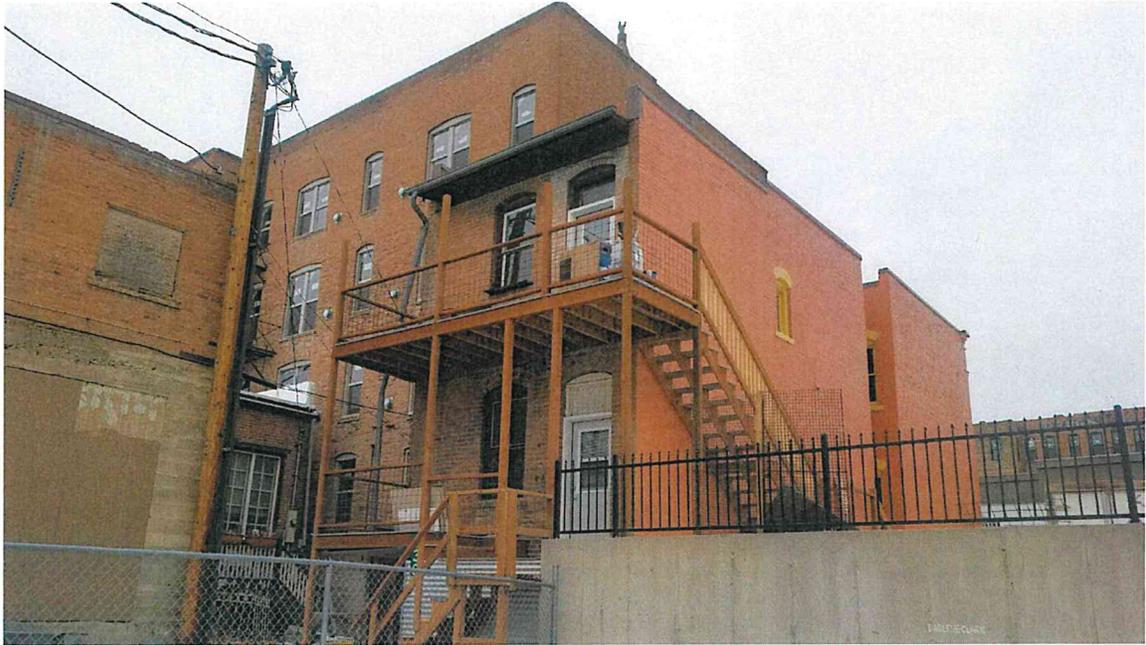
Site Map.



Front (north) façade.



East façade.



South and east facades.



New Murals in Butte-Silver Bow

Preservation Review Guidelines for Local Incentive Projects

These guidelines are intended for use in evaluating projects proposing to paint or mount murals on buildings or structures in Butte-Silver Bow. They are intended to ensure that such projects do not adversely impact the historic integrity of the Butte-Anaconda National Historic Landmark District, other potential historic districts, or historic buildings outside of a district. At the same time, the Butte-Silver Bow Historic Preservation Commission (HPC) recognizes that compatible and creative art may enhance the quality of life of its citizens. Criteria presented herein address the appropriate location, massing, scale, and materials for murals. The HPC is not responsible, however, for evaluating the overall style, character, subject and other artistic qualities of murals.

These guidelines are not applicable to signage. Content distinguishes signage from murals. Signs are intended specifically to advertise a business, product, or service through graphics or text. Murals, on the other hand, are exclusively artistic in nature and may not include trademarks, service marks, or other markings, colors, or patterns that identify or associate with a business, profession, trade, occupation, or entity.

Location

- New murals shall not be placed on primary facades. When a building is situated on a street corner, both facades facing toward a street are considered primary façades.
- New murals shall not be placed on unpainted masonry walls.
- New murals shall not be placed on walls with one or more ghost signs.

Massing & Scale

- New murals shall not cover a wall in its entirety or otherwise visually overwhelm a building or historic district. New murals shall be scaled to reinforce the proportion of the building on which they are applied.
- New murals shall not extend beyond the eaves, parapet, roof line, or sides of a building.
- New murals shall not obscure or cover decorative elements and other key architectural features such as windows, doorways, cornice, and panels, for example.

Materials

- Superior quality exterior paints shall be used.
- Reflective neon or florescent paint shall not be used.

The City-County of Butte-Silver Bow

Certified Local Government Grant Application

April 1, 2020 to March 31, 2021

Submitted to

**Montana State Historic Preservation Office
PO Box 201202
Helena, MT 59620-1202
(406) 444-7715**

2020-2021 GRANT APPLICATION

CERTIFIED LOCAL GOVERNMENT PROGRAM

Certified Local Government: City-County Government of Butte -Silver Bow

Address: Courthouse, 155 West Granite Street, Butte, Montana

Contact Person: Steve Hinick, Chair Historic Preservation Commission and Mary McCormick, Historic Preservation Officer

Tax ID: 81-0368698

Period of Grant Request: April 1, 2020 to March 31, 2021

Scope of Work: The National Park Service asks we grant funds to CLGs for kinds and levels of work that reflect increasing sophistication, skills, and roles by the Preservation Officers, in other words, tasks that reflect improvement in community thinking. For this section, please itemize regular work duties (not including special projects) – products or projects starting or completing, meetings to be attended, etc., and more specifically, ways in how the federal grant funds will help the local program to grow and develop. Please tie your tasks to your community's Preservation Plan. If not, please explain.

(X Check if Scope of Work is continued on additional pages.)

Butte-Silver Bow's historic preservation program is authorized by a municipal ordinance, adopted in 2007 and revised in 2015. Key components include a Demolition Review Certificate of Appropriateness (COA) program, Design Review COA program, and a Local Register program.

Butte-Silver Bow (BSB) developed a comprehensive historic preservation plan in 2014. This plan recognizes BSB's collection of historic buildings and structures as a premier resource and identifies strategies for using historic preservation as the engine for reinvestment and economic development. A few key strategies include creation of a "one-stop source" where residents, developers, and property owners can find organizations and programs that provide financial assistance and/or technical expertise for historic preservation; enforcement of City-County codes; and prioritization of areas for historic preservation efforts and funding. The plan's primary administrative goal is to improve local government compliance with all federal, state, and local laws, regulations, ordinances, and guidelines for historic preservation. This goal is to be supported by written policy.

Regular Work Duties

- 1) The Historic Preservation Officer (HPO) coordinates a variety of routine activities for ensuring compliance with the local historic preservation ordinance. These activities include, for example, establishing and posting the agenda of the regular monthly meeting and any special meetings of Historic Preservation Commission (HPC); disseminating educational and funding information on historic preservation to BSB staff and the public through public presentations, office visits, phone conversations, emails; and sharing technical bulletins and brochures.
- 2) The HPO assists the HPC in implementing the Demolition Review COA Program, a countywide program authorized by the local historic preservation ordinance. The HPO reviews applications to BSB's Building Official for demolition permits and determines if buildings or structures proposed for impact are historic properties. Previously unrecorded buildings and structures 50 years or older are researched and recorded by the HPO at the

intensive level to determine if they are historic properties (properties eligible for listing in the National Register of Historic Places). The HPO documents determinations of eligibility on Montana Historic Property Record forms and presents the findings to the HPC for concurrence.

The HPO prepares Demolition Review COA applications for undertakings impacting historic properties and works with property owners or their representatives to consider alternatives to demolition, including but not limited to: 1) adaptive reuse or rehabilitation; 2) transfer of ownership or operation; 3) and relocation of the building or structure. COA applications are presented to the HPC for review. The HPC can recommend: 1) issuance of a demolition permit; 2) issuance of a permit with conditions to mitigate for the loss of the historic property; or 3) denial of a demolition permit. The HPC may delay a decision on a demolition permit review for a maximum of 45 days. Demolition conditions commonly include allowance for salvage and design review by the HPC for replacement buildings or structures proposed for construction in historic districts. Applicants may appeal any actions taken by the HPO and HPC to the Council of Commissioners. The Council's decision is final.

- 3) The HPO assists the HPC in implementing the Design Review COA Program, a countywide program authorized by the local historic preservation ordinance. Design review is required when local public incentives are intended for use on a project that proposes changes to the exterior of a historic property beyond ordinary maintenance and repair. In addition to historic buildings and structures, design review applies to ghost signs and infill development in historic districts. Design review of new construction may also be a condition of a permit to demolish a historic property in a district. The HPO works with proponents to ensure that exterior modifications to historic properties or new construction in historic districts conform to the Secretary of Interior's Standards for the Treatment of Historic Properties. Design Review COA applications are prepared and submitted to the HPC for review and approval, and/or recommendations for more appropriate historic preservation strategies. Applicants may appeal any actions taken by the HPO and HPC to the Council of Commissioners. The Council's decision is final.
- 4) The HPO actively pursues granting opportunities for funds to assist with local historic preservation projects. Grant applications are prepared and submitted in partnership with the BSB Grant Writer and/or other BSB staff, as appropriate.
- 5) The HPO regularly attends the board meetings of BSB's Urban Revitalization Agency (URA) and East Butte Renovation and Rehabilitation Agency (RRA). The URA and RRA provide local grants and loans for development projects in the select areas of the National Historic Landmark District. Projects proposing exterior modifications to historic buildings and/or new infill construction are subject to the local historic preservation's Design Review COA Program (see Item 3).
- 6) The HPO meets periodically with BSB's Chief Executive to discuss historic preservation issues. This includes local, state, and/or federal projects with potential to impact historic properties. The HPO works directly with local officials and staff to ensure compliance with historic preservation laws and regulations.
- 7) The HPO serves as the historic preservation representative on BSB's Land Sales Committee. The committee meets monthly to review and discuss requests by members of the public for the purchase of property owned by BSB, the disposition of tax-delinquent property, and other land issues. The HPO is responsible for commenting on the potential for impact to historic properties. The County Attorney, Auditor, Land Records, Planning, Community Development, Building Codes, Risk Management, and Public Works are among the other City-County offices and departments on this committee. The recommendations regarding land sales are forwarded to the Butte-Silver Bow Council of Commissioners.
- 8) The HPO serves on BSB's Developer's Packet Review Committee. BSB offers developer's packages to the general public for properties acquired through delinquent taxes. Many of these properties include historic buildings. The HPO is responsible for ensuring that proposed rehabilitation plans for those buildings are historically compatible.
- 9) The HPO serves as the historic preservation representative at monthly interdepartmental meetings hosted by BSB's Community Enrichment Department. In addition to the HPO and Community Enrichment staff, the meeting is attended by representatives from Health, Planning, Building Codes, and Fire Departments. The purpose of these meetings is to identify and discuss health and safety hazards, including buildings and structures, and find potential solutions that address interdepartmental concerns.

- 10) The HPO is responsible for administering BSB's responsibilities under the terms of a Programmatic Agreement (PA) which addresses potential impacts to historic properties in the City-County by projects receiving assistance from the Neighborhood Stabilization Program (NSP) and/or other programs of the U.S. Department of Housing and Urban Development (HUD). Effected in July 2016, this "HUD PA" is between the City-County, the Montana State Preservation Office (SHPO), and the National Park Service (NPS), with the BSB HPC represented as a concurring party. The agreement recognizes that BSB has assumed HUD's responsibility for compliance with Section 106 of the National Historic Preservation Act.
- 11) The HPO is a member of a broad-based committee of local entities convened by Butte-Silver Bow's Chief Executive for exploring, implementing, and promoting heritage tourism in Butte. The HPO, Reclamation staff, and members of the World Museum of Mining are specifically charged with the rehabilitation and development of Butte's historic mineyards into an interpretative park.
- 12) The HPO maintains a working relationship with Butte Citizens for Preservation and Revitalization (CPR), a nonprofit organization dedicated to the preservation and revitalization of historic Butte. This has strengthened communication between the City-County and local preservation advocates on historic preservation issues of concern. The HPO assists CPR in salvaging reusable materials from building demolitions, particularly when salvage was a condition imposed by the HPC for the demolition of an historic property. CPR offers salvaged items for sale and uses all proceeds to fund its grant program for exterior rehabilitations of historic buildings. Additionally, the HPO has regularly assisted on a volunteer basis with CPR's annual historic home tour.

BUDGET

4-1-2020 to 3-31-2021 Budget	Cash Amount	Cash Source	In-kind Amount	In-kind Source	Total
A. Salaries, Wages, Benefits	\$64,320 base salary +\$23,155 fringe (36% of base) = \$87,475	\$81,975 -CI-CO \$ 5,500 - F			\$87,475
B. Office Rental	See Item N	CI-CO			
C. Equipment	See Item N	CI-CO			
D. Supplies & Materials	See Item N	CI-CO			
E. Postage	See Item N	CI-CO			
F. Telephone & Internet	See Item N	CI-CO			
G. Photocopies	See Item N	CI-CO			
H. Preservation Commission 2 hours/meeting X * rate X number of members X 12 meetings			\$6,386.40	Members' time	\$6,386.40
I. Volunteers		CI-CO			
J. Travel Mileage 150 miles X \$0.58 X 1 trip to Helena	\$87	CI-CO			\$87
K. Travel Meals 2 persons X \$6 per/lunch X 1 trip to Helena	\$12	CI-CO			\$12
L. Lodging		CI-CO			
M. Project (s) Expenses		CI-CO			
N. Other Expenses – Indirect costs & Overhead	\$12,864	CI-CO			\$12,864
M. Total Expenses	\$100,438	CI-CO, F	\$6,386.40		\$106,824.40

SOURCE KEY:

F-Federal

CI-City

CO-County

NP- Private/Non-Profit

* Federally approved minimum rate for volunteers is \$22.42 per hour. The BSB HPC has two professional members, one with a rate of \$89/hour and the other \$65/hr.

SOURCES OF REVENUE/FUNDING	AMOUNT
Itemized Cash Match Source	
City-County Government of Butte-Silver Bow	\$ 94,938.00
Itemized In-Kind Match Source	
Historic Preservation Commission	\$ 6,386.40
Federal HPF Grant Request from SHPO	\$ 5,500.00
TOTAL REVENUE	\$106,824.40

Certified Local Government
Historic Preservation Commission Chairperson or President

Signature _____ Date _____

Name (typed) Steve Hinick

Address 100 East Broadway Street, Butte, MT 59701

Telephone 406-782-4616

Certified Local Government
Historic Preservation Officer

Signature _____ Date _____

Name (typed) Mary McCormick

Address Courthouse, 155 West Granite Street, Butte, MT 59701

Telephone 406-497-6258

**Certified Local Government
Chief Elected Official**

DAVE PALMER
CHIEF EXECUTIVE

ATTEST:

SALLY J. HOLLIS
CLERK AND RECORDER

APPROVED AS TO FORM:

EILEEN JOYCE
COUNTY ATTORNEY

STATE OF MONTANA

: ss.

County of Silver Bow)

On this _____ day of _____, 20____, before me, _____, a Notary Public for the State of Montana, personally appeared DAVE PALMER and SALLY J. HOLLIS, known to me to be the Chief Executive and Clerk and Recorder, respectively, of the City and County of Butte-Silver Bow, a municipal corporation and political subdivision of the State of Montana, and acknowledged to me that they executed the written instrument on behalf of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

PRINTED NAME _____
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT BUTTE, MONTANA
MY COMMISSION EXPIRES _____

BUTTE-SILVER BOW HISTORIC PRESERVATION COMMISSION
January 2020

Steve Hinick (Chair)
100 E. Broadway Street
Butte, Montana 59701
406-782-4616
stevehinick@yahoo.com
Architect
Term: July 2017- July 2020

Butch Gerbrant
412 W. Broadway
Butte, Montana 59701
406-565-0664
ggeller37@msn.com
Civil Engineer
Term: July 2018-July 2021

Russell O'Leary
524 West Silver Street
Butte Montana 59701
(406) 491-6504
russell.oleary@gmail.com
Real Estate Agent
Term: July 2018-July 2021

Roberta Stauffer
1253 W. Aluminum St.
Butte, MT 59701
406-782-5333
robertastauffer@hotmail.com
Technical Writer
Term: February 2020-February 2023

Mitzi Rossillon (Vice Chair)
305 W. Mercury Street, Suite 104
Butte, MT 59701
406-299-3073
mitzi.rossillon@gmail.com
Archaeologist
Term: August 2017-August 2020

John Weitzel
815 Seventh Street
Butte, MT 59701
406-723-8868
weitzel57@hotmail.com
Craftsman and Sign builder
Term: August 2018-August 2021

Jennifer Petersen
GCM Service Inc.
1003 S. Montana St.
Butte, Montana 59710
406-723-4387
jenniferpetersen.gcm@gmail.com
Curation Specialist
Term: May 2017-Mary 2020