



Historic
Preservation
Commission

The City-County of
Butte-Silver Bow

12 p.m. Thursday
April 16, 2020
Conference Call

Members

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

MEETING WILL BE CONDUCTED BY CONFERENCE CALL

Historic Preservation Commission Members and Members of the Public
Can Participate by Calling:

1-877-820-7831

and

Entering Participant Passcode: 599883

You may encounter a busy signal --- if so, please keep trying until you get through

CALL TO ORDER

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:

March 3, 2020

PUBLIC COMMENT – ITEMS ON THE AGENDA

NEW/OLD BUSINESS

A. Presentation by Clark Grant on Montana Historic Preservation Grant
Application for Carpenters Union Hall - Environmental Review

B. Presentation by Danielle Zimmerman on Montana Historic Preservation
Grant Application for the north O'Rourke Building - Environmental Review

C. Design Review COA: 7 South Montana Street

D. Design Review COA: 209 Curtis Street

E. Design Review COA: 430 Colorado Street

F. Demolition/Design Review COA: 679 South Alabama Street

G. Determination of Eligibility: 1338 Missouri Avenue

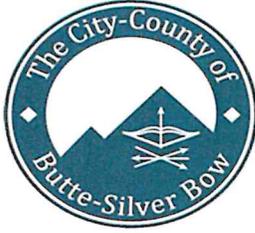
STAFF/MEMBER REPORTS

Grants

ANNOUNCEMENTS

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: E&I Properties LLC, c/o Jerry Campbell
Address: 200-208 West Park Street
City: Butte State MT
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)

Name: Butte Citizens for Preservation and Revitalization
Address:
City: **State:** **Zip:**
Phone: E-Mail (optional):

PROPERTY INFORMATION

Address: 7 South Montana Street
Addition/Block/Lot:
Other Legal Description:

HISTORIC STATUS

National Register Listed Individually
 Contributing to

Caplice Block is a noncontributing element in 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).

Butte Citizens for Preservation and Revitalization (CPR) has secured a SARTA grant for a project proposing rehabilitation of three to four prismatic glass windows in Butte's Uptown commercial core. This nonprofit is currently seeking another grant, this one from the Urban Revitalization Agency (URA), for additional funds for its first project, rehabilitation of a prismatic glass transom window in the Caplice Block at the southwest corner of Park and Main Streets. Measuring 18' long x 3' tall, this window is located at a storefront on the Montana Street side of the building, more particularly at 7 South Montana. It is in deteriorated condition with buckling sections of came. Additionally, the glass tiles have been painted.

Rehabilitation of the 7 South Montana window will follow processes used to great success in the restoration of the prismatic tile and stain glass transom window in the Sewell's Hardware building at 221 East Park. The Sewell's project employed a stain glass restoration expert to train and supervise volunteers in the cleaning

COA Application, page 2

and repair of the window. Key volunteers from that project will use their training and skill in work on the 7 South Montana window.

Task will include:

- Removal of the 7 South Montana window from the transom by a glass contractor.
- Relocation of the window to a workshop.
- Cleaning the glass prism tiles, including removal of the paint.
- Replacement of missing or damaged prism tiles with prism tiles of the same size, design, and color.
- Replacement of missing or damaged came and reinforcement bars with new came and reinforcement bars made of zinc.
- Soldering came joints.
- Reinstallation of the 7 South Montana window by a glass contractor.

SUBMITTAL 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 recommends approval of this project.

Signature of HPO

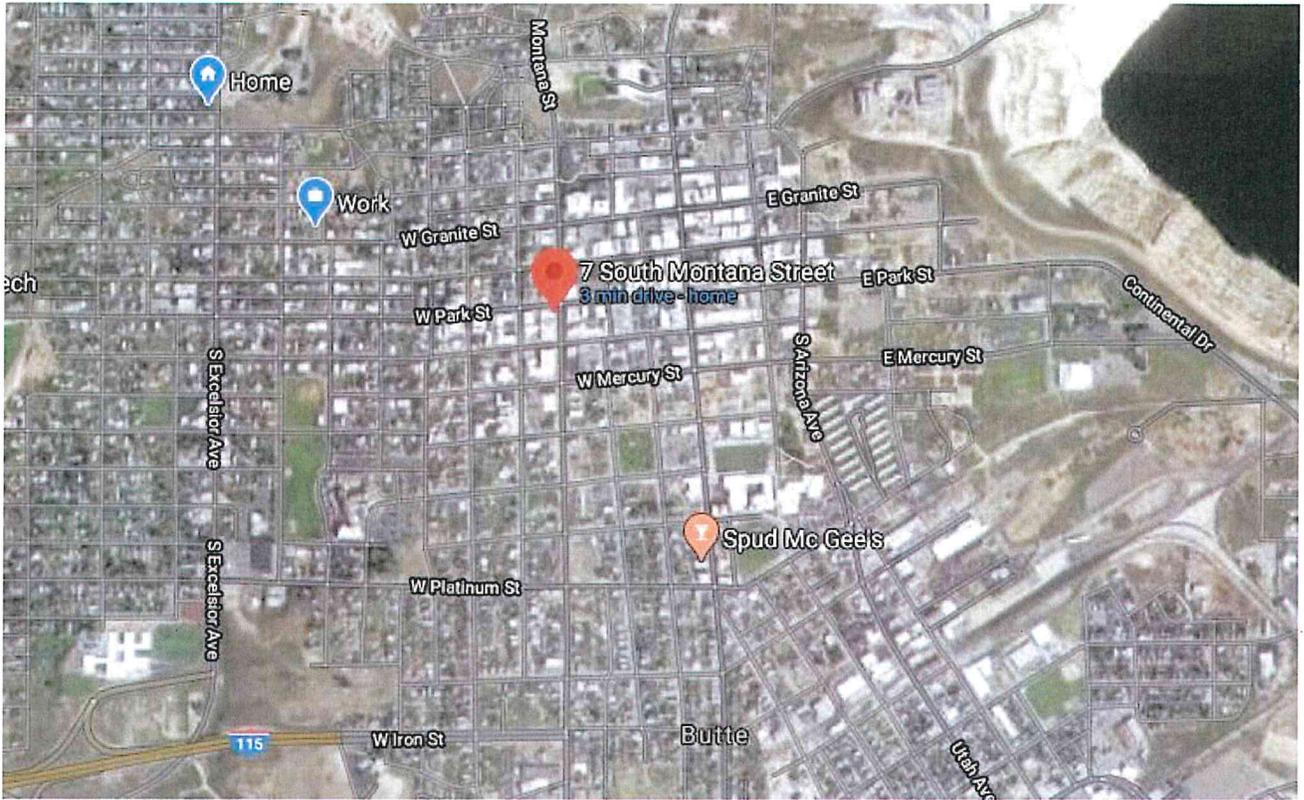


Date

4-16-2020

Signature of Applicant/Owner

Date



Locational Map



Site Map



South Montana Street (east) façade of the Caplice Block. View to west.

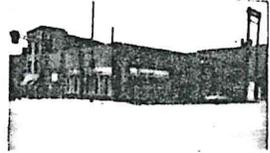


7 South Montana Street. View to west.



Detail of prismatic glass transom window at 7 South Montana proposed for rehabilitation.

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: <u>Butte Townsite: 36/1-2-por-3</u>	Site #	
Address: <u>200-208 W. Park</u>		
Ownership: Name: <u>John A. Bender</u>		
<input checked="" type="checkbox"/> private address: <u>110 Rampart Dr.</u>		Roll # <u>85</u> Frame # <u>28</u>

Historic Name: <u>Caplice Block</u>
Common Name: <u>Caravan Travel</u>
Date of Construction: <u>1884-1888</u> <input type="checkbox"/> estimated <input checked="" type="checkbox"/> documented
Architect: _____
Builder: _____
Original Owner: _____
Original Use: <u>dance hall, rooms & stores</u>
Present Use: <u>stores & offices</u>
RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.
Title Search: _____ Tax Records: _____
Bldg. Permit: <u>1399[?]</u> Census Records: _____
Sewer/Water: _____ Sanborn Maps: _____
Directories: _____ Newspapers: _____

Location map or building plan with arrow north.

BIBLIOGRAPHY:

→ 1884, 1888, 1890, 1900, 1916, 1954

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.

A one-story commercial building on the southwest corner of Montana and Park that gives no hint, from its appearance, that it was originally the three-story Caplice Block. It is divided into 4 bays facing Park and 4 irregular bays facing Montana. All have full plate glass fronts and entries with a large, solid frieze area above. There is no decoration to the flat parapet.

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

See H.A.E.R. form.

Footnote Sources:

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

This structure has lost all of its historic integrity through the removal of the top floors and application of non-historic materials to the first floor facade.

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 neutral element of the Central Business and Landmark districts because although it was built during the period of Butte's historic significance, it neither contributes to nor detracts from the district.

FORM PREPARED BY:

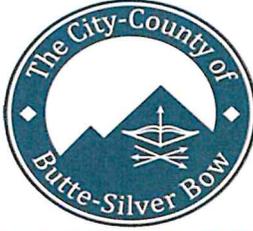
Name: C Amos

Address: Butte Historical Society

GEOGRAPHICAL INFORMATION:

Acreage: _____

USGS Quad: _____



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

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Anemos LLC
Address: PO Box 836
City: Kila **State:** MT 59920
Phone: **E-Mail (optional):**

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 209 Curtis Street
Addition/Block/Lot: Kings First/ Block 2/ S 90' 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).

The property owner is seeking a grant from the East Butte RRA to assist with the rehabilitation of the historic house at 209 Curtis Street. The house is a foursquare cottage constructed in the 1890s and remodeled with Craftsman-Style elements most likely in the 1910s or 1920s.

Exterior work to be considered by the Historic Preservation Commission is as follows:

- Restoration of the drop wood siding, which is currently covered by asphalt shingle siding. A few shingles on each wall will be removed to determine the condition of the drop siding. If that older siding is found to be in good condition, the rest of the shingles will be removed. Damaged or deteriorated sections of drop siding will be replaced, and the walls primed and repainted. New corner boards will also be installed. If the drop siding is in poor conditions, removed asphalt shingles will be replaced and the walls primed and repainted. If restoring the asphalt shingles siding is

COA Application, page 2

determine unfeasible as well, the property owner will consult with the Historic Preservation Officer and the Historic Preservation Commission on alternative siding options.

- Replacement of the existing 1/1 double hung wood-sash window with Anderson Series 100 fiberglass-sash 1/1 single hung windows.
- Repair of the existing Craftsman-style door at the front entry. The door's transom window will be replaced with a new fiberglass-sash transom.
- Repair of damaged roof and window trim. Extensively damaged or missing trim elements will be replaced in kind with new wood elements of the same dimensions and form.

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

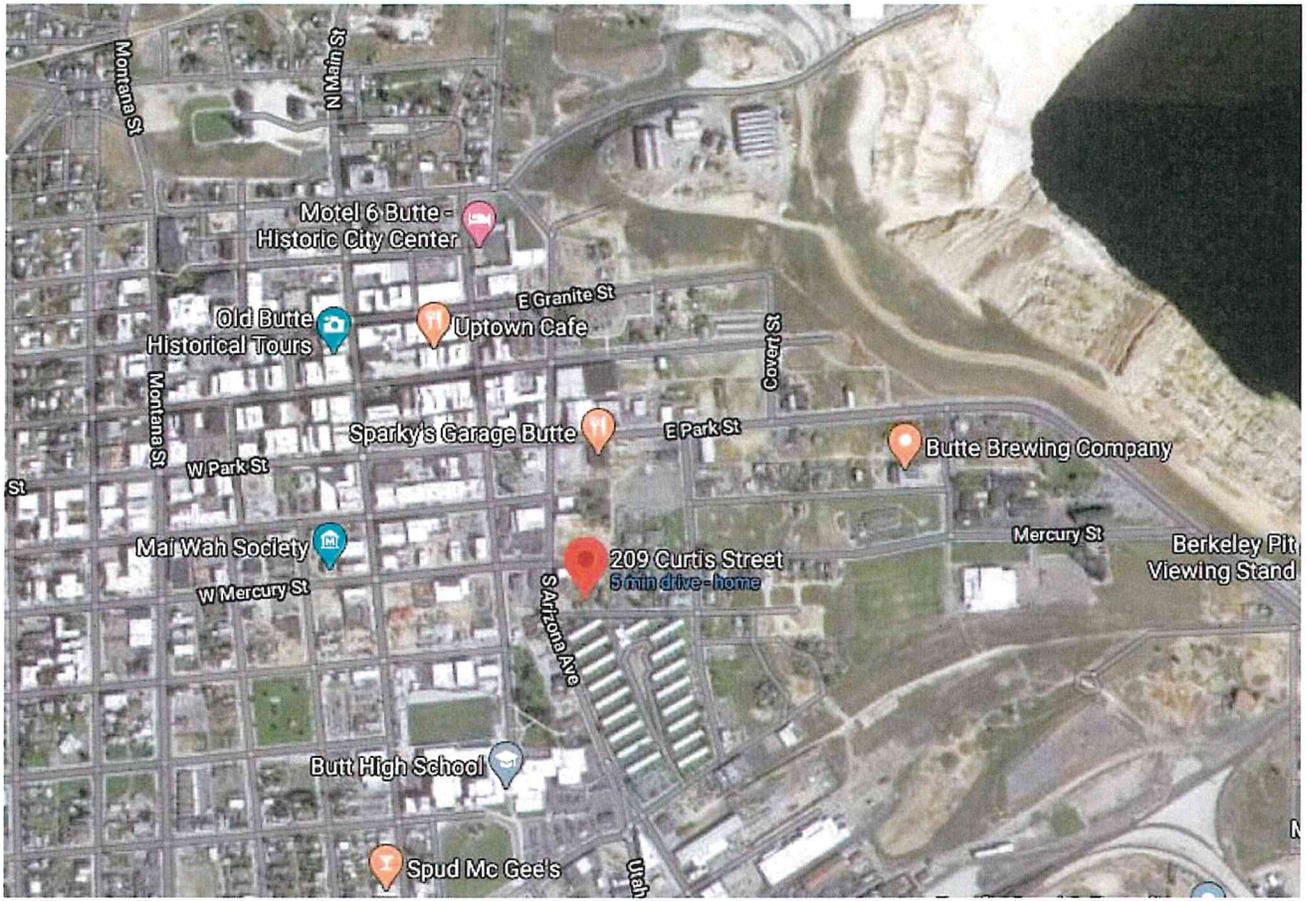


Date

April 9, 2020

Signature of Applicant/Owner

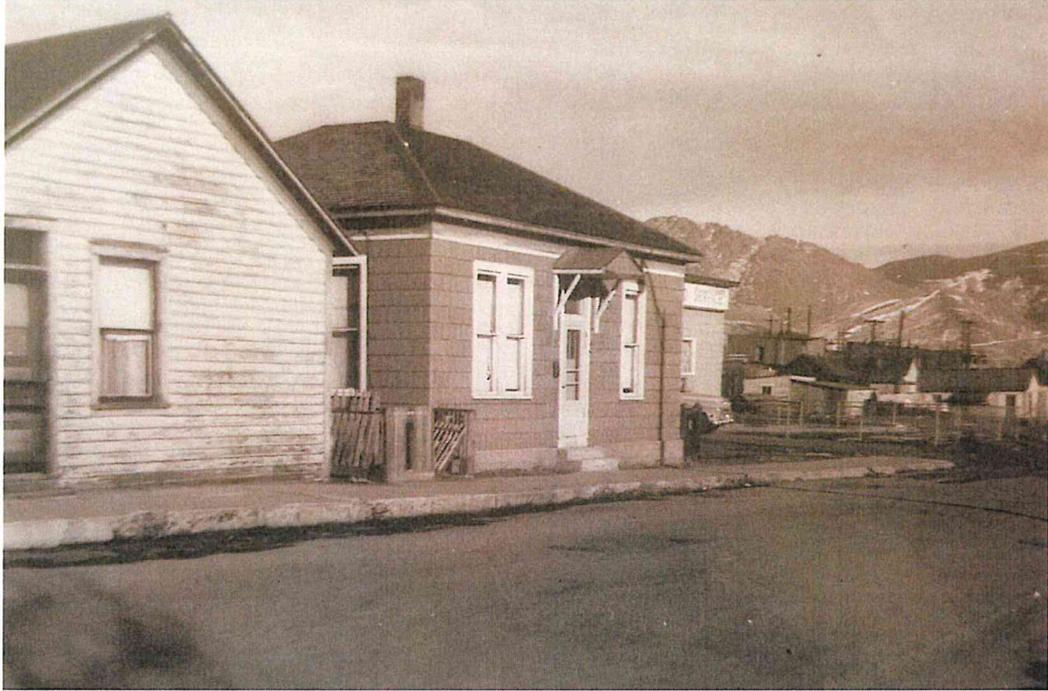
Date



Locational Map



Site Map



1959 photograph of 209 Curtis. Silver Bow County Tax Assessment Card, on file Butte-Silver Bow Public Archives.



Front (south) and west facades. View to north-northeast.



West and north facades. View to southeast.



East façade. View to west.

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site # *Cont -*



Roll # *7mm* Frame # *3*

Legal Description: *Kings #1 2/590'-10*

Address: *209 Curtis*

Ownership: name: *James L. Reed*

private address: *1308 W. Broadway*
 public

*as to 1914/1954
 " " 1900*

Historic Name: _____

Common Name: _____

Date of Construction: *bt 1890-1900* estimated documented

Architect: *N/A*

Builder: *N/A*

early
 Original Owner: *August Sjoberg*

Original Use: *residence*

Present Use: *residence*

Research Sources:

<input type="checkbox"/> abstract of title	<input checked="" type="checkbox"/> city directories
<input checked="" type="checkbox"/> plat records/maps	<input type="checkbox"/> sewer/water permits <i>1928</i>
<input checked="" type="checkbox"/> tax cards	<input type="checkbox"/> obituaries
<input checked="" type="checkbox"/> building permit <i>Ø</i>	<input type="checkbox"/> biographies
<input checked="" type="checkbox"/> Sanborn maps — dates: <i>1954, 1916, 1900, 1896</i>	

Bibliography: *daybooks*

Location map or building plan with arrow north.

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.

1. one
2. square worker's cottage
3. cedar-shingled ~~wood~~
4. hip
5. concrete
6. ~~xxxxxx~~ wood frame
7. asphalt shingle siding
8. double hung, 1/1 and fixed 1/1/1/1 with storm windows.
- 9-10. one central cinder block

There is a gabled overdoor on brackets above the transomed front door. The rear porch is of concrete block construction.

A. siding

HISTORICAL SIGNIFICANCE: Justify how the persons, important events, and/or historical patterns associated with the structure/site and surrounding area lend the property significance.

early yrs of the century, August Sjoberg owned this property in the early yrs of the century, but did not live here. He was a blacksmith, partnered w/ Frank Stoneburg.

Daybooks 1900-1910;
Rolls "

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

SOMEWHAT COMPROMISED... worker's cottage... ~~application~~ application of asphalt shingle siding...

INFORMATION VALUE: Explain how the extant structure/site may demonstrate or yield information about its historic use or construction.

CONTRIBUTING...because although somewhat altered it is a good example of a worker's cottage. WORKER'S COTTAGE statement.

FORM PREPARED BY:

Name M. Murphy

Address: _____

Date: _____

GEOGRAPHICAL INFORMATION:

Acreage: _____

USGS Quad: _____

UTM's: _____



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

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Idell LLC
Address: 13179 Eastside Road
City: Anaconda **State:** MT 59711
Phone: **E-Mail (optional):**

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 430 Colorado Street
Addition/Block/Lot: Butte Townsite/ Block 69/ N 25' Lot 11 & S 5' Lot 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 property owner is seeking a grant from the Urban Revitalization Agency (URA) to assist with rehabilitation of the historic house at 430 Colorado Street. The house reportedly began as a log cabin, erected prior to 1888. It evolved into its current Queen Anne cottage form in the 1890s. It has been remodeled on the exterior in the recent past but retains its historic wood siding and some windows on the secondary facades. A historic wrought iron fence and gate also still stands along the front yard.

Exterior work to be considered by the Historic Preservation Commission includes:

- Replacement of the non historic slab front door with a wood-grain fiberglass door with a small window. The window has a Queen Anne pattern of lights.
- Replacement of the extremely eroded concrete curb that supports the wrought iron fence at the front of the yard. The new concrete curb will replicate the existing in dimensions and form. The wrought iron fence and gate will be reinstalled.

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.
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- Relocation plan.
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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

STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of this project.

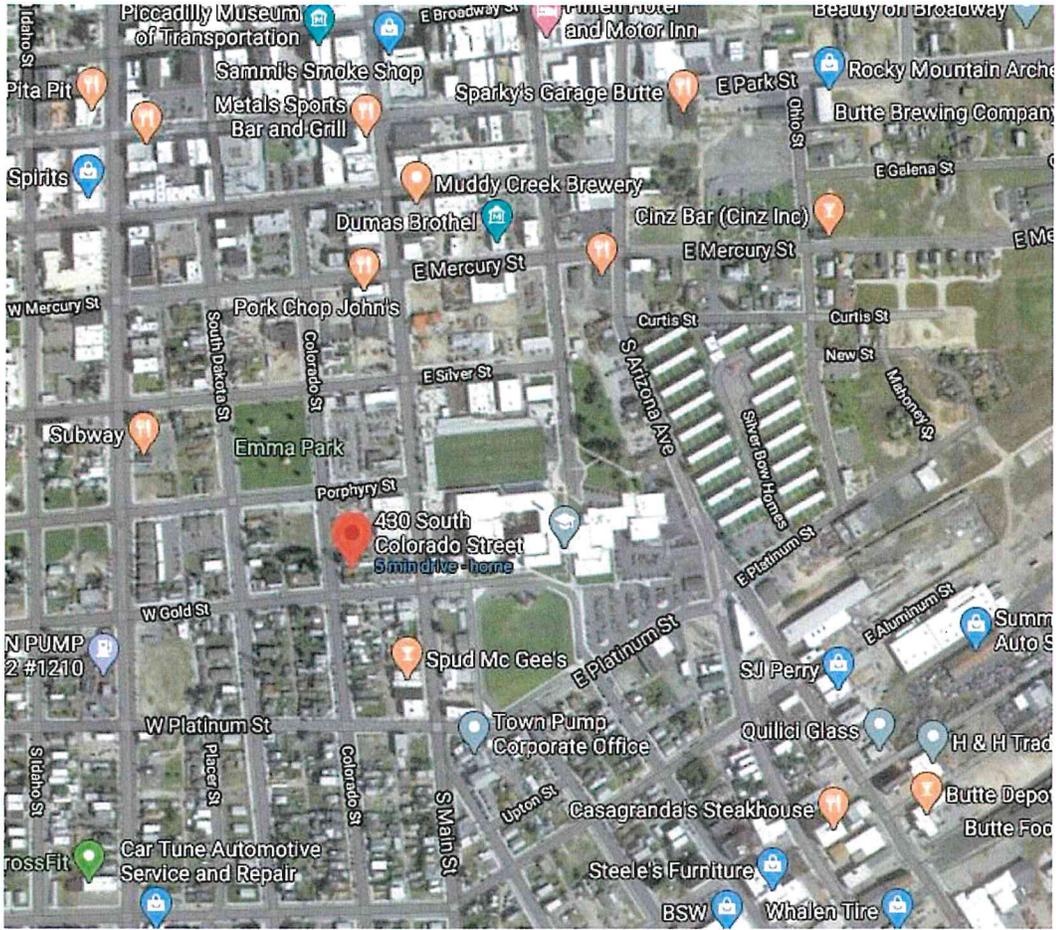
Signature of HPO



Date 4-8-2020

Signature of Applicant/Owner

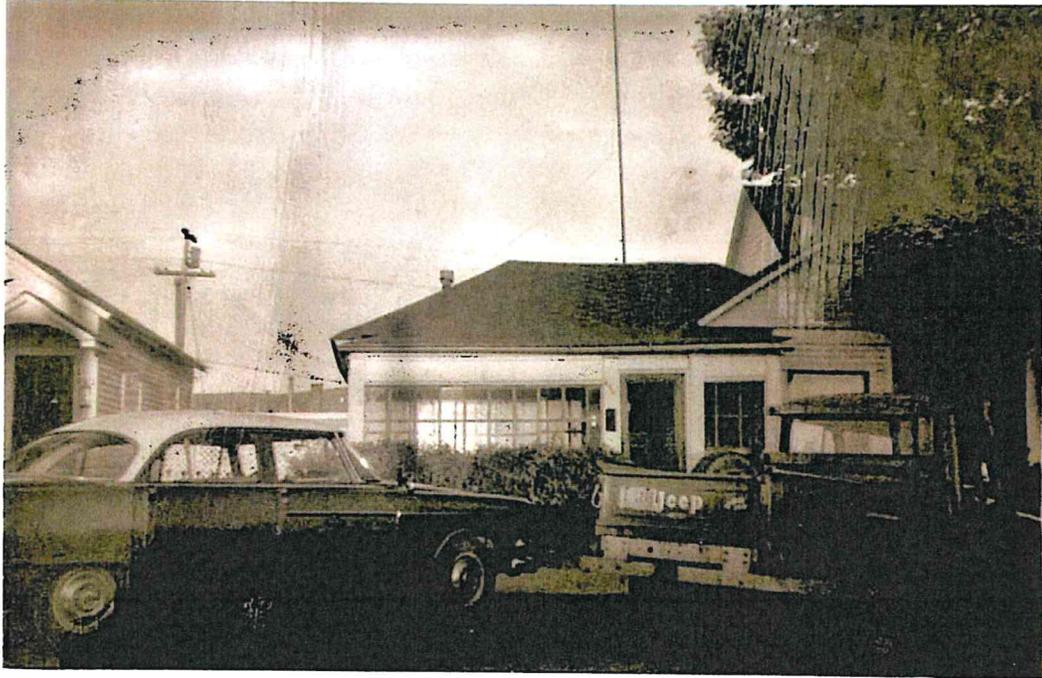
Date



Locational Map



Site Map



1959 Photograph, Silver Bow County Tax Assessment Card.
On file, Butte-Silver Bow Public Archives.



Front (west) façade and detail of eroded concrete at wrought-iron fence. View to east.



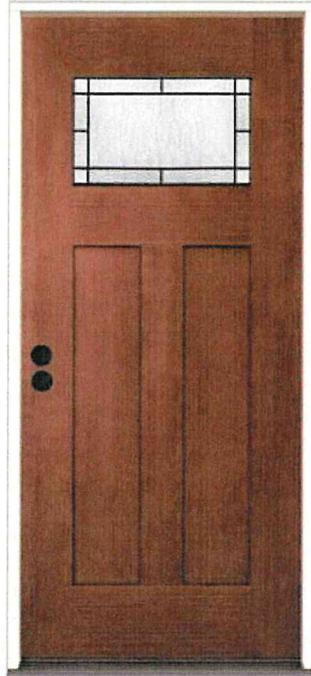
Front and north facades. View to southeast.



East façade, view to west.

Was ~~6996~~

Model # THDJW222600022



JELD-WEN >

36 in. x 80 in. Right-Hand 1-Lite Craftsman Wendover Black Cherry Stained Fiberglass Prehung Front Door with Brickmould

★★★★★ (35) [Write a Review](#) [Questions & Answer \(2\)](#)

- Exterior door made of low maintenance dent-resistant fiberglass
- Prehung fiberglass door includes frame for easier installation
- Actual unit size is 38.5In wide* 82.25In high

\$830⁰⁰

OR

Replacement door proposed for front entry.

MONTANA HISTORIC * ARCHITECTURAL INVENTORY



N NE E SE S SW W NW
roll # 83-4 frame # 9A

LEGAL LOCATION: Butte Townsite 69/N25'-11-S5'-12 DATE: 8/82

ADDRESS: 430 Colorado Butte Silver Bow

OWNERSHIP: name: Antonio C. & Narcisa Garcia

public

private address: 430 Colorado, Butte

sketch plan with arrow north

(3) R-3

HISTORIC NAME: _____

ORIGINAL OWNER: *see back*

DATE OF CONSTRUCTION: pre-1888 documented
 estimate

COMMON NAME: _____

ARCHITECT/BUILDER: _____

ORIGINAL USE: Residence

PRESENT USE: Residence

RESEARCH SOURCES:

- abstract of title Sanborn maps
 plat records/maps sewer permit
 tax cards city directories
 building permit NONE obituaries
other _____ biography

SURROUNDING ENVIRONMENT: residential

- open land agricultural
 scattered buildings commercial
 high building density industrial

NUMBER OF STORIES:

1 1½ 2 2½ 3 3½

CHIMNEYS: position and number

1

FOUNDATION:

- rubble stone
 coursed stone
 concrete
 concrete block
 other

BUILDING TYPE/ARCHITECTURAL STYLE:

ROOF: (type) (covering)
 gable flat wood shingle
 gambrel shed metal
 hipped mansard wood shake
 dormers turret slate
 combination asphalt

WINDOWS: (type) (sash arrangement)
 double hung 1/1 2/2 4/4
 casement 2/1 3/1 4/1
 fixed other _____

EXTERIOR MATERIALS:

- brick (coursing & color) _____
 stone (coursing & type) _____
 log (notch type) _____
 shingle (edge type) _____
 clapboard
 shiplap
 stucco
 asbestos siding
 aluminum siding
other: _____

OUTBUILDINGS:

- barns
 sheds
 garage
 carriage house
 sauna
other: _____

Describe significant architectural features and note any additions, alterations, & changes in materials
PHYSICAL DESCRIPTION: This modest one-story cottage with gabled bay began as a much smaller wood frame cabin before achieving its present (since the 1890's) L-shaped form. The house sits on a concrete foundation, is sided in clapboard, and its hipped roof is shigled in asphalt. The shed roof over the entry porch is supported by nonhistoric ornamental metal, but the lawn is enclosed by an iron fence bearing the stamp of the Butte Ornamental Iron Works.

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

An early owner-occupant of this residence was Charles Freyler who owned a meat market at 140 W. Granite in 1904. (POLK, DAYBOOKS)

ARCHITECTURAL SIGNIFICANCE: Explain how location, design, materials, and/or workmanship contribute to the property's significance.

This structure, while of no notable design nor material, nonetheless, is a well-kept member of the neighborhood and, in dimension and style, is compatible with the generally late-Victorian vernacular architecture common to this historic district.

INFORMATION VALUE: Explain how the extant structure/site may demonstrate or yield information about historic use or construction.

CONTRIBUTION TO A DISTRICT: Describe the visual and historic relationship between the structure/site and the surrounding area.

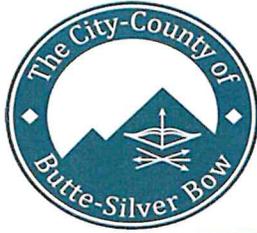
This house, in design and dimension, is compatible with the generally late-Victorian vernacular architecture of this district. It is an example of the housing built for, rented and owned by miners, small businessmen and other workers and their families who lived in this neighborhood.

FORM PREPARED BY:

Name: Martha Claire Catlin Telephone Number: (406) 586-7895
Address: 811 West Main, Bozeman, MT 59715 Date: 8/82

SHPO COMMENTS:

UTM Reference: / / USGS map Sec T R



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

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: LGBT Relations Investment Group LLC
Address: PO Box 4596
City: Bozeman **State:** MT 59701
Phone: **E-Mail (optional):**

APPLICANT INFORMATION (If different from owner)

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

PROPERTY INFORMATION

Address: 679 South Alabama Avenue
Addition/Block/Lot: Despatch Lode / 45x100' portion of Lot 2
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).

Demolition Review

The property owner is proposing to demolish the historic house at 679 Alabama and construct a new house in its place. The historic house likely was built prior to 1900. It is a small single-story wood-frame shotgun with a front gable roof. There are two small rear additions, both of which date to the historic era. The house has sustained few exterior alterations over the years and retains its original wood horizontal siding, wood front door, and wood-sash double hung windows. It has not been occupied for some time.

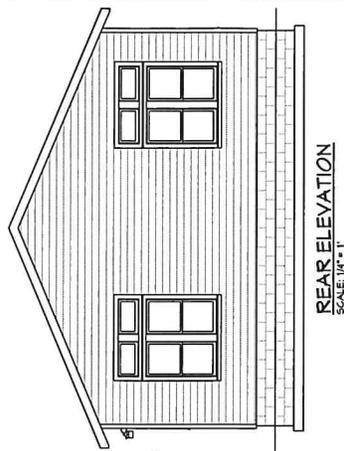
The main section of house is in fair to good structural condition with the notable exception of the foundation. There is no formal foundation except for a few sections of slag block masonry. Otherwise the house is over a shallow basement excavated into rock and dirt. Several large holes have developed along the foundation line.

Preserving the house would require raising the superstructure and moving it off the basement, constructing a solid foundation, and placing the superstructure on the new foundation. After speaking with contractors, the property owner has concluded that it would be more cost effective to demolish the historic house and construct a new foundation and new house.

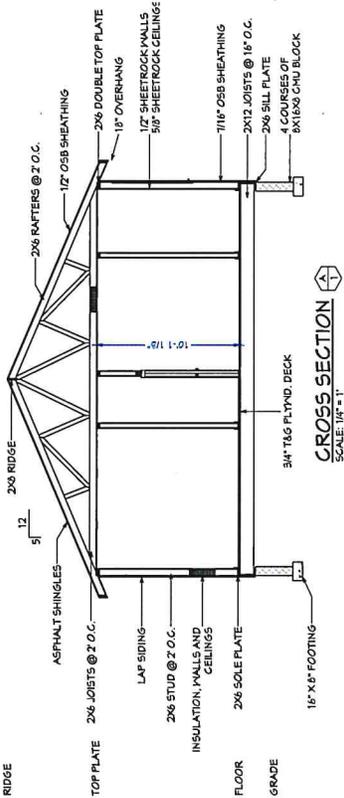
Design Review

The property owner has submitted plans for the new house (see attached drawing). They depict a small single-story wood frame building with a front gable roof, similar to the existing house. Exterior materials proposed for use have been altered to better meet preservation standards, as follows:

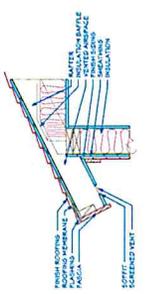
- Foundation: CMU
- Exterior siding -main walls): LP Smart lap horizontal siding with no more than a 6" reveal. The siding will be smooth instead of textured.
- Exterior siding – gable end walls: LP shingle siding
- Windows: Anderson 100 series 1/1/ single-hungs with transoms.
- Doors: fiberglass replicating paneled wood with a half-light window.
- Roofing: asphalt shingles.
- Front Porch: wood deck, wood post railings, simple wood post supports, and wood lattice as skirting. All the wood will be painted.



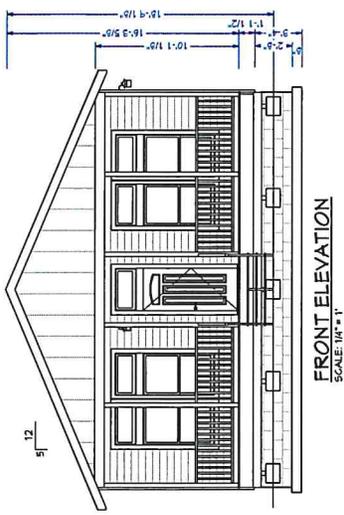
FRONT ELEVATION
SCALE: 1/4" = 1'



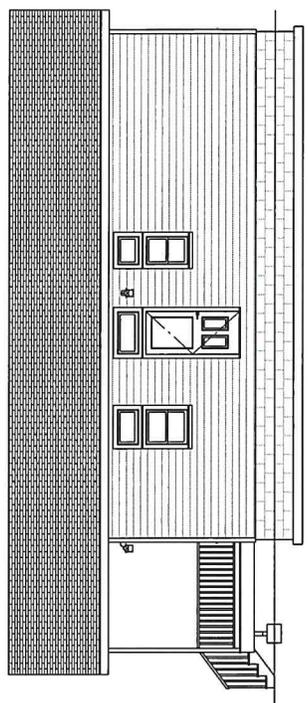
CROSS SECTION
SCALE: 1/4" = 1'



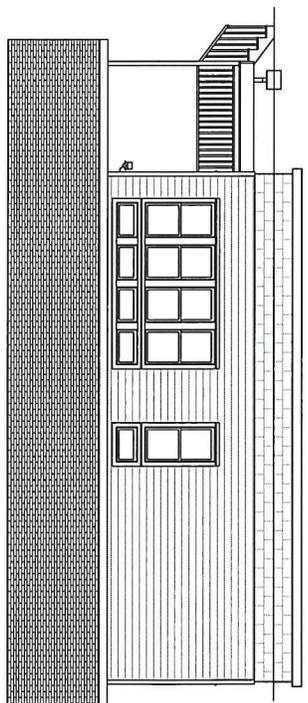
Boxed in Eave
SCALE: 1" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

28x36 House #28X36H1Q

SQUARE FEET: 1,008
WIDTH: 28'
DEPTH: 46'-6"
EXTERIOR WALL STRUCTURE: 2X6 STUDS

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, AND SPECS BEFORE CONSTRUCTION BEGINS. BUILDING TO BE BUILT AS PER LOCAL CODE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



These plans were not prepared by or checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or engineer. Resale of these plans, in whole or part, is strictly prohibited.

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 (*not available*).
- 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 the historic house at 679 S. Alabama for demolition due to the unstable and unsafe foundation. Conditions to demolition apply. The new house must be built according to the design review specifications noted in this COA. Additionally, the historic house must be available for salvage of reusable materials prior to demolish. The property owner will salvage materials for their own use and/or make the house assessable for salvage to Butte Citizens for Preservation & Revitalization and/or the National Affordable Housing Network.

Signature of HPO

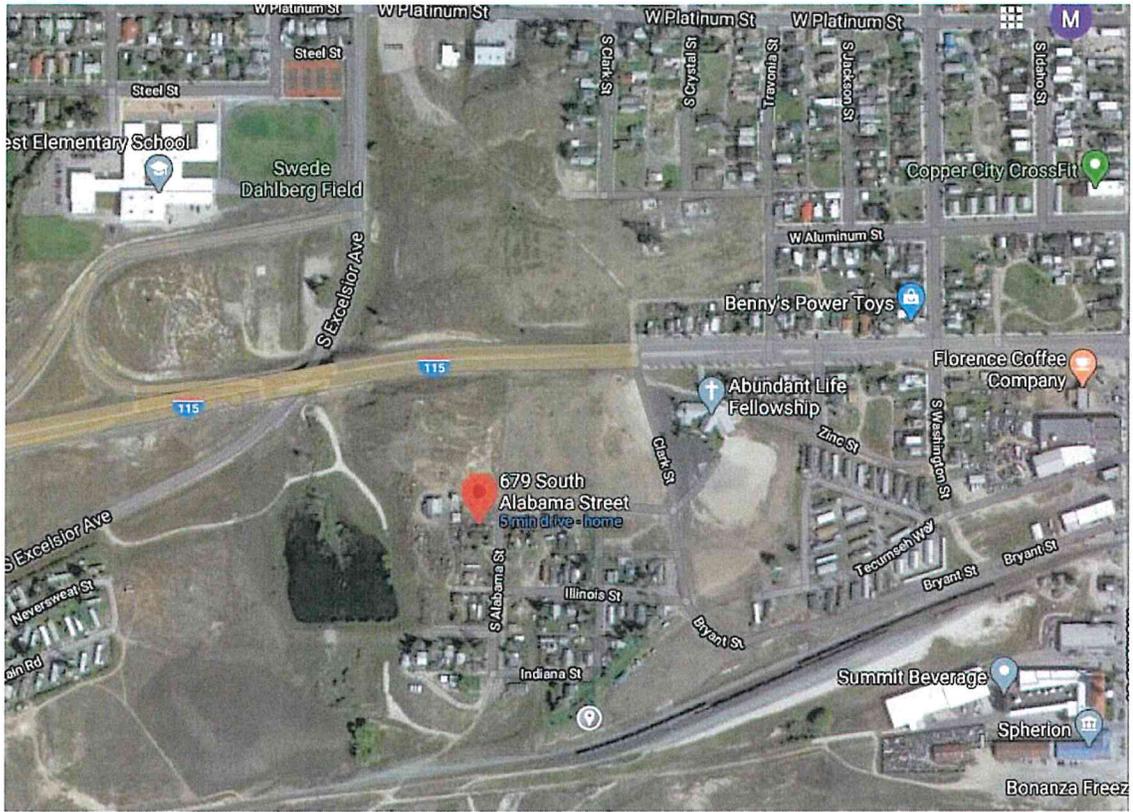


Date

4-14-2020

Signature of Applicant/Owner

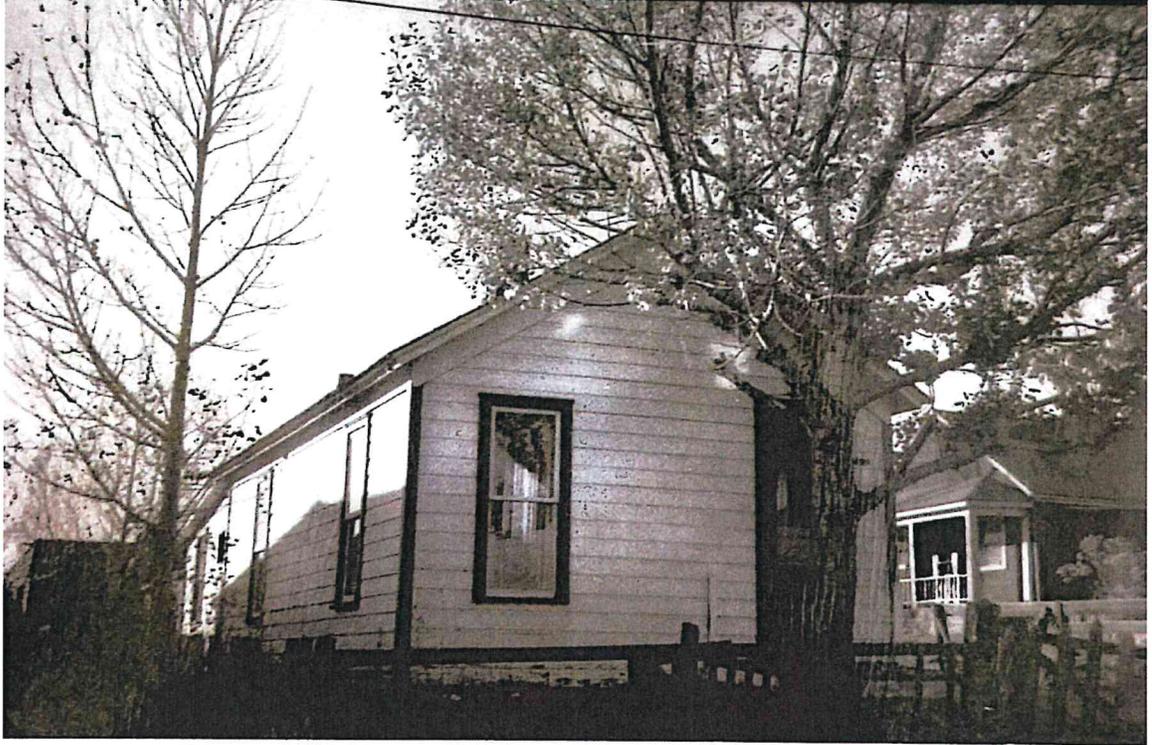
Date



Locational Map



Site Map



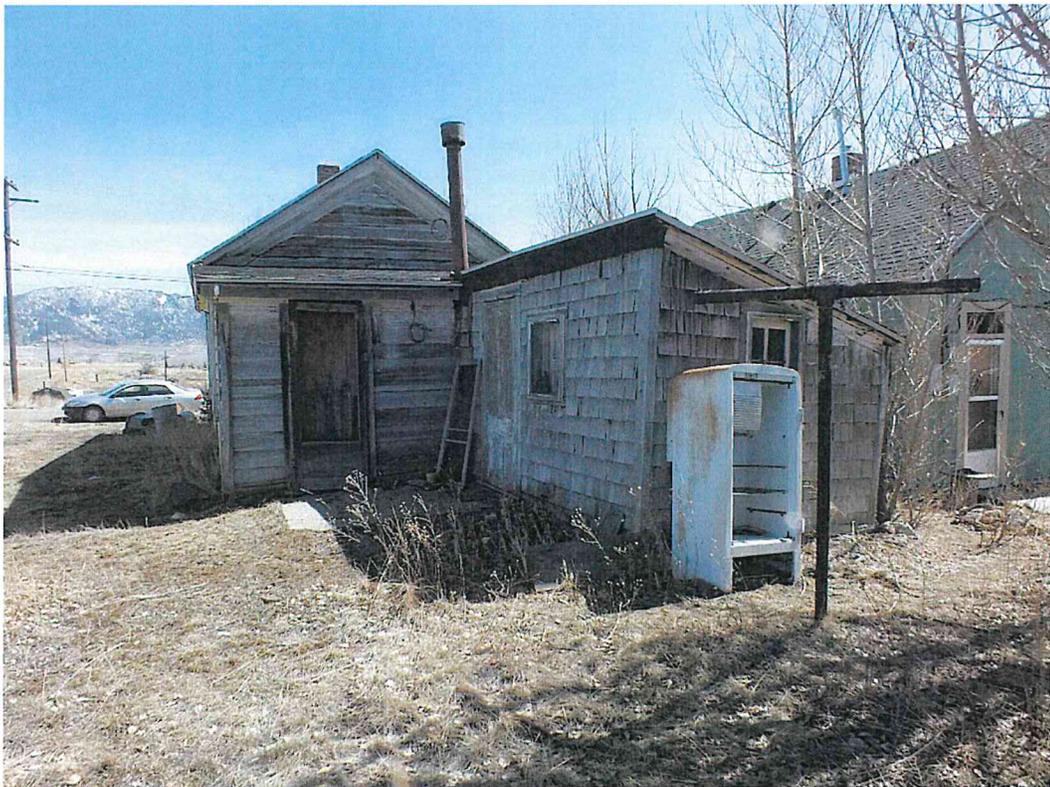
1959 Photograph. Silver Bow County Tax Assessment Card, on file
Butte-Silver Bow Public Archives.



Front (east) façade and partially of south façade.



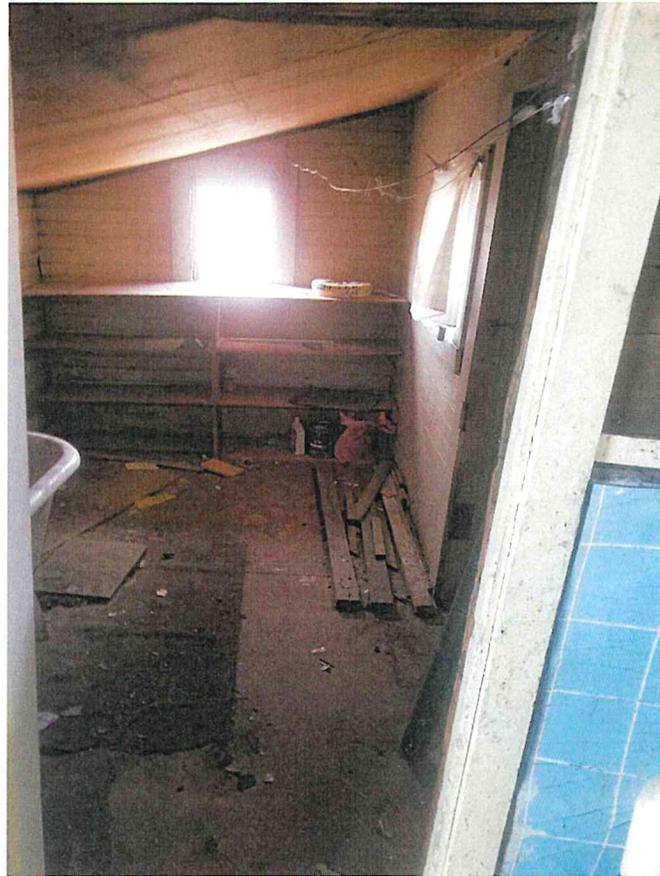
Front and north facades.



Rear additions, view to east.



Kitchen.



Bathroom.



Exterior view of hole in dirt at foundation.



Interior view of hole in slag masonry section of foundation.

BUTTE-ANACONDA NATIONAL HISTORIC LANDMARK DISTRICT

United States Department of the Interior, National Park Service

Butte Historic Properties List

<i>Neighborhood</i>	<i>Street Address</i>	<i>Time Period</i>	<i>Architectural Style</i>	<i>Type*</i>	<i>Significance</i>	<i>Comments</i>
<i>St Marys</i>	322 N ALABAMA	1891-1900	Queen Anne Cottage		Contributing	This house is a member of a few sets of "mirror image" houses in area.
<i>St Marys</i>	324 N ALABAMA	1901-1910	Two-Story Flat		Contributing	
<i>St Marys</i>	327 N ALABAMA	1901-1910	Queen Anne Cottage		Contributing	
<i>St Marys</i>	405 N ALABAMA	1901-1910	Bay-Fronted Flat		Contributing	
<i>St Marys</i>	418 N ALABAMA	1891-1900	Queen Anne Cottage		Contributing	
<i>St Marys</i>	424 N ALABAMA	1891-1900	Bay-Fronted Flat		Contributing	
<i>St Marys</i>	428 N ALABAMA	1911-1920	Craftsman Bungalow		Contributing	
<i>Northwest</i>	1116 N ALABAMA	1901-1910	Queen Anne Cottage		Contributing	
<i>Northwest</i>	1201 N ALABAMA	1901-1910	Vernacular		Contributing	Swedish Gambrel residence
<i>Northwest</i>	1216 N ALABAMA	1911-1920	Four Square Workers Cottage		Contributing	
<i>West Side</i>	112 S ALABAMA	1901-1910	Vernacular		Contributing	
<i>West Side</i>	117 S ALABAMA	1901-1910	Vernacular		Contributing	
<i>West Side</i>	203 S ALABAMA	1911-1920	Late Victorian		Contributing	
<i>Southwest</i>	401 S ALABAMA	1935 or later	Other Commercial Style		Non-Contributing	
<i>Southwest</i>	528 S ALABAMA	1935 or later	Vernacular		Non-Contributing	
<i>Southwest</i>	530 S ALABAMA	1935 or later	Vernacular		Non-Contributing	
<i>Smelter Distri</i>	677 S ALABAMA	1935 or later	Vernacular		Non-Contributing	A Basement Dwelling, ca. late 1970's
<i>Smelter Distri</i>	679 S ALABAMA	1911-1920	Shot Gun House		Contributing	
<i>Smelter Distri</i>	680 S ALABAMA	1911-1920	Vernacular		Contributing	
<i>Smelter Distri</i>	681 S ALABAMA	1911-1920	Vernacular		Contributing	

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 8th Ave
Helena, MT 59620-1202

Property Address: **1338 Missouri Avenue**

Historic Address (if applicable):

City/Town: **Butte**

Site Number: **24SB**

(An historic district number may also apply.)

County: **Silver Bow**

Historic Name: **William Gorman House**

Original Owner(s): **William Gorman**

Current Ownership Private Public

Current Property Name:

Owner(s): **Robert & Callista Rojecki**

Owner Address: **1336 Missouri Avenue
Butte**

Phone:

Legal Location

PM: **Montana** Township: **03 North** Range: **08 West**

$\frac{1}{4}$ **SE** $\frac{1}{4}$ **SE** $\frac{1}{4}$ of Section: **24**

Lot(s): **13**

Block(s): **40**

Addition: **Valley** Year of Addition: **1891**

USGS Quad Name: **Butte South** Year: **1996**

Historic Use: **Single Family Residence**

Current Use: **Vacant**

Construction Date: **1910** Estimated Actual

Original Location Moved Date Moved:

UTM Reference www.nris.mt.gov

NAD 27 or NAD 83(preferred)

Zone: Easting: Northing:

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: Yes No

Date of this document: **April 2020**

Form Prepared by: **Mary McCormick, BSB Historic
Preservation Officer**

Address: **155 West Granite Street, Butte**

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: **William Gorman House**

Site Number: **24SB**

ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify: **Picturesque Remodel**
Property Type: **Residential** Specific Property Type: **Single Family Dwelling**

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

The William Gorman House at 1338 Missouri Avenue is in a small residential area situated on a remnant of low bottomlands between Silver Bow Creek to the south and Front Street and the former Northern Pacific Railway corridor to the north. Blocks and lots in the area were laid out on a southwest-northeast alignment. Smaller working-class homes from the early twentieth century characterize the area's built environment.

Buildings at 1338 Missouri include a house and a garage. The house consists of the original ca. 1910 structure and several additions, all of wood frame construction. Located on the southern part of the lot toward the front, the original section of house is a narrow single-story dwelling with a front gable roof. It is fronted by a vestibule with an asymmetrical roof, a design element indicative of the Tudor Revival Style and is vernacular Picturesque form. Adding Picturesque vestibules was a popular means of updating older homes nationwide between the late 1920s and early 1940s. The original section of house is joined on its northern side by a large side gable addition, which presumably was built at the same time as the vestibule. Two or more additions are at the rear of the house; they likely were built prior to the 1940s as well.

The front façade currently displays vinyl or metal horizontal wall siding. Exterior siding elsewhere is hardboard with a wide exposure. Several windows are wood-sash units with horizontal lights, typical to the 1930s/early 1940s. There are also some modern replacement windows.

Presumably constructed in the 1920s or 1930s, the garage is a small wood-frame building located behind the house next to the alley. It has a front gable roof, horizontal wood siding, and a wood person door on the southeast facade. The garage door on the alley façade and a large window on the southeast façade are covered by plywood.

MONTANA HISTORIC PROPERTY RECORD

PAGE 3

History of Property

Property Name: **William Gorman House**

Site Number: **24SB**

HISTORY OF PROPERTY

The section of original house at 1338 Missouri likely was constructed soon after William Gorman acquired the property in late December 1909. Gorman moved into the house in 1910. He had been born in Ireland in the late 1850s or early 1860s, immigrated to the United States in the mid-1870s, and landed in Butte soon after the turn of the twentieth century. He worked as a common laborer for several years, before securing a job as a flagman for the Northern Pacific Railroad. A life-long bachelor, Gorman lived at 1338 Missouri until his untimely death in January 1928. While manning the North Pacific crossing on South Montana Street, Gorman was hit by a train and sustained a skull fracture. In reporting on his death, the *Anaconda Standard* described Gorman as "well known around town."

Gorman's ownership interest in 1338 Missouri passed to his two sisters and several nieces, most of whom lived in Ireland or England. For the next several years, the house was occupied by renters.

In 1939, George and Dorthey Burke purchased 1338 Missouri and moved into the house with their children. The family had recently moved to Butte from the Powder River area of eastern Montana, where George had been employed as a pipe fitter. In Butte, George worked as a miner for a few years before securing a pipe fitter's position with ACM. The Burkes lived at 1338 Missouri for nearly 20 years.

MONTANA HISTORIC PROPERTY RECORD

PAGE 4

Information Sources/Bibliography

Property Name: **William Gorman House**

Site Number: **24SB**

INFORMATION SOURCES/BIBLIOGRAPHY

Montana State Library. Montana Cadastral Mapping Project. Property Record Form for 1338 Missouri Avenue, Butte., Butte. <http://svc.mt.gov/msl/mtcadastral/>.

R.L. Polk Company. *Butte City Directory*. 1909-1959.

Sanborn Map Company. *Insurance Maps of the City of Butte, Silver Bow County, Mont.* 1916 (first map to show house at 1338 Missouri; original section only). 1951 (shows northern side addition). 1956.

Silver Bow County. Death Certificate, William Gorman. 16 January 1929.

Silver Bow County. Deed Book 96, page 6. Deed Book 177, page 419 and page 420. Deed Book 179, page 597. Deed Book 265, page 177. Miscellaneous Real Estate Book V, page 465.

U.S. Census Bureau. 1900. 1920. 1940.

"Veteran Flagman is Fatally Hurt." *Anaconda Standard*. 16 January 1928.

MONTANA HISTORIC PROPERTY RECORD

PAGE 5
Statement of Significance

Property Name: **William Gorman House**

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

The evaluation of the William Gorman House considered the property's eligibility for listing in the National Register of Historic Places on its individual merits only. In common with other areas of the Flat, the house lies outside the Butte-Anaconda National Historic Landmark District. At the same time, while not inventoried on a comprehensive basis, the neighborhood in which the Gorman House is located does not represent a potential historic district. Although dating to the early twentieth century, most houses in this small somewhat isolated residential area have been remodeled in recent years.

The Gorman House lacks the level of integrity and significance for individual listing on the National Register. Remodeling of the exterior in recent years has diminished its historic qualities of design and materials (see Integrity Section), both aspects of integrity essential for achieving significance under Criterion C, architectural merit. 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 Butte. The house was not one of the first buildings to appear on the Flat or in the Valley Addition, for example. Criterion B values also are lacking; none of the owner/occupants of the house during the historic era are known to have made a substantial contribution to local social, civic or cultural affairs.

MONTANA HISTORIC PROPERTY RECORD

PAGE 6
Integrity

Property Name: **William Gorman House**

Site Number: **24SB**

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

The house at 1338 Missouri reached its current form and massing during the historic era. Its integrity has been diminished, however, since then by exterior remodeling projects, including the replacement of some window and resided of the exterior walls.

MONTANA HISTORIC PROPERTY RECORD

PAGE 7
Photographs

Property Name: **William Gorman House**

Site Number: **24SB**



1959 Photograph, Silver Bow County Tax Assessment Card.
On file, Butte-Silver Bow Public Archives.



House, front (southwest) façade. View to northeast.

MONTANA HISTORIC PROPERTY RECORD

PAGE 8
Photographs

Property Name: **William Gorman House**

Site Number: **24SB**



House, front and northwest facades. View to east.



House, northeast façade. View to north-northeast.

MONTANA HISTORIC PROPERTY RECORD

PAGE 9
Photographs

Property Name: **William Gorman House**

Site Number: **24SB**



Garage, southeast and northeast facades. View to north.



Modern house and remodeled historic house just north of 1338 Missouri Ave.

MONTANA HISTORIC PROPERTY RECORD

PAGE 10
Photographs

Property Name: **William Gorman House**

Site Number: **24SB**



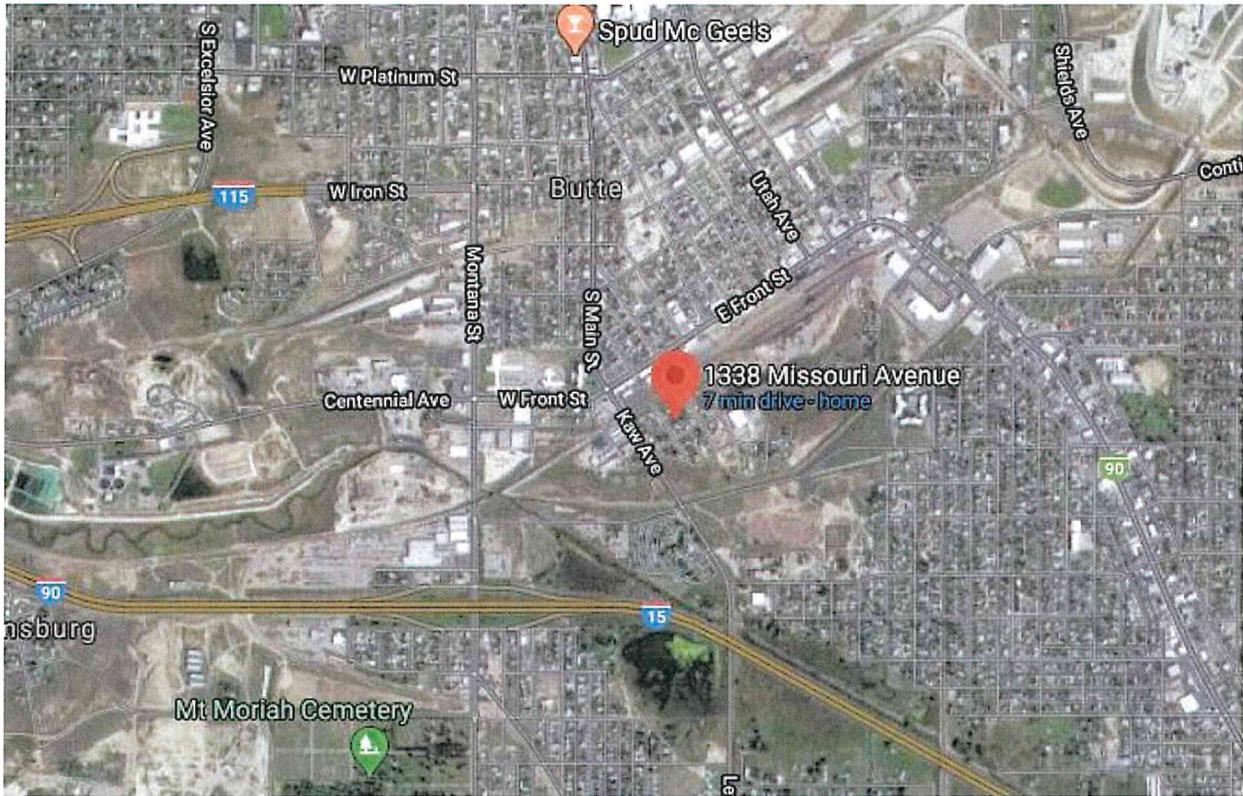
1338 Missouri Ave. at left and another historic-era remodeled house to south at right.

MONTANA HISTORIC PROPERTY RECORD

PAGE 11
Site Map

Property Name: **William Gorman House**

Site Number: **24SB**



Locational Map



Site Map

MONTANA HISTORIC PROPERTY RECORD

PAGE 12
Topographic Map

Property Name: **William Gorman House**

Site Number: **24SB**

