



Historic
Preservation
Commission

The City-County of
Butte-Silver Bow

5:30 p.m. Tuesday
July 7, 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:
May 5, 2020

PUBLIC COMMENT – ITEMS ON THE AGENDA

NEW/OLD BUSINESS

A. Design Review COA: Cabbage Patch, rear 101 S. Arizona

B. Design Review COA Addendum: Eagles, 15 S. Montana

C. Determination of Eligibility: Columbia Gardens Water Tower at Belmont Park

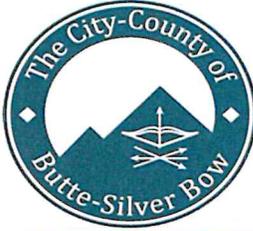
D. Environmental Review: Basin Creek Caretaker's House Rehabilitation Project

STAFF/MEMBER REPORTS

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: 108 South Arizona Domestic Non Profit Corporation, c/o Pat Mohan
Address: 1809 Howard Street
City: Butte **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: Cabbage Patch, rear 108 South Arizona
Addition/Block/Lot: N20' of W150" and 50'x50.65' E portion of Lot 2, Block 2, Yellow Jack Lode
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 has been awarded a SARTA grant to assist with the rehabilitation of three long abandoned dwellings or shanties behind (east of) the two -story brick block at 108 S. Arizona, which historically housed Tony's Tin Shop and the Myra Brothel. The shanties proposed for rehab are remnants of one Butte's poorest neighborhoods, the Cabbage Patch. As reported by Richard Gibson, Cabbage Patch "was home to bootleggers, drunks, prostitutes, poor families, newly arrived immigrants, widows with children, and other down-on-their-luck resident. Construction was truly vernacular, using available materials, scavenged or stolen from waste piles, mine yards, and elsewhere." Dwellings typically "had dirt floors, and no electricity, running water, or sewer systems. Most of the Cabbage Patch, upwards of 200 buildings, was demolished in the early 1940s to make way for construction of a 19-unit federal housing authority project, today's Silver Bow Homes.

COA Application, page 2

At present, the tin shop, brothel and three surviving Cabbage Patch shanties at 108 S. Arizona are an interpretive museum, operated by Pat Mohan. The property has been in Mr. Mohan's family since construction of the tin shop in the mid-1910s.

The project proposes to stabilize the three shanties to ensure they are safe for entry by the public and complete other repairs, as needed. Restoration of person doors, that were replaced with garage doors after the 1940s, are also proposed. Work elements at each shanty are as follows:

Shanty 1 - Gable-roofed dwelling without additions:

- Stabilize the foundation area by excavating a trench along and under the north wall and pouring a concrete stub wall in the trench. Concrete footers will be installed under the southeast and southwest wall corners.
- Repair the failing north wall by replacing deteriorated wall joists with new wall joist made of dimensional lumber similar to the existing joists.
- Stabilize the roof by replacing the single, post-and-beam interior support (near center) with new posts and beam similar in dimension to the existing.
- Repair the roof by removing the existing corrugated metal roofing and installing 2x6 sisters between the existing rafters. The rafters will then be covered with new wood decking and felting and the roof resurfaced with the existing corrugated metal roofing.
- Remove 1940s garage door on the west facade and infill the opening with a person door, window, and wood board-and-batten wall siding. The person door will be made of vertical boards and will have a ¼ light window, and the new window will be wood-sash replicating a one-over-one double hung in appearance. Existing press metal siding on the north facade will be removed to expose older board-and-batten siding. The removed pressed metal siding will be used to patch missing pressed metal siding on the other three facades.
- Stabilize the floor by removing existing plank flooring, leveling the exposed ground, and reinstalling the existing plank flooring. Damaged or missing planks will be replaced with planks similar in dimension.

Shanty 2 - Gable-roofed dwelling with shed-roofed additions on north and south sides, one each:

- Stabilize the foundation area by installing concrete footers under the wall corner at the gable-roofed dwelling and the shed-roofed additions, as needed.
- Stabilize the floor of the gable-roofed dwelling by removing existing plank flooring, leveling the exposed ground, and reinstalling the existing plank flooring. Damaged or missing planks will be replaced with planks similar in dimension.
- Remove 1940s garage door on the west facade of the gable-roofed dwelling and infill the opening with a person-door, window, and siding. The person door will be made of vertical boards and will have a ¼ light window, the window will be wood-sash replicating a one-over-one double hung in appearance, and the infill siding will be wood board-and-batten similar to the existing wall siding.

Shanty 3 - Gable-roofed dwelling with shed-roofed addition on west:

- Stabilize the foundation area by installing concrete footers under the wall corners.
- Repair the gable roof of the dwelling by replacing existing corrugated metal roofing with salvaged corrugated metal roofing in good condition.

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

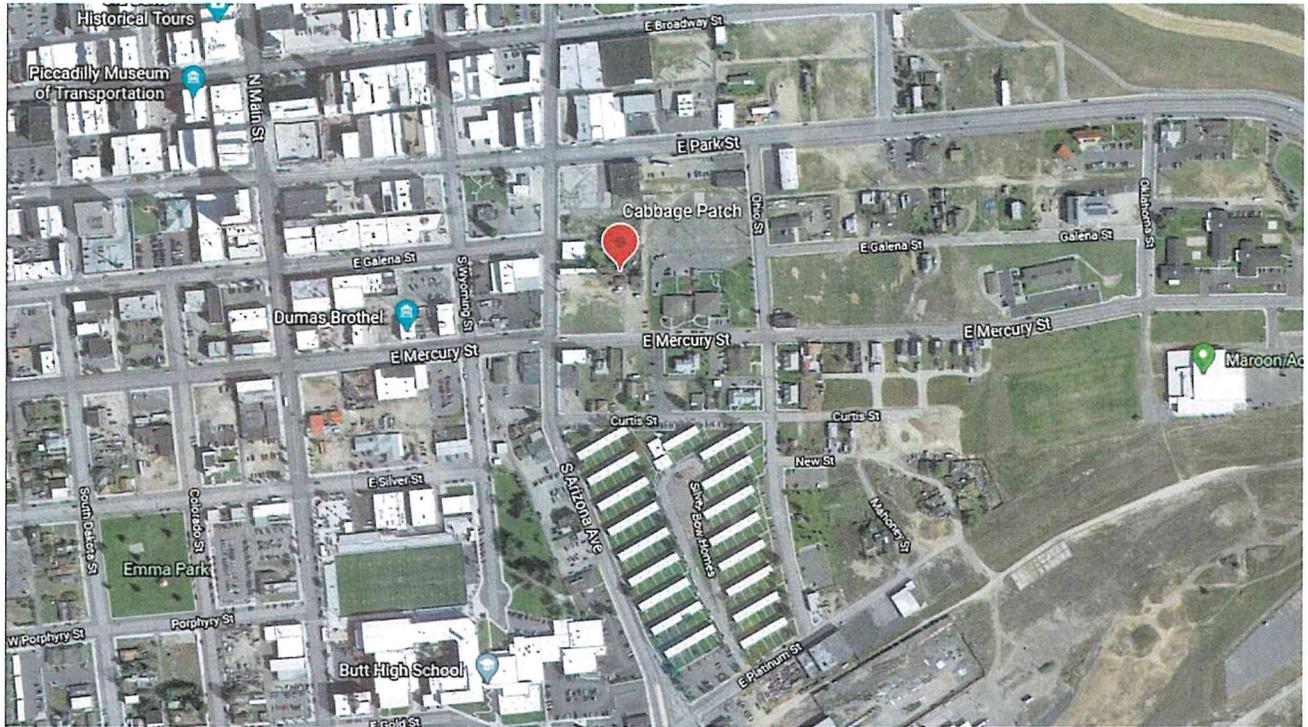
6-30-2020

Signature of Applicant/Owner



Date

6-30-2020



Locational Map



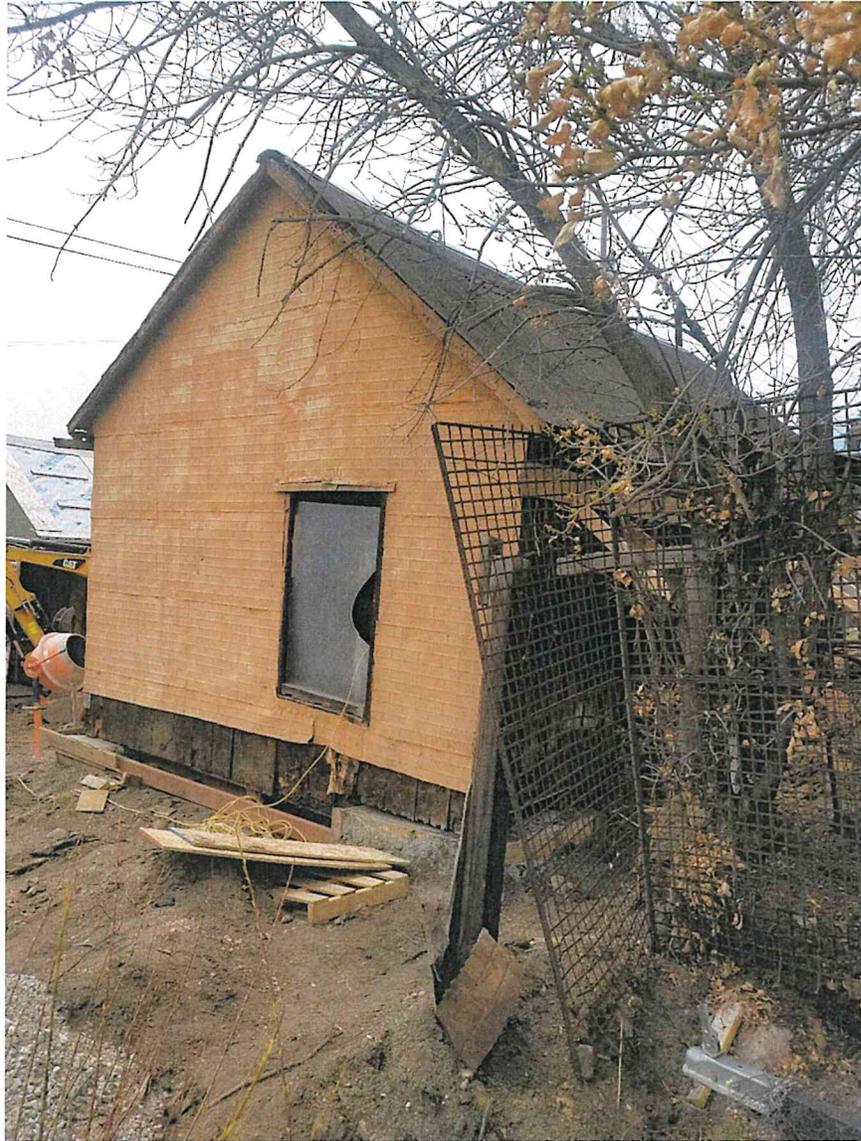
Site Map



Shanty 1, north and west facades. View to southeast.



Shanty 1, south façade. View to north-northeast.



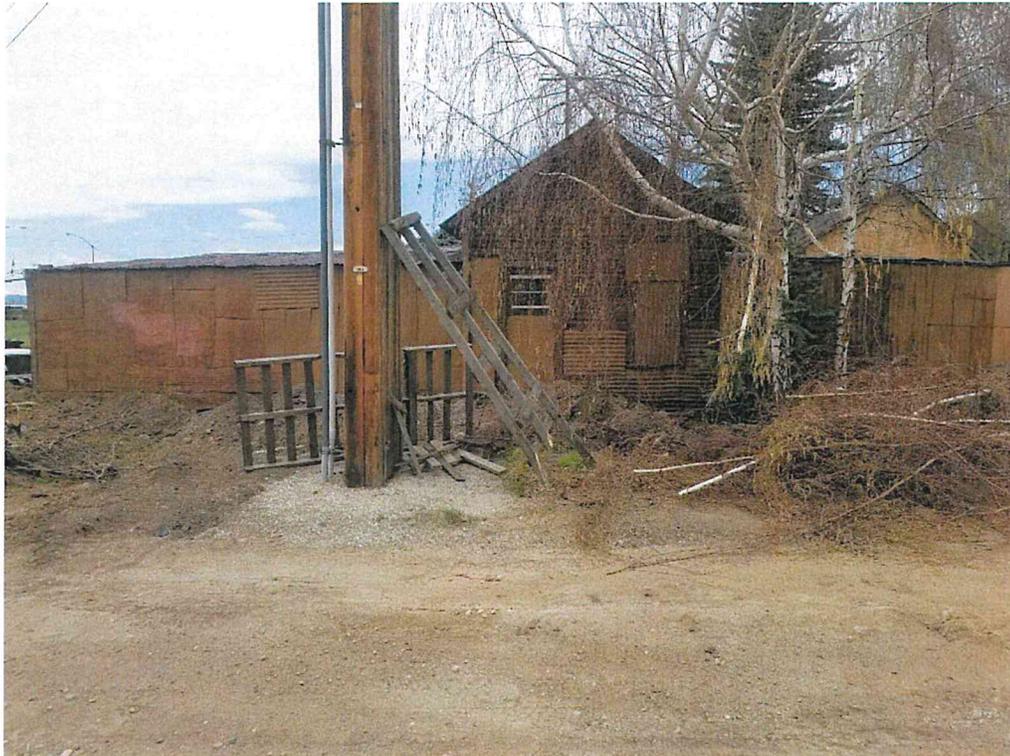
Shanty 1, east façade. View to southwest.



Shanty 2, west façade of gable-roofed dwelling at left and south shed-roofed addition at right. View to east-southeast.



Shanty 2, north shed-roofed addition in foreground and gable-roofed dwelling at center. View to south.



Shanty 2, east façade showing south shed-roofed addition at left, gable-roofed dwelling at center, and north shed-roofed addition at right. View to west.



Shanty 3, north façade of gable-roofed dwelling at left and shed-roofed addition at right. View to south-southeast.



Shanty 3, east and south façades of gable-roofed dwelling. View to northwest.



Shanty 3, west façade of shed roofed addition. View to east.



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

**ADDENDUM
JULY 2020**

- Demolition Review COA
 Design Review COA

OWNER INFORMATION

Name: Matt & Jennifer DeLong, Josh Stearns and Missy Okrusch
Address: 1027 West Porphyry Street
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: 15 S. Montana Street
Addition/Block/Lot: Original Butte Townsite/ Block 36/ S23' Lot 4 & N21' Lot 5
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 addendum COA is for additional rehabilitation work proposed for the Eagles Building, 15 S. Montana. The initial Design Review COA involved a SARTA grant project proposing to restore the brick at the building's storefront. The Historic Preservation Commission reviewed and approved that project at its March 2020 meeting.

The property owners are now seeking a grant from the Urban Revitalization Agency to assist with the additional rehabilitation work. Exterior project components for design review by the Historic Preservation Commission are as follows:

COA Application, page 2

- Replace select existing windows on the front façade with new Anderson Series 100 windows. The replacement windows will fill the existing openings and replicate the operational type and lite configuration of the existing windows (although double-hungs will be replaced with single-hungs). Windows proposed for replacement include:
 - Fixed single-pane transom windows at the inset north and south entries on the first story; existing wood dentil band trim will be retained.
 - Narrow single-pane fixed window on southern wall of the inset entry to the north; existing wood dentil band trim will be retained.
 - Lower single-pane sash of the two cottages windows on the upper story, one at the canted oriel to the south and the other at center. The smaller upper sash of the cottage windows, which are leaded glass, will be retained but covered on their interior sides by single-pane fixed windows, creating an internal storm;
 - The two sets of narrow 1/1 double hung windows, two each on either side of the upper story cottage windows.
- Reglaze the lower and upper fixed-pane sashes of the three cottage-like display windows on the first story front façade. The existing wood sashes, frames and dentil band trim will be retained.
- Replace the non historic door at the recessed entry to the north. This entry opens into the main story commercial space. The replacement door will be a glass commercial door with metal sashes, bronze or black in color.
- Refurbish the older half-light wood door (possibly original) at the recessed entry to the south. This entry opens to stairs leading to the upper story.
- Install an exterior light at each of the five bays on the first story façade. Gooseneck barn lights are proposed (see attachment)

Wood exterior trim elements on the front façade will also be repainted.

STAFF RECOMMENDATION

The Historic Preservation Officer recommends project approval.

Signature of HPO

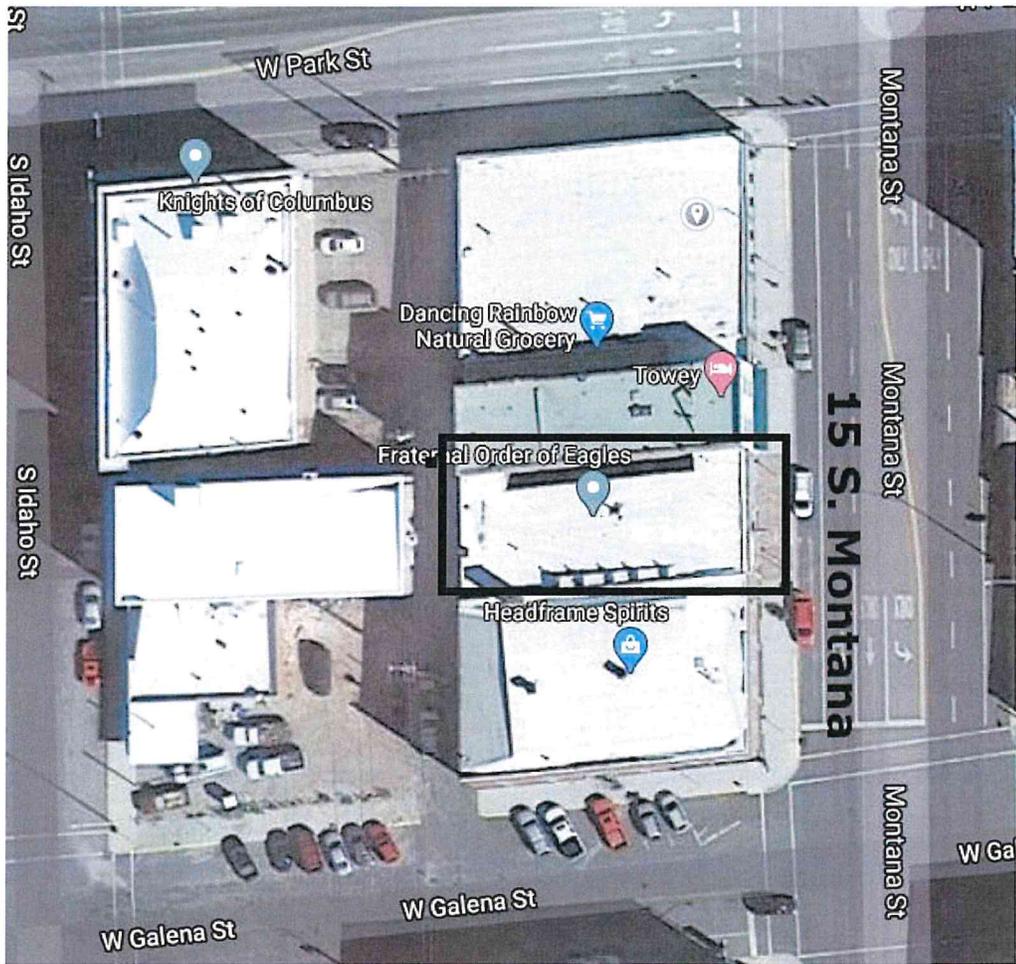
A handwritten signature in black ink, appearing to read "Mary Mac" followed by a stylized flourish.

Date

7-1-2020

Signature of Applicant/Owner

Date



Site Map



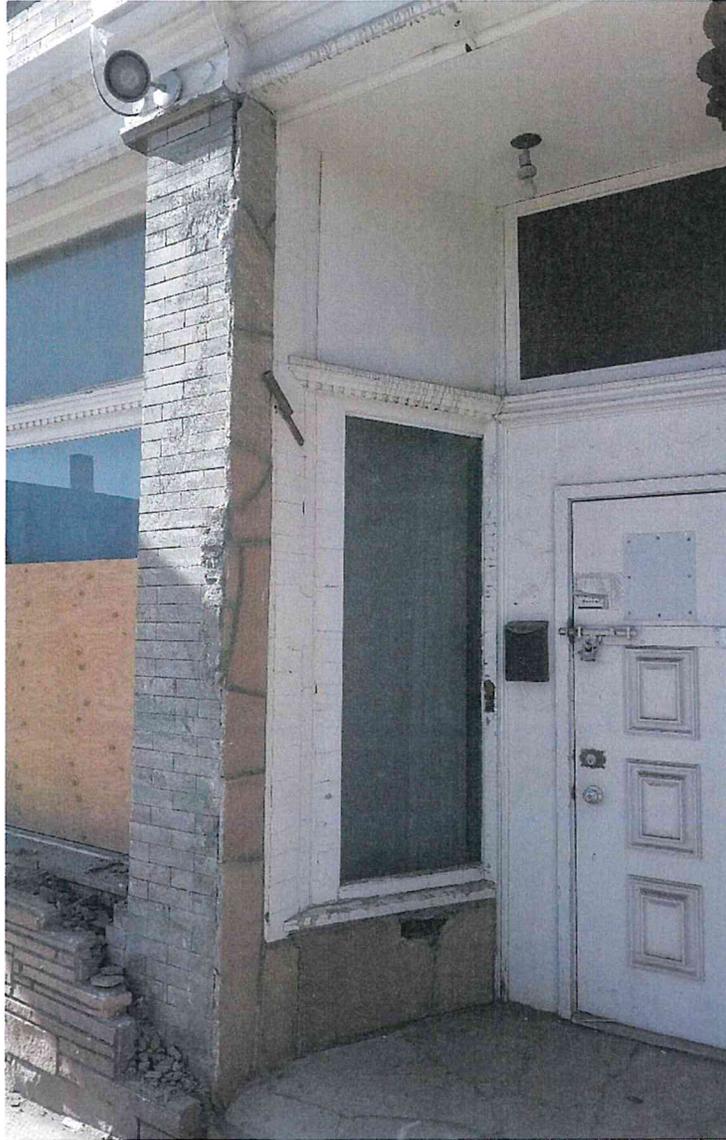
Front (east) façade. View to west.



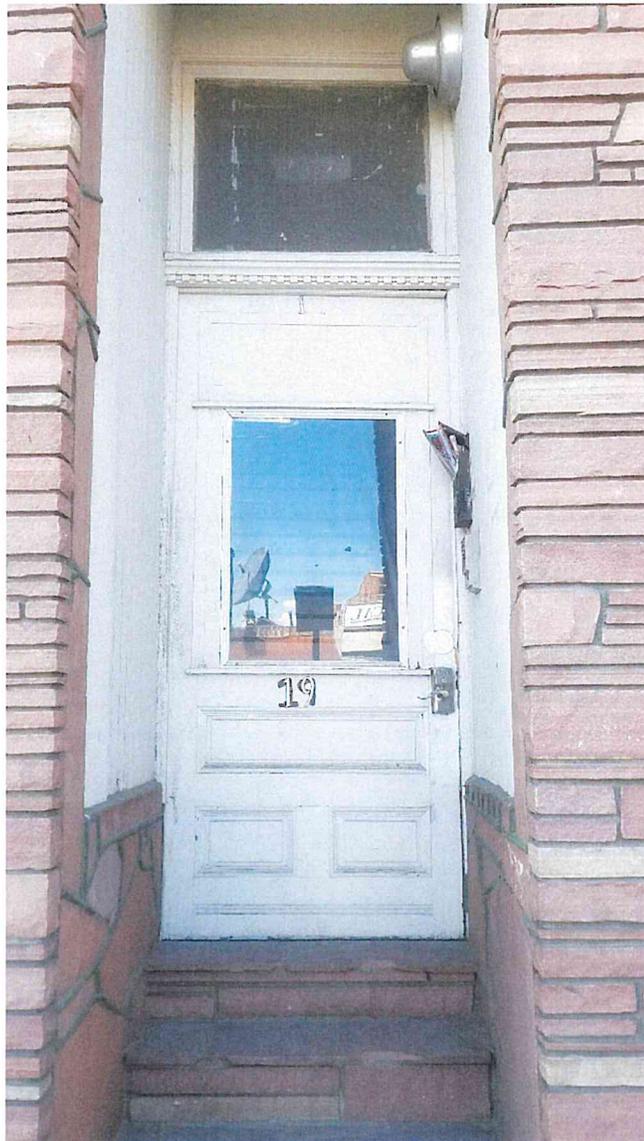
One of two upper story window sets proposed for replacement. The upper leaded-glass sash of the cottage window at center will be retained and covered on the interior side by a single-pane window.



One of three displays windows on the lower story proposed for reglazing. The existing wood members, including the dentil band between the upper and lower sashes will be retained.



Recessed entry to the north. Fixed single-pane window to left and fixed single-pane transom above door will be replaced, but the existing wood dentil bands will remain intact. The non historic door will be replaced with a glass commercial door with dark-colored sashes.



Recessed entry to the south. Fixed single-pane transom above the door will be replaced and half-light door will be refurbished. The wood dentil band between the transom and door will be retained.

Gooseneck Barn Light Warehouse Outdoor Wall Sconce - B-1 Arm

By Hi Lite



Product Options

Size: 14 Inch, 16 Inch, 17 Inch

Finish: Black, White, Dark Green, Galvanized, Rust

Details

- Material: Metal
- UL Listed Wet
- Made In USA

Dimensions

14 Inch Option Arm: Length 14.5", Height 6", Thickness 0.5"

14 Inch Option Canopy: Diameter 4.75"

14 Inch Option Fixture: Height 9", Diameter 14"

16 Inch Option Arm: Length 14.5", Height 6", Thickness 0.5"

16 Inch Option Canopy: Diameter 4.75"

16 Inch Option Fixture: Height 10", Diameter 16"

17 Inch Option Arm: Length 14.5", Height 6", Thickness 0.5"

17 Inch Option Canopy: Diameter 4.75"

17 Inch Option Fixture: Height 11", Diameter 17"



Notes:

Lighting

- One 200 Watt (2850 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL:

<https://www.ylighting.com/gooseneck-barn-light-warehouse-outdoor-wall-sconce---b-1-arm-by-hi-lite-HLCY16973.html>

Rating: UL Listed Wet

Product ID: HLCY16973

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Created June 16th, 2020