

April 5, 2016

**HISTORIC PRESERVATION COMMISSION
Butte-Silver Bow Public Archives, 2nd Floor Auditorium
5:30 P.M.**

Members Present: Steve Hinick, Bobbi Stauffer, Mitzi Rossillon, Jennifer Petersen,
John Weitzel, Bill Ryan and Butch Gerbrandt

Members Excused:

Staff: Mary McCormick, Historic Preservation Officer
Roxie Larson, Secretary

M I N U T E S

- I. Call to Order** - The Historic Preservation Commission meeting was called to order at 5:30 P.M.
- II. Roll Call** – Roll call was taken and a quorum was established.
- III. Reading/Approval of Minutes** - Mr. Ryan moved to approve the minutes of March 1, 2016. Mr. Weitzel seconded the motion.

The voice vote in favor of the motion was unanimous.

IV. Public Comment – Items on Agenda

V. NEW/OLD BUSINESS

A. Demolition Review COA: 803 N. Montana St.

Ms. McCormick gave a brief description of the property at 803 N. Montana St. The owner is Cathy Thomas who lives right next door. The house is a little worker's cottage of brick masonry construction, built in the 1890s. The current rear addition was built probably between 1900 and 1916. Ms. Thomas reported that she has owned the house about 30 years. It's been vacant since she acquired it, used solely for storage. The brick work, which is only two wythes wide, is failing. The north wall has the most serious problem with the wall starting to bow out and a large section of the exterior brick collapsing. Exterior brick is also falling down around the back entry. Ms. Thomas

thought the roof was too heavy for the house, she hired a contractor to remove the roofing, reportedly 10 layers of shingles. Last summer they took off the shingles and the board decking, except at the front of the house. Posts were also installed inside along the north wall where it was failing. You can see a crack inside where the exterior wall has pulled away from the interior wall between the front room and presumably was dining room. There is debris all over the floor where the plaster ceiling that has fallen down due to exposure. Ms. Thomas wants to demolish the house. She feels that she does not have the financial resources to repair the extensive damage. I talked to her about the potential of offering the property for 90 days as per the ordinance. Then if somebody bought the house and made a commitment towards fixing it up that would be an alternative to demolition. She is not excited about that alternative and I don't know if she will offer it for sale. She says the yard at that house is the only yard that she has and she doesn't want to give that up. I told her about the meeting tonight and said that it would be really important for her to be here and she didn't know if she could make it or not. It is disheartening because there is a fairly intact streetscape along both sides of Montana here, even though most of the houses don't have great integrity. Once you start losing buildings, then more and more buildings will be lost. The interior is not too bad right now but with a rainy spring and a couple of years it is going to be a disaster.

Mr. Hinick questioned do you have a recommendation for us?

Ms. McCormick stated I recommended asking her to consider selling the property. In our ordinance it says they have to advertise it for 90 days. It is under demolition alternatives. You read another part of the ordinance and it says we can impose a 45 day delay to consider demolition alternatives.

A discussion was held amongst the Commission.

Mr. Hinick moved to approve the demolition of 803 N. Montana with the following conditions: Allow for salvage and enhanced documentation of the property, or salvage and an alternative condition, if the property owner is willing, namely erecting a historically compatible decorative fence (either wood pickets, wrought iron, or twisted wire) along Montana Street.

Mr. Gerbrandt seconded the motion.

The voice vote in favor of the motion was unanimous.

B. GSA request to BSB HPC for comment on Regional Programmatic Agreement

Ms. McCormick stated the HPC received a request from the GSA to comment on a regional programmatic agreement.

Mr. Hinick questioned will BSB become subject to that?

Ms. McCormick stated it is a regional GSA PA and it is very similar to the HUD PA in format but it just talks about things that the GSA can do to their buildings without consulting SHPO. The only GSA building in Silver Bow County is the Mansfield Federal Center. The GSA is asking the HPC not Butte-Silver Bow if they want to comment on PA. I read through it and I think it is a fine PA. Personally if they were asking Butte Silver Bow to comment on it, I would suggest not.

Mr. Hinick stated if there are no further comments I think we really have no comment.

C. Appointment of HPC representative to SARTA.

Mr. Hinick stated I thought Mitzi was our representative to SARTA.

Ms. Rossillon stated my appointment was up this month. When the SARTA group first met they want to have 3 year terms but wanted the terms to be staggered. So at one of our first meetings the determination was made who got one year terms, who got two year terms and who got three year terms. Appointments from the HPC, the Planning Board and the Health Department were all given one year terms. So now we have to suggest to Matt a 3 year appointment going forward to be a representative of SARTA.

Mr. Ryan nominated Mitzi Rossillon to serve on the SARTA Board.

Mr. Weitzel questioned can you run again?

Ms. Rossillon stated I would like to now just because we are kind of in the middle of something. There is no way I could stick with it for 3 more years. The 1 year term will go to 3 year terms and then the people who have 2 years when they do a renewal they will go another 3 year term so it will be staggered terms.

Mr. Ryan stated Mitzi can continue then resign.

Mr. Hinick moved to keep Mitzi the HPC representative for SARTA.

The voice vote in favor of the motion was unanimous.

D. BSB Vacant Building Ordinance

Ms. McCormick gave a brief description of the Vacant Building Ordinance.

A discussion of the ordinance was held amongst the HPC members.

Ms. Rossillon moved to support Mary's red line version that has to do with historic preservation in the Vacant Building Ordinance and would like to see more clarification on the vacant buildings and present it to the Council of Commissioners.

Mr. Weitzel seconded the motion.

The voice vote in favor of the motion was unanimous.

VI. STAFF/MEMBER REPORTS

- A. SARTA (Mitzi Rossillon) – Mitzi stated all voting and non-voting members got copies of the 41 applications that were submitted. About 12 of those requested some of the Historic Preservation pot of money. The total asked for by all 41 applications together was 1.5 million dollars. There there is just a little bit over a quarter of a million available now so there is going to be a lot of people that don't get grants and then people who will get much less than they had originally asked for. SARTA is meeting next week and members will have gone through the applications and identified their top ones. Members are scoring each application, and the ones that come out with the top scores we will be looking at those to see if we need any additional information. The grants will probably be awarded in May, but likely not early in the month.

Mr. Hinick questioned are these \$50,000 maximum grants?

Ms. Rossillon stated people can ask for more, and at least two of the proposals were for greater than \$50,000. Anything that is greater than \$50,000 that the group decided that they want to support they would have to have the super majority in order to pass it. That would mean essentially going outside of the existing budget. I would be flabbergasted if they went outside of the existing budget because it is the first year and everybody is not wanting to do that.

Mr. Hinick questioned are you saying that this \$250,000 is a yearly budget that you will have for this?

Ms. Rossillon stated yes pretty much. That is not the exact number but it will be close to somewhere between 250 and 300 thousand dollars will be the maximum that is given every year unless there is a wow project.

- B. Basin Creek Caretaker's House Window Repair/Rebuild (Bill Ryan) – Mr. Ryan stated I think many of you have heard this already. We are

hopefully going to get some fence pretty soon and clean up the building. We are making an effort to get some OSB or plywood from donations I hope, ProBuild, Triple S, someone will give us something to moth ball at least the first floor of the building. We looked at building and we are going to salvage as many of the windows as we can, but most no longer have glass left anywhere. Many of the sashes are torn out or broken. There is a few that can be repaired. We brought some of the windows to Highlands, and the students right now are working on matching profiles. They are looking at the different tools they will need to rebuild the windows.

Another challenge will be to get the window weights hooked back up because they probably dropped out and they are gone. There are some inserts that you can put in to hold weighted windows like that and the new sashes will fit and they will still operate. We are also looking at filling the weight cavities with insulation which should improve the R-value.

Mr. Hinick questioned it is a class project right?

Mr. Ryan stated yes and it is going to be long-term. We only have 4 or 5 weeks left in the semester. So right now we are going to clean up the house, and hopefully get a fence up before summertime. Then we'd may be able to mothball. We are going to save and salvage as much of the window material as we can to reuse, and then the first part of next semester we will have another special projects class where students will start manufacturing and making replacement windows. It is going to take some time but I think we can get it done.

- C. Granite St. Apartments – Ms. McCormick stated the HPC approved a demolition permit for the houses up on Granite St. to make way for the Granite St. Apartments with the condition for design review. The HPC did one round of design review; the architects agreed to come back and present the revised design to a small group of HPC members. That informal review meeting was held last week. Commission members asked that horizontal muntins be added to the casement windows so that they had the appearances of a 1/1 double-hung, and that the diagonal braces at the porches be straightened or eliminated.

A discussion was held amongst the Commission.

- D. HUD PA – The comment period is over. We are still waiting for comments from the Tribes and the National Park Service.
- E. Jacobs House SARTA application – The HPO submit a SARTA grant to do rehabilitation work on the Jacobs House. Pat Holland, BSB's Building Director, had a construction company provide estimates for the work

including reroofing, installing new gutters, rehabilitating the porch, and painting the exterior. I put the costs of all that as one lump sum in the grant instead of dividing it out. I didn't know we needed to split it out. It came out like \$34,000, with a little less than half for Butte-Silver Bow to pay and the rest applied to SARTA. So our grant was about \$18,000.

VII. ANNOUNCEMENTS – None.

VIII. PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

IX. ADJOURNMENT - Mr. Hinick moved to adjourn. The meeting was adjourned at 7:10 p.m.

xc: Matt Vincent, Chief Executive
Karinesa Boyer, Secretary for the Council of Commissioners
Jon Sesso, Planning Director
Mike Smith, Montana Standard
Robin Jordan, Butte Weekly