

May 3, 2016

**Historic Preservation Commission  
Council Chambers**

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

Staff: Mary McCormick, Historic Preservation Officer  
Carol Laird, Secretary

**M I N U T E S**

- I. CALL TO ORDER: The meeting was called to order at 5:35 P.M.
- II. ROLL CALL: Roll call was taken and a quorum was established.
- III. READING/APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 5<sup>th</sup>, 2016:

Ms. Rossillon requested a correction on page five, paragraph four, where it said start manufacturing – this was concerning Highlands College – after that clause it should say some replacement windows because at one point it said they were manufacturing glass. Mr. Hinick called to approve the Minutes with Ms. Rossillon's correction. The voice vote in favor passed 7-0.

- IV. PUBLIC COMMENT – ITEMS ON THE AGENDA

None

- V. BOARD ACTIONS  
NEW/OLD BUSINESS

- A. Determination of Eligibility

Maesar House and Silver Bow Post Office  
119043 Silver Bow Road, Silver Bow, MT

Ms. McCormick said Steve Bair was proposing to demolish both houses and build a new house on the property. She said it was outside the Landmark District and had never been evaluated, so the first step in the process was to determine if it was a National Registry eligible property.

Ms. McCormick said this property was located in Silver Bow and was what she often called Silver Bow Junction because that was how it sometimes appeared in the historic record. Calling it Silver Bow Junction made it easier to distinguish between Silver Bow, the old mining camp that was nearby but not at this location. She then gave a history of the railroad coming to Silver Bow Junction (the Historic Property Record is attached to these Minutes).

Mr. Hinick said in regard to eligibility for National Register listing, this would be an individually listed property and the criteria should include one or all of the following: an event that took place (which could be the railroad), a person associated with that property, the design or construction of that building that made it unique or contributing somehow to the higher artistic values or informational potential that might be able to be used to link it to some history. Mr. Gerbrandt said Ms. McCormick didn't think it met criteria A, B, C or D. Ms. McCormick didn't consider D since this criteria typically applied to archaeological resources.

Mr. Gerbrandt talked about the criteria in regards to the rise and fall of the railroad and its proximity to gold and silver camps. He noted that an important person may never have lived at the house but it was a Post Office for one hundred years and he thought it might be seen as the last in the community and had value.

Ms. McCormick said potentially, there could be a historic district at Silver Bow, if it contained a group of structures associated with a time, place or event of significance. However, there are only two historic-age residential properties over fifty years old remaining. She added that there was a small railroad shack next to the tracks and a cement tank that used to be a tall water tower for the steam engines. She said there were still rail lines but along the southwest edge of the rail yard was the Port of Montana, which is a modern warehouse facility. The town had an interesting history but it couldn't convey its history anymore.

Ms. McCormick said the Maeser House and the Silver Bow Post Office didn't seem to rise to the level of significance required for criteria A, B or C. She recommended it was not individually eligible.

Demolition was brought up and Ms. McCormick said demolition permits came to the Historic Preservation Commission for review for properties that are eligible for or listed in the National Register. This property didn't have a determination of eligibility and if it wasn't determined eligible, then there was no review of a demo permit.

Steve Bair, the owner of the property, said he bought it about two years ago on taxes and recently received the quiet title and had it surveyed and had to purchase an easement from the Uelands for the back house.

Mr. Bair said the foundation at the main house only had concrete on three of the four sides with the sill plate on the front rotted out. Additionally, the windows are falling apart.

Mr. Hinick said Ms. McCormick's recommendation was that it was not eligible.

Ms. Rossillon wanted to address the comment about being the last surviving element of a historic neighborhood. She said that could be a criteria but Ms. McCormick said it best with "did it have the ability to convey historic associations?" It's not sufficient that it had an association with a historic event, it first had to have an important association and not that it just happened to be there and then it had to be able to convey its historic association. For those reasons, she thought it couldn't be considered eligible for criteria A.

Mr. Hinick said he was going to call for those members who thought it should be eligible and he would then call for those who thought it should not be eligible.

Mr. Weitzel asked if this house had significance to the railroads or was it built after this was all said and done, so it wasn't part of the negotiations or anything. Ms. McCormick said it wasn't part of the railroads.

Mr. Hinick asked for all of those in favor of eligibility to signify by saying aye. Mr. Gerbrandt was the only aye.

Mr. Hinick then asked for all of those in favor who felt this was ineligible for individual listing to signify by saying aye. Mr. Hinick said the vote was 6-1 – the building was ineligible for individual listing.

Ms. Stauffer asked if they could request some type of interpretation such as photos. Ms. McCormick said they couldn't ask for any mitigation. However, Mr. Bair had told her that Butte CPR was welcome to go and salvage some maple floors there.

Ms. McCormick also said she would talk to Dori Skrukud about putting an interpretive sign along the trail to interpret the history of

Silver Bow. Mr. Hinick said the Commission would strongly encourage it.

B. GSA Undertaking at Mansfield Federal Building  
Repainting of Interior Lightwell

Ms. McCormick said everything was being done to Secretary of Interior Standards and didn't see anything that caused any problems.

Mr. Hinick said he enjoyed the way it was presented as a project and appreciated the architects and GSA for submitting it for their attention.

Ms. Rossillon moved to inform the GSA that the HPC had reviewed the project entitled repainting of interior lightwell parapet level of the historic Mike Mansfield Federal Office Building in Butte. She said they supported the careful and appropriate treatment of this resource, as identified in the correspondence dated April 21, 2016. Ms. Petersen seconded the motion.

Mr. Hinick called for the vote to recommend approval of this plan to repaint the mezzanine. The voice vote in favor of the motion passed 7-0.

C. NEPA Evaluation of Proposed MT6 Patty Communications Facility -  
821 S. Montana

Ms. McCormick said she was confused by the project and called the contact last Thursday and that day but couldn't get a hold of her. The description of the facility prepared by the company doing the NEPA document seemed different than the description presented in the cultural resource report.

Ms. McCormick said they were proposing to put a communications center on top of the Thunder Alley, the old Rosenberg building on Montana, just south of Iron Street. As she understood, it is going to be towards the back of the west end of the building near the existing elevator tower on the roof. They were going to build an equipment room for the center inside the building on the second floor and right above that, on the roof, a penthouse where the antennas would be installed. She thought it would be kind of like what they did on the Hennessy building, where they constructed a little building around the cluster of antennas.

Ms. McCormick said she would like to have clarification on the 55' tall part of that, as another section referred to 18'.

Ms. McCormick said the elevator tower was about 15 x 15 feet. The penthouse was going to be 15 x 15 feet and she believed, would be painted a reddish brick, the same color as the building.

Ms. McCormick said they would need to determine if this would have an adverse visual impact on our Landmark District.

After Commission discussion, it was decided they should delay comment until they received some feedback. Ms. McCormick was asked to e-mail the Commission members what she found out and poll them for their decision.

Mr. Ryan moved with Mr. Gerbrandt seconding the motion to table this until Ms. McCormick was able to e-mail them with further information and then would have a polling of the Commission for approval. The motion passed 7-0.

## VI. STAFF/MEMBER REPORTS

### A. SARTA

Ms. Rossillon said the movement was glacial. However, at the last meeting a week ago, they forwarded seven or eight historic preservation projects to three weeks from that night and would ask each of the proponents to come forward and make a brief presentation on their projects, specifically, addressing how the money would be spent and also with the knowledge that their project may be cut as much as 20%.

Ms. Rossillon said the identifying criteria that they recommended to the SARTA was that it was supposed to be bricks and mortar. However, two of the seven or eight projects that were moving forward were not bricks and mortar but were interpretive or educational programming. SARTA was still interested in looking at them. If the HPC felt they were adamant about their criteria once this process went into year two, she would suggest that they reiterated that they thought it should go specifically to bricks and mortar for historic preservation. If not, they could just let it go forward as it was.

### B. HUD PA

Ms. McCormick said it had been held up by her not being able to contact the Tribes. She had followed the consultation letters with calls and e-mails. Her latest e-mail requested a response by May 1st.

Ms. McCormick said the Advisory Council on Historic Preservation was very into tribal consultation. She put together a table that showed every call, e-mail and letter sent to all of the consulting parties. It showed they had made a thorough good faith effort. She had a couple of more comments to address and had a package of things to send off to the Advisory Council. They wanted to look at all of the consultations they had with everybody and their comments and would then decide if they wanted to participate in the consultation.

VII. ANNOUNCEMENTS

None

VIII. PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

None

IX. ADJOURNMENT: A motion was made and seconded to adjourn. The meeting adjourned at 6:25 P.M.