

June 7, 2016

**HISTORIC PRESERVATION COMMISSION
Butte Silver Bow Council Chambers
5:30 P.M.**

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

Members Excused: Steve Hinick

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 5:35 P.M.

II. Roll Call – Roll call was taken and a quorum was established.

III. Reading/Approval of Minutes – Ms. Stauffer moved to approve the minutes of May 3, 2016. Mr. Weitzel seconded the motion.

The voice vote in favor of the motion was unanimous.

Mr. Gerbrandt moved to approve the minute of the May 17, 2016 Special Meeting with the corrections as stated. Ms. Petersen seconded the motion.

The voice vote in favor of the motion was unanimous.

IV. Public Comment – Items on Agenda - None

V. NEW/OLD BUSINESS

A. Demolition/Design Review COA: Storefront at 445 E. Park St.

Ms. McCormick gave a brief report which is made a part of these minutes. She noted the storefront is a classic wood storefront, with two window bays and central recessed entry. One of the reasons that Mr. Kivela wants to remove and restore the storefront is that the eastern bay was hit by a truck, and it now lists to the east and is slightly pulled away from the wall. The bays

have a canted wall at the bottom and this really kind of cute detail where the roof comes out at an angle. There is molding trim at the roof line and scrolls. Some of the wood is in deteriorated condition.

The recessed entry has a double door. The doors are very tall and narrow, and have an almost full light with one little panel at the base. The windows have two panes of glass, which have been covered. Windows at the bays would have been like in the historic photograph. There is plywood now but that would have been filled with glass.

The transom area is also wood framed. The original glass is gone and it has opaque glass and screening. There is beaded board on the ceiling and an iron or metal mat right in front of the door.

Mr. Kivela is proposing to basically take out this store front and restore it. Rebuild it as an exact replica of what it is now. He plans to replace in-kind wood for wood with the same molding and same dimensions. The plywood will be replaced with tint-thermal pane glass. So it won't be clear glass, you won't be able to see in. The transoms will have tinted glass as well. The winding bar for the awning (now missing) is still there and will be retained. Not as part of this project, but Mr. Kivela may reinstall an awning. The original iron mat in front of the entry will stay.

Mr. Kivela has applied for a grant to the East Butte Redevelopment and Rehabilitation Agency for financial assistance. So this project has come to us for design review.

Ms. Rossillon asked Mr. Kivela would like to say anything further that Mary has not covered?

Mr. Kivela stated she included everything except that I put a new rubber roof on the building so it's in good shape. My parents used to have the Friendly Bar right next to the Helsinki so I have been in the area since 1955. When we were kids we would go down there and have candy and drinks and we acquired it after Danny Driver died. My plan is to just get that front looking good and get rid of the plywood. In the past there was some vandalism but anymore it seems pretty safe. I want to just get the storefront opened up and the building looking good, with all the new buildings popping up all over. I don't want the bulldozer coming down and taking out my building. Otherwise the structure is good.

Ms. Rossillon asked, does anyone have any questions or any comments?

Mr. Weitzel stated this is a really cool project, I like this. My question is on the east side of the building you have the old ghost sign that is painted there, do you have any plans to do anything on the east side?

Mr. Kivela stated not at the moment. The wall from the pre-existing building Montana Casket was attached so that wall is still attached.

Mr. Weitzel questioned so that wall was actually inside.

Mr. Kivela stated inside of the building. I don't know what to do about that because it is all bricked and it is abutted right to my west wall. I did redo the ghost sign too about 6 years ago. It was hidden from the big apartment building then it was torn down and I just redid the ghost sign on the east side.

Ms. Rossillon asked if there were any other comments or questions. I actually had a couple of concerns. I don't know who your contractor is and that is really none of our business but that crown molding which is under the eaves on the two bays, is almost impossible to find. I know people are trying to find it in this community and so one I would encourage the salvage of that as much as possible. I don't know whether or not a belt workshop would be able to reproduce them; they will have to come up with knives. For those same reasons, I would really encourage the salvage and the reuse of those scroll brackets, which I am sure are in very good shape because of their position on the wall. The other thing I didn't remember from your application is about the doors. I assume you are going to have rebuilt doors or what is the situation with them?

Mr. Kivela stated I really hadn't talked about the doors exactly but I thought even a skin over the doors because the other surface is in pretty rough shape. I thought if they were reskinned and duplicated. I don't really want to change the doors they are 9' doors, they fit in there well, yet weathered.

Ms. McCormick questioned, you will keep the doors and just put something over them?

Mr. Kivela stated yes, something new. The worst part of the bay is the lower end. There was a truck that backed into the eastern bay. Other than that anything that isn't rotten we are going to use for sure.

Ms. Rossillon stated one other thing is that the second recommendation is that the Historic Preservation Officer would do an inspection upon project completion to see that it complied with the terms which she suggested which was exact replica. This isn't so much for your information but in the motion I would like to see that it wasn't until the end that there'd be periodic reviews to ensure that as the project proceeds that is accomplished.

Mr. Gerbrandt moved to accept the recommendation of the Historic Preservation Officer but add that an encouragement to salvage the crown

molding and also use the original scroll brackets and that the Historic Preservation Officer do periodic reviews rather than a review at the end.

Ms. Petersen seconded the motion.

The voice vote in favor of the motion was unanimous.

B. Design Review COA: Butte CPR (SARTA Grant) – Central Butte Historic Improvement Program

Ms. Rossillon recused herself from voting.

Ms. Rossillon stated when the SARTA made the award, Butte CPR's grant proposed impacts to historic buildings, and because these local funds are being used as an incentive that is why I am coming to you with a request for design review. Having said that, we don't know what buildings will be impacted, so at this point I am requesting the HPC to approve the principals that Butte CPR will use to identify projects we will sponsor going forward. All the money that we get from SARTA is going to go directly to homeowners. Be it for roof improvements or for paint jobs or porch stabilization or any number of things that they propose that we think will fit within the budget. So because the point where we are talking to homeowners is going to be awhile down the road we would like to have the ability to go forward with the guiding principles in place. So the guiding principles are essentially the same principles that Butte CPR has used to evaluate historic improvement program requests for the last 15 years. We have never done roofs but that typically isn't something that there is really a point of contention, because you just put an existing roof back on. Paint jobs are very straight forward. Sometimes we have requests for changing or stabilizing architectural elements for porch improvements. Typically Butte CPR likes replacements to element for element unless there is a historic purchase and they are doing a reconstruction or something like that and as I said, it should be in the packet. Trex cannot be used for any application whether or not it is porch steps or porch deck or anything like that. So my request is that you believe that Butte CPR will continue to use the same principals of careful management as we go forward in working with these jobs in the Central Butte District and using SARTA funds.

Ms. Stauffer questioned what is Trex?

Ms. Rossillon stated it is a product that is plastic. Usually seen as a great product. You see it a lot.

Mr. Weitzel stated they sell it at Triple S.

Ms. Stauffer thanked everyone.

Mr. Gerbrandt questioned what is the time period in which you have to spend this \$20,000?

Ms. Rossillon stated we said that we were going to start on this project in July and we thought we would have a limited number of grants that would go this year. We didn't expect to have it completely finished until October of next year because that will allow a full season for roof replacement. So it is essentially a 15 or 16 month project.

Mr. Weitzel questioned will it be residential.

Ms. Rossillon stated it will be exclusively residential. No commercial and all owner occupied.

Mr. Weitzel questioned last time we talked about it we had a ceiling on the price is this the same criteria there?

Ms. Rossillon stated CPR requested SARTA money specifically for residential project. We wanted something that would put it in the hands of people that ordinarily wouldn't have any financial incentive to do something or have any help from the community in \$20,000 isn't going to do a lot but I think that Butte CPR's Hip Program has demonstrated that a little bit here and there eventually inspires adjacent improvements. We are looking for that same kind of connection on this project. We are concentrating on the Emma Park Neighborhood and we are going to depend upon the Human Resources Council to connect us with people that would meet the criteria of income and critical need. We think the \$20,000 will allow us to do two but no more than three roofs with essentially about 50% match on those. Then up to maybe eight other projects, painting or porch stabilization or porch decks.

Mr. Gerbrandt questioned Mary, what is your recommendation?

Ms. McCormick stated I definitely think that the HPC should approve this. Basically they are doing the same things that Butte CPR has done with their grant program, which has made a really positive impact in the Uptown. I love that they are concentrating in the Emma Park neighborhood where people really need assistance. I think it is an excellent use of SARTA money. Mitzi didn't say so, but Butte CPR was the highest rated out of all the grant applications SARTA received, including those for historic preservation and all other categories. I am going to talk a little bit more about SARTA when we get down to the announcements. I definitely support these projects. Projects are going to be done to the Secretary of Interior's Standards. This money isn't going to be used to put in vinyl windows or anything like that so I think it will be a real asset to our community.

Mr. Gerbrandt stated I make the motion that we approve the project as presented by CPR.

Ms. Petersen seconded the motion.

The voice vote in favor of the motion was unanimous.

C. GSA Undertaking at Mansfield Federal Building: Security Fence and Gate Installation

Ms. McCormick stated they are putting up a security fence. Does anybody have any concerns? We have 30 days to respond and if we don't respond the GSA considers that an approval. They have been doing such a wonderful job on the building.

Mr. Weitzel stated I make a motion that we approve it.

Ms. Stauffer seconded the motion.

The voice vote in favor of the motion was unanimously.

D. NEPA Evaluation of Proposed Rocker Communications Facility, West Browns Gulch Rd.

Ms. McCormick stated we actually had two cell phone towers come in this month. The other one was to put a cell phone tower that looks like a pine tree in the Butte Country Club. They had a consultant do the cultural resource work, and they determined that the Country Club was a National Register eligible property for its association with early recreational development in Butte. It was one of the first golf courses in Montana. The buildings there are much newer, from the 1960's. The report that I got, which I believe was an abbreviation of the consultant's report, showed the cell tower right in the middle of the golf course, but found it would have no adverse effect to historic properties. If you are putting a cell tower right in the middle of a historic property that it is an adverse effect. I question the eligibility of Country Club, however. While it is associated with early recreational use and development in Butte, its historic integrity has been comprised. The consultants are reworking their assessments. If the Country Club is a historic property, then the instruction of a cell tower would be an adverse effect. Really what is needed is more work to demonstrate if the property retains integrity or not. There may be other things that come into play that quash them putting a cell tower in the middle of the Country Club golf course. If I get something back I will forward that to you and ask for an email vote so they can proceed forward since I imposed a delay on them.

Mr. Gerbrandt asked, how tall is it?

Ms. McCormick stated I don't know I don't think it is as tall as the one out at Rucker which is 188' plus a 10' lightening rod. So anyway we will see and I might be sending you something and if you don't want to do an email vote I will bring it to the next meeting.

Ms. McCormick stated we do have this one project for Rucker to consider. My recommendation is that we approve this. I think they are right, there will be no adverse effect on historic properties.

Ms. Rossillion asked if the Board would like to discuss this.

Mr. Gerbrandt made a motion to approve the proposal.

Mr. Weitzel seconded the motion.

The voice vote in favor of the motion was unanimous.

VI. STAFF/MEMBER REPORTS

Ms. McCormick stated we have just been contacted by representatives of Patriot Rail regarding plans to demolish some former Butte-Anaconda & Pacific Railroad facilities, which Patriot owns. Patriot Railroad, which is headquartered in Florida, is taking a close look at their holdings in Butte and Anaconda and they would like to get rid of some infrastructure they believe is dangerous. This includes facilities in Silver Bow County and over in Deer Lodge County particularly in the Anaconda yard. Dori Skrukrud and I just spent the day touring these facilities with two Patriot employees, one from Florida and one from Utah.

Our concern is what is going on in Silver Bow County. I just want to give you a heads up so you know about this. We are not looking at a demolition permit today. I want to just tell you about one property in particular now, so nobody feels blindsided by it just showing up as a demolition at a meeting one day. The property that is the biggest concern right now is the West Butte Section House, which is just off of Montana just south and on the other side of the railroad tracks from GCM's offices in the old Milwaukee Depot. The house is set back from the street, another dwelling is in front of it next to Montana. The West Butte Section house is dangerously close to the railroad tracks. When were there three trains that went by. The last time it was occupied was 2003. It is a Craftsman bungalow, probably built in the late teens or early twenties. It has been extensively remodeled inside with drywall and carpet and other things. There are, however, salvageable things such as a claw foot bathtub, sinks and lots of doors and windows. Just behind the house there is a garage from the mid-twenties and a newer shed probably from the thirties. This little group of buildings compromise the residential component of the property. Then there are three little buildings strung along the railroad to the west: a bolt house, old bunk house, and a shed.

Patriot wants to get rid of all these buildings. This property it is so close to active tracks, trains that people couldn't live there by any means in today's world. I provided the Patriot representatives a copy of the ordinance, told them about demolition review and the need to consider alternatives or conditions. We talked about potential for offering the buildings for relocation, salvage and other types of mitigation. So I planted those seeds.

We then went to Rucker. The Rucker Depot is owned by Butte Silver Bow and it is right along the trail. The one building that is Patriot's biggest concern is the old scale house. It is on their property and it is right up against the tracks. It still has the original scale in it. Dori said the scale house was something we could move down on to Butte Silver Bow property. That seems like a very viable solution. So that is pretty much what is happening in Silver Bow County.

What is more disturbing is what they are planning to do in the yard over in Anaconda, where the big round house is. They are not proposing to demolish the round house but are considering demolition of the blacksmith shop and several other facilities. Our Commission doesn't have any authority in Anaconda, but Dori and I plan to contact Connie Daniel, their Chief Executive, to see how we can encourage them to think about other alternatives.

Mr. Gerbrandt stated I assume they own all this property.

Ms. McCormick stated yes, it's all theirs and there would be no federal involvement in the demolitions. Patriot would have to secure permits for demolitions in the Silver Bow County, and those would come to the HPC for review. If they want to apply for demolition permits that's their prerogative. I can't say I can't bring the demolition permit to you. They are most concerned about the West Butte Section house because people are breaking into it and they see it as a huge liability.

Mr. Gerbrandt stated I would certainly like a tour of these buildings at some point.

Ms. McCormick stated we might not be able to get into the house because Patriot has a very small local presence. I will talk to Dori she knows the local guy and maybe we can get into the house. But yes we definitely could have a tour. This is not on the fast track.

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.