

August 2, 2016

**HISTORIC PRESERVATION COMMISSION
Butte Silver Bow Council Chambers
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. Hinick moved to approve the minutes of the July 5, 2016 meeting with corrections. Mr. Weitzel 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. AT&T Redesign of Proposed Cellular Equipment on Hennessey Building, 40 E. Granite St.

Ms. McCormick gave a report on the cell tower. The previous (2014) proposal of a penthouse installation (roof antennas screened behind panels) wasn't working so they are proposing a redesign. The proposed redesign uses 8 foot tall, panel-type antennas.

Mr. Hinick questioned, I thought they were going to enclose the new antennas in a screening system like they did once before?

Ms. McCormick stated that's what was proposed in 2014, but never implemented. Existing antennas on the roof of the Hennessey Building are presumably from some other type of installation. ATT is now proposing 8' panel-type antennas to be mounted on the outside of an existing penthouse. Two panels will be located on the east side of the penthouse at the roofline, and three will be flat against the penthouse's north wall.

Mr. Gerbrandt asked didn't I read somewhere that they had a question about the structural guarantee of the screens and were not intending to put in screens now.

Ms. McCormick stated yes that is correct.

Mr. Hinick stated that when you look the building there already are a couple of antennas, so I don't see any further degradation to the historic property.

Ms. Rossillon moved that the HPC accept the proposal as presented. Mr. Ryan seconded the motion.

The voice vote in favor of the motion was unanimous.

B. GSA Undertaking at Mansfield Federal Building, Fire Suppression Sprinkler System

Ms. McCormick gave a short report on the proposed fire suppression system. The GSA wants to know if the HPC has any comments and/or concerns.

Mr. Hinick asked if there were any comments. Hearing none he made a motion that the HPC approve the undertaking of the fire suppression sprinkler system as proposed for the Federal Building. Mr. Weitzel seconded the motion.

The voice vote in favor of the motion was unanimous.

C. GSA Undertaking at Mansfield Federal Building, Design-build Interior Project

Ms. McCormick stated I think all the recent work at the Mansfield Building has been spurred to accommodate relocation of the MEPS there. The GSA plans to put MEPS in basement and on the 3rd floor, and to relocate the existing tenant on the 3rd floor down to the 1st floor.

From my understanding of the GSA's design-build interiors drawings, areas marked as Zone 1 have high historic values and will be restored or the historic fabric preserved; Zone 2 areas will be rehabilitated to Secretary of Interior

Standards; and Zone 3, areas without historic fabric and/or will not be accessible to the public, will be renovated/modernized as needed.

The drawings before us now are revisions. The GSA presumably got a lot of push back from SHPO and possibly the National Park Service on the original design-build interior plans. I don't know what comments the HPC had at that time, if any.

One of the revisions can be found in the plans for the 3rd floor corridors. The GSA originally proposed putting several security doors in the corridor. Now, however, the corridor will remain open and the security doorways will be right inside the offices. All of the historic doors along the corridor will be left intact, but ones that won't be used anymore will be sealed so that they cannot be opened. You'll still be able to look down the hall and see all the doors.

The GSA will be providing more detailed plans as they are developed, but wants to know if the HPC has any concerns at this point. They are proposing to completely rehabilitate or renovate a little public bathroom on the 3rd floor, or it is to be removed.

Mr. Hinick asked if there were any questions.

Ms. Rossillon stated I thought I read that in terms of the bathroom they were going to remove fixtures but leave the marbled walls. My comment would be that would be excellent because removing the marble would be difficult. The other thing, if all the fixtures, including the doors to the stalls, are to be saved, the GSA should inventory of each item, and then store the items in a secure secured area, along with the inventory. Things in storage sometimes just walk away. There should be secure storage and some kind of inventory that is kept where everything is marked out

Mr. Ryan moved to approve the interior design concept for the Mansfield Federal Building. Ms. Rossillon seconded the motion.

The voice vote in favor of the motion was unanimous.

D. MDT Holmes & Hill/Warren Ave. Intersection Reconstruction:
Determinations of Eligibility for the Carman & Albena Campanella Residence and the Shamrock Motel.

Ms. McCormick stated that two historic-age properties are in the right-of-way for this project. We don't know MDT's plans, if the buildings will be demolished or be impacted in another way. MDT's historian, Jon Axline inventoried both properties, and provided the HPC copies of his report and site forms. Our ordinance authorizes the HPC to comment on Section 106 undertakings, such as this.

The properties included the Campanella Residence and the Shamrock Motel, both built in the mid-1950s. The house at the Campanella Residence has been substantially upgraded in recent years. Axline determined it no longer retains integrity, and is ineligible for the National Register. The Shamrock Motel, which has been altered, was also determined ineligible.

Mr. Hinick asked if there were any further comments for the record.

Ms. McCormick stated the project area is way outside of the Landmark District.

Mr. Hinick stated I would move that we concur with MDT's determination of ineligible for both the Carmen & Albena Campanella Residence and the Shamrock Motel. Mr. Gerbrandt seconded the motion.

The voice vote in favor of the motion was unanimous.

- E. MDT Browns Gulch Road Reconstruction: Informal comment on proposal to relocate the school.

Ms. McCormick reported that Jon Axline indicated MDT is not going to be able to change the road alignment at the school. He suggested we ask Joe Walsh to come to a meeting again if we want more details on why the school cannot be avoided.

Axline says MDT would be willing to fund moving the school and putting it on a new concrete foundation. As Butch mentioned at our last meeting, there are families in Browns Gulch that do not want to see the school demolished. The Balentines, who live at the far north end of the road, and the residents just south of the school's current location, are interested in having the school on their property.

McCormick reported that Jeff Hockaday, a BSB Building Maintenance employee who lives in Browns Gulch, has offered to take her to visit them. She expressed her concern that the school doesn't get stuck behind somebody's barn, and that it remains close to road so that drivers can still see it. The process is still informal at this point but if anybody has any concerns, please speak now.

Mr. Hinick stated that the building doesn't really look like a school house. He suggested that if it was moved, some interpretive signs be provided. Mr. Hinick ask if anyone else had comments. There were none.

VI. STAFF/MEMBER REPORTS

Ms. McCormick stated a production company called Dorsey Pictures (formerly Orion Productions) is interested in doing a cable network series on the restoration of historic houses in Butte. One example of Dorsey's work is the series on tiny houses. McCormick reported she had been putting people at Dorsey in contact with various people doing restoration projects in Butte. Dorsey is proposing to come to Butte next week, August 9th and 10th, to do a little scouting. The company is contemplating two options: one would be to film the complete rehabilitation of one property, a big undertaking, and the other option would be to highlight smaller restoration efforts at a different house each episode. There are 12 or 16 episodes per series

McCormick provided an update on HUD activities. With the PA fully executed, BSB and the National Affordable Housing Network are preparing to purchase property on Empire Street, including a house at 814 Empire and several adjoining lots. The owner has been wanting to sell the property and have it be a NAHN project for some time. NAHN is proposing to rehabilitate the existing house and build 2 or 3 news houses on the rest of the property. This update is meant as a heads up that the Empire St. project is coming down the road. We will be following the PA's procedures for rehabilitation and new construction in the Landmark District.

McCormick reported that she and Bill Ryan had presented plans for rehabilitation of the Basin Creek Caretaker's house at the brown bag lunch at the Archives last week. The presentation was very well received and indicated there's a lot of good community support for preserving the house. Dave Schultz has asked for bids for a security system, to include motion lights and an alarm. When Bill's students come back in the fall, he will start them on rebuilding the windows. The Montana Standard will be publishing an article about the house and plans for its rehabilitation soon.

McCormick reported she was just about done with the Brown's Gulch research project.

McCormick reported work on getting the Local Register up and running. She hoped to complete one or two nominations and present them to the HPC next month, unless something else comes up that takes her time.

VII. ANNOUNCEMENTS – None.

VIII. PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

IX. ADJOURNMENT - The meeting was adjourned at 6:05 p.m.