

**HISTORIC PRESERVATION COMMISSION**  
**Meeting Via Conference Call**  
**Due to COVID 19 Restrictions**

**April 16, 2020**

**Members Present:** Steve Hinick, Mitzi Rossillon, Butch Gerbrandt, Russell O’Leary, Jennifer Petersen, Bobbi Stauffer, and John Weitzel

**Excused Absence:** None

**Staff:** Mary McCormick, HPO

**Public:** Clark Grant, Danielle Zimmerman, and Lee Whitney

**I. Call to Order:** The Historic Preservation Commission meeting was called to order at 12:05 p.m.

**II. Roll Call:** All members present; a quorum established.

**III. Reading/Approval of Minutes:**

Mr. Hinick asked for comments or corrections to the minutes of the March 3, 2020 meeting. Ms. Rossillon noted the minutes incorrectly stated that Butte CPR was going to be involved with the 1772 Revolving Loan Program. It should be the 1772 Revolving Fund Program. Ms. McCormick reported that Ms. Rossillon had notified her of this correction, and the minutes had been revised accordingly. Ms. Stauffer moved to approve the minutes as revised; Mr. Gerbrandt 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. Presentation by Clark Grant on Montana Historic Preservation Grant Application for the Carpenters Union Hall- Environmental Review**

Clark Grant, a Carpenters Union Hall trustee, addressed the HPC. He noted that the Carpenters Union Hall has applied to the Montana Department of Commerce for a MHP grant to assist with construction of an exterior elevator on the east wall of the hall. They are relying on design plans for the elevator that were prepared by the Heritage Conservation and Recreation Service in cooperation with the U.S. Department of the Interior in 1979. The elevator plans include seismic buttresses, which are allowable under Secretary of Interior Standards for the Treatment of Historic Properties (Standards).

Mr. Grant noted that MHPG applicants are required to consider the environmental impact of their projects and determine if an Environmental Assessment (EA) or Environmental Impact Statement (EIS) is necessary. They are also required to provide the public the opportunity to comment on their findings.

Mr. Grant reported they have determined that construction of an exterior elevator at the Carpenters Union Hall would have No Significant Impact on the environment. The construction site is a vacant lot now but was developed with a building in the past. As such, the site has been heavily disturbed. Preparation of an EA or EIS is not required.

Mr. Grant said he is presenting at the HPC today to notify the public of this finding, solicit public comment, and address any questions or concerns.

Mr. Hinick requested comment from the HPC and members of the public.

Ms. Rossillon stated that she agreed with the finding of No Significant Impact. She is concerned, however, about the elevator's placement on the wall, and asked Mr. Grant, if awarded a grant, will the Carpenters Union Hall bring the project to the HPC for design review?

Mr. Grant said they would be willing to work with the HPC.

Ms. McCormick clarified that the State Historic Preservation Office will be directly involved in the review of all MHPG applications to ensure that they meet the Standards. The grants are state funds and the environmental assessments are called for under the Montana Environmental Protection Act (MEPA) not the national act (NEPA).

**B. Presentation by Danielle Zimmerman on Montana Historic Preservation Grant Application for the O'Rourke Annex - Environmental Review**

Ms. Zimmerman addressed the HPC regarding the environmental review for the MHP grant application for the O'Rourke Annex, or the northern O'Rourke building. She applied for the grant on the behalf of the O'Rourke LLC. They are seeking assistance with reconstruction of the building's north and west walls. These masonry walls are failing. The O'Rourke LLC is proposing the walls be completely deconstructed and then reconstructed to historic preservation standards. Reconstruction is the recommendation of LLC's project engineer.

Ms. Zimmerman stated her finding that the project would be exempt from MEPA review. Work will be carried out within the building's existing footprint. Asbestos investigations have been completed.

Mr. Hinick requested comment from the HPC and members of the public.

Ms. Stauffer expressed support for the project.

Mr. Hinick thanked Ms. Zimmerman for her presentation and wished her well.

**C. Design Review COA: 7 South Montana Street**

Ms. McCormick reported that Butte CPR has received a SARTA grant to assist with rehabilitation of three to four prismatic glass windows in the Uptown. Rehabilitation of the prismatic glass transom window at 7 S. Montana is CPR's first project. In addition to a SARTA grant, CPR is seeking a URA grant for work on this project. The storefront at 7 S. Montana is part of the larger Caplice Block, which occupies the southwest corner of Park and Montana. At the time of its completion in the 1880s, the Caplice Block was one of the first if not the first three-story brick masonry building in Butte. Its upper two stories have been removed.

The prismatic glass transom at 7 S. Montana has been painted and has buckling sections of came. CPR is proposing to remove the window to a shop for rehabilitation. Workers will clean the glass tiles, replace missing or damaged glass tiles, replace missing or damaged came, re-solder the came joints, and reinstall the window to its original location. Ms. McCormick recommended approval of the project. The Design Review COA prepared for the project is attached and made part of the minutes.

Mr. Hinick asked if HPC members had any questions or comments.

Mr. Hinick asked if the ceiling inside the building was high enough to allow the window to bring light into the interior or is it a blank space behind the window?

Lee Whitney, Butte CPR's Administrative Coordinator, addressed the HPC. She responded to Mr. Hinick's question by stating that she didn't know the answer. It's going to be up to the owner once the window is reinstalled.

Ms. Stauffer asked if the paint will be removed? Will the glass be clear again?

Ms. Whitney said she didn't understand the question.

Ms. McCormick interjected that the paint will be removed from the glass tiles; she is not sure if the glass is clear or not, but it will no longer be painted when the project is done.

Ms. Whitney thinks the glass is tinted green. She expressed that the restored window will be a great improvement to the streetscape.

Mr. Hinick motioned to approve the project; Mr. O'Leary seconded the motion. The voice vote in favor of the motion was unanimous.

**D. Design Review COA: 209 Curtis Street**

Ms. McCormick reported that the property owners of 209 Curtis Street are seeking a URA grant to assist with rehabilitation of the house. Situated just north across the street from Silver Bow Homes, the house is a small foursquare cottage. It hasn't been occupied for years.

Exterior elements proposed for work include the windows and siding. The existing 1/1 wood-sash double hung windows will be replaced with Anderson Series 100 1/1 single-hung windows of the same size as the existing. The owners would like to remove the existing asphalt shingle wall siding and restore the original wood drop or shiplap siding underneath. They are proposing to remove a few asphalt shingles on each façade first in order to assess the condition of the wood. If the wood looks good, the asphalt shingles will be removed and the original siding primed and painted. If not, the missing shingles will be replaced, and the existing siding painted. Other alternatives may be considered; the owners have been advised that any alternatives would have to come to the HPC for approval. Ms. McCormick recommended approval of the project. The Design Review COA prepared for the project is attached and made part of the minutes.

Mr. O'Leary asked if the owners intended to put back the gabled hood that used to be at the front door.

Ms. McCormick responded no they are not planning to put it back. She further noted that she forgot to mention the front door. It is a small, possibly handmade wooden Craftsman Style door. The owners plan to retain the door along with its transom window.

Ms. Rossillon commented that she'd like the owners to consider reinstalling the gable hood.

Ms. Rossillon motioned to approve the design as presented; Mr. O'Leary seconded the motion. The voice vote in favor of the motion was unanimous.

**E. Design Review COA: 430 Colorado Street**

Ms. McCormick reported that the property owner is seeking a URA grant to assist with rehabilitation work at 430 Colorado. The house is a Queen Anne cottage, although remodeled. Exterior work proposed includes replacement of the nonoriginal front door with a fiberglass door that resembles wood and has a small Queen Anne-style window and replacement of the eroded concrete curb

that holds an historic wrought iron fence at the front yard. Additionally, the roof will be reroofed with asphalt shingles. The owners had wanted the new roof to be metal, but Ms. McCormick said we would not approve this. The Design Review COA prepared for the project is attached and made part of the minutes.

Mr. Hinick commented that the wrought iron posts at the front porch should be replaced with wood columns. This would greatly enhance the historic appearance of the house.

Mr. Hinick moved to approve the project; Mr. Gerbrandt seconded the motion. The voice vote in favor of the motion was unanimous.

HPC members discussed metal roofing. Mr. O'Leary asked Ms. McCormick about the standards for metal standing seam roofing. Ms. McCormick responded that new metal standing seam roofing can be very intrusive visually. Metal standing seam roofing may be appropriate in some instances, for example the City Hall building which had a metal roof historically.

Mr. O'Leary asked if the HPC had ever considered standing seam metal roofing as a replacement for existing standing seam metal roofing. McCormick responded that the only time that has happened is with the City Hall, which had an historic standing seam metal roof.

Mr. Hinick commented that the HPC approved a standing seam metal roof for a porch at a bed and breakfast on S. Washington. The porch had a low slope, which asphalt shingles don't work well on. He said there needs to be allowances for exceptions. Depending on the type of material, a metal roof can blend into the historic district.

Ms. Rossillon commented that mostly when we think of standing seam it's green or white and the standing seams are only 6 to 8 inches apart. In such cases, she agrees with Ms. McCormick that they are not appropriate. There are a couple of examples of use of a different metal roofing that works. This roofing is typically darker and is essentially made of 12" wide panels. There are examples of houses with this type of metal roofing in the 600 block of W. Granite and at Washington and Mercury.

Mr. O'Leary commented that he had worked on repair of a roof in the 600 block of W. Granite that had a plain or nongalvanized standing seam metal roof that was maybe 100 years old. He thought it was interesting that we didn't consider standing seam metal roofing as an option.

Mr. Hinick suggested that use of metal standing seam roofing is something that the HPC should consider. Maybe the group could tour around and look at examples and come up with ideas for use.

**F. Demolition/Design Review COA: 679 S. Alabama St.**

Ms. McCormick reported that the property owners of 679 S. Alabama would like to demolish the historic shotgun house on the property and erect a new house in its place. The owners opened the historic house to the HPC for inspection last week, and several members attended. While the main section of house itself is in good to fair condition, its foundation is very unstable. Two rear additions on the house are also in poor condition. Ms. McCormick recommended that the HPC approve the demolition permit request with conditions as follows: 1) plans for the new house come to the HPC for design review; and 2) salvage prior to demolition. She has prepared a single COA that considers demolition and design review both. The COA is attached and made part of the minutes.

The HPC considered the demolition first. Mr. Hinick asked if the owners had advertised the house for sale and relocation. Ms. McCormick said no. It's such a small house that would not be feasible. The owners did have Charlie Davies, a local contractor, inspect the house. He did not think it was salvageable.

Mr. Gerbrandt said he had two comments. His first comment was regarding the house's condition. He agreed with Ms. McCormick that the two rear additions were in very poor condition. He also believes the main house is in bad shape, and the foundation where there is a foundation is in very rough condition. His second comment was about the slag block portion of the foundation. There are hundreds of slag blocks; they looked to be in good shape and he would like to see them salvaged.

Ms. McCormick commented that slag blocks are not very durable. If they get knocked they turn to powder.

Mr. Gerbrandt stated that he has worked with slag block and found that if cracked, they can fall apart. If they are structurally sound, however, they tend to be very durable.

Mr. Gerbrandt moved to approve the demolition request with conditions for design review of the new house by the HPC and for salvage. Mr. O'Leary seconded the motion. The voice vote in favor of the motion was unanimous.

The HPC then considered the Design Review COA. The owners provided Ms. McCormick architectural drawings. She made recommendations for changes or updates to those plans.

Ms. Rossillon commented that did she not like use of transom windows with double hung windows, as proposed. She has never seen this window configuration before. Ms. McCormick stated that there are double hungs with transom windows in Butte.

Mr. O'Leary commented that he agreed with Ms. Rossillon that it's a little bizarre that every window has a transom. He said that he had a rehab on Clark St. that had double hungs with transoms on the front of the building, but none of the side windows had transoms. He suggested the owners use single hung windows only, or without transoms. This would make their project less expensive.

Mr. O'Leary further commented the posts at the front porch looked bare. He asked if something simple could be done to give them a Craftsman-style flare since the house resembles a Craftsman.

Mr. Hinick commented that he doesn't see how the windows with transoms as depicted on the plans can be supported. The transoms look to be right under the eaves. There has to be a header there somewhere. He doesn't see how these windows could be used on non-load bearing walls.

Mr. Hinick asked if the owner was in the conference call. Ms. McCormick said no, he couldn't make the meeting.

Mr. Hinick suggested that the HPC comments be conveyed to him. Ms. McCormick stated she would talk with him regarding their concerns about the transom windows and the porch posts.

Mr. Gerbrandt motioned to delay consideration of the Design Review COA for this project until the HPC's next meeting. Ms. Stauffer seconded the motion. The voice vote in favor of the motion was unanimous.

**F. Determination of Eligibility: 1338 Missouri Avenue**

Ms. McCormick reported on a determination of eligibility completed for 1338 Missouri, which is in a neighborhood between Front Street to the north and Silver Bow Creek to the south. The neighborhood lies outside the Landmark District and does not have the integrity necessary to be considered a district on its own. Buildings at 1338 Missouri include a house constructed around 1910 and a historic-age garage. Ms. McCormick found that the house does not have the level of integrity or significance required for listing in the National Register of Historic Places on its own merits. The Montana Historic Property form prepared for 1338 Missouri is attached and made part of the minutes.

Mr. O'Leary moved to concur with the HPO's recommendation that the property is not eligible for the National Register; Ms. Stauffer seconded the motion. The voice vote in favor of the motion was unanimous.

**VI. Staff/Member Reports**

Ms. McCormick reported that she completed and submitted Part 2 of the Montana Rural Heritage Grant application for rehabilitation of the Basin Creek Caretakers House.

She also has started work on an application for a Reclamation Development grant from the Montana DNRC for additional rehabilitation work at the Anselmo Mineyard.

**VII. Announcements**

None

**VIII. Public Comment – Items Not on the Agenda**

None

**IX. Adjournment:** The meeting was adjourned at 1:15 p.m.