

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

**July 7, 2020**

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

**Staff:** Mary McCormick, HPO

**Public:** Pat Mohan and Jen De Long

- I. **Call to Order:** The Historic Preservation Commission meeting was called to order at 5:35 p.m.
- II. **Roll Call:** All members present; a quorum established. Note Ms. Rossillon was able to listen to the meeting in progress, but she could not be heard by other participants. She consequently did not vote on motions.
- III. **Reading/Approval of Minutes:**  
Chair Steve Hinick asked for comments or corrections to the minutes of the May 5, 2020 meeting. Mr. O’Leary moved to approve the minutes as written; Ms. Stauffer 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. **Design Review COA: Cabbage Patch, rear 108 S. Arizona**  
Ms. McCormick reported that the owner, Mr. Pat Mohan, had received a SARTA grant to assist with the rehabilitation of the three shanties on the back of the property, the remains of Cabbage Patch. This neighborhood was one of the poorest in Butte with many of the homes lacking heat, running water and flooring. Most of the Cabbage Patch was torn down to make way for Silver Bow Homes in the early 1940s. Mr. Mohan is proposing foundation, roof and siding repairs. Plans also include removing garage doors added at two of the shanties after the 1940s and installing a simple homemade person door and window at each opening. Ms. McCormick recommended approval of the project. The project's Design Review COA is attached and made part of the minutes.

Mr. Gerbrandt asked Mr. Mohan about the couple [Jill Barber and her husband] that he identified in his SARTA application as the main designers. Are they still involved in the project?

Mr. Mohan responded that he still intends for them to be the main designers. He had, however, needed to bring on a licensed contractor for the foundation and electrical work.

Ms. McCormick interjected that she had visited Cabbage Patch and noted the work planned in detail, as presented in the COA. The concrete contractor had already started, and she was very impressed with his work.

Mr. Gerbrandt said that one of the reasons that Mr. Mohan's project was approved by SARTA was the involvement of the Barbers. They do excellent work.

Mr. Mohan stated that there was still plenty of room for the Barbers to be involved. He has not been able to get a hold of them. They are not in town a lot.

Mr. Hinick asked, when the work is completed will the buildings still look authentic? And what is the planned use of these buildings?

Mr. Mohan stated that the shanties are tourist attractions. He also hopes to install signage interpreting Cabbage Patch. Butte High history teacher Chris Fisk brings students and others there.

Mr. Mohan also stated that they are reusing existing materials as much as possible. They haven't bought much except some 2x4s.

Mr. Hinick asked if the interior of the shanties was going to be brought back?

Mr. Mohan implied that the interiors still contain original or historic materials and artifacts.

Mr. Hinick asked about the siding to be used to infill the former garage openings.

Mr. Mohan implied they will be using salvaged siding that is similar to the existing siding.

Ms. Stauffer said she had some of the same concerns as Mr. Hinick about keeping these buildings authentic. It seems like that's what Mr. Mohan intends to do. She supports the project. Cabbage Patch is an important piece of history to preserve.

Mr. Hinick motioned to approve the Design Review COA as written. Ms. Stauffer seconded the motion. The voice vote in favor of the motion was unanimous.

## **B. Design Review COA Addendum: Eagles, 15 S. Montana**

Ms. McCormick reported that the owners of the Eagles are seeking a URA grant to assist with additional façade work. This is the second grant project for the building to come to the HPC for review. Earlier this spring, the HPC reviewed and approved a SARTA grant application to assist with restoring the original brick at the storefront. The URA components of the project to be reviewed by the HPC tonight include window and door repairs/replacements on the front façade. Ms. McCormick recommended approval of the project. The project's Design Review COA is attached and made part of the minutes.

Mr. Hinick inquired about the brick restoration project. How is removal of the stone going? He also asked about the color proposed for the window sashes.

Jen De Long, one of the owners, responded that the stone removal sadly was not going as well as anticipated. They are relying on Josh Selensky, a mason, to do the brick repairs. Some bricks are very damaged and cannot be reused. Selensky is looking for replacement brick that replicates the original brick.

Ms. McCormick interjected that the window sashes are going to be black.

Ms. De Long confirmed, saying that black is simple and clean. They likely will add color to "pop" the building in the paint selection for the wood trim elements. The only historic photographs they have seen are black and white, so they are not sure about the original colors. They are looking to give the building a fresh look while retaining its historic character.

Mr. Hinick asked about the palette color for the wood trim. What is proposed for use? The HPC has not seen anything about that.

Ms. De Long reported that they have not decided on colors for the wood trim yet but will be going for a classy look.

Mr. Gerbrandt asked if the HPC could stipulate that the owners pass the colors by the HPO for approval.

Ms. McCormick interjected that the HPC usually does not comment on color. Color is very tricky, however. The only time the HPC comments on paint is when someone is proposing to paint unpainted masonry. She said she is certainly happy to work with people on color schemes and has consulted with several individuals in the past. She is just leery of the HPC becoming the "color police."

Mr. Hinick responded that when he did architectural work on URA projects in the past, he always provided a color palette.

Mr. Gerbrandt moved to approve the Design Review COA as written. Mr. O'Leary seconded the motion. The voice vote in favor of the motion was unanimous.

### **C. Determination of Eligibility: Columbia Gardens Water Tower at Belmont Park**

Ms. McCormick reported that she had not completed the evaluation in time for review at this meeting. She will present it to the HPC at their next meeting.

Mr. Hinick asked about the HPO's preparation of the documentation for a DOE. Is that something that should be handled by a private contractor?

Ms. McCormick stated the water tower is a Butte-Silver Bow property.

Mr. O'Leary asked about the roof. The tower currently has newer asphalt shingles but an old photograph shows more historically looking roofing, maybe metal. Are there plans to reroof the tower with something historically appropriate?

Ms. McCormick responded that there are no plans to reroof the tower right now. BSB is concentrating efforts on stabilizing the tower. Certainly, reroofing with more historically compatible material could and should be a future consideration.

Ms. Stauffer commented that she worked at The Montana Standard when the tank was moved to Belmont Park and she covered the story. She thinks it is an amazing structure and is happy to know that it's going to be stabilized and stay at "its perfect spot" in Belmont Park.

### **D. Environmental Review: Basin Creek Caretaker's House Rehabilitation**

Ms. McCormick announced that the State Historic Preservation Office has unofficially notified Butte-Silver Bow of an award of a Rural Montana Heritage grant for the Caretaker's House Rehabilitation Project. At present SHPO is working with the National Park Service to complete an environmental review in compliance with the National Environmental Policy Act (NEPA) and the Montana Environmental Policy Act (MEPA). She said she assisted Kate Hampton at SHPO in preparation of draft environmental checklists for NEPA and MEPA to determine if the project warranted completion of an Environmental Assessment (EA) or Environmental Impact Statement (EIS). Links to those checklists were provided to HPC members. The checklists find that the project will not have a significant impact on the environment and should be excluded from preparation of an EA or EIS.

She said the environmental review was included on the agenda of tonight's HPC meeting to provide the public the opportunity to comment on the findings of the draft checklists.

No public comment was received.

Mr. Gerbrandt made a motion to approve the findings of the draft checklists. Mr. O'Leary seconded the motion. The voice vote in favor of the motion was unanimous.

**VI. Staff/Member Reports:**

Ms. McCormick reported that the comment period for BSB's draft Growth Policy ends at the end of this month. She encouraged HPC members to review the draft, which is available on BSB's web site, and comment. After the end of the public comment period – on July 30<sup>th</sup> – the Planning Board will hold a public meeting where they will review the comments and decide what to incorporate. A public hearing on the draft will be held on August 27. The policy will go to Council for approval after that.

**VII. Announcements:** None

**VIII. Public Comment – Items Not on the Agenda:** None

**IX. Adjournment:** The meeting was adjourned at 6:30 p.m.