

HISTORIC PRESERVATION COMMISSION
Socially Distanced Masked Meeting in Council Chambers
Third Floor, Courthouse
And
Via Conference Call
Due to COVID 19 Restrictions

August 4, 2020

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

Excused Absence: Russell O'Leary

Staff: Mary McCormick, Historic Preservation Officer

Public: No members of the public present

- I. **Call to Order:** The Historic Preservation Commission meeting was called to order at 5:35 p.m.
- II. **Roll Call:** Russell O'Leary provided advance notice that he would be unable to attend the meeting. All other members present, either in person or call-in. A quorum was established.
- III. **Reading/Approval of Minutes:** Chair Steve Hinick asked for comments or corrections to the minutes of the July 7, 2020 meeting. Mr. Gerbrandt moved to approve the minutes as written; John 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. **Design Review COA: 101 W. Quartz, O'Rourke South Building**

Ms. McCormick reported that owners Danielle and Jeff Zimmerman are seeking a URA grant to assist with a window and door replacement project. The Zimmermans have already secured URA grants for other projects at the O'Rourke south building and have more work planned. This project proposes to replace the casement windows in the lower sash of large cottage windows, two each on the Quartz St. and Alaska St. façades, and some of the double hung windows on the west façade. All the windows proposed for replacement are wood-sash units in very deteriorated condition. Replacements will be wood sash that replicate the existing windows in

operational type, size, and sash profiles. Ms. McCormick recommended approval of the project. The project's Design Review COA is attached and made part of the minutes.

Mr. Hinick asked, will the new windows be painted? Ms. McCormick responded yes; they will be painted black just like the remaining windows.

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

B. Determination of Eligibility: 4500 Saddle Rock Rd.

Ms. McCormick reported that the owner of 4500 Saddle Rock Rd. has applied for a permit to demolish the house on the property. The house was severely damaged in a fire last November (2019). This July (2020) the Butte-Silver Bow Fire Marshall wrote a letter to the Community Enrichment Department and stated the house was a complete loss and needed to be demolished immediately. He did not, however, petition the Council of Commissioners to evoke the Historic Preservation Ordinance's safety exclusion, which would have allowed the demolition to proceed without coming to the Historic Preservation Commission.

Ms. McCormick evaluated the property to determine if it is independently eligible for listing in the National Register of Historic Places. The property is comprised of several acres on the East Ridge at the southern end of Butte; buildings include a house built around 1946, a 1950s guest house, and a modern shed. Dr. John Bertoglio and his wife Dorthea Bertoglio likely had the house constructed and were the original occupants. The larger 1½ story house was rendered in the Rustic Style and featured round shaped wall logs, a full basement enclosed by thick stone masonry walls, and two massive stone masonry chimneys. The interior was essentially gutted by the fire and the roof has collapsed. Ms. McCormick recommended the property be deemed not eligible for listing in the National Register due to a lack of integrity. The Montana Historic Property form prepared for the property is attached and made part of the minutes.

Mr. Hinick commented that the property used to extend all the way to Continental Drive prior to the construction of Interstate 90. The house reportedly was fashioned after a Swiss chalet.

Mr. Hinick moved to concur with the not eligible determination. Mr. Gerbrandt 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 the water tower was originally erected at the Columbia Gardens in 1942. With a storage capacity of 130,000 gallons, it was likely one of the largest wood-stave water tanks ever constructed in Montana and it's one of only a

few if any tanks of its type surviving in the state today. The water tower was left standing following the Gardens' closure in 1973, and it ultimately became the last surviving park structure on the grounds. Butte residents Gene and Patsy Byrnes spearheaded efforts to relocate the water tower to Belmont Park, an event occurring in 1998.

Ms. McCormick recommended a finding that the water tower is independently eligible for listing in the National Register of Historic Places. It meets Criterion Consideration B for moved properties due to its exceptional engineering values. She also concluded the water tower cannot be considered eligible due to its historic associations with Columbia Gardens; the tower is not the most significant of the former Gardens' structures that survive in the Butte area today. The arch at Beef Trail and picnic pavilions and cowboy swings at Clark Park better recall the Gardens' entertainment values. The Montana Historic Property form prepared for the property is attached and made part of the minutes.

Mr. Hinick commented that the water tower is a magnificent structure. Will finding it eligible for National Register listing provide some protection?

Ms. McCormick stated yes it will. Additionally, she reported on plans for more work to stabilize the structure. The East Butte RRA has allocated funds for the work. She had hoped to bring the project for review to the HPC at this meeting but was unable to connect with the contractor, Marty Salusso, until last Friday so there was not enough time to get a Design Review COA on the agenda. Mr. Salusso is proposing to replace the wood door with a steel door in a metal frame. The band will then be rewound in its original uniform spacing around the tank, which will pull the staves back together. Rods in the band that cross the door will be cut out and the ends welded to the door's steel frame. Marty believes he has someone to make beveled boards for use in filling the large opening in the tank above the door. The tank also needs foundation work. Mr. Salusso plans to replace the foundation's rotting timbers with pumice blocks and cover the outer perimeter of the foundation with a metal band. The band will be iron which will provide an older appearance. When the tank held water, it was essential to have air flow underneath but that's not necessary anymore. The band is needed, in part, to keep pests from getting under the tank.

Ms. McCormick further reported on BSB's intent to better maintain Belmont Park and make other improvements. The sprinkler system is being fixed; the grass will be regularly cut and dead trees removed; rip rap along Shields will be removed, and the area recontoured. BSB also plans to establish a better walkway connection between the park and the Belmont Senior Center and a walkway around the tower as well as install interpretive signage.

Ms. Stauffer stated the water tower was an attraction at Columbia Gardens. She remembers hiking up the hill to the tower as part of her experiences at the park.

Ms. Rossillon commented that she has always thought that the tower was National Register eligible. She is happy to see the documentation for that.

Ms. Stauffer made a motion to concur that the Columbia Gardens Water Tower is eligible for listing on the National Register. Mr. Weitzel seconded the motion. The voice vote in favor of the motion was unanimous.

VI. Staff/Member Reports:

Ms. McCormick reported that BSB has received a draft grant agreement from the State Historic Preservation Office for the Basin Creek Caretaker's House Rehabilitation Project. The grant award is \$100,000. She needs to review the agreement but hopes that it will go to the Council of Commissioners for approval within the next few weeks.

VII. Announcements:

Ms. McCormick announced that the Butte-Silver Bow Archives and Public Rec Department are continuing their Hike Through History tours. Instead of public walking tours, they are taping virtual tours that BSB is posting on its web site. She is doing another tour on Butte's historic residential architecture, this time in the neighborhood just west of Montana on Granite and Broadway streets.

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

IX. Adjournment: The meeting was adjourned at 5:45 p.m.