

March 2, 2010

**HISTORIC PRESERVATION COMMISSION
First Floor Conference Room
Butte-Silver Bow Courthouse**

Members Present: Chairman Ernie Richards, Denise Kelly, Jim Shive, Leroy Cottom, Dale Burgman, Robert Edwards and Mary McCormick

Staff: Jon Sesso, Planning Director
Jim Jarvis, Historic Preservation Officer
Carol Laird, 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 – attendance was recorded**
- III. **Reading/Approval of the Minutes of the February 2, 2010, Meeting**

Ms. McCormick had a correction to the February 2, 2010, Minutes as follows:

The procedure for conveying an HPC recommendation on a URA project:
1) Requires Historic Preservation Officer to prepare a letter to the property owner, the URA Director and the URA Board President notifying them of the HPC's recommendation(s); 2) Requires the letter be reviewed by the HPC President prior to its submittal to the property owner, URA Director and URA Board President; and 3) Requires that all HPC members receive an e-mail copy of the final letter approved by the HPC President at the time of its submittal to the property owner, URA Director and URA Board President. The letter is to be sent within seven (7) days and the HPC President has one (1) day for review.

Mr. Cottom moved to approve the Minutes of the February 2, 2010, meeting with the correction and Mr. Burgman seconded the motion. The voice vote in favor of the motion was unanimous, therefore, the motion passed.

New Business

- B. Emma Park Area Master Planning Project – Status report and request for steering committee representative

(This item was moved to the beginning of the meeting).

Jon Sesso referred to Steve Hess' letter that is attached and made a part of these Minutes and further said that Mr. Hess was the Project Manager who would be working in connection with Mr. Jarvis on the activities of the master planning effort.

Mr. Sesso stated that a consultant was hired and it was the consultant's responsibility for engaging all stakeholders in the process and the HPC was one of many key stakeholders that would be invited to take part in this planning effort including both the Emma Park neighborhood and the Greeley School neighborhood.

Mr. Sesso asked if the HPC would like to designate a representative(s) for the steering committee that would drive the activities under the grant. Jim Shive volunteered to serve on the committee as the representative from the HPC. Mr. Jarvis agreed to notify Mr. Hess of Mr. Shives appointment.

IV. Board Actions

- A. Demolition Review COA Projects

1. Chlorinator Structure – adjacent to Big Hole River Pump Station (Butte-Silver Bow, DOWL-HKM)

Mr. Jarvis presented the COA information and directed the Commission to photos, which are attached and made a part of these Minutes. The applicant, BSB Public Works Department (PWD), proposes to demolish three structures associated with a former chlorination facility as part of efforts to rebuild the adjacent dam structure. The facility was constructed in the 1960s, and expanded in the 1980s. The structures, located along the south side of the historic pump station, are no longer in use.

Mr. Jarvis described the structures, including a white plastic building, a steel structure and a concrete bunker/vault. Based on their age, less than 50 years old, as confirmed by site photos and PWD staff input, Mr. Jarvis determined the

structures to be non-contributing elements of the historic pumpstation, not individually significant, and recommended demolition be authorized with the following conditions of approval:

- a. Extreme care must be taken to avoid damage to the pumpstation during demolition of these modern additions.
- b. Once the structures are removed, the remaining grade should be re-worked to provide positive drainage away from the building and provide access to the pumpstation's original windows and door openings. Several of the openings have been infilled with brick and modern windows, presumably to facilitate construction and operation of the chlorinator facility.
- c. The PWD will work with the HPC to identify sources of funding (grants and local contributions) to allow the modern brick infill to be removed and new windows and doors based on original designs and materials to be re-installed in the openings.
- d. Any further demolition of structures at the site during this or other phases of the project will be subject to review by the HPC.

Dick Talley with DOWL-HKM explained that in order to maintain water service to 30,000 people while the dam is being rebuilt, the existing intake structure will need to be temporarily relocated. A temporary intake is proposed above the existing dam that would lift water out of the river ahead of the construction and come down along the building and tie into existing pipe. Space is limited between the pumpstation and the river. The chlorinator structures need to be removed to allow proper installation of the temporary intake pipe. Once the dam and permanent intake is constructed the temporary intake and piping would be removed.

The HPC discussed the results of the environmental assessments, ACOE requirements, SHPO review, and the HPO's recommendation regarding the proposal. Mr. Shive expressed concerns about potential impacts to archaeological resources as result of trenching for the pipeline.

A motion was made by Ms. McCormick and seconded by Mr. Shive that this demolition request be approved with the conditions stated above, plus an additional condition that

excavation activities be monitored by the Historic Preservation Officer for the presence of significant archeological resources. The voice vote in favor of the motion was unanimous.

Old Business

- A. Big Hole River Diversion Dam Project – Status of EA/FONZI for dam replacement, schedule HPC site tour (DOWL-HKM)

(This item was moved up to this point of the meeting).

Dick Talley of DOWL-HKM summarized the environmental assessments, public comments and agency reviews that have culminated into a finding of no significant impact for the dam replacement project. The preferred alternative has been developed and the design and final permitting is underway for construction of the new dam this summer. Section 106 comments from the MT SHPO are awaiting formal communication from federal agencies. A Demolition Review COA for dam replacement will be submitted to the HPC at their April meeting.

Mr. Jarvis added that a site tour is scheduled for Thursday, April 1st at 3:30 pm for HPC members to visit the site.

Board Actions (Continued)

- B. Design Review COA Projects

- 1. Butte School District Curriculum Building – window replacement (corner of Montana Street and Granite Street)

Jed Hoopes with the school district was present for the discussion. Mr. Jarvis summarized the COA information he presented to the Commission. The school district wishes to replace the existing wooden window sashes with new aluminum clad wooden window sashes and install new window seals. The intent is to improve operability and energy efficiency and reduce future maintenance of the windows. The building is a contributing resource within the BA historic district and URA funding is being requested.

Mr. Jarvis presented samples of the window materials and design and recommended approval with the following conditions:

- a. New sashes will be of the same size and design (double hung and fixed picture window) as existing.
- b. All existing window openings (size and location) will be maintained.
- c. All exterior wood window details, i.e., sills, brick molding and front stops and casing will be retained.
- d. Color of new sashes and jambs selected to match/compliment the rest of the window details.
- e. Interior casings repaired or replaced in-kind, as applicable.
- f. If the district has no foreseeable use of the old window sashes, they should be offered to a local preservation organization for resale.

Mr. Burgman made a motion and Mrs. Kelly seconded the motion to approve the request as recommended by Mr. Jarvis.

A voice vote in favor of the motion was unanimous (Ms. McCormick had left the meeting prior to voting).

V. Staff Report

Mr. Jarvis summarized his staff report, which is attached and made a part of the Minutes, located in the Historic Preservation Office. The HPO asked for an indication of HPC support for a proposed grant request to the Montana Preservation Alliance to help restore the BHR pump station. The HPC expressed general support for the proposal, subject to HPC review.

VI. Old/New Business

Old Business

Metro Sewer Line Project – Status of cultural resource inventory

Mr. Jarvis that Roger Gordon with Pioneer Technical was reviewing the SHPO file search data provided for the pipeline. A site map showing known historic resources is being compiled and a site inspection with the HPO is scheduled for the near future.

Mine Yard Restoration Projects – Status Update

Mr. Jarvis is awaiting word on the HB-645 grant request for the Original Mine Yard and continues to contact contractors to assess cost of work

proposed for this summer. The HPO will give an update at the next HPC meeting of the proposed scope of work.

Historic Preservation Guidelines – Status Update

The subcommittee has completed its review of the draft document. The HPO will send or deliver copies of the draft to all HPC members by March 12th in preparation of a special HPC meeting scheduled for late March or early April. HPC member were asked to review the document and be prepared to comment or make recommendations for amendments at the special meeting.

New Business

HPC Comments on MSTI Project – Section 106 Review Process

Mr. Jarvis presented a letter for HPC review that identified historic resources in the vicinity of the proposed transmission line and recommendations to minimize impacts to the historic viewshed. The HPC expressed support for the letter and asked it be sent to the appropriate agencies.

VII. Announcements

Ms. Mitzi Rossillon asked the HPC to make sure that projects considered for URA funding be reviewed for Local Register eligibility as provided by the historic preservation ordinance. The HPC asked the HPO to draft and send a reminder letter to the URA Director and Board Chairman.

VIII. Adjournment

Meeting was adjourned at 8:15 pm

xc: Paul Babb, Chief Executive
Nancy Barry, Secretary for the Council of Commissioners
Jon Sesso, Planning Director
Justin Post, Montana Standard
Rick Foote, Butte Weekly