Meeting to be Held
By Conference Call

Historic Preservation Commission Members and Members of the Public Can Participate by Calling:
1-877-820-7831
and
Entering Participant Passcode: 599883

You may encounter a busy signal --- if so, please keep trying until you get through

CALL TO ORDER

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:
January meeting minutes not yet available

PUBLIC COMMENT – ITEMS ON THE AGENDA
Members of the public wishing to comment on an agenda item are asked to keep their comments to three minutes or less. Each member must identify themselves by name and address. Comments received via letters and email will be read into the minutes.

NEW/OLD BUSINESS
A. Design Review COA: 506 S. Dakota St.

B. Demolition COA: 56 E. Mercury St.

C. Determination of Eligibility: 2505 State St.

D. Demolition COA: 2505 State St.
E. CDGB Project: Hotel Finlen, 100 E. Broadway

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: KRC Investments LLP
Address: 808 W. Montana St.
City: Livingston State MT Zip: 59701
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name:
Address:
City: State: Zip:
Phone: E-Mail (optional):

PROPERTY INFORMATION
Address: 506 S. Dakota Street
Addition/Block/Lot: Nellie Addition/Block 2/Lot 20
Other Legal Description:

HISTORIC STATUS
☐ National Register Listed
☒ Individually
☒ Contributing to Butte-Anaconda National Historic Landmark District
☐ National Register Eligible
☐ Individually
☐ Contributing to

Local Register Listed

SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITTAL REQUIREMENTS CHECKLIST" section of this form).
The property owner is seeking a grant from the Urban Revitalization Agency (URA) to assist with rehabilitation of the historic house at 506 S. Dakota St. Constructed in the late 1890s, the house is a 1½ story wood-frame dwelling with a front gable roof. It rests on a very solid granite block masonry foundation, which encloses a basement. The house has been vacant for some time but is an ideal candidate for rehabilitation. Exterior façade work is proposed to include:
• Resurface the roof with ½" OSB, 30 lb. felt and architectural shingles.
• Reside the walls, including the gable end walls, with lapped horizontal cement-fiber board siding with a 4" exposure and smooth finish.
• Replace the 10" wood fascia boards with 10" boards made of cement fiber board.
• Remove the nonhistoric enclosure from the front porch and reconstruct the porch similar to its original design and materials, as shown by the attached 1959 photo of the house. The owner’s contractor has secured old round wood columns and will construct a replacement wood railing of
turned-post balustrades and a beveled handrail. Work will also include installing new decking and stair made of tongue-and-groove boards similar to the existing. The existing hip roof and gable peak (marking the entry to the porch) will be retained and resurfaced with architectural shingles similar to the main roof. The brackets under the eaves at the gable peck will be retained.

- Replace existing front and back doors with fiberglass doors with a ½ light and panel design similar to the front door as shown in the 1959 photo.
- Retain and reglaze the wood-sash cottage window at the front bay.
- Refurbish and reinstalled the Queen Anne light/one double hung window in the front gabled, as shown in the 1959. This window was left in the attic.
- Replace other windows with Anderson 100 Series 1/1 single hungs.
- Add gable-roofed dormers on the main roof, one each on the north and south slopes. The dormers will be centered, measure 12’ wide at the base, and will have the same siding and roofing treatment as proposed for the main walls and roof. Each dormer will have an Anderson 100 series 1/1 single hung window. The contractor is preparing drawings for the new dormers, which should be forwarded to the HPC prior to its meeting.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☐ Historic Property Inventory form.
☐ Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
☐ Photographs of all four facades of building/structure proposed for partial or complete demolition.
☐ Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
☐ Structural evaluation report prepared by a certified engineer or architect.
☐ Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
☐ Assessment of property’s fair market value prepared by a realtor.
☐ Proof of advertisement for the sale or lease of the property for a period of 90 days.
☐ Relocation plan.
☐ Design Review COA for any new buildings or structures proposed for construction.

Design Review COA

☒ Historic Property Inventory form.
☒ Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
☐ Site map showing footprint of building/structure proposed for new construction.
☐ Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
☐ Elevation drawings of all four facades of new building/structure proposed for construction, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
☒ Photographs of all four facades of building/structure proposed for rehabilitation.
☐ Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

STAFF RECOMMENDATION

The HPO recommends project approval.

Signature of HPO

Date

Jan 31, 2021

Signature of Applicant/Owner

Date

House, front (west) facade.
House, front facade and south wall.

House, east wall.
House interior. Living room looking west toward bay window.
BUILDING TYPE/ARCHITECTURAL STYLE:
Gable-fronted cottage

<table>
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<tr>
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<th>(covering)</th>
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<tbody>
<tr>
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<td>gambrel</td>
<td>metal</td>
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<td>hipped</td>
<td>wood shake</td>
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<td>dormers</td>
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<td>combination</td>
<td>asphalt</td>
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<thead>
<tr>
<th>WINDOWS: (type)</th>
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<td>double hung</td>
<td>1/1 2/2 4/4</td>
</tr>
<tr>
<td>casement</td>
<td>2/1 3/1 4/1</td>
</tr>
</tbody>
</table>

HISTORIC NAME: Harry E. Oechsli
DATE OF CONSTRUCTION: 1896
COMMON NAME: residence
PRESENT USE: residence
RESEARCH SOURCES: Sanborn maps
SURROUNDING ENVIRONMENT: residential
NUMBER OF STORIES: 1 1/2 2 2 1/2 3 3 1/2
CHIMNEYS: position and number

Exterior Materials:
- brick (coursing & color)
- stone (coursing & type)
- log (notch type)
- shingle (edge type) square (gable end)
- clapboard
- shiplap
- stucco
- asbestos siding
- aluminum siding
- other:

Outbuildings: No
- barns
- sheds
- garage
- carriage house
- sauna
- other:

Describe significant architectural features and note any additions, alterations, & changes in materials

Physical Description: This one-and-a-half story gable-fronted cottage has an enclosed entry porch with hipped roof and gabled entrance. The exterior walls of the house are finished in clapboard and the gable end is shingled with square edged wood shingles. No foundation is visible under this wood frame structure.
**HISTORICAL SIGNIFICANCE:** Describe important persons, events, and/or historical patterns associated with structure, site and surrounding area.

**ARCHITECTURAL SIGNIFICANCE:** Explain how location, design, materials, and/or workmanship contribute to the property's significance.

This house belongs in a general category, the gable-fronted cottage. It is a basic dwelling type whose persistence through time marks it as function, versatile and traditional. Small in scale, the structure has a simple rectangular floorplan, and subsequent gable additions often telescope to the rear. The gable end and the entrance provide the main components of the modest facade.

**FORMATION VALUE:** Explain how the extant structure/site may demonstrate or yield information about its historic use or construction.

**CONTRIBUTION TO A DISTRICT:** Describe the visual and historic relationship between the structure/site and the surrounding area.

This house, in design and dimension, is compatible with the generally late-Victorian vernacular architecture of this district. It is an example of the housing built for, rented and owned by miners, small businessmen and other workers and their families who lived in this neighborhood.

**FORM PREPARED BY:**
Name: Martha Claire Catlin  Telephone Number: 406-586-7895
Address: 811 West Main, Bozeman, MT 59715  Date: 8/82

**SHPO COMMENTS:**

**UTM Reference:** / / USGS map  Sec T R
Demolition Review COA

OWNER INFORMATION
Name: Larry Hoffman and Nancy Russo
Address: 56 East Mercury Street
City: Butte State MT Zip: 59701
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name:
Address:
City: State: Zip:
Phone: E-Mail (optional):

PROPERTY INFORMATION
Address: 56 East Mercury Street
Addition/Block/Lot: East portion of Lots 14, 15, & 16 of Block 54 and west portion of Lot 1, Block 55, Butte Townsite; Lots 3-7, Block 1 of Black Placer Addition; and portion of the Mercury Lode.
Other Legal Description:

HISTORIC STATUS
National Register Listed ☐ Individually
☒ Contributing to Butte-Anaconda National Historic Landmark District
National Register Eligible ☐ Individually
☐ Contributing to
Local Register Listed ☐

SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the “SUBMITTAL REQUIREMENTS CHECKLIST” section of this form).
The property owners have applied for a permit to demolish sections of the historic building at 56 East Mercury Street. The building is comprised of three distinct sections:

- Blue Range cribs, a two-story brick masonry building constructed about 1897. The Blue Range faces north toward E. Mercury. Its facade is distinguished on the first story by a series of door-window bays, each of which denotes the location of a self-contained crib or prostitute’s room.
- Warehouse, a rectangular single-story brick masonry building located on the east side of the Blue Range cribs. The warehouse was built after 1916, but most likely before the 1930s.
- Auto Repair Shop, a large single-story brick masonry building constructed behind, south of the Blue Range cribs and with an extension along the west side of the cribs that provides frontage on E. Mercury. The auto repair shop was constructed after 1916 but before 1928.
The property owners have entered into a contract for deed with Staacks Motor Sports for 56 East Mercury. Staacks sells new and used motorcycles, ATVs, UTVs snowmobiles, scooters and power equipment, and its shop is at 102 E. Galena St., just a few blocks from 56 E. Mercury. Staacks is interested in 56 E. Mercury for additional space to warehouse its inventory.

Staacks retained a certified structural engineer to prepare an assessment of 56 E. Mercury to determine the general condition of the building and its suitability “as it relates to the proposed renovation/use.” Copies of the final report have been provided to various Butte-Silver Bow staff members, including among others the Building Code Official, Community Enrichment Director, and Historic Preservation Officer (HPO). Staacks also provided the HPO permission to distribute the report to Historic Preservation Commission members for the purpose of considering a demolition permit application. Otherwise the report is confidential and available only from Staacks.

The engineer concluded that the Blue Range cribs and warehouse sections of the building have structural systems in distress and in threat of failure and present a threat to life safety. It was also suggested that both building sections could not be cost effectively repaired. Remedial actions for the rehabilitation of the cribs and warehouse were not considered and no cost schedule developed.

Based on the engineer’s report, Butte-Silver Bow posted 56 E. Mercury as Dangerous Building per the requirements of Butte-Silver Bow Municipal Code 18.14. Staacks has responded by providing Butte-Silver Bow an abatement plan, this public document is attached to this COA. The plan basically calls for the demolition and cleanup of the Blue Range cribs and warehouse sections of the building. The auto repair shop will be retained and rehabilitated for use.

The property owners demolish permit application is for the Blue Range cribs and warehouse.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☒ Historic Property Inventory form.
☒ Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
☒ Photographs of all four facades of building/structure proposed for partial or complete demolition.
☐ Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
☒ Structural evaluation report prepared by a certified engineer or architect (to HPC members only).
☐ Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
☐ Assessment of property's fair market value prepared by a realtor.
☐ Proof of advertisement for the sale or lease of the property for a period of 90 days.
☐ Relocation plan.
☐ Design Review COA for any new buildings or structures proposed for construction.

Design Review COA

☐ Historic Property Inventory form.
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☐ Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
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☐ Photographs of all four facades of building/structure proposed for rehabilitation.
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STAFF RECOMMENDATION

The Blue Range cribs is one of the most significant buildings in the Butte-Anaconda National Historic Landmark District and the American West. It is one of the few surviving houses of prostitution surviving from Butte’s once thriving and famous Red-Light district. The Blue Range has exceptional historical and architectural values as the only remaining example of brothel architecture that clearly expresses its internal function on the exterior of the building, with each crib marked on the front facade by its own door and a window. The Blue Range cribs is of equal significance to any of Butte’s iconic steel headframes. It conveys an important chapter of Women’s History in the American West.

The HPO recognizes that the Blue Range is in dire structural condition. Other historic buildings in Uptown Butte in just as bad of condition have been rehabilitated and brought back to viable use. Butte’s historic building stock is a vital component economy, attracting new businesses, residents and tourists to our community.

The Demolition Request Review Program of the Butte Silver Bow Historic Preservation Program provides the HPC authority “to invoke a 45 day demolition to allow more time for ‘demolition alternatives’ to be explored’ (Municipal Code 2.64 Section 12, H). The HPO is confident that considerable grant funds could be secured to stabilize and preserve this priceless historic resource.
COA Application, page 4

Signature of HPO

Date
Jan 31, 2021

Signature of Applicant/Owner

Date
Mercury St. (north) facade showing single-story warehouse at left, two-story Blue Range cribs at center, and single-story auto repair shop at right. Looking south-southeast.

Mercury St. (north) facade showing single-story warehouse at left, two-story Blue Range cribs at center, and single-story auto repair shop at right. Looking south-southwest. Note Tom Morgan for Mayor ghost sign on east wall of warehouse.
East and south sides of warehouse at right and auto repair shop at left. Looking northwest. Note Tom Morgan for Mayor ghost sign on east wall of warehouse.

South side of warehouse at right, auto repair shop in foreground at left, and second story of Blue Range cribs (west brick) above the auto repair shop. Looking north-northwest.
We, Ed Staack and Brian Staack, principles of Staack’s Inc dba Staack’s Motorsports, have entered into an agreement (contract for deed) with Larry Hoffman to purchase said property (3 parcels) known as 56 E Mercury, Butte, MT. This agreement is with the stipulation that the Blue Range two-story and the East warehouse portion be demolished, debris removed, and subgrade holes be filled-in and compacted to satisfy the Butte, Silver Bow dangerous building ordinance. Centennial Concrete Inc., a licensed and bonded construction company, will be hired to do the abatement work. The plan is to remove the North, East and South walls of the East warehouse portion of the complex. The plan for the two-story portion of the complex is to remove North wall completely to below grade, remove all interior structures, and remove East wall until it meets the garage portion of the complex. The interior brick walls of the two-story portion will be brought down to roof level of the remaining garage portion. The remaining garage portion of the complex will have the parapet repaired and capped on the North, East, and West walls. We intend to repair and clean all brick sides. The South wall of the remaining garage needs extensive work to stabilize, more than likely meaning, the brick wall will need to be dismantled and the bricks will need to be reinstalled. We also plan to use the demoed bricks in the reconstruction of the garage walls that need repairing. To insure building structure, we will build interior stud walls, in case of bearing brick wall failure. We will install support columns under the main roof beams running North and South to support the roof while repairing the South wall of garage. The plan would be to clean, replace, and remove paint and plaster from the outside brick walls. I expect to clean and repoint the brick as good as old brick can be refinished. The brown metal fence and all posts and debris will be removed, as we will plan to level the surrounding land, kill weeds, and place gravel to keep down the dust. Traffic control on mercury will be needed for approximately one month. A portion of mercury will be barricaded off, but two-way traffic will be able to continue.

Sincerely yours,

Ed Staack

Larry Hoffman
MONTANA HISTORICAL AND
ARCHITECTURAL INVENTORY

Legal Description: Butte Townsite 541 Por - 14-15-16 (E)
Address: 28-40 E Mercury

Ownership: Blue Range Mining Co.

Historic Name: 

Common Name: 

Date of Construction: 1891-1900

Architect: NA

Builder: NA

Original Owner: Montana Loan & Realty

Original Use: 

Present Use: storage

Research Sources:

- abstract of title
- plat records/maps
- city directories
- tax cards
- sewer/water permits
- obituaries
- Sanborn maps — dates:
- biographies

Bibliography:

Original data
Daybooks, 1904-1922.

Location map or building plan with arrow north.

PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with its original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

This two-story rectangular commercial building is of brick-bearing wall construction in American bond. The foundation is uncoursed rubble stone; the roof is flat, there are four visible interior brick chimneys. There is corbeling at the parapet. The second story has a fenestration pattern of single windows with open brick arches; all are boarded up. The central window was arched. The first story is divided into 9 bays with a pattern of door/window, then a central entrance which has been bricked in. All doors had transoms and windows were open brick arches topped by an eyebrow of stretcher bricks. Windows on both stories had wood sills.
HISTORICAL SIGNIFICANCE: Justify how the persons, important events, and/or historical patterns associated with the structure/site and surrounding area lend the property significance.

Between 1884 and 1891 this site was occupied by several one-story wood-frame dwellings. The structure, as is, appears on the 1900 map. In 1928 it was part of the Anderson Repair Shop and the A & A garage; in 1930 it was vacant; in 1936 it contained the Mercury Cigar Store; and in 1938 Chris Sebaris soft drink parlor.

The Montana Loan Realty Co. was managed by A.J. Selzman, president (Helena); A.M. Waller (Helena), v.p.; F.H. Wallace, (Helena), etc.; and W.F. Cobben, treasurer and manager. Their office was at 33 W. Granite. Montana Loan Realty was the predecessor of Thompson Investment Co., builder of many houses in this installment plan.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

Despite the boarding up of its doors & windows this building maintains good individual physical integrity. Some of its integrity as far as feeling & association has been lost because of the preponderance of vacant lots which surrounds it, robbing it of much of its context.

INFORMATION VALUE: Explain how the extant structure/site may demonstrate or yield information about its historic use or construction.

This brick crib is a contributing element of the Sheld. It is the only remaining building whose design makes obvious the layout of one of the most common forms of prostitution in Butte's red light district and it is one of the remaining structures of the once thriving district bounded on the west by the Main St alley, north by Galena, east by Arizona and south by Mercury. Feeling the effects of the Progressive reform movement, after 1917 several of these buildings were converted to more respectable usage. (See attached xerox of photograph)

FORM PREPARED BY: M. Murphy

GEOGRAPHICAL INFORMATION:

Name: 
Address: 
Date: 1985

Acreage: 
USGS Quad: 
UTM's:
## MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office  
Montana Historical Society  
PO Box 201202, 1410 8th Ave  
Helena, MT 59620-1202

| Property Address: | Site Number: 24 SB  
|-------------------| (An historic district number may also apply.)  
| Historic Name: Michael & Nora Walsh House  
| Original Owner(s): Earl & Enda Simmons  
| Current Ownership: Private  
| Current Property Name:  
| Owner(s): William Mitchell & Jennifer Smith Mitchell  
| Owner Address: 2509 State Street  
| City/Town: Butte  
| Historic Use: Single Family Residence  
| Construction Date: 1916 Estimated  
| National Register of Historic Places  
| NRHP Listing Date:  
| Historic District: Potential Historic District  
| NRHP Eligible: Yes  
| MT SHPO USE ONLY  
| Eligible for NRHP: Yes  
| Criteria: A  
| Date:  
| Evaluator:  
| County: Silver Bow  
| Legal Location  
| PM: Montana  
| Township: 3 N  
| Range: 7 W  
| ¼  
| Lot(s): E1/2 Lot 14 & Lot 15  
| Block(s): 11  
| Addition: Floral Park  
| Year of Addition: 1914  
| USGS Quad Name: Butte South  
| Year: 1996  
| UTM Reference: www.nris.mt.gov  
| NAD 27 or NAD 83 (preferred)  
| Zone:  
| Date of this document: January 2021  
| Form Prepared by: Mary McCormick, Butte-Silver Bow Historic Preservation Officer  
| Address: 155 W. Granite St., Butte  
| Daytime Phone: 406.497.6258  
| Comments: |
Floral Park Neighborhood
The City of Butte is situated at the north edge of the Summit Valley, a high mountain valley surrounded on three sides by the Continental Divide. Today as in the past, residents generally divide the city into two distinct areas. The older historic core of the city, known as Butte Hill, occupies the mountain slope at the north end of the valley. It is dominated by towering headframes, large engine houses, and other remains of a once deep and productive network of hardrock mines. Intermingled with these industrial vestiges are neighborhoods densely packed with worker’s cottages, middle-class homes, multi-family complexes and stately mansions from the late nineteenth and early twentieth centuries. The heart of the Hill’s urban core is home to a large commercial district of period architecture.

The Flats constitutes the lower or valley section of Butte. It has a decidedly more suburban character than the Hill. Neighborhoods on the Flats generally are comprised of single-family homes ranging in age from the turn-of-the-twentieth century to the present. Many of these neighborhoods received their greatest in-fill in the decades following the opening of the Berkeley Pit mine on the east side of the Hill in the 1950s. Harrison Avenue, a major commercial artery, runs north-south through the heart of the Flats, while Interstate 90 passes through from east to west.

Floral Park is a residential neighborhood on the Flats. Situated north of Interstate 90 and east of Harrison Ave., Floral Park takes its name from the addition officially filed in 1914. As platted, the Floral Park Addition encompassed an area extending from Farragut Avenue on the west to Nine Mile Boulevard (today’s Continental Drive) on the east, a distance of nearly a mile, and bounded on the north by blocks along the north side of Bayard Street and by Phillips Avenue on the south. Boundaries of the neighborhood are less clear today, and likely include streets and homes to the north and south of the Floral Park Addition.

Floral Park Addition is a densely packed residential neighborhood with few empty lots. It is primarily comprised of Fairly uniformed-spaced single family residences built between the mid-1910s and early 1960s. Most homes are well maintained and the yards tidy. Other buildings include a least two churches, a store, and a fire hall. Overall, the neighborhood has a cohesive historic charator.

Few lavish homes distinguish the area, yet a large percentage present a stylish façade. The dominant style by far is the Craftsman, which reigned as the most popular architectural form for residential construction nationwide during Floral Parks’ most intensive period of development, the mid-1910s to the late-1920s. A few examples of Tudor Revival and its less elaborate Picturesque variant exist in the neighborhood; these dwelling date to the 1930s or early 1940s. The Minimal Traditional Style, which came into vogue during the 1940s, is the most common style after the Craftsman but not nearly as prevalent. Several brick Ranch Style houses are also present; these primarily date to the 1950s and early 1960s. The neighborhood also boasts outstanding residential examples of the Moderne Style from the 1930s and Mid-Twentieth Century architecture, one each. There are a few infill houses built after the 1970, or the modern era.
Michael & Nora Walsh House. 2505 State Street
The Walsh House at 2505 State Street is at the west end of the Floral Park Addition. Located on the north side of the street, the property includes a lot and a half that together measure 45-feet wide by 100-feet deep. Buildings include the house, constructed about 1916, and a more recent garage.

The house is a small side-gable variant of the Craftsman Style. It has a rectangular footprint measuring about 26 by 35 feet. The wood-frame 1½ story superstructure rests over a basement on concrete foundation walls. A full-length porch dominates the front (south) façade, a small narrow, square oriel window is on the west wall, and a small open entry porch fronts the rear entry (north wall). Exterior walls display original wood shingle siding contrasted by narrow lapped siding at the water table. The house’s side gable roof features widely overhanging eaves underscored by exposed rafter tails and false knee braces at the gable ends. A low-pitched shed dormer rises on the front slope of the roof at center. Roofs at the oriel window and dormer are adorned by Craftsman elements similar to the main roof. Roofing material is modern, consisting of bright red, metal standing seam.

The full-length front porch is inset under the main roof. Slightly tapered wood square columns stand on solid rails and the entry to the porch is at center. The porch is enclosed by windows. The entry holds a non-original multi-light door flanked on either side by a narrow multi-pane side light. Soffits at each opening are slightly arched. The porch’s front rail is sided with brick and a brick staircase is at the entry; the brick is a modern alteration.

The house retains some original windows, although many others have been altered. Original multi light- one-over-one double hungs are found on all walls except the front façade; a pair of multi-light casement windows at the oriel also are original. Windows on the main wall of the façade (inside the porch) appear to have been partially boarded. Partially boarded windows are also on the east wall.

The garage is behind (north of) the house next to the alley. Although likely built in the 1930s, this wood-frame gable-roofed building has been remodeled in recent years. Exterior walls are veneer by T-1-11 siding. Vertical boards with scalloped tips surface the gable end walls. Located on the north wall next to the alley, the garage door is a roll up door made of fiberglass or metal.
HISTORY OF PROPERTY

Floral Park Neighborhood
Floral Park was one of several residential subdivisions established on the Flats during Butte’s peak period of copper production and population growth in the first two decades of the early twentieth century. A shortage of buildable land on Butte Hill encouraged developers to look to the Flats to meet the city’s soaring need for housing. Formation of new suburban additions largely came about as streetcar routes pushed ever deeper south into the Flats. Access to streetcars offered prospective residents comparatively inexpensive and timely transportation to mines, businesses, and shops concentrated on the Hill.

By 1899, Butte’s streetcar system had been consolidated under the Butte Electric Railway Company, a firm controlled by Butte Copper King, William A. Clark. Within the next few years, Butte Electric Railway started a major construction program, including extending lines from the city’s urban core on the Hill to the Flats. Some of the most important streetcar route to reach the Flats were a line that served the Silver Bow Park neighborhood at the foot of the hill and continued east to the mountains and the Columbia Gardens Amusement Park, a line to the race track south of Silver Bow Park, the Oregon Avenue line west of Harrison Ave., and the Englewood line to the east.

Floral Park’s initial development is tied to the Englewood line. Construction of the line commenced about 1902, but only extended about ¾ mile from Northern Pacific Railroad’s depot at the base of the hill to the new Englewood Addition. The small residential development was bound by Harrison Ave. on the west, Marcia St. on the north and Cobban St. on the south. Track ran down Florence Avenue, one street east of Harrison Ave. A few more years passed before the line was extended again, this time just slightly over a ¾ mile south to the Hamilton Addition. The Englewood line more than doubled in length between 1909 and 1911 when Butte Electric Railway extended its track to the new Butte Country Club and Luna Park along Lake Avoca, an artificial pond created several years earlier for ice making. The country club and its associated golf course and the park and lake became incorporated with the bounds of a new and exclusive residential suburb.

Floral Park was first proposed for residential development during construction of the Englewood line from the Hamilton Addition to Lake Avoca. In 1910, developers “Huston & Elderkin” apparently leased the land just south of the Hamilton Addition from the Colusa-Parrot Mining & Smelting Company, another William A. Clark concern. Within this area, the streetcar line turned east off Farragut Ave. and continued for nearly ¾ mile before turning south toward the lake. Huston & Elderkin offered one-acre lots in their so-called Floral Park addition for “10% cash payment, $10 per month and 8% interest on deferred payments.” The development was unsuccessful, with few lots sold before November 1913 when the property lease transferred to another real estate firm, Bolever & Brown.

Bolever & Brown immediately set to work to develop Floral Park into a suburban addition. First and foremost, the firm sponsored a formal survey that divided the addition into more standard-sized residential lots, averaging 30-feet wide by 100-feet deep each. Typical of suburban developments in other urban areas around the country, deed restrictions were set in place. Prospective owners could not acquire land for farming, industrial or retail purposes and the house locations needed to comply with a uniform 16-foot setback from the street. Additionally, Bolever & Brown placed a minimal value of a house at $1,500, the average for a middle-class dwelling of the time. Less expensive construction, however, could be considered for lots farthest from street carline near the Nine Mile Boulevard, the addition’s eastern perimeter. In early 1914, the plat of the addition was formally filed with Silver Bow County, even though title to the property had yet to transfer from Colusa-Parrot Mining & Smelting. With the next several months, streets in the addition were graded, water lines laid and connected to the city water system, and electric and telephone lines installed.

As platted, the Floral Park Addition was expensive in comparison with many other new residential developments on the Flats. Its grid contained nearly 40 full city blocks nestled between the Hamilton Addition on the north, the new Holmes
Addition on the south, and extending nearly a mile from the Butte Floral Company’ greenhouses along Black Tail Deer Creek and Farragut Ave. east to the Nine Mile Boulevard. Floral Boulevard, a 70-foot wide thoroughfare was established along the section of Englewood line that ran east from Farragut Ave. It bisected the neighborhood and included five full blocks of streetcar frontage, before the line headed south down Sheridan Avenue toward the lake.

Bolever & Brown aggressively marketed the Floral Park Addition in the local press. Ads boasted that Floral Park had several advantages over surrounding additions. It offered the best streetcar service by far with no lots more than three blocks away from the Englewood line. Grounds within Floral Park were generally higher in elevation or well above the floodplain of the creek, but “practically level, with a gradual slope to the west.” The campaign successfully resulted in brisk property sales and house construction. By October 1916, Bolever & Brown presumably had recouped their developments costs. That month, the firm optioned its purchase agreement with Colusa-Parrott Mining & Smelting and secured title to all the addition’s outstanding lots.

Construction on the Flats slowed as Butte’s mining economy stagnated following the end of World War I in 1918. Some families, however, continued to look to the area as an alternative to the congestion of the older neighborhoods and dirty and dangerous industrial developments on the Hill. Increasing popularity of automobiles by 1920 made the move to the Flats more appealing, especially for middle-class families.

Floral Park remained one of the most preferred residential areas on the Flats for new house construction into the 1940s and beyond. The middle-class neighborhood was known as a safe and welcoming place to raise a family. The Floral Park Community Club, established in the late 1930s, contributed to the cohesion of neighbors and friends. The club held monthly dinners with dancing in the recreation hall of neighborhood church and organized several other social events as well as community service projects. Floral Park also was known for its well-maintained homes and lawns and beautiful flower gardens. In common with the community club, a gardening club was active in the neighborhood into the 1970s.

Only a few vacant lots remained in the Floral Park Addition by the early 1960s. This intensive level of development set Floral Park apart other residential areas on the Flats. Neighborhoods such as Silver Bow Park, the Country Club, and Emerson for example saw limited success initially. More sustained growth on the Flats awaited expansion of the Berkeley Pit into old neighborhoods on the east side of Butte Hill. The diaspora from the Hill to the Flats began in earnest in the early 1960s, or after most of Floral Park had filled.

**Michael & Nora Walsh House, 2505 State Street**
The Craftsman-style house at 2505 State Street dates to the Floral Park neighborhood’s initial era of development. Construction likely started within a few months after Earl Simmons purchased the property in early 1916. A native of Oregon, Mr. Simmons worked as a musician in theaters in the Uptown at the time and was married to Edna Ambre Simmons. The couple had wed in Dillon three years previous. Prior to moving into their new Floral Park home, they had lived on the Butte Hill. The Simmons remained at 2505 State Street until 1924. That summer Earl and Edna divorced and sold the house.

Ownership of the house changed hands twice over the next few years. A miner in his late 20s, William Struthers purchased the property from the Simmons but lived there for only about 1½ years. Stanley and Sarah Douglas became the new resident owners in 1926. Mr. Douglas was employed by The Montana Power Company. In late 1929, he gave up that job, and he and his wife sold 2505 State St. and moved to a dairy farm near Spokane, Washington.

An older but well-established couple, Robert and Jennie Hawkins, purchased the house from the Douglases. In 1930, the US Census taker found the couple living there with son and a daughter. Both Robert and Jennie were originally from the south. Mr. Hawkins made a living as an accountant. The Hawkins lived at 2505 State St. until moving to Great Falls in 1937.
Eventual longtime owners and occupant, Michael “Mike” and Nora Walsh purchased 2505 State St. in 1937. Born about 1902 in Leadville, Colorado, Mike Walsh moved to Butte at an early age. He attended Butte Central Catholic High School and the Montana School of Mines where he gained notoriety as a gridiron star. After earning a degree in mine engineering, he secured a job with Montana Power. Mike Walsh and Nora Hallisey, a Montana native, married in 1934. Their family came to include two daughters.

In 1948, Mike Walsh made a major career change. He left his job as superintendent of Montana Power’s gas division and started the Walsh Engineering Company, specializing in the sale, installation and repair of plumbing, ventilation and heating systems. Walsh located his new store and shop at 1716 Harrison Ave. He ran the business until his unexpected death in 1961. Nora Walsh sold the business to an employee who renamed it Walsh’s Plumbing and Heating. She remained at 2505 State St. until just before her death in the mid-1990s.
INFORMATION SOURCES/BIBLIOGRAPHY

_Anaconda Standard._
1924 July 24. Earl Simmons and Edna Simmons divorce.

_Butte Miner_
1902 June 5. Englewood Addition.
1914 March 1. “Aeroplane Map of Floral Park.”
1914 May 3. “Grading Floral Boulevard on the Flat.”

Colusa-Parrott Mining & Smelting Company. _Plat of the Floral Park Addition._ Surveyed December 1913. Filed March 1914, Silver Bow County Clerk & Recorder’s Office.


_Montana Standard_
1938 October 23. Floral Park Community Club.
1948 February 8. Walsh Engineering Company starting business.


U.S. Census. 1920. 1930. 1940.
MONTANA HISTORIC PROPERTY RECORD
PAGE 8
Statement of Significance

Property Name: Michael & Nora Walsh House
Site Number: 24 SB

NATIONAL REGISTER OF HISTORIC PLACES
NRHP Listing Date: □ Yes □ No □ Individually □ Contributing to Historic District □ Noncontributing to Historic District
NRHP Criteria: □ A □ B □ C □ D
Area of Significance: Community Planning; Architecture Period of Significance: c, 1910-early 1960s

STATEMENT OF SIGNIFICANCE
Floral Park Neighborhood
The evaluation of the Michael & Nora Walsh House considered its eligibility for listing in the National Register of Historic Places as a contributing element of a potential “Floral Park Neighborhood” historic district. In common with other areas of the Flats, the Floral Park neighborhood lies outside the Butte-Anaconda National Historic Landmark District and it has not been the subject of a comprehensive inventory to date, at either the reconnaissance or intensive levels. Historic research revealed, however, that the neighborhood experienced an intensive level of development by the early 1960s, or within the 50-year hallmark for National Register consideration.

The Floral Park Neighborhood is significant under National Register Criteria A and C at the local level. Its period of significance begins in 1910 when the area was first proposed for residential subdivision. The period’s end date is the early 1960s. By then Floral Park was a densely packed neighborhood, with few empty lots.

The Floral Park Neighborhood has historical significance under Criterion A in the area of community planning and development. It evolved into one of the largest and most intensively developed streetcar and automobile suburbs on the Flats during the early to mid-twentieth century. In addition to good streetcar service and road connections, modern utilities, clean air, level terrain and affordable housing all contribute to the neighborhood’s appeal to middle class families seeking an alternative to the congested neighborhoods and dangerous and dirty industries on Butte Hill.

The Floral Park neighborhood is significant in the area of architecture (Criterion C) for its collection of single-family homes and styles typical of middle-class suburbs in Montana during the early to mid-twentieth century. Floral Park has very few modern homes in comparison with most other neighborhoods on the Flats. Commercial development has not infringed into the area.

Michael & Nora Walsh House, 2505 State Street
The Walsh House would contribute to a potential Floral Park Neighborhood historic district. Constructed about 1916, the house dates to the neighborhood’s period of significance (c. 1910-early 1960s). Although its integrity is diminished (see integrity section), the house is still able to convey its association as a small Craftsman style residence from the early twentieth century.
INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

Floral Park Neighborhood
Determining the full and precise boundary of a potential Floral Park Neighborhood historic district would be a sizeable undertaking, well beyond the scope of the current assessment. Alternatively, a reconnaissance inventory was complete for a smaller sample area. This sample area included the western three blocks of State Street and Floral Boulevard and the part of Farragut Ave. (Cornell St.) within the Floral Park Addition. The Walsh House is in the sample area. The goal of the reconnaissance inventory was to determine if the area has sufficient integrity of be considered a potential district. District integrity is a factor of the percentage of properties that contribute its historic and/or architectural significance. A contributing property must date to a district's period of significance and retain integrity. A minimum of 60% of the properties in an area must be contributing for district status.

The National Register identifies several aspects of integrity. The most essential integrity aspects relative to a residential district are location, setting, materials and design. To retain integrity a building must remain in its original location, be in an environment similar to its historic setting, display historic materials on the exterior façade, and retain its historic design qualities of form, scale, massing and details. Buildings that have been remodeled on the exterior and/or enlarged may still retain integrity, although diminished, if they have sufficient historic materials and design details to recall their historic architectural identity and the district's historic character. The original core of building may not be overwhelmed by a modern addition, especially on the facade.

The reconnaissance inventory consisted of a drive by of each property in the sample area. The primary building at a property (all single-family houses apart from a church) was identified as either contributing or noncontributing to a potential historic district based on its integrity. Dates of construction were also estimated based on architectural style and tax assessment records. Buildings constructed after 1962 were considered contributing properties.

The reconnaissance inventory documented a total of 67 properties. Of these, 49 or 73% were identified as contributing and 18 or 27% as noncontributing. This suggests a strong potential for a historic district in the Floral Park neighborhood. It is clear, however, that the sample area is only a section of a potential historic district. Streets and blocks to the east, north and south would need to be investigated to determine an appropriate district boundary.
Examples of Contributing Properties

Craftsman Style, c. 1920.

Craftsman Style, c. 1918.

Craftsman Style, c. 1915.
Property Name: Michael & Nora Walsh House

Picturesque Style, c. 1940.

Tudor Revival Style, c. 1940.

Minimal Traditional Style, c. 193
Examples of Noncontributing Properties

Craftsman Style House, c. 1916. Lost Integrity.

Craftsman Style, c. 1915. Lost Intgrity

Modern House, 1979
Michael & Nora Walsh House, 2505 State Street
The Walsh House retains integrity, although at a diminished level due to recent exterior alteration. The most detrimental alternations include the addition of brick work at the front porch, loss of several original windows, and the installation of metal standing seam roof. The house, however, retains its original form, scale and massing and continues to display original siding and roof trimmings and other details indicative of the Craftsman Style. It adds to the neighborhood’s sense of time and place and historical development.
Property Name: **Michael & Nora Walsh House**


House, front (south) facade.
Property Name: Michael & Nora Walsh House

House, front facade and east wall.

House, front facade and west wall.
Property Name: Michael & Nora Walsh House

House, north wall.

Garage, north and west walls.
Demolition Review COA

Design Review COA

OWNER INFORMATION
Name: William Mitchell and Jennifer Smith Mitchell
Address: 2509 State Street
City: Butte State MT Zip: 59701
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name:
Address:
City: State: Zip:
Phone: E-Mail (optional):

PROPERTY INFORMATION
Address: 2505 State Street
Addition/Block/Lot: Floral Park/Block 11/ E ½ Lot 14 & Lot 15
Other Legal Description:

HISTORIC STATUS
National Register Listed □ Individually
☑ Contributing to potential Floral Park Neighborhood historic district
National Register Eligible □ Individually
□ Contributing to
Local Register Listed □

SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the “SUBMITTAL REQUIREMENTS CHECKLIST” section of this form).
The property owners have applied for a permit to demolish the house at 2505 State St. in the Floral Park neighborhood. They received a warranty deed to the property in September 2020. There are no plans to rebuild at 2505 State St. Instead the owners would like to incorporate the property into the yard of their residence next door at 2509 State St.

The house at 2505 State St. is a small Craftsman-style dwelling constructed about 1916. A preliminary evaluation determined that it would contribute to the significance of a potential historic district in the Floral Park neighborhood.

The house at 2505 State St. is currently vacant. The owners report it is in poor condition. They declined to allow the Historic Preservation Officer or Historic Preservation Commission to enter the property and inspect
the house due to insurance and COVID concerns. A structural assessment of the house by a qualified contract or a certified architect or engineer has not been submitted.

The HPO viewed the house from the street and found that it appears to be in good structural condition overall. The foundation appears sound, the walls are straight, window openings hold window units and/or partially boarded, and the metal roof shows no obvious signs of deterioration.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☒ Historic Property Inventory form.
☐ Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property (see historic property inventory form).
☐ Photographs of all four facades of building/structure proposed for partial or complete demolition (see historic property inventory form).
☐ Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
☐ Structural evaluation report prepared by a certified engineer or architect.
☐ Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
☐ Assessment of property’s fair market value prepared by a realtor.
☐ Proof of advertisement for the sale or lease of the property for a period of 90 days.
☐ Relocation plan.
☐ Design Review COA for any new buildings or structures proposed for construction.

Design Review COA

☐ Historic Property Inventory form.
☐ Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
☐ Site map showing footprint of building/structure proposed for new construction.
☐ Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
☐ Elevation drawings of all four facades of new building/structure proposed for construction, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
☐ Photographs of all four facades of building/structure proposed for rehabilitation.
☐ Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

STAFF RECOMMENDATION

The house at 2505 State St. appears to be an economically viable building that could be rehabilitated at reasonable costs. Its demolition will adversely impact the potential historic district. The virtually uninterrupted line of homes along the streets is a major contributing factor to the neighborhood’s historic character and integrity. Loss of the house at 2505 State St. will create a hole in the neighborhood and possibly trigger other demolitions.

The Demolition Request Review Program of the Butte Silver Bow Historic Preservation Program provides the HPC authority “to invoke a 45 day demolition to allow more time for ‘demolition alternatives’ to be explored’ (Municipal Code 2.64 Section 12, H).

Signature of HPO


Date

Jan. 31, 2021

Signature of Applicant/Owner

Date
January 15, 2021

Mr. Pete Brown
Montana State Historic Preservation Officer
PO Box 201202
1301 East Lockey Ave.
Helena, MT 59620

RE: Hotel Finlen Renovation and Infrastructure Improvement Project

Dear Pete:

The Montana Department of Commerce has awarded a Community Development Block Grant Program (CDBG) Economic Development grant to the City-County of Butte-Silver Bow (BSB) to assist with a renovation and infrastructure improvement project (Project) at the Hotel Finlen, locate at 100 East Broadway Street, Butte. This complex includes the historic Finlen Hotel and Annex (1920s) and the more recent Motor Inn (1960). The Project intent is to bring the Annex section back to full and viable use as a technologically up to date, safe and secure facility, while retaining the building's historic architectural character. The Finlen Hotel and Annex is listed in the National Register of Historic Places as a contributing element of the Butte-Anaconda National Historic Landmark District. BSB is initiating consultation with your office on the Project per the specifications of the Programmatic Agreement among BSB, Montana State Historic Preservation Office, and the National Park Service regarding properties in Butte-Silver Bow effected by the use of CDBG and/or other U.S. Department of Housing and Urban Development (HUD) program funds.

As originally planned in the early 1920s, the Finlen Hotel was to be comprised of two, 9-story hotel towers similar in design and detail to New York City’s Astor Hotel. Following completion of the 9-story west tower in 1924, work on the east tower was suspended. Eventually in 1930, the east tower was finished but only as a 3-story building, which became known as the Annex. The second and third floors of the Annex contained guest rooms. Eventually though, both floors were abandoned in use. No improvements or upgrades have been made since then.

A Preliminary Architectural Review (PAR) has been prepared for the Project. It proposes that renovation of the guest rooms on the Annex’s second and third floors and related infrastructure improvements “will increase commerce and attract non-resident visitors to one of Montana’s most interesting yet economically depressed areas.” CDBG Economic Development grant funding will support installation of the following systems:

- Fire and life safety;
- Emergency egress lighting and emergency exit signs;
- Fire/smoke/carbon monoxide detection, alarm devices, panel and pull stations;
- Electrical service and power distribution;
- Lighting and lighting controls;
- Emergency voice/alarm communication;
- Plumbing distribution;
• Annex standpipe and automatic sprinkler system, sized to meet the needs of the entire facility and the Motor Inn; installed in accordance with NFPA13.

While still in the initial planning stages, BSB believes the Project will be designed in adherence to Secretary of Interior’s Standards for Rehabilitation of Historic Properties. We are emailing a copy of the PAR to you simultaneously with sending this letter. Please provide comments on the Project to me within 30 days of receipt of this letter and the PAR. BSB looks forward to your comments and will continue consultation as more detailed design documents and information become available. We are also seeking input on the Project from the National Park Service and the Butte-Silver Bow Historic Preservation Commission.

Sincerely,

Mary McCormick
The Hotel Finlen PAR may be accessed at: