HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Tuesday March 2, 2021
5:30 PM
Via Web-Ex
And
In person in Council Chambers
with
Masks and Social Distancing Required

CALL TO ORDER

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:
January 5, 2021 minutes. Minutes of February 8, 2021 meeting 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.

Call ins are welcome @ 497-5009

NEW/OLD BUSINESS
A. Design Review COA: 675 South Montana Street

B. Design Review COA: 914-916 California Avenue

C. Demolition Review COA: 22 West Daly Street

D. Demolition Review COA: 1134 Utah Avenue
E. Reconsideration of Demolition Review COA: 56 East Mercury Street


G. BSB CLG Grant Application 2021-2022

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: Copper City Strength & Conditioning, c/o Anthony Fields
Address: 675 South Montana 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: 675 South Montana
Addition/Block/Lot: Single Tax Lode/ S25’ of Lots 9-12
Other Legal Description:

HISTORIC STATUS
National Register Listed  ☐ Individually
☐ Contributing to
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 in refurbishing an existing sign on the brick commercial building at 675 S. Montana. The building is within the National Historic Landmark District but is a noncontributing element, having been constructed in the late 1930s or after the district’s period of significance (1876-1934).

Installed in or after 1959, the existing sign is not an original feature of the building. It is a double-faced L shaped sign with an upper rotating cabinet and neon lighting. The facing on the sign is gone and the rotating cabinet and neon lighting are no longer functional.

The owner proposes to modify the existing sign to advertise 675 S. Montana’s current business, Copper City Strength & Conditioning. The upper rotating cabinet will be removed, new double sign faces installed, and the neon retrofitted to green LED stripes.
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

Signature of Applicant/Owner

Date
1959 photograph showing building with earlier signage.
Tax Assessment Card for 675 S. Montana, on file Butte-Silver Bow Public Archives.

Existing sign proposed for refurbishing.
Demolition Review COA

Design Review COA

OWNER INFORMATION
Name: Lori Baker-Patrick and William Patrick
Address: 916 California Avenue
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: 914-916 California Avenue
Addition/Block/Lot:
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 are seeking a grant from the Urban Revitalization Agency to assist with some window replacements at the historic duplex and garage at 914-916 California Avenue. Replacement windows will be Anderson Series 100. Each will be installed in existing openings and will be of the same size and basic operation type as the existing window. Exiting windows and proposed replacements include:
Duplex: 914 Unit
- 1/1 double hung bathroom window on rear (east) replaced with 1/1 single hung;
- Single pane basement window on north replaced with single pane window;
Duplex: 916 Unit
- 1x1 window at basement on front (west) replaced with 1x1 slider;
- 1/1 double hung bathroom window on rear replaced with 1/1 single hung;
Garage
- 1x1 slider window on west replaced with 1x1 slider
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 Historic Preservation Officer recommends project approval.

Signature of HPO Date

Signature of Applicant/Owner Day

Duplex, front (west) facade. 1x1 basement window at 916 unit (right) proposed for replacement by 1x1 slider.
Duplex, rear (east) wall. 1/1 double hung bathroom windows, one at each unit, to be replaced with 1/1 single hungs.

Garage, west and south walls.

1x1 slider on west wall of garage to be replaced with 1x1 slider.
This 1½ story duplex has a concrete foundation and a daylight basement. The painted red brick is laid in a running bond. The gable facade has aluminum siding. The double hung windows have brick sills and flat brick arches. There is a shed addition in back. The hipped roof has asphalt shingles.
HISTORICAL SIGNIFICANCE: Describe important persons, events, and/or historical patterns associated with structure, site and surrounding area.

In 1917, PATRICK MCINTEE, a TEAMSTER AT THE ORIGINAL MINE, RESIDED AT 908 MARYLAND.

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

INFORMATION 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 duplex was built between 1900 and 1916. It is a part of the Noyes and Upton R.R. addition, platted in 1888. It is a contributing structure within the CEBN.

FORM PREPARED BY:
Name: J. BYRNE Telephone Number: ___________________________
Address: ___________________________ Date: 1982

SHPO COMMENTS:

UTM Reference: _________/ _________/ _________ USGS map: _________ Sec. _________ T. _________ R. _________
Demolition Review COA
☐ Design Review COA

OWNER INFORMATION
Name: Chad & Joann Heath
Address: 30 West Daly 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: 22 West Daly
Addition/Block/Lot: Walkerville Townsite/ Block 4/ Lots 26-27
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 has applied for a permit to demolish the ca. 1910 house and a trailer house on the property at 22 West Daly Street in Walkerville. When the property was inventoried for its National Register status in the early 1980s, it was determined to contribute to National Historic Landmark District. By then, the integrity of the house had been diminished by the application of asphalt shingles on the exterior walls and construction of a shed vestibule at the front entry. The house sustained further modifications after that including the addition of stucco wall veneer on the facade and installation of replacement windows not in character with the historic era.
On February 19, 2021, the property owner opened the house to the Historic Preservation Commission and Historic Preservation Officer for inspection. The house was so filled with trash and debris that it was nearly impossible enter, let alone assess structural conditions. The house does not have a formal foundation, the timber sills rest directly on the ground surface. The owner reports that the floor sags and has holes in places. Additionally, some interior walls have buckled to the point that the doors are no longer operable.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☐ Historic Property Inventory form. 1980s form not available
☒ 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 conditional approval of a permit to demolish the ca. 1910 house at 22 W. Daly due to its compromised historic integrity and poor structural condition.

The current owner does not plan to rebuild on property. The HPO recommends, however, that demolition approval should be conditioned with the requirement that future proposals to construct a new building(s) or structure(s) on the property be brought to the Historic Preservation Commission for design review and approval prior to the issuance of a building permit(s). The current owner will include the above condition as a restriction in any deed or other real estate document granted to another party(s).

Signature of HPO

.Handwritten Signature

Date

2.24.2021

Signature of Applicant/Owner

Signature

Day
1959 photo of house at 22 W. Daly.
Tax Assessment Records, on file Butte-Silver Bow.

House, front (north) facade and east wall.
Trailer House, east facade.
Demolition Review COA
☐ Design Review COA

OWNER INFORMATION
   Name: Sutey LLC, c/o Louie Sutey
   Address: 2000 Holmes Avenue
   City: Butte State MT Zip: 59701
   Phone: E-Mail (optional):

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

PROPERTY INFORMATION
   Address: 1134 Utah Avenue
   Addition/Block/Lot: Noyes & Upton RR/ Block 7/ Lots 1-6
   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).
In the fall of 2020, Sutey, LLC purchased 1134 Utah Avenue with the intent to develop the property for additional parking for its Thriftway Super Stops at 901 E. Front St., which is immediately south across the alley. The company is now applying for a permit to demolish the two adjoining historic buildings at 1134 Utah, a former house and a commercial block. The buildings both contribute to the Butte-Anaconda National Historic Landmark District.

The former house and commercial block date to the 1890s. Each has a single story and is of brick masonry construction. They appear to have been separate properties originally with the house addressed as 1132 Utah and the commercial block as 1134 Utah. The storefront at the commercial block sustained some modifications by the late 1950s, including covering the transom windows with siding. The house’s brick walls were veneered by concrete by mid-1984 when both buildings were subject to a historic property survey and determined contributing elements of the Landmark District. Since then, the house was made part of 1134
Utah and converted in use for commercial space. Large internal passageways between the two buildings were established, new interior fixtures and finishes installed, the house’s front entry replaced with a large fixed window and its historic windows replaced with new windows not compatible with the historic era. The south exterior wall of the commercial block was also covered with horizontal hardboard siding. The historic setting of 1134 Utah has been further comprised in the recent past by demolition several historic commercial buildings nearby on Front Street, and the construction of modern buildings.

On February 19, 2021, the owner opened 1134 Utah to the Historic Preservation Commission (HPC) and Historic Preservation Officer (HP) for inspection. The buildings are essentially empty, very clean, and appears to be in good condition overall. No structural defects were observed.
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 conditional approval of a permit to demolish the former house and commercial block at 1134 Utah due to their compromised historic integrity. The historic commercial character of the adjacent section of Front Street, in particular the north side of the street, which is southern boundary of the Landmark District, has been greatly diminished. The area is now dominated by parking lots and modern buildings and structures, including the Thriftway Super Stops gas station, convenience store and car wash.

The condition for demolition approval is the development of a landscaping plan for the new parking lot and the approval of said plan by the HPC. The primary focus of preservation concerns is providing a strong visual buffer between the parking lot and historic residential neighborhood to the north on Utah. This buffer must compliment the neighborhood’s historic character and shall include black metal fencing and light stands that replicate period-appropriate iron fixtures as well as some trees, bushes and/or other landscaping features. In addition to the HPC, the owner will need to work with Public Works and the Planning Department to ensure that the new parking lot is compliant with all relevant municipal codes.

Signature of HPO

[Signature]

Date 2-26-2021

Signature of Applicant/Owner

[Signature]

Day
1959 photo of house (left) and commercial building at today's 1134 Utah. Silver Bow County Tax Assessment Cards Collection. On file, Butte-Silver Bow Public Archives.


2021 photo showing the house incorporated into the building's commercial space. View to east-northeast.
Front (western) façade and northern side. View to southeast

Northern and eastern sides. View to southwest.

Context view of historic buildings at 1134 Utah (left) and Thriftway Super Stops at 910 E. Front (right).
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 one story rectangular residence with a NV flat roof has a NV foundation and is of frame construction with stucco over brick veneer siding. Windows are double hung one over one and fixed with transom. There is one brick chimney along the interior of the north wall.

Other design features include segmentally arched lintels with aluminum faced wooden sills, a projecting bay window, and an enclosed hip porch.

The original siding and porch of this property have been altered.
HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

In 1900 Carl Elvers, a collector from Utah, owned this house. In 1910 Elvers had become an engine salesman with a commission company.

Footnote Sources:
census

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

This residence maintains historical integrity of design, materials, workmanship, location, setting, feeling and association.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events, or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type, or style.

This non-descript but compatible residence is a contributing element of the Butte Historic Landmark District.

This house, while of no notable design nor materials, nonetheless, in dimension and design, is compatible with the generally late-Victorian vernacular character of the 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: Michael Koop
Address: Butte Historical Society

GEOGRAPHICAL INFORMATION:
Acreage: 
USGS Quad: 
This 1½ story rectangular commercial building with a corrugated metal roof over wooden shingles has a brick foundation and is of brick construction with American common bond siding. Windows are double hung two over two. There is one brick chimney at the rear.

Other design features include decorative corbeling along a false front facade, gauged brick arches, a glass-enclosed storefront with large fixed windows and pressed tin above the windows to the cornice. To the rear is a shed addition with half-log siding.
February 26, 2021

Steve Hinick
Chair Historic Preservation Commission
Butte, MT 59701

RE: 56 E. Mercury

Dear Steve:

As you know on February 9, 2021 the Historic Preservation Commission (HPC) met and reviewed a Certificate of Appropriateness Application regarding the request for the partial demolition of the property. Pursuant to the HPC ordinance, the board invoked a 90-day demolition delay period in order to have the owner consider demolition alternatives including listing the property for sale. However, the owner had already entered into a contract for sale of the building. The HPC did not have the authority to intervene in an already existing contract for sale.

Accordingly, please place the matter on the agenda for reconsideration at your next meeting.

Very truly yours,

Mollie Maffei, Deputy County Attorney.
Decommission Review COA
☐ Design 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:
• The cribs, a two-story brick masonry building constructed about 1897. The cribs section faces north toward E. Mercury. The 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 brick masonry building located on the east side of the original cribs. The warehouse likely was constructed soon after Prohibition went into effect in 1920. It reportedly housed “a bar on the ground floor and a brothel upstairs” (see attached Butte Weekly article).
• Auto Repair Shop, a large single-story brick masonry building constructed behind, south of original cribs and with an extension along the west side of the cribs that provides frontage on E. Mercury. The auto repair shop reportedly was constructed “at the beginning of Prohibition to house a fleet of
Cadillacs and LaSalles, powerful and fast big cars to run moonshine in and out of town” see attached 
*Butte Weekly* article).

The property owners report they have entered into a contract for deed with Mr. Ed Staack, the owner of 
Staack’s Motor Sports for 56 East Mercury. Staack’s 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. Mr. Staack is interested in 56 E. Mercury for additional space to warehouse its inventory.

Mr. Staack 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). Mr. 
Staack 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 Mr. Staack.

The engineer concluded that the 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. At the HPC’s February 2nd meeting, the 
structural engineer, however, provided an estimated cost of $1.3 million to stabilize and complete a low 
grade renovation of the cribs section. To truly preserve the interior as well would bring the estimated total 
cost of the renovation to $2 million.

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. Mr. Staack 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 cribs and warehouse sections of the building. The auto repair shop will be retained and 
rehabilitated for use as a warehouse.

The demolish permit application is for the cribs and warehouse sections of the building.
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.
☐ 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 original cribs section of 56 E. Mercury 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 cribs 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 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 cribs and warehouse sections of 56 E. Mercury are in dire structural condition. Other historic buildings in Uptown Butte have been rehabilitated and brought back to viable use. Butte’s historic building stock is a vital to the local economy, attracting new businesses, residents and tourists to our community.

The HPO recommends denial of the permit application to demolish the cribs and warehouse sections of 56 E. Mercury St.
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.
☐ 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 original cribs section of 56 E. Mercury 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 cribs 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 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 cribs and warehouse sections of 56 E. Mercury are 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 to the local economy, attracting new businesses, residents and tourists to our community.

The HPO recommends denial of the permit application to demolish the cribs and warehouse sections of 56 E. Mercury St.
Signature of HPO [Signature]

Signature of Applicant/Owner

Date 2-27-2021
56 E. Mercury St. (north) facade showing the warehouse section at left, two-story original cribs section at center, and auto repair shop section at right. Looking south-southeast.

56 E Mercury St. (north) facade showing warehouse section at left, two-story original cribs section at center, and auto repair shop section at right. Looking south-southwest. Note Tom Morgan for Mayor ghost sign on east wall of warehouse section and "BLUE RANGE" painted on the front parapet of the auto repair section.
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 section at right, auto repair shop section in foreground at left, and second story of the cribs section (white 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
Mining Museum Meanderings

By Larry Hoffman

Blue Range building once part of 'Miners' recreation area'.
The area on Galena and Mercury streets, between Main and Arizona, was known as the red-light district, where ladies of the evening offered a pleasurable respite to the men who worked hard and dangerous shifts in the mines, as well as to otherwise respectable businessmen looking for delights not offered in their social world.
The "world's oldest profession" was a reality of life in the pioneer West, especially in the mining camps, where wages were higher than perhaps any other commerce-based community. Life was hard, opening up the mines, a life that attracted few women in other walks of life and made it difficult for a married man to bring his wife and family into, certainly not daughters.
The "District" here settled into an area very close to the central business zone, but yet otherwise somewhat neglected and not attractive for more "upstanding" (no pun intended, of course) businesses. There are few old photographs, but it appears the trade started out in individual cabins and shacks that were on the fringe of the "Cabbage Patch", where the poor and disabled, physical and mental, had established themselves.
Before the area was developed, a placer mining ditch ran through the hillside, bringing water from Yankee Doodle creek to the gold deposits along Silver Bow Creek, south east of town. It was also used as a dump for a while. Chinatown was just to the west.

Because it was close to the heart of commerce, and yet probably cheap land, the first commercial electric plant was built just west of Main, between Mercury and Silver streets.

As the mines and the economy,.

Blue Range (my latter-day engineering company) was built to rent rooms on the ground floor, with a door/window combination not unlike a mini-mall today. Upstairs, a madam welcomed customers who were then taken to rooms. The building to the east was a bar on the ground floor and a brothel upstairs.
The building wrapping around behind the cribs was built at the beginning of Prohibition to house a fleet of Cadillacs and LaSalles, powerful and fast big cars to run moonshine in and out of town.
The trade declined considerably as the manpower requirements of the mines dropped with mechanization, until there were really only two houses left by the 1960's, the famous Dumas on Mercury, and 14 South Wyoming, where the uptown Pizza Hut was. The last was the Dumas, which finally fell, not due to moral pressure, but because a break-in brought the operation to the attention of the Internal Revenue Service, the same inexorable force that took down Al Capone.

Today, the district and remaining houses are the subject of fascination for the real or imagined lore. A mysterious and fascinating thing is watching the visitors who stop at the Dumas. Almost without exception they are women, sometimes alone, but most often in groups, or dragging husbands and boyfriends along.

Chris Fisk loves taking visitors through the Dumas, talking about the history of our city, as well as teasing the spirits who are said to linger.

Personally, I think they are too busy laughing at all the goings-on, with perhaps a tear or two for their part of the past, when the town was wild and exciting, and Charlie Chaplin told the world they were some of the most beautiful women he'd ever seen.

The World Museum of Mining is closed for the season. The photo archive is available for research and the gift shop
As the mines and the economy blossomed at the start of the Twentieth Century, so did the demand for the services, and more substantial buildings were erected, especially along Mercury Street, where brick multi-story structures were built by savvy wealthy men who saw only the profits to be made from the lively trade.

The Twilight Zone was well established when the new high school was built, just a couple of blocks to the south, which must have involved some controversy, but would have been hard to beat as a central location for the wide area students lived in. For many years, after the high school was built, high board fences were erected on Mercury, either side of the brick brothels. You can just hear the tittering as the girls and boys peered through the cracks between the boards.

Once established, the “female boarding” buildings became a conundrum of mixed emotions. Scorned and reviled by the upstanding citizens, it was yet a source of morbid fascination, and usually ended up being recognized as a necessary evil for a hard-working, hard-playing male population. The “girls” were famous and even respected, for giving to the good causes and less-fortunate.

There are many stories of tunnels under the sidewalks so men could visit unseen, and some were undoubtedly true, but none survived into modern exploration.

The ladies spanned a wide range of age and attractiveness which, of course, dictated accommodations and prices. The building known to old timers as “the cribs”, later mis-identified as the
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: Butte Townsite 541 Parcel 14-15-16 (E)
Address: 28-416 E Mercury
Ownership: Name: Blue Range Mining Co.
private address: 1155 W Porphyr

Historic Name:
Common Name:
Date of Construction: 1891-1900
Architect: N/A
Builder: N/A
Original Owner: Montana Loan & Realty
Original Use: cribs
Present Use: storage
Research Sources:
- abstract of title
- plat record/al maps
- tax cards
- building permit
- Sanborn maps — dates:
Bibliography:
- Original plate: 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 it's 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 1x1x1x1x1x1x 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 1x1x1x1x1x1x1x 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 & Trust Co. was owned by A. J. Schuyler, president (Helena); A. M. Kelley (Helena), V.P.; F. H. Wallace (Helena), Sec.; and W. F. Cobban, treasurer & manager. Their office was at 33 W. Granite. Montana Loan & Trust was the predecessor of Thompson Investment Co., builder of many houses on the installment plan.

1 Sanborns, 1884, 1888, 1891, 1900
2 Polks, 1928-1940
3 Polk, 1895

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 SHLD. 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:
Acreage:  
USGS Quad: 
UTM's:  

Date: 1985
US-MT-5062 BOULDER ELEMENTARY TOWER
BUTTE-SILVER BOW COUNTY, MONTANA
CLASS III CULTURAL RESOURCES SURVEY

TOWER
ENGINEERING
PROFESSIONALS

Signature of Principal Investigator

Date

1/25/2021

Prepared by: Nikki Mauro, MA, RPA and Ellen Turco, MA
Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603-3530
919-661-6351
nmauro@tepgroup.net

Prepared for: Vertical Bridge, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

Lead Agency: FCC
TCNS #224953

Public Disclosure of Site Locations Prohibited per 43 CFR § 7.18
For Official Use Only
Table of Contents

INTRODUCTION ............................................................................................................. 1
PROJECT AREA .................................................................................................................. 1
ENVIRONMENTAL SETTING ............................................................................................ 5
CLASS I FILE SEARCH .................................................................................................... 9
  Walkerville History ....................................................................................................... 11
FIELD INVESTIGATIONS .............................................................................................. 12
  Direct Effects Assessment ........................................................................................... 12
  Visual Effects Assessment ......................................................................................... 13
CONCLUSIONS ............................................................................................................... 18
REFERENCES ............................................................................................................... 18
Appendix ....................................................................................................................... 20
INTRODUCTION

Tower Engineering Professionals, Inc. (TEP) has been contracted by Vertical Bridge to complete an FCC National Environmental Policy Act (NEPA) Checklist for a proposed communications tower. TEP is completing the Section 106 of the National Historic Preservation Act (NHPA) portion of the NEPA Checklist by completing a Class III Cultural Resources Survey and consulting with the Montana State Historic Preservation Office (SHPO), local historic preservation entities, and applicable Native American Tribes regarding the proposed undertaking’s potential effects on historic properties as defined in Section VI.D.1.a of the FCC’s Nationwide Programmatic Agreement (NPA). Nikki Mauro of TEP, a Secretary of the Interior qualified archaeologist, conducted the Class III Cultural Resources Survey on January 14, 2021. The survey resulted in the identification of no cultural resources. A file search on December 28, 2020, identified one (1) historic district listed as a National Historic Landmark (NHL) within the visual Area of Potential Effect (APE). No (0) historic properties and no (0) archaeological sites were identified within the direct APE. This report summarizes the results of TEP’s investigations.

PROJECT AREA

Vertical Bridge proposes the construction of a 180-ft AGL (184-ft overall w/appurt.) self-support communications tower that will be located near 2202 North Main Street in the City of Butte, in Silver Bow County, MT (Geocode: 01-1197-01-4-01-24-0000) and is located within Section 1, Township 3 North, Range 8 West, Montana P.M. The proposed undertaking includes the aforementioned tower within an 80-ft x 80-ft tower compound lease area containing a 50-ft x 50-ft fenced tower compound. A proposed 20-ft wide access & utility easement containing a 12-ft wide access drive will proceed southeast from North Main Street for ~20-ft before reaching the proposed 80-ft x 80-ft lease area. These areas total approximately 6,800-ft² (0.16-acres) and are herein referred to as the proposed action area.

According to the FCC’s NPA, the area of potential effects (APE) for direct effects is defined as the area of potential ground disturbance and any property, or any portion thereof, which will be physically altered or destroyed by the undertaking. For the US-MT-5062 Boulder Elementary Tower project, the APE for direct effects totals approximately 6,800-ft² (0.16-acres) that includes the proposed 20-ft x ~20-ft long access easement and the 80-ft x 80-ft lease area.

Pursuant to the FCC’s NPA, the APE for visual effects is the geographic area in which the undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing in the National Register of Historic Places (NRHP). The FCC designated APE for visual effects for towers under 200-ft tall is 0.50-mile radius from the proposed tower centerline. Figures 1 and 2 depict the direct effects APE (in blue) and the visual effects APE radius (in red) overlaid on the pertinent USGS 7.5-minute topographic quadrangle(s) and a current aerial photograph of the area, respectively. Figure 3 depicts the proposed direct effects APE in the form of a site plan.
Figure 1: Proposed Project Area (Butte North, MT USGS 7.5-Minute Topographic Quadrangle)
Figure 2: Aerial map of proposed project site
Figure 3: Overall proposed site plan.
ENVIRONMENTAL SETTING

The tower site is located in the Dry Intermontane Sagebrush Valleys (17aa) ecoregion of the Middle Rockies Physiographic Region of Montana. The climate of Ecoregion 17 lacks the strong maritime influence of Ecoregion 15. Mountains have Douglas-fir, subalpine fir, and Engelmann spruce forests and alpine areas. Pacific tree species such as grand fir, western hemlock, and western redcedar are never dominant and forests can have open canopies. Foothills are partly wooded or shrub- and grass-covered. Intermontane valleys are grassland/ or shrub-covered and contain a mosaic of terrestrial and aquatic fauna that is distinct from nearby mountains. Many mountain-fed streams occur. Granitic and associated management problems are less extensive than in Ecoregion 16. Recreation, logging, mining, and summer livestock grazing are common land uses; summer livestock grazing also occurs and is more common than in Ecoregion 15 (Woods et al. 2002).

The Dry Intermontane Sagebrush Valleys ecoregion is composed of alluvium, fan, and valley-fill deposits. Its stream terraces, floodplains, saline areas, and alluvial fans are less rugged then the adjacent Townsend-Horseshoe-London Sedimentary Hills (17y) and Dry Gneissic-Schistose-Volcanic Hills (17ab). Characteristically, the potential natural vegetation is sagebrush steppe and contrasts with the foothills prairie of the Townsend Basin (17w) and Deer Lodge-Philipsburg-Avon Grassy Intermontane Hills and Valleys (17ak) and the forests of the Northern Rockies (15) and Middle Rockies (17). The growing season ranges from 70 to 110 days and exceeds that of the Big Hole (17ac) and Centennial Basin (17af). Grazing is common and farming takes place especially on bottomlands; near Butte, mining, urban, and industrial activity are the prevalent land uses (Woods et al. 2002).

According to the USDA Web Soil Survey of Silver Bow County MT, the soil of the proposed action area is identified as Beeh trial-Branham-Minestope complex, 2 to 15% slopes. Beeftrail-Branham-Minestope complex is described as somewhat excessively drained, found on hills, and formed from residuum weathered from granite. A typical profile consist of coarse sandy loam from 0 to 7-inches, gravelly coarse sandy loam from 7 to 14-inches, gravelly loamy coarse sand from 14 to 26-inches, and bedrock from 26 to 60-inches.

At the time of the survey, the proposed project area (Figures 4-10) is sloping to the southwest in the vicinity of the proposed action area. The site is located in a portion of Silver Bow County where the surrounding area is primarily occupied by residential land and undeveloped rangeland. The closest water source is an unnamed tributary of Bull Run Creek located approximately 0.90-mi north-northwest from the proposed project center.
Figure 4: View north towards proposed tower centerline.

Figure 5: View east towards proposed tower centerline.
Figure 6: View south towards proposed tower centerline.

Figure 7: View west towards proposed tower centerline.
Figure 8: View northwest along proposed access & utility easement.

Figure 9: View northwest along proposed access & utility easement.
Figure 10: View southeast towards proposed access & utility easement

CLASS I FILE SEARCH

On December 28, 2020, Damon Murdo conducted a record search of the Cultural Resource Annotated Bibliography System (CRABS) and Cultural Resource Information Systems (CRIS) of the Montana SHPO. The search identified previously recorded sites within 1-mile or less from the project area. All sites located within a mile radius of the proposed tower are briefly described in the Appendix and mapped in Figure 11. All sites located within the 0.5-mi visual APE are listed in Table 1. One (1) historic district listed as a National Historic Landmark is located within the 0.50-mile visual APE.

Table 1: Previously Recorded Cultural Resources within 0.5-mile Radius

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site/Resource Type</th>
<th>Affiliation</th>
<th>NRHP Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>24SB0354</td>
<td>Butte-Anaconda Historic District</td>
<td>1876-1934</td>
<td>NHL</td>
</tr>
<tr>
<td>24SB0271</td>
<td>Historic Mining/Historic Hard Rock Mine</td>
<td>N/A</td>
<td>Undetermined</td>
</tr>
<tr>
<td>24SB0575</td>
<td>Historic Mining/Historic Hard Rock Mine</td>
<td>N/A</td>
<td>Undetermined</td>
</tr>
<tr>
<td>24SB0293</td>
<td>Historic Mining/Historic Hard Rock Mine</td>
<td>N/A</td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0261</td>
<td>Historic Mining/Historic Hard Rock Mine</td>
<td>N/A</td>
<td>Undetermined</td>
</tr>
<tr>
<td>24SB0263</td>
<td>Historic Mining/Historic Coal Mine</td>
<td>N/A</td>
<td>Undetermined</td>
</tr>
</tbody>
</table>
Figure 11: Previously Recorded Resources within the 0.50-mile Visual APE & 1-mile Search Radius.
Walkerville History

Butte's mining history began with the productive silver veins at the top of Butte Hill, lying along the arc of the Rainbow Lode. Located above Butte and Centerville (once a separate mining camp, but now a neighborhood within the city of Butte), the mining camp of Walkerville looked root down slope from the silver veins and a torn-up mining, milling and smelting landscape. Although settled earlier, the town of Walkerville was not incorporated until 1890, 11 years after Butte's incorporation. Since then, Walkerville has remained distinct and separate from Butte, with a separate civic government and independent spirit.

The town of Walkerville is primarily rectangular in shape, with city limits that follow a line perpendicular to the "Big Butte" on the west, and a border along Corra Road on the east. Centerville lies to the south and the southern edge of Walkerville forms the northern border of that former silver mining camp.

Walkerville and the city of Butte were founded when miners struck silver-bearing ore on the hills north of Missoula Gulch in 1872. Three years later, Rolla Butcher located one of the earliest and richest silver mines on the hill, the Alice. In rapid succession, three of Montana's richest silver mines - the Alice, the Lexington and the Moulton - were located in Walkerville and formed the seeds of the financial empires built by Marcus Daly, Andrew J. (A. J.) Davis, and William A. (W. A.) Clark.

In 1876, the Walker brothers of Salt Lake City purchased the Alice Claim from Rolla Butcher for $25,000, having made their fortune with the Emma Mine in Alia, Utah under the supervision of Marcus Daly. Daly became manager and part owner of the Alice, and it was from this modest beginning that the Butte's future Copper King began to build his legacy. The town was named for the Walker brothers, but the small enclave of homes above the Alice Mine yard is still known as Butcher Town to this day. Within a year, Daly constructed a mill on the hill north of Butte City at the Alice Gold & Silver Mine, which in six years was paying dividends of $550,000. In 1880, Daly sold his interests in the Alice mine and mill, and bought the Anaconda, but Walkerville's main thoroughfare remained Daly's namesake.

Most Walkerville property was initially surveyed and platted as mining lodes, filed on by the area's most prominent mining entrepreneurs. Andrew J. Davis, a Butte silver magnate, claimed the Atlantic and Lexington Lodes in 1878, and the Transit Addition in 1888. In 1882, attorney John Forbis filed on the Eveline Lode for the Clark Montana Realty Co. In 1883 three miners - John Ducie, William Stark and Thomas Wall - filed on the Venus Lode, which was later patented by the Monidah Trust Co. real estate firm. Superintendent George Tong and miners Jeremiah Roach and Matlock Davis patented the Goldsmith Lode in 1883, while James R. Clark, of the Clark & Larabie Bank of Butte, patented the Silver Safe Lode in 1884.

In 1890, Joseph Walker, president of the Alice Gold & Silver Mine, platted the North Walkerville Addition adjacent to the Alice mine and mill, providing convenient housing sites for the miners. From these beginnings a town developed. Two primary thoroughfares emerged: Daly Street, a residential street extending east and west for approximately one-half mile; and Main Street, a north-south connector between the mines and neighborhoods of Walkerville and the city.
of Butte proper. Lands lying to the west of Excelsior Street became the Twilight Addition, while land on the eastern perimeters of Walkerville developed later, with the Corra Lode being one of the last in 1917.

FIELD INVESTIGATIONS

Direct Effects Assessment
On January 14, 2021, Nikki Mauro of TEP, who meets the Secretary of the Interior’s Standards for archaeology, conducted a pedestrian survey of the APE for direct effects, spending 1 hour in the field. Conditions were moderate for inventory, with sunny skies and temperatures in the low-40s Fahrenheit. Ground surface visibility was poor at 10-30 percent in the lease area and in the proposed access and utility easement due to recent snowfall. Despite the snow cover, a pedestrian survey was conducted. The pedestrian transects were spaced no more than 10-meters apart to sufficiently cover the project area. There are no properties, and specifically historical mining properties, recorded in historical topo maps or aerials (Figure 12-13) within the project area. The proposed access & utility easement will run through an existing trench that has no historical significance and a culvert is proposed. No significant cultural materials or features were identified on the surface during the limited pedestrian survey of the direct APE.

Figure 12: Historic Aerial 1952 (EDR)
Figure 13: Mining Locations near project area; project area denoted by red star

Visual Effects Assessment
On January 14, 2021, TEP personnel conducted an assessment on the portion of the NHL listed Butte-Anaconda Historic District within the 0.50-mi visual APE to determine the visual effects on the historic district. Photographs were taken along public right of ways of the district within the 0.50-mi visual APE (Figures 14-20).

The Butte-Anaconda Historic District is a unique and outstanding part of America's built environment that is critical to understanding and appreciating broad patterns of the nation's extractive mining and labor history. Closely affiliated during the late nineteenth and early twentieth century with the rapid industrialization of the United States and labor's collective response to this process, the Butte-Anaconda Historic District possesses exceptional value in illustrating the dramatic changes that resulted from America's emergence as the world's leading industrial nation. The meteoric rise of Butte-Anaconda to the pinnacle of world copper production was inherently linked with the advent of the Age of Electricity and the corresponding industrial revolution of the late nineteenth and early twentieth centuries. By providing vast reserves of red metal just when it was needed most, booming Butte-Anaconda helped transform the United States into a modern economic superpower. Butte-Anaconda also profoundly affected the nation's labor movement. As America's "Gibraltar of Unionism," Butte-Anaconda embodied the strengths (and periodic weaknesses) of the industrial working class, spread the gospel of unionism, and spearheaded the formation of the Western Federation of Miners (WFM) and International Workers of the World (IWW), along with catalyzing the schism that led to the formation of the Congress of Industrial Organizations (CIO).

The Butte-Anaconda Historic District, which has a national period of significance of 1876-1934, is eligible as a National Historic Landmark (NHL) under NHL Criteria 1, 4, and 5. Under NHL Criterion 1, the historic resources of Butte-Anaconda Historic District collectively comprise a remarkable landscape that represents nationally significant themes of industrial extraction and
labor conflict in the United States. Under NHL Criterion 4, Butte-Anaconda embodies distinctive industrial architecture representing mining technologies of the late nineteenth and early twentieth centuries, as well as distinctive commercial and residential building patterns that emerged alongside the mining resources to house workers in these industrial cities. Under NHL Criterion 5, Butte-Anaconda is a collective expression of important American lifeways and culture, specifically working-class life in late nineteenth and early twentieth-century mining communities.

The NR Nomination form for the Butte-Anaconda Historic District boasts the district's high-level integrity of setting, stating that the turn-of-the-twentieth-century business districts and residences are dramatically juxtaposed against industrial backdrops punctuated by gaunt metal headframes, waste dumps, slag heaps, rail lines, smoke stacks, and mine yards. The publicly accessible spaces within the district are currently densely laden with vertical utility structures such as 30-ft + tall power poles and light poles spaced approximately 100-ft apart in almost every direction. In the opinion of TEP, the presence of the steel communications structure in the viewshed of the north-central and north-eastern portions of the district will not introduce an intrusion that contrasts the current industrial setting and would not noticeably differ from the existing vertical visual elements that densely crowd the existing viewshed, especially given the distance from the tower & the publicly accessible portions of the district and the perspective. Within the tower's visual APE, the ground surface is sloped to the south and the tower's visual prominence would generally diminish as distance from the tower increases. On the majority of the public roads within the district and within the visual APE, the proposed tower's visual profile would be that similar to the utility poles that are prominent in almost every direction. Therefore, it is the opinion of TEP that the presence of the proposed tower located approximately 1,000-ft north of the northernmost edge of the Butte-Anaconda Historic District will not adversely affect the criteria that facilitate the district's National Register listing status.
Figure 14: Map of photo locations within district

Figure 15: Photo Location HD1; tower will be visible
Figure 16: Photo Location HD2; tower will be visible

Figure 17: Photo Location HD3; tower will be visible
Figure 18: Photo Location HD4; tower will not be visible

Figure 19: Photo Location HD5; tower will not be visible
CONCLUSIONS

This document summarizes the results of an archaeological inventory, visual assessment and file search performed for the US-MT-5062 Boulder Elementary tower site, located near 2202 North Main Street in the City of Butte, in Silver Bow County, MT (Geocode: 01-1197-01-4-01-24-0000) and is located within the Section 1, Township 3 North, Range 8 West, Montana P.M. This report is being submitted in compliance with the FCC’s Nationwide PA and Form 620. The cultural resources survey described herein was conducted to identify any historic properties that could be adversely impacted by the proposed undertaking.

No previously recorded sites are located in the direct APE and the pedestrian survey resulted in the identification of no significant cultural material. One (1) historic district listed as an NHL was identified within the APE for visual effects. TEP recommends that the proposed Boulder Elementary tower project would have no adverse effect on the Butte-Anaconda Historic District.

REFERENCES

Brothers, Beverly J.

Malone, Michael P.
Montana Cultural Resource Site Form
2004 Butte-Anaconda Historic District. Site Form 24SB0354.

Natural Resources Conservation Services (NRCS)

Shovers, Brian Lee

### Appendix

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site/Resource Type</th>
<th>Affiliation</th>
<th>NRHP Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>24SB0960</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0961</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0962</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0124</td>
<td>Historic District</td>
<td></td>
<td>NR Listed</td>
</tr>
<tr>
<td>24SB0262</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0264</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0265</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0294</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0335</td>
<td>Historic Railroad Building/Structure</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0352</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0353</td>
<td>Historic Railroad</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0960</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0374</td>
<td>Historic Site</td>
<td></td>
<td>Eligible</td>
</tr>
<tr>
<td>24SB0377</td>
<td>Historic Site</td>
<td></td>
<td>Eligible</td>
</tr>
<tr>
<td>24SB0410</td>
<td>Historic Hard Rock Mine</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0414</td>
<td>Historic Hard Rock Mine</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0269</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0456</td>
<td>Historic Hard Rock Mine</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0460</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0474</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0477</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0478</td>
<td>Historic Mining</td>
<td></td>
<td>Eligible</td>
</tr>
<tr>
<td>24SB0482</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0483</td>
<td>Historic Hard Rock Mine</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0183</td>
<td>Historic Road/Trail</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB1045</td>
<td>Historic School</td>
<td></td>
<td>Eligible</td>
</tr>
<tr>
<td>24SB0230</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0231</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0232</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0266</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0272</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0273</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0274</td>
<td>Historic Hard Rock Mine</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0289</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0292</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0312</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0313</td>
<td>Historic Mining</td>
<td></td>
<td>Unresolved</td>
</tr>
<tr>
<td>24SB0314</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0315</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0316</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0317</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>24SB0319</td>
<td>Historic Mining</td>
<td></td>
<td>Undetermined*</td>
</tr>
<tr>
<td>Site Code</td>
<td>Feature Type</td>
<td>Eligibility</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------------------------------</td>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>24SB0322</td>
<td>Historic Railroad, Stage Route, Travel</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0334</td>
<td>Historic Railroad, Stage Route, Travel</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0335</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0336</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0337</td>
<td>Historic Building Foundation</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0338</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0339</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0340</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0341</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0342</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0343</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0344</td>
<td>Historic District</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0345</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0346</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0347</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0348</td>
<td>Historic Railroad Building/Structure</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0349</td>
<td>Historic Outbuildings</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0350</td>
<td>Historic Outbuildings</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0351</td>
<td>Historic Building Foundation</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0369</td>
<td>Historic Energy Development</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0372</td>
<td>Historic Site</td>
<td>Eligible</td>
<td></td>
</tr>
<tr>
<td>24SB0376</td>
<td>Historic Site</td>
<td>Eligible</td>
<td></td>
</tr>
<tr>
<td>24SB0379</td>
<td>Historic Hard Rock Mine</td>
<td>Eligible</td>
<td></td>
</tr>
<tr>
<td>24SB0399</td>
<td>Historic Mining</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0412</td>
<td>Historic Hard Rock Mine</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0413</td>
<td>Historic Hard Rock Mine</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0415</td>
<td>Historic Hard Rock Mine</td>
<td>Unresolved</td>
<td></td>
</tr>
<tr>
<td>24SB0416</td>
<td>Historic Hard Rock Mine</td>
<td>Unresolved</td>
<td></td>
</tr>
<tr>
<td>24SB0417</td>
<td>Historic Hard Rock Mine</td>
<td>Unresolved</td>
<td></td>
</tr>
<tr>
<td>24SB0577</td>
<td>Historic Mining</td>
<td>Undetermined*</td>
<td></td>
</tr>
<tr>
<td>24SB0582</td>
<td>Historic Railroad, Stage Route, Travel</td>
<td>Eligible</td>
<td></td>
</tr>
<tr>
<td>24SB0707</td>
<td>Historic Vehicular/Foot Bridge</td>
<td>Historic More Than One Decade</td>
<td>Ineligible</td>
</tr>
<tr>
<td>24SB0940</td>
<td>Historic Structure</td>
<td>1890-1899</td>
<td>Eligible</td>
</tr>
<tr>
<td>24SB0943</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Ineligible</td>
</tr>
<tr>
<td>24SB0945</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Ineligible</td>
</tr>
<tr>
<td>24SB0476</td>
<td>Historic Mining</td>
<td>Unresolved</td>
<td></td>
</tr>
<tr>
<td>24SB0480</td>
<td>Historic Hard Rock Mine</td>
<td>Ineligible</td>
<td></td>
</tr>
<tr>
<td>24SB0481</td>
<td>Historic Mining</td>
<td>Unresolved</td>
<td></td>
</tr>
<tr>
<td>24SB0944</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Ineligible</td>
</tr>
<tr>
<td>24SB0945</td>
<td>Historic Mining</td>
<td>Historic More Than One Decade</td>
<td>Ineligible</td>
</tr>
<tr>
<td>24SB0946</td>
<td>Lithic Material Concentration</td>
<td>No Indication of Time</td>
<td>Ineligible</td>
</tr>
</tbody>
</table>
Mary,

Here in the call information:

The call number is: 1-877-820-7831
The Participant Passcode is: 599883

The passcode you will use is: 5084210 (Do not give this out to anyone)

Nate Watson, System Administrator
Butte-Silver Bow Local Government
Information Technology & Services
155 W Granite St., Room B-03
Butte, MT 59701
Tel: 406.497.6451
nwatson@bsb.mt.gov

Messages and attachments sent to or from this email account pertaining to the City-County of Butte-Silver Bow business may be considered public or private records depending on the message content (Article II Section 9, Montana Constitution; 2-6 MCA).