HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Tuesday April 27, 2021
5:30 PM
Council Chambers

CALL TO ORDER

ROLL CALL AND INTRODUCTION OF NEW HPC MEMBER

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:
Not 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 in #497-5009

Presentation

Mr. Ed Randall, Update on Butte-Silver Bow Community Enrichment Department

NEW/OLD BUSINESS
A. Design Review COA: New construction – West Mercury Street

B. Design Review COA: New construction- East Broadway Street

C. Design Review COA: Lizzie Block Murals
D. Design Review COA: 412 West Granite

E. Demolition Review COA: 121 East Aluminum

F. Design Review COA: Basin Creek Caretakers House

STAFF/MEMBER REPORTS

ANNOUNCEMENTS
Ms. Stauffer’s appointment to SARTA Board as HPC representative

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
Demolition Review COA
☑ Design Review COA

OWNER INFORMATION
Name: Audaciter Capital Management Opportunity Zone Fund, LLC c/o Chris Ewing
Address: 3933 W. 102nd Ave.
City: Westminster  State CO  Zip:  80031
Phone:  E-Mail (optional):

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

PROPERTY INFORMATION
Address: approximately 16-20 West Mercury Street
Addition/Block/Lot: Butte Townsite/ Block 53/ Lots 16-18
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 owner is seeking a URA grant to assist with a new construction project at the vacant 4-lot tract on the southeast corner of W. Mercury and Colorado streets, a location within the Butte-Anaconda National Historic Landmark District. The tract is on the south side of Mercury St. and is bound on the west by Colorado St. and on the east by an alley. Action Inc.’s Emma Park Community Center and parking lot occupies the tract to the south.

The current project proposes construction of two duplexes along Mercury St. Both duplexes will be 2-story rectangular buildings of wood-frame construction. Each will have a front gable roof. All four units will be work/live condominiums with office/commercial space and bathroom toward the front (north)
and a garage toward the back (south) on the 1\textsuperscript{st} floor, and a 1 bedroom/1 bathroom living space on the 2\textsuperscript{nd} floor. The attic area at each unit will be accessible.

The duplexes will essentially appear as twins from the street, equal in size, form and massing and displaying the same design details and materials. The 1\textsuperscript{st} story and the lower half of the 2\textsuperscript{nd} story will have a true masonry veneer of Hebron “Bell Tower” brick. String courses of row lock bricks and row lock sills will add texture to the brick walls. The upper half of the 2\textsuperscript{nd} story and the gable end walls will be sided by Hardie Board horizontal lap with a smooth finish and a 4-in reveal. Each office/commercial space will have a cottage-like (3 lites/1) window and a full light door with sidelight on the facade. The front doors will be under flat metal awnings suspend from chains. The 1\textsuperscript{st} story windows on the side and back walls and the 2\textsuperscript{nd} story windows will be 3/1 double hungs, while front facade of the attic will have casement windows, one per duplex. These casement windows will feature a false meeting bar to create the appearance of a 1/1 double hung. Window sashes and doors will be fiberglass. The roofs will be surfaced with asphalt shingles.

See attached elevation drawings and artistic rendering for additional details. Project proponents will also present a materials board at the Historic Preservation Commission 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 Historic Preservation Officer recommends approval of this project. The duplexes adhere to preservation standards for new construction in historic districts. Together they are similar in form, scale, massing and materials to the surrounding historic buildings including the Mai Wah and Silver Dollar to the north and Pork Chop Johns to the east.

Signature of HPO

Date 4-21-2021

Signature of Applicant/Owner

Date
Vacant tract proposed for construction. View to southeast.

Artistic rendering of duplexes. View to southeast.

Hebron Bell Tower brick proposed for exterior wall veneer.
☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: Audaciter Capital Management Opportunity Zone Fund, LLC c/o Chris Ewing
Address: 3933 W. 102nd Ave.
City: Westminster  State CO  Zip: 80031
Phone: E-Mail (optional):

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

PROPERTY INFORMATION
Address: approximately 246-252 East Broadway Street, Butte
Addition/Block/Lot: Baltic Lode/ Lots 7-8
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 owner is seeking a grant from the East Butte RRA to assist with a new construction project at a large vacant tract in the 200 block of E. Broadway St., a location within the Butte-Anaconda National Historic Landmark District. The tract is on the south side of the street between the Butte Garage to the west and an alley and Athena’s (former Broadway Café) to the east. While existing buildings on the south side of the street are predominately commercial, the north side of the street is primarily residential. Only a few historic houses, however, remain.

The current project proposes construction of a five-unit apartment building. The wood-frame apartments will be aligned side-by-side in a single story along the street; the setback from the front
sidewalk will be 5-10 feet. The apartments will rest over a day light basement. The roof will be a side gable with three large cross gables on the front or north-facing slope. Each cross gable will have an intersecting gable that extends over an open porch. Front porches at the two intervening apartments will have shed roofs. The back or south-facing slope of the main roof will have two large cross gables. Each apartment will have an open back porch recessed under the main roof. A garage and back entry will occupy an apartments’ day light basement.

Materials proposed:
- Exterior walls 1st story and basement: Hardie Board horizontal lap siding with a smooth finish and 4-in reveal.
- Exterior walls front porches and gable ends: Hardie Board board-and-batten siding.
- Roofing: architectural shingles.
- Facias and soffits: standing metal seam roofing.
- Windows: either Milgard Ultra fiberglass or Anderson 100 Series. Types include multi-lite/one single or double hungs (in single and pair sets); triple sets comprised of single pane fixed between multi-lite/one single hungs; and multi-lite fixed.
- Entry doors: metal or fiberglass with full light window.
- Garage doors: metal with multi-lite window.
- Front porches: square wood columns, wood post rails, and concrete decks.
- Rear porches: stained cedar wood post supports and solid rails with horizontal grooves.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

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☐ Relocation plan.
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Design Review COA

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☐ Photographs of all exterior structural/architectural elements proposed for repair or replacement

STAFF RECOMMENDATION

Signature of HPO  Mary Mccormick  Date 4-23-2021

The Historic Preservation Officer recommends approval of the project. Residential construction is appropriate to this section of E. Broadway, which includes a mix of historic homes and commercial buildings. Additionally, the proposed apartment building is reminiscent of the Craftsman Style, which saw common use for residential construction in the Landmark District during the 1910s and 1920s.

Signature of Applicant/Owner
Apartment construction site from E. Boardway St. looking southwest.
Broadway Garage at right.

Apartment construction site from alley on south side of property looking north.
Athena’s at right and Broadway Garage at left.
Note historic houses on north side of E. Broadway.
Demolition Review COA
Design Review COA

OWNER INFORMATION
Name: John & Esther Cote, 15 W. Park (Gamers); US Hamilton Inc., 9 N. Main (M&M Bar); Fran Doran, 21 N. Main (5518); HOP LLC, 49 N. Main (Prudential Building); Piccadilly Museum LLC, 20 W. Broadway
Address:
City: State Zip:
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name: Headwater RC&D, c/o Julie Jaksha
Address: 65 E. Broadway St., 2nd Floor
City: Butte State: MT Zip:
Phone: E-Mail (optional):

PROPERTY INFORMATION
Address: 15 W. Park, 9 N. Main, 21 N. Main; 49 N. Main and 20 W. Broadway
Addition/Block/Lot: Butte Townsite/ Block 29
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 applicant is seeking a URA grant to assist with a mural project in the Lizzie Block, the alley behind the west side of N. Main St. between W. Park and W. Broadway streets. Grant funds are intended for use in the purchase of paint and other materials. Property owners have provided permission.

The project proposes to paint murals on five buildings. All five murals will face into the alley. Wall surfaces will be cleaned with low pressure water prior to painting. High quality exterior paint will be
used and manufacture specifications for application followed. None of the murals will include reflective neon or florescent paint. Brief descriptions of each mural follow.

1) 15 W. Park, Gamers
   A mural is proposed for production on the east side wall of this historic 4-story brick building. The brick on this wall has been painted. The mural will depict a flowing growth of flowers. It will not cover the entire wall and windows will be avoided.

Gamers’ ally wall from front (south) end to the north.
2) 9 N. Main, M&M Bar
A mural is proposed for production on the back (west) wall of this historic 2-story brick building. The wall was recently parged due to the deteriorated condition of the brick. The mural will depict a grove of aspen trees. It will not cover the entire wall and the windows, door and iron columns will be avoided.
3) 21 N. Main, 5518
An angel wing mural is proposed for production on the back (west) wall of this historic 2-story brick building. The wall has been parged. A large patch of the parging on the 1st floor is gone, exposing very deteriorated brick. The proprietor of 5518 plans to re-parge the exposed brick prior to the mural’s application. The wings will be on the 1st story and spaced so that a person can stand between them and have a photograph taken. A window opening on the wall will be partially covered. This opening has already been infilled with stucco.

5518’s alley wall.
4) 49 N. Main, Prudential Building
A mural is proposed for production on the back (west) wall of this 2-story concrete building, a noncontributing element of the Landmark District. The wall has a smooth finish that is scored as to form visual rows of panels. It has been painted. The mural will consist of three separate paintings situated between the entry at the north or Broadway St. end of the wall and a window toward the south end of wall. Doors and windows will be avoided.

Front (north) end of Prudential Building's alley wall.

Prudential Building's alley wall from entry toward the front to south end.
5) 20 W. Broadway, Piccadilly Museum
A mural is proposed for production on the east side wall of this historic 4-story brick building. The brick on this wall has been painted. The mural will be a flowing scene of people and objects. It will begin about 10 ft in from the W. Broadway facade and continue to the south end of the wall. A small section of mural will wrap around the building’s southeast corner. The mural will not cover the entire wall and intact window openings will be avoided.

Piccadilly Museum's alley wall with Julie Jaksha standing at the approximate north end of the mural, about 10 ft in from the building's W. Broadway façade.

Southeast corner of building.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

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☐ 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

☐ Historic Property Inventory form.
☒ Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
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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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STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of the project. All five murals adhere to the preservation guidelines for new mural in Butte-Silver Bow, as adopted the Historic Preservation Commission.

Signature of HPO

Signature of Applicant/Owner

Date 4-23-2021

Date
Demolition Review COA

☑ Design Review COA

OWNER INFORMATION
Name: Susan and Philip Patton
Address: 281 33 RD
City: Palisade State CO Zip: 81526
Phone: E-Mail (optional):

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

PROPERTY INFORMATION
Address: 412 West Granite Street
Addition/Block/Lot: Butte Townsite/ Block 20/ Lot 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).
The property owners are seeking a URA grant to assist with a window replacement project at 412 W. Granite, a historic two-story brick flat. All existing windows on the front facade are proposed for replacement including five 1/1 double hungs, three cottage windows, and a single-pane transom window at the front entry, all with wood sashes. Replacement windows will be Anderson 100 Series units that replicate the existing windows in size, operation design and light configuration.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

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STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of this project.

Signature of HPO                                      Date       4-23-2021

Signature of Applicant/Owner                        Date

4-23-2021
MONTANA HISTORIC * ARCHITECTURAL INVENTORY

LEGAL LOCATION: Butte Townsite 20 6 DATE: 8-10-81

ADDRESS: 412 W. Granite Butte Silver Bow

OWNERSHIP: name: Alexander Gray

□ public
☑ private address: 412 W. Granite

HISTORIC NAME: ORIGINAL OWNER: E.H. Sherman
DATE OF CONSTRUCTION: 1890-91 documented □ estimate

COMMON NAME: ARCHITECT/BUILDER: N/A
ORIGINAL USE: residence PRESENT USE: residence

RESEARCH SOURCES: □ abstract of title
☑ plat records/maps □ city directories
□ tax cards □ obituaries
□ building permit □ biography
other:

SURROUNDING ENVIRONMENT: □ residential
□ open land □ agricultural
□ scattered buildings □ commercial
☑ high building density □ industrial

NUMBER OF STORIES: 1 1½ ☐ 2 2½ 3 3½

CHIMNEYS: position and number

BUILDING TYPE/ARCHITECTURAL STYLE:

ROOF: (type) (covering)
☑ gable ☐ flat ☐ wood shingle
□ gambrel ☐ shed ☐ metal
□ hipped ☐ mansard ☐ wood shake
□ dormers ☐ turret ☐ slate
□ combination ☐ asphalt

WINDOWS: (type) (sash arrangement)
☑ double hung 1/1 2/2 4/4
□ casement 2/1 3/1 4/1
□ fixed other:

Exterior Materials:
☑ brick (coursing & color)
□ stone (coursing & type)
□ log (notch type)
□ shingle (edge type)
□ clapboard
□ shiplap
□ stucco
□ asbestos siding
□ aluminum siding
other:

OUTBUILDINGS:
□ barns
□ sheds
□ garage
□ carriage house
□ sauna
other:

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

PHYSICAL DESCRIPTION:
This two-story bay-fronted walk-up flat is wood frame with a painted brick veneer and sits on a foundation of concrete over brick. There is a small porch with plain posts. The veneer features wood sills and lintels. There is corbelling at the parapet of the flat roof. This house was originally built as a one-story; the second floor was added by Alex Gray in 1908.
HISTORICAL SIGNIFICANCE: Describe important persons, events, and/or historical patterns associated with structure, site and surrounding area.

E.H. Sherman was an undertaker and sold pianos, organs and sewing machines. He lived at 101 W. Quartz. The house has been in the Gray family at least 1908. Alexander Gray was a blacksmith.

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

This building is a good example of a common multi-family housing unit found in this district—the bay-fronted walk-up flat. Firmly set in the Victorian mold, these flats often featured the projecting bay found on Queen Anne cottages, and many other decorative elements such as corbeling, stained glass, and a variety of woodwork on the porch. Most common is one polygonal bay at a corner of the house, but some flats have rounded bays, and the position can shift to the center of slightly off-center of the building.

INFORMATION VALUE: Explain how the extant structure/site may demonstrate or yield information about 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: Butte Historical Society
Name: Mary Murphy, principal investigator
Address: PO Box 3913, Butte, MT 59703

Fred Quivik, inventory chair
Telephone Number: 782-5464
Date: February 1, 1982

SHPO COMMENTS:

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

Design Review COA

OWNER INFORMATION

Name: Capitol Town Pump Inc
Address: PO Box 600
City: Butte State MT
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)

Name: Big Sky Property Management
Address: PO Box 600
City: Butte State: MT Zip: 59701
Phone: E-Mail (optional):

PROPERTY INFORMATION

Address: 121 East Aluminum Street, Butte
Addition/Block/Lot: Noyes & Uptown Railroad No. 2/ Block 6/ Lot 4
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 applicant is reapplying for a permit from Butte-Silver Bow to demolish the historic house at 121 East Aluminum Street. The Historic Preservation Commission considered the original demolition permit request at its September 2020 meeting. At that time, the HPC approved a motion to invoke a 45-day delay to allow Big Sky Properties time to mothball and secure the house and determine a scope of work and cost estimates for its rehabilitation to preservation standards. Big Sky Properties was also encouraged to explore grant assistance from the Urban Revitalization Agency (URA). The company subsequently pulled its demolition permit application.

Big Sky Properties has since mothballed and secured the house. Additionally, rehabilitation costs were explored.
As part of its current demolition permit application, Big Sky Properties provided documentation in support of a finding that rehabilitation of the house for reuse as a rental property is not economically feasible (see attached email). Alternatively, the company proposes to offer the house for sale at $1 for relocation with the understanding that “in the event that we cannot sell the home for $1.00 within 30 days, we be allowed to demolition the structure.”
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☐ Historic Property Inventory form.
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Design Review COA

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STAFF RECOMMENDATION

The Historic Preservation Officer recommends that the owner of 121 E. Aluminum offer the house for sale and relocation as an alternative to demolition. Per the Historic Preservation Ordinance, the house must be advertised for sale in a local newspaper or with a local realtor for a minimum of 90 days. A potential buyer(s) must consult with the Butte-Silver Bow Planning Department and Historic Preservation Officer regarding requirements/conditions for issuance of a moving permit.

If no viable offers are made and the house does not sell, the owner must provide proof of advertisement for sale for 90 days to the Historic Preservation Commission prior to approval of a demolition permit request.

Signature of HPO

Date 4-23-2021

Signature of Applicant/Owner

Date
From: Big Sky Properties <BigSkyProperties@townpump.com>
Sent: Thursday, April 15, 2021 9:07 AM
To: Casey, Lori <lcasey@bsb.mt.gov>; McCormick, Mary <mmccormick@bsb.mt.gov>; Randall, Ed <erandall@bsb.mt.gov>
Cc: Big Sky Properties <BigSkyProperties@townpump.com>
Subject: Moving/Demolition Applications

This message did not originate from a Butte-Silver Bow email account and therefore cannot be validated. Please ensure you respond accordingly and proceed with caution.

Good morning Lori, Mary, and Ed. I hope you are all well. Please find attached two Moving/Demolition Applications for your review and consideration.

121 E. Aluminum St:
We filed an application on August 21, 2020 and met with the HPC on September 1, 2020. In that meeting the HPC did not approve the Demolition of the structure and placed a 45-day delay on their consideration. I later withdrew our application so that we might investigate further the opportunity to rehabilitate the property. Since that time we have struggled to find contractors to get us bids or that would be willing to do the work. We have been able to secure bids from two local contractors. The average of these bids is in excess of $197,000.00. The contractors have expressed that they are scheduled out about 1 year and with the costs of building materials, these costs are expected to increase dramatically. In the event we would be able to secure a URA Grant at 25%, we would expect an estimated $24,000.00 in assistance. With this assistance in mind the estimated investment to rehabilitate the property would be about $173,000.00. I would estimate the Market Rent of this one Bedroom, one Bath would be about $650.00 per month. The rough Return On Investment would be over 22 Years. This ROI would not include Taxes, R&M, Vacancy, nor Management Fees. I would like to propose that we be allowed to sell the home to be moved for $1.00 to someone so that the Home might be preserved and in the event that we cannot sell the home for $1.00 within 30 days, we be allowed to demolition the structure. Please review, advise and if necessary add to the HPC's May 2021 Agenda.

Unk Rowe Road:
This application is for an unknown address on Rowe Road. It is a Brick structure west of Rowe Road, between the Street and The Tracks. My preference with this structure would be to offer the building and its Bricks to anyone that might have a use for them. In the event we cannot find anyone wanting to reuse the Brick, we would be allowed to demolition the structure. Please review and advise as you can.

Please let me know if there are any questions, concerns, or ideas on how we might improve.

Thanks Much

Trent Biggers
Facilities, Logistics, & Real Estate Manager
Town Pump Solutions Team
trentb@townpump.com

Town Pump, Inc.
600 S. Main Street
P.O. Box 6000
Butte, MT 59702
Phone: (406) 497-6700
Fax: (406) 496-6066

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1959 photograph, in the Silver County Tax Assessment Records Collection, Butte-Silver Bow Public Archives.

Front (southern) façade.
Rear (northern) façade.

Wood floors in front room

Front door.
Floor joints resting on granite bedrock.
Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: City-County of Butte Silver Bow
Address: 155 W. Granite Street
City: Butte  State MT Zip: 59701
Phone:  E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name: Butte-Silver Bow Historic Preservation Officer
Address: 155 W. Granite St.
City: Butte State: MT Zip: 59701
Phone: 406.497.6258 E-Mail (optional):

PROPERTY INFORMATION
Address: Basin Creek Park
Addition/Block/Lot: 
Other Legal Description: Kenyon Placer #8060; Section 12, Township 1 North, Range 8 West

HISTORIC STATUS
National Register Listed ☐ Individually
☐ Contributing to
National Register Eligible ☐ Individually
☒ Contributing to Basin Creek Park & Reservoir Historic District.
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).
Butte-Silver Bow plans to rehabilitate the Caretakers House at the park at Basin Creek Reservoir, a municipal water supply facility in the Highlands Mountains about 15 miles south of Butte. The house was constructed in 1913 to provide housing for the dam tender. It is an elegant Craftsman-style home, designed by Montana’s most prominent architectural firm of the time, Link & Haire. The house has been vacant for more than 20 years and has suffered from neglect and vandalism. It remains, however, in very good structural condition overall. Work will include exterior and interior renovations necessary for stabilizing and preserving the house and bringing it back to livable conditions. Following project completion, the house will accommodate a seasonal host and a handicap-accessible visitor center, open to the public.
BSB acquired grants and donations and has committed an insurance payment to fund the Caretakers House Rehabilitation Project. The major source of funding is a Revitalizing Montana’s Rural Heritage (RMRH) grant from the State Historic Preservation Office (SHPO). As part of the grant evaluation process, SHPO reviewed all work items for adherence to Secretary of the Interior’s Standards for Historic Rehabilitation. BSB also received a SARTA grant, which qualifies as a local public incentive. The BSB Historic Preservation Ordinance require that rehabilitation projects receiving such incentives be reviewed and approved by the BSB Historic Preservation Commission (HPC). Review by the HPC is limited to exterior modifications.

**Scope of Exterior Work**

- Replace destroyed or missing double-hung windows on 1st and 2nd floors and awning windows on the 2nd floor and basement with new Marvin Ultimate Windows or an alternative window brand comparable in design, materials, and quality. Replacement double hungs will have simulated divided lites whose 1/4"-wide muntins have an exterior simulated putty bevel, grid within the IGU, and ovolo interior profile. All replacement windows will match the remnant configurations, dimensions, and profiles of their historic counterparts. Units will be set into rough openings, not within existing jamb.

- Retain and two intact wood-sash windows on the west wall will be retained and reglazed. These include a narrow fixed window at the stair landing between the 1st and 2nd floors and a hopper window at the 2nd floor bathroom.

- Demolish vestibules at south (rear) entry and west entry. If feasible, horizontal wood lap siding shall be salvaged from the vestibules for use to replace damaged siding on the house’s main exterior walls.

- Construct small deck to replace demolished south vestibule. New deck will have wood stars and post railings meeting current building codes and tongue and groove decking. It shall be similar in design to the rear porch depicted on the 1913 blueprints for the Caretakers House.

- Rehabilitate wood horizontal lap siding on 1st story walls. Siding damaged beyond feasible repair will be removed and replaced by slicing in wood horizontal lap siding of the same reveal as the existing.

- Rehabilitate wood 2x4s railings at front porch. Existing 2x4s in good or deteriorated condition will be retained; 2x4s rails in deteriorated condition will be repaired with wood epoxy; and 2x4s damaged beyond feasible pair or missing will be replaced in kind with new wood 2x4s of the same size and dimensions as the existing. The rails’ original pattern of diagonal and straight 2x4s will be maintained. The entrance to the handicap ramp on the porch’s west side will remain open or without rails.

- Rehabilitate other exterior wood elements including but necessarily limited to shingle siding on 2nd story walls, door and window casings, corner boards, soffits, exposed rafter tails, exposed roof beams, fascia boards, rakes, and front porch decking and columns. Elements in good or deteriorate condition will be retained; elements in deteriorated condition will be repaired with wood epoxy; and elements damaged beyond feasible repair or missing will be replaced in kind with new or salvaged wood elements of the same size and dimensions as the existing.

- Clean rehabilitated exterior wood elements with low pressure water and lightly scrape and/or sand. Painted wood elements will be primed and re-painted and stained elements (2nd floor wall siding and porch ceiling) will be re-stained. Paint and stain colors to be specified by the HPO.
• Replace missing skirting at the base of the front porch with new wood lattice skirting, similar to the skirting depicted by the ca. late 1930s/early 1940s photo of the house. The new skirting will be attached on the interior side of the porch base.
• Replace damaged front door on the north with a new wood door of the same size and design having two vertical panels and a small Craftsman window with three vertical lights and clear glass. The threshold at the front door will be leveled to ADA/ABA standards.
• Replace missing back door on the south with a wooden ½ lite door with two horizontal panels.
• Replace kitchen door at west vestibule (to be demolished) with a double hung window.
• Remove existing roofing layer and install new synthetic underlayment, architectural shingles, drip edges, flashing and vents. Color of new shingles to be determined by the HPO.
• Install new system of metal gutters and downspouts that will divert all roof drainage away from the house.
• Repair and stabilize the post-and-beam substructure at the front porch. Regrade ground surface at east and west ends to divert water drainage away for the porch.
• Re-purge concrete foundation walls and repair or replace concrete piers and staircase at the front porch. Repairs/replacements of piers and staircase will match the original elements in size, scale, form, massing, detail, and finish. This concrete work will be in keeping with advice in National Park Service Preservation Brief 15: Preservation of Historic Concrete.
• Repair chimneys on east and west walls by replacing missing brick and deteriorate brick and repointed deteriorated joints at top the stacks (above the roof of the house), as needed. Replacement brick will match the existing brick in size, dimension, color and basic composition and new mortar will replicate the existing mortar in composition, texture, and color. A concrete crown and a metal cap will be added at the top of each chimney.
• Clean exterior basement stairwell of all dirt and debris, install new basement door made of wood and without a window, and install a new cellar or bulkhead door made of metal at the top of stairwell.
• Reconstruct handicap ramp at west end of front porch to current ADA/ABA standards.
• Demolish old asphalt front sidewalk and pour new concrete sidewalk 5’ wide and about 40’ long between the access road and handicap ramp.
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.

STAFF RECOMMENDATION

The Historic Preservation Officer is the project proponent and, therefore, must recuse herself from making a recommendation.

Signature of HPO

Date

Signature of Applicant/Owner

Date
Ca. 1920s photograph of Basin Creek Park taken from hillside at north end of park looking south-southeast. Caretaker's House (not visible) is behind trees at far south end of lawn.

Ca. late 1930s/early 1940s photograph of Mary Christine Johnson (resident) in front of Caretaker's House.
Front (north) facade and west wall.

East wall.
East and south walls through the trees.