HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Tuesday June 1, 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

NEW/OLD BUSINESS

A. Design Review COA: 222 E. Park, Sparky’s

B. Design Review COA: 201 S. Montana

C. Design Review COA: 402 E. Broadway, Helsinki

D. Demolition Review COA: 407 Virginia

E. Determination of Eligibility: 3825 S. Wyoming
F. Determination of Eligibility: 2221 Walnut

E. Determination of Eligibility: 2225 Walnut

F. Request of Special Meeting, June 15

STAFF/MEMBER REPORTS

ANNOUNCEMENTS
Dust to Dazzle Tour, Saturday June 26th

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
Demolition Review COA
Design Review COA

OWNER INFORMATION
Name: Sparky's Properties, LLC c/o David Drew
Address: 222 E. Park St.
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: 222 E. Park St.
Addition/Block/Lot: Yellow Jack Lode/Block 1/Lot 4 and Colorado Lode/Lot 5
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 owner has applied to the East Butte RRA for a grant to assist with a rehabilitation project at Sparky's restaurant, situated in the historic Lepanto Block at 222 E. Park. The building’s four-bay facade historical has a fully-glazed storefront in the easternmost bay, two smaller garage door bays at center, and fully-glaze storefront with central recessed entry in the westernmost bay. All four bays have been remodeled to varying degrees. The main entry to the restaurant currently is on the east side wall toward the back.
Exterior facade work proposed is as follows. All window and door replacement will use bronze-colored metal sashes. Flat metal awnings suspend from chains will be added at each of the storefront bays and the main restaurant entry.

- Eastern storefront bay  
  Cover the existing stucco infill with vertical tongue-and-groove board siding, except at the base that will be covered by smooth but heavy bonderized metal sheeting. Replace the existing window fixed window with a new fixed window and the existing metal door with a full-light metal door.

- Central two storefront bays  
  Replace the existing wood-paneled garage door with window rows in each bay with a new wood-paneled false garage door with uniformly spaced window rows. Cover the transom area above the new flat awning at each bay with vertical tongue-and-groove siding.

- Western storefront bay  
  Replace the existing windows on the east side of the bay and cover the base with smooth bonderized metal sheeting. Replace the existing wood half-light door at the recess with a new full light door. Reconfigure the existing recessed smoking area at the west side by removing the window and adding a seating bench. Vertical tongue-and-groove will be used to reside the bay's recessed wall and the transom area above the metal awning.

- Main restaurant entry  
  Enlarge the existing single door entryway to accommodate a pair of full light doors, transom, and narrow sidelight. The existing Sparky's garage sign will be retained but will be contained within a new arched-top surround that rises a few feet above the roofline. The surround will be framed by metal posts and surfaced with smooth bonderized metal sheeting.
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

[Signature of HPO]  [Date: May 27, 2021]

The Historic Preservation Officer recommends project approval.

[Signature of Applicant/Owner]  [Date]
RE: Sparky's Garage - updated renderings

Cory George <cory@gavin-hanks.com>
To: sparkysmarcus <sparkysmarcus@yahoo.com>
Cc: Dad <dmdrewsparky@yahoo.com>

No problem. Here they are...
Thanks Cory could we also see what it would look like with the other siding above.
1959 Photograph of 222 E. Park. On file, Silver Bow Tax Assessment Card Collection, Butte-Silver Bow Public Archives.

Park St. (north) façade.
Western storefront bay, Park St. façade.

West wall with main restaurant entry at right.
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: Yellow Jack Lode 4/4
Address: 222-230 E. Park St.
Ownership: Name: Anaconda Co.

Historic Name: __________________________
Common Name: __________________________
Date of Construction: 1919
Architect: Arnold & Van House
Builder: Kroffganz & Frank
Original Owner: J.H. Rowe
Original Use: commercial
Present Use: tire co.; Fasteners, Inc.; partially vacant

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.
Abstract of Title:
Plat Records: X
Tax Records:
Building Permits: # 5023
Sewer/Water Permits: 1920
City Directories: X
Newspapers:
Other: Daybooks

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 commercial building has a flat roof and a non-visible foundation. It is of brick-bearing wall construction in American bond with a front facade of face brick. Windows are in a variety of sizes. There are four interior brick chimneys. The parapet is topped with a concrete coping and some decorative concrete insets. There is an integral sign reading, "Lepanto" and a bracketed wood cornice above a course of bricks laid in a diamond pattern. There are two central garage doors and flanking storefronts. On the west front facade is the remains of a terra cotta column from whatever building stood adjacent. There is a deteriorating mosaic tile floor outside two of the entrances. The front facade of the storefronts have been altered by the installation of vertical wood siding and smaller windows.

In 1916 this was the site of several wood frame storefronts. In 1954 it was a used car company. In 1900 it was the site of a dance hall. The original cost of this building was $20,000.
HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

The name "Lepanto" makes no appearance in the city directories between 1916 and 1930. This building housed a variety of commercial enterprises in the 1920s. One of the earliest appears to be the W. S. Buck Mercantile Co. in 1925, specializing in house furnishings. By 1928, 224 housed the Yellowstone grocery run by John Durkich; 224 was Buck’s and the Hoida Auto Repair Shop in the rear; 226 was a Chinese restaurant run by Quon Yuong; 228 was the Fisk Tire Co., previously the Fisk Rubber Co. of N.Y. with a store at 101 E. Broadway; and at 230 was the Gleason Candy Co., a wholesale firm. By 1930 only Quon Yuong remained.

James Rowe, the original owner, was a realtor, involved in insurance. He lived at 817 W. Broadway. ¹

The architects for this building were Walter Arnold & Max Van House. Their offices were at 710 Metals Bank building; Arnold resided at 423 Jackson; Van House at 307 S. Excelsior. Arnold designed several of the buildings at Montana Tech, the Silver Bow Homes, and the Ben Franklin store.²

The contracting firm of Kroffganz & Frank consisted of John Kroffganz & Louis Frank and existed from 1913 or 1914 to about 1934. John Kroffganz first appears in the Folks between 1893 and 1896, and until 1913 was usually listed as a carpenter. In 1913 he was listed as a carpenter/contractor; the next year the partnership was formed. (Continued)

Footnote Sources:
¹ Folks, 1920-1930
² Folks, 1923

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

The historical integrity of this commercial brick building has been somewhat compromised by the installation of vertical wood siding and small windows on the front façade.

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 commercial brick building is a contributing element of the Butte National Landmark District. Although somewhat altered it is still a good example of the brick commercial structures built along E. Park St. which supplanted many older wooden structures. This building was constructed during Butte’s last significant building boom. It is also an example of the work of the contracting firm, Kroffganz and Frank, and of the architect Walter Arnold, who built several impressive structures during the late-teens and 1920s and 1930s.

FORM PREPARED BY:
Name: Mary Murphy
Address: Butte Historical Society
Date: 1984

GEOGRAPHICAL INFORMATION:
Acreage: 
USGS Quad: 
UTM's: 
By 1915 Kroffganz had settled at 2307 Harrison where he lived until he died on 7 May 1941 at the age of 81. He was a native of Dubuque, Iowa, a resident of Montana for 51 years, and a Mason. His last big project had been the Christian Science Church in Butte.

Louis Frank was born in Gallopolis, Ohio in 1870 and moved west in 1886 to join his brother, H.L. Frank, who built the Montana State Capitol. Through most of the 1890s he worked for the H.L. Frank wholesale liquor firm in Butte. This was followed by many business positions in addition to his partnership with Kroffganz, among them: as a partner with George Wortman, another contractor (1910); an officer of the Centennial Brewing Co. (1903 & 1915); and Nevin-Frank Bottling Works (1923); a member of the Shiner Furniture Co.; and head of his own firm, the Frank Realty Co. He died on 14 January 1935 in an automobile accident. At the time of his death he lived at 1201 W. Gold.

Some of the buildings constructed by the firm included the Keefe Hotel, the Office Products building, 1000 S. Montana, 301-305 E. Park, and 222-230 E. Park.

Montana Standard, 8 May 1941, p. 5; Montana Standard, 15 January 1935, pp. 1, 10
BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: Mark Gaicoletto & Terry O'Keefe
Address: 40 N. Lake Dr.
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: 201 S. Montana
Addition/Block/Lot: Butte Townsite/Block 50/Lot 1
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 owner is seeking a URA grant to assist with a window replacement project at the historic brick warehouse at 201 S. Montana. All 26 of the building’s original multi-light metal-sash windows are proposed for replacement with Milgard fiberglass windows. The new windows will replicate the existing windows in size, light configuration, and sash color (black). Muntins will be simulated by an internal grid, set between a window’s the two panes of glass.
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. NOT AVAILABLE
☒ 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.
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☒ 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 recommends project approval.

Signature of HPO

Mary McCom [Signature]

Date

May 28, 2021

Signature of Applicant/Owner

Date
Mercury St. (north) facade.

Back (west) wall
2nd story windows on south wall.
BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: Berkley Shore Properties, LLC
Address: 611 S. Dakota St.
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: 402 E. Broadway St.
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 owner is seeking a grant from the East Butte RRA to assist with the fabrication and installation of a new business sign at the Helsinki Bar at 402 E. Broadway. See attached documentation provided by Weitzel Signs for the project scope of work.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

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☐ 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 recommends project approval.

Signature of HPO
Mary McCane

Date
5-26-2021

Signature of Applicant/Owner

Date
E. Broadway (north) facade and west wall.
FROM: WEITZEL SIGNS

TO: HISTORICAL COMMITTEE

WEITZEL SIGNS IS PROPOSING THE FABRICATION AND INSTALLATION OF ONE WALL MOUNTED SIGN DISPLAY AS DEPICTED IN PHOTO DESIGN PROVIDED. SIGN TO CONSIST OF FIVE SEPARATE PANELS.

1: 1'10" (22") x 8' (96") WHITE BACKGROUND, BLACK COPY & BOARDER W/ LT. GRAY DROP SHADE.

2: 3' (36") CIRCLE RED BACKGROUND W/YELLOW COPY W/ BLACK OUTLINE & BOARDER

3: 3 PIECES CUT TO MAKE A YELLOW ARROW POINTING TO FRONT ENTRANCE.

THE DESIGN WAS MADE TO EMULATE THE SIGN THAT INSTALLED BACK IN THE EARLY 60'S.

THANK YOU

[Signature]

John Weitzel
Demolition Review COA

☑ Design Review COA

OWNER INFORMATION
Name: Karen Wesenberg
Address: PO Box 1054
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: 407 Virginia St.
Addition/Block/Lot: Mount Moriah Lode/Block 2/Lot 8 and Nightingale Lode/Lot 21
Other Legal Description:

HISTORIC STATUS
National Register Listed
☑ Individually

riting 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 owner has applied for a permit to demolish the historic house at 407 Virginia St. The house is one of literally dozens of foursquare cottages erected in the upper Westside neighborhood above the West Gagnon Mine in the 1890s and early 1900s. The neighborhood remains characterized today by closely packed cottages lining narrow winding streets.

Several Historic Preservation Commission members and the Historic Preservation Officer inspected the house at various times over the noon hour on May 20th. The house obviously had not been occupied for several years and is filled with household items and personal belongings. The main hip roof and the shed roof at a back wing are in dire condition. The shed roof appears ready to collapse. Water has
leaked into the house for some time causing the ceiling to collapse in places as well as damage to walls and floors. The house displays several nonhistoric modifications to the street such as wide hardboard siding and a concrete stope with wrought iron railings. Most windows are missing.

The owner has no plans to rebuild on the property, a very small lot. She lives in the house just inches away to the east and would like to incorporate the property into her yard.
SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

☒ Historic Property Inventory form.
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STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of the demolition permit application due to the house’s poor structural condition and marginal historic integrity. The approval is conditioned by a request that the owner allow Butte CPR and Habitat for Humanity of Southwest Montana the opportunity to salvage items and/or building materials from the house that she does not wish to keep.

Signature of HPO                          Date

Mary McCann                          May 27, 2021

Signature of Applicant/Owner                   Date
1959 Photograph of house at 407 Virginia. On file, Silver Bow County Tax Assessment Card Collection, Butte-Silver Bow Public Archives.

Front (south) facade.
East and south walls.
Note damaged roofing on shed wing in foreground and west slope of main roof at right.

View from north looking south showing damaged roof on shed wing in foreground and east slope of main roof at left.
Collapsing roof in front room.

Collapsing roof and walls in bedroom.
Collapsing roof in a main room.

Collapsing roof in shed wing.
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: Nightingale Lodge - Lot 21
Address: 407 Virginia
Ownership: name: Cashe Duffy 1933-1958 Virginia

Historic Name:
Common Name:
Date of Construction: between 1891-1900
Architect:
Builder:
Original Owner: E.O. (see back)
Original Use: residence
Present Use: residence

Research Sources:
- [ ] abstract of title
- [x] plat records/maps
- [x] tax cards
- [ ] building permit N.A.
- [ ] Sanborn maps - dates: 1886, 1930, 1941, 1990

Bibliography:

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.

1. one
2. square worker's cottage
3. asphalt shingled
4. hip with shed roof off the rear
5. concrete
6. frame
7. masonite
8. boarded-up
9. one
10. interior metal

The front entry has a concrete stoop and iron rail.

A. Original siding + concrete stoop
HISTORICAL SIGNIFICANCE: Justify how the persons, important events, and/or historical patterns associated with the structure/site and surrounding area lend the property significance.

Thom. & Lizzie Daignd owned this house in 1929. Thomas, a miner, was born in Ireland in 1873 and immigrated to the States in 1892.

1900 census

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

Somewhat compromised. This appears to be a former worker's cottage. It has been altered, such as alterations to the front stoop and siding.

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

Contributing: Although somewhat altered, it is a fair example of a worker's cottage. [W.C. statement]

FORM PREPARED BY:
Name: B. Shovers
Address: 416 W. Quarter
Date: 8/16/84

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

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

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

| Property Address: **3825 South Wyoming Street** | Site Number: 24 SB  
(An historic district number may also apply.) |
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Historic Address (if applicable):</td>
<td>County: <strong>Silver Bow</strong></td>
</tr>
<tr>
<td>City/Town: <strong>Butte</strong></td>
<td>Legal Location</td>
</tr>
</tbody>
</table>
| Historic Name: **Robert & Nancy Paskvan House** | PM: **Montana**  
Township: **3 North**  
Range: **7 West**  
¼ **SW ¼ NW ¼** of Section: **31** |
| Original Owner(s): **Unknown**                   | Lot(s): **12-15**                               |
| Current Ownership: [ ] Private [ ] Public       | Block(s): **15**                                |
| Current Property Name:                          | Addition: **Saint Paul Townsite** Year of Addition: |
| Owner(s): **Daniel Blackburn**                  | USGS Quad Name: **South Butte** Year: **1996**   |
| Owner Address: **740 S. Dakota Street**          | UTM Reference: [www.nris.mt.gov](http://www.nris.mt.gov) |
| Butte, MT 59701                                  | □ NAD 27 or □ NAD 83(preferred)                 |
| Phone:                                           | Zone: Easting: Northing:                       |
| Historic Use: **Single Family Residence**       | Date of this document: **June 2021**           |
| Current Use: **Vacant**                         | Form Prepared by: **Mary McCormick, Butte-Silver Bow Historic Preservation Officer** |
| Construction Date: 1920 [ ] Estimated [ ] Actual | Address: **155 West Granite Street, Butte**    |
| □ Original Location [ ] Moved Date Moved: 1977  | Daytime Phone: **406.497.6258**               |

### National Register of Historic Places

<table>
<thead>
<tr>
<th>NRHP Listing Date:</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic District:</td>
<td></td>
</tr>
<tr>
<td>NRHP Eligible: □ Yes [ ] No</td>
<td></td>
</tr>
</tbody>
</table>

**MT SHPO USE ONLY**  
Eligible for NRHP: □ yes □ no  
Criteria: □ A □ B □ C □ D  
Date:  
Evaluator:
The Robert & Nancy Paskvan House is situated within a sparsely developed area on the western fringes of the Flat. Timber Butte hems the area to the west. The Paskvan House is on the west side of a discontinuous segment of S. Wyoming St. that runs from Holmes Ave. south for several blocks to Meadowlark Lane. Development in the area is primarily residential and mostly consists of trailer houses and newer modest homes.

The house is comprised of two separate dwellings which were joined together by an intervening addition. The main section of house, or front dwelling, was likely relocated to this site about 1977. It is a single-story Craftsman-style house which presumably was built elsewhere in Butte between the 1910s or 1920s. A low-pitch front gable roof, multilight wood window at the front gable end, wood knee braces and exposed rafter tips recall its Craftsman heritage. Other materials displayed by this section of house are modern, including a cinder block masonry foundation, concrete front deck with metal pole supports, wide-exposure hardboard siding, and vinyl-sash casement and sliding windows. The back dwelling appears to have been a simple front gable house as well. It and the intervening addition has been remodeled with the same type of wall siding and windows as the front dwelling—providing the house a somewhat cohesive appearance, exclusive of the roofline. There is a large open deck on the south side of the house and a small shed-like addition on the north side.
HISTORY OF PROPERTY

Available information indicates that residential use of 3825 S. Wyoming began in 1977. In May that year, Della Stapleton sold the three lots at the property to Robert Paskvan, an insurance salesman, and his wife Nancy. At the time, Mrs. Stapleton owned most of the other lots in this block. Presumably, the Paskvans purchased and paid for the relocation of the older Craftsman-style house to 3825 S. Wyoming. The couple only lived there for about a year before selling the property.
PROPERTY NAME: Robert & Nancy Paskvan House

INFORMATION SOURCES/BIBLIOGRAPHY

R.L. Polk’s. City Directories for Butte. 1978 (the first to list 3825 S. Wyoming in the street index. 1979.

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:
NRHP Eligibility: ☐ Yes ☒ No ☐ Individually ☐ Contributing to Historic District ☐ Noncontributing to Historic District
NRHP Criteria: ☐ A ☐ B ☐ C ☐ D
Area of Significance: Period of Significance:

STATEMENT OF SIGNIFICANCE

The Robert & Nancy Paskvan House is not eligible for listing in the National Register of Historic Places due to a lack of significance and integrity. Comprised primarily of modern trailer houses and homes, the surrounding neighborhood cannot be considered a historic district. While the main or front dwelling at 3825 S. Wyoming dates to the historic era, it was built elsewhere and likely moved to its current location in the late 1970s. Nothing is known about its original location or early owners/occupants. At the same time, the dwelling can no longer serve as an example of Craftsman style architecture due to its enlargement and other exterior changes.
INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

The Paskvan House has no historic integrity. The form, scale, and massing of the main or front dwelling has been greatly altered by additions, which more than double it in size. Most of the materials currently displayed by the house are also modern, including the windows, wall siding and porch elements. Only a few of the front dwelling’s original Craftsman details remain.
Property Name: Robert & Nancy Paskvan House

Front (east) facade.

Front facade and north wall.
Property Name: Robert & Nancy Paskvan House

South wall.
| Property Address: 2221 Walnut Street | Site Number: 24 SB |
| Historic Address (if applicable): 119 Walnut Street |
| City/Town: Butte | (An historic district number may also apply.) |
| Historic Name: Mike Novakovich House | County: Silver Bow |
| Original Owner(s): Mike Novakovich | Legal Location |
| Current Ownership: [ ] Private [ ] Public | PM: Montana Township: 3 North Range: 7 West |
| Current Property Name: r | ¼ NW ¼ NW ¼ of Section: 20 |
| Owner(s): James & Peggy Martin | Lot(s): 24 |
| Owner Address: 1708 Texas Ave. Butte, MT | Block(s): 11 |
| Phone: | Addition: Silver Bow Park Year of Addition: |
| Historic Use: Single Family Residence | USGS Quad Name: North Butte Year: 1989 |
| Construction Date: 1925 [ ] Estimated [ ] Actual | [ ] NAD 27 or [ ] NAD 83(preferred) |
| [ ] Original Location [ ] Moved Date Moved: | Zone: Easting: Northing: |
| National Register of Historic Places | Date of this document: June 2021 |
| NRHP Listing Date: | Form Prepared by: Mary McCormick, Butte-Silver Bow Historic Preservation Officer |
| Historic District: | Address: 155 West Granite Street, Butte |
| NRHP Eligible: [ ] Yes [ ] No | Daytime Phone: 406.497.6258 |
| MT SHPO USE ONLY | Comments: |
ARCHITECTURAL DESCRIPTION

Architectural Style: Other: If Other, specify: Vernacular
Property Type: Residential Specific Property Type: Single Family Residence

Architect:
Builder/Contractor:
Source of Information:

The Mike Novakovich House is in Butte’s Greeley Neighborhood, a residential area on the northeast perimeter of the Flat. Situated in the shadow of the Berkeley open pit mine, the neighborhood has a decidedly working-class character. It takes its name from the Greeley Elementary School, which opened in 1905 and closed in 2004. The house at 2221 Walnut is about four blocks east of the former school grounds.

The house is a small dwelling constructed about 1925. A fire broke out in the house in March 2021. Reportedly contained to the living room, the fire resulted in the death of a women from injuries due to smoke inhalation. There was some structural damage to the house, but the walls and roof remain largely intact.

The near square wood-frame house is covered by an asymmetrical side gable roof, with the longer rear slope extending over an enclosed back porch. Horizontal drop wood siding covers the front (south) facade, while the side and back walls have wood shingle siding. Fenestration on the front facade consists of a central entry flanked on either side by a window. The entry holds an original/historic paneled-wood door and the original three-horizontal light wood-sash window remains west of the door. The window east of the front door, along with the windows on the east and north (back) walls appear to be damaged or missing and have been covered by plywood. A sheet of corrugated plastic or fiberglass covers a large opening on the east wall. The opening marks the location of a former doorway between house and small original wing or early addition. That wing or addition was removed after 1959.

The house rests over a full basement on concrete foundation walls. The west half of the basement was built for use as a garage. Access is provided by a dirt driveway excavated from the street down to the garage. The original three-part paneled wood garage door remains.
HISTORY OF PROPERTY

Neighborhood Background

The Mike Novakovich House is in the Silver Bow Park Addition, an early subdivision on the Flat and the Greeley neighborhood. By the mid-to late 1880s, the city was well on its phenomenal rise as the World’s leading copper producer. As the city’s population boomed, entrepreneurs increasing looked south of the crowded Butte Hill to the largely undeveloped Flat as a locale for new residential and commercial growth. One of the first residential subdivisions to appear on the Flat was the Grand Avenue Addition. Situated south of the industrial corridor of smelters and railroads at the base of Butte Hill, it straddled an existing county road through the valley, soon known as Harrison Avenue. Developers platted the Silver Bow Park Addition just east of the Grand Avenue Addition within the next few years.

Residential development in the Silver Bow Park Addition, or what soon became part of the Greeley neighborhood, initially was slower to progress than areas closer to Harrison Avenue. It wasn’t until after the arrival of streetcar service in the late 1890s, that the area became a more attractive location to live. Working class families, with one or more household members employed at a nearby reduction facility or railroad yard, favored the neighborhood. By 1905, population was sufficient to support construction of the Greeley elementary school.

The end of World War I in the late 1910s curtailed Butte’s mining boom and construction activities in the city declined, including the Greeley neighborhood. More lots than not in the area remained empty until after World War II when mining operations on Butte Hill began to change significantly. The introduction of block caving methods in the late 1940s, followed by the opening and expansion of the Berkley Pit, led to the removal of hundreds of homes on Butte Hill, with displaced residents fleeing to the Greeley and other neighborhoods on the Flat.

Novakovich House

Construction of the house at 2221 Walnut likely commenced shortly after Mike “Novak” Novakovich acquired a deed to the property in June 1925. A native of Austria, Novakovich had immigrated to the United States in 1905, while in his late teens. He found employment in Butte as underground miner. Novakovich sometimes went by Novak but did not officially changed his name. He lived at 2221 Walnut alone, never having married, until his death due to “heart trouble” in 1933.

From 1934 to 1948, the house was owned and occupied by John and Lucille Ferriter. Both Montana natives, the couple had recently married in Butte; John was in his mid-20s and Lucille in her late teens. John worked as a stone cutter at a local rock quarry. While at 2221 Walnut, the family grew to include four children.

A married couple in their 50s, Richard and Mildred Heath purchased the house from the Ferriters in late 1948. The Heaths had married in Kellogg, Idaho in 1920. Fifteen years later, they moved to Butte where Mr. Heath took a job as underground miner. The couple lived at 2221 Walnut until October 1963 when Mr. Heath died of lung disease.
INFORMATION SOURCES/BIBLIOGRAPHY


U.S. Census Bureau. 1920. 1930. 1940.

U.S. World War II Draft Registration Card. John Ferriter. 16 October 1940.
NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:  
NRHP Eligibility: □ Yes  ☒ No  □ Individually  □ Contributing to Historic District  □ Noncontributing to Historic District  
NRHP Criteria: □ A  □ B  □ C  □ D  
Area of Significance:  
Period of Significance:  

STATEMENT OF SIGNIFICANCE

In common with other areas of the Flat, the Mine Novakovich House and Greeley neighborhood lie outside the Butte-Anaconda National Historic Landmark District. The neighborhood has not been the subject of a comprehensive inventory to date. A windshield survey of a multiple block area between the Novakovich House and the former site of the Greeley School, however, indicated the area lacks sufficient integrity for consideration as a historic district. While most homes in the area date to the historic era, many have sustained considerable exterior alteration in recent years. Additionally, the neighborhood's building stock includes several trailer houses as well as a few modern homes.

The Novakovich House does not possess the higher-level significance and integrity required for individual listing on the National Register. Regarding criterion A, construction and/or use of the house did not play prominently in a specific event or trend of importance in the economic, social, or cultural development of Butte. The house was not one of the first buildings to appear on the Flat or in the neighborhood, for example. Regarding criterion B, none of the owner/occupants of the house during the historic period are known to have made a substantial contribution to local social, civic, or cultural affairs. And finally, the house is not a good representative example of early 20th century vernacular architecture in Butte due to some exterior alterations and damage.
INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

The Mike Novakovich House retains integrity, although at a diminished level due to exterior alterations and recent damage. Demolition of the east wing is the most notable alteration. Recent damage includes the apparent loss of several windows.
Property Name: Mike Novakovich House

1959 photograph of the house at 2221 Walnut St. Silver Bow County Tax Assessment Card Collection. On file, Butte-Silver Bow Public Archives.

Front (south) facade and east wall.
Property Name: **Mike Novakovich House**

Site Number: 24 SB

East and north (back) walls.
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<td>Form Prepared by: Mary McCormick, Butte-Silver Bow Historic Preservation Officer</td>
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<tr>
<td>Address: 155 West Granite Street, Butte</td>
</tr>
<tr>
<td>Daytime Phone: 406.497.6258</td>
</tr>
<tr>
<td>Comments:</td>
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</tbody>
</table>
The Andrew & Sophia Kloos House at 2225 Walnut is in Butte’s Greeley Neighborhood, a residential area on the northeast perimeter of the Flat. Situated in the shadow of the Berkeley open pit mine, the neighborhood has a decidedly working-class character. It takes its name from the Greeley Elementary School, which opened in 1905 and closed in 2004. The house at 2225 Walnut is about four blocks east of the former school grounds. It stands on the northwest corner of Walnut and Warren streets.

Constructed about 1905, the house is a narrow single-story wood frame dwelling with an intersecting gable roof. Exterior walls display asphalt shingle siding, installed over the original siding prior to the late 1950s. The foundation is not visible, but presumably the house simply rests on timber sills. An open shed-roofed porch on the front (south) facade was altered in the late 1950s with a concrete deck and solid railings. There is an enclosed back (north) porch with a shed roof. It appears to be original. Vandals recently severely damaged, if not destroyed, the windows and doors. The openings remain uncovered, leaving the house accessible to further damage.
HISTORY OF PROPERTY

Neighborhood Background

The Andrew & Sophia Kloos House is in the Greeley neighborhood’s Silver Bow Park Addition, one of earliest residential subdivisions on the Flat. By the late 1880s, the city was well on its phenomenal rise as the World’s leading copper producer. With the city’s population booming, entrepreneurs increasing looked south of the crowded Butte Hill to the largely undeveloped Flat as a locale for new residential and commercial growth. One of the first residential subdivisions to appear on the Flat was the Grand Avenue Addition. Situated south of the industrial corridor of smelters and railroads at the base of Butte Hill, it straddled an existing county road through the valley, soon known as Harrison Avenue. Developers platted the Silver Bow Park Addition just east of the Grand Avenue Addition within a few years.

Residential development in the Silver Bow Park Addition, or what became known as the Greeley neighborhood, initially was slower to progress than areas closer to Harrison Avenue. It wasn’t until after the arrival of streetcar service in the late 1890s, that the area became a more attractive location to live. Working class families, with one or more household members employed at one of the nearby reduction facilities or railroad yards, favored the neighborhood. By 1905, population was sufficient to support construction of the Greeley elementary school.

The end of World War I in the late 1910s curtailed Butte’s mining boom and construction activities in the city declined, including the Greeley neighborhood. More lots than not in the area remained empty until after World War II when mining operations on Butte Hill began to change significantly. The introduction of block caving methods in the late 1940s, followed by the opening and expansion of the Berkley Pit, led to the removal of hundreds of homes on Butte Hill, with displaced residents fleeing to the Greeley and other neighborhoods on the Flat.

Kloos House

Sanborn maps indicate that the house was built between 1900 and 1907. The original owners and/or occupants are unknown. By July 1912, the State Savings Bank held title to the property. Transfer of the deed to the bank may have occurred due to default on a mortgage.

Andrew and Sophia Kloos purchased 2225 Walnut from the State Savings Bank in July 1912. The young couple likely had met in the neighborhood. Andrew Kloos had moved to a house in the 2100 block of Walnut a few years after immigrating to the United States from his native Hungary in 1900. His future wife Sophia Hummel came to Butte from Germany in 1907 and took up residence with her uncle in a house just a block away. Andrew and Sophia married two years later and apparently rented a house next door to Sophia’s uncle before moving to 2225 Walnut in 1912.

Andrew Kloos worked as a bartender when he first came to Butte but took jobs in the city’s mining industry following his marriage. He labored in underground mines as well as in local smelters. In common with many Butte miners, Kloos died young, succumbing to pneumonia in 1924. An obituary written by family and/or friends memorialized Andrew as a man “of a genial disposition...loved by all who knew him.” Left with four young children to care for, Sophia Kloos remarried within a year and moved to Twin Bridges. She kept 2225 Walnut, however, and offered the house for rent.

In 1930, Edwin Fairchild and his wife Pauline rented 2225 Walnut and moved into the house. The young couple had arrived from Idaho to Butte in the previous year. Edwin secured a job as a miner. Eventually in 1938, the Fairchilds were able to purchase the property. Their lives soon dramatically changed. In 1940, the couples moved to Ogden, Utah and within the next year they divorced. Edwin moved to Texas where he was either drafted or joined the Navy when the United States entered World War II. In October 1942, he died at sea in the Pacific Theater.
Ownership of 2225 Walnut changed hands several times in the 1940s. A succession of new owners occupied the house, including Arthur Welch, Scottish immigrants Patrick Henry Fagen and his wife Ruby, and Spencer and Lennie Hawke. Mr. Welch, Mr. Fagen and Mr. Hawke all made a living as miners. In late 1954, the house became home to Ruby Jane Hayman, a widow. Ruby owned and occupied the house until her death in the mid-1970s.
INFORMATION SOURCES/BIBLIOGRAPHY

Anaconda Standard. 1 December 1924. Andrew Kloos obituary.

Butte Daily Post. 16 October 1909. Andrew Kloos and Sophia Hummel wedding


Sanborn Map Company. Insurance Maps of the City of Butte, Silver Bow County, Mont. 1900 (no house at 2225 Walnut). 1907 paste up (today's house at 2225 Walnut.


U.S. Census Bureau. 1920. 1930. 1940.

MONTANA HISTORIC PROPERTY RECORD
PAGE 6
Statement of Significance

Property Name: Andrew & Sophia Kloos House

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:
NRHP Eligibility: ☐ Yes ☒ No ☐ Individually ☐ Contributing to Historic District ☐ Noncontributing to Historic District
NRHP Criteria: ☐ A ☐ B ☐ C ☐ D
Area of Significance: Period of Significance:

STATEMENT OF SIGNIFICANCE

In common with other areas of the Flat, the Andrew and Sophia Kloos House and Greeley neighborhood lie outside the Butte-Anaconda National Historic Landmark District. The neighborhood has not been the subject of a comprehensive inventory to date. A windshield survey of a multiple block area between the Kloos House and the former site of the Greeley School, however, indicated the area lacks sufficient integrity for consideration as a historic district. While most homes in the area date to the historic era, many have sustained considerable exterior alterations in recent years. Additionally, the neighborhood’s building stock includes several trailer houses as well as a few modern homes.

The Kloos House does not possess the higher-level of significance and integrity required for individual listing on the National Register. Regarding criterion A, construction and/or use of the house did not play prominently in a specific event or trend of importance in the economic, social, or cultural development of Butte. The house was not one of the first buildings to appear on the Flat or in the Greeley neighborhood, for example. Regarding criterion B, none of the owner/occupants of the house during the historic period are known to have made a substantial contribution to local social, civic, or cultural affairs. And finally, the house is not a good representative example of early 20th century architecture in Butte, having sustained some alterations the exterior since construction.
INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

The Andrew and Sophia Kloos House retains integrity, although at a diminished level. Its qualities of design and materials have been impacted by re-siding of the exterior walls, partial remodeling of the front porch, and the recent loss of windows and doors.
Property Name: Andrew & Sophia Kloos House

1959 photograph of the house at 2225 Walnut St. Silver Bow County Tax Assessment Card Collection. On file, Butte-Silver Bow Public Archives.

Front (south) facade and partially of west wall.
Property Name: Andrew & Sophia Kloos House

East wall.

East and north (back) walls.
View of trailer house between 2221 Walnut to left and 2225 Walnut to right.
Property Name: Andrew & Sophia Kloos House

North Butte, 1996