HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING AGENDA
Tuesday June 15, 2021
5:30 PM
Council Chambers

CALL TO ORDER

ROLL CALL

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: 304 E. Broadway

B. Design Review COA: 400 E. Platinum

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
  Name: Closed on Thursday
  Address: 850 N Elston Ave.
  City: Chicago State IL 60622-4112
  Phone: E-Mail (optional):

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

PROPERTY INFORMATION
  Address: 304 East Broadway Street
  Addition/Block/Lot: Thornton Addition/Block 4/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 owner is seeking a grant from the East Butte RRA to assist with rehabilitation of the historic two-story brick commercial block at 304 E. Broadway. Exterior facade improvements included in the grant application include masonry repairs, window and door repairs and painting, reconstruction of the rear staircase and enclosure of the area under the rear sunroom. The rear staircase and sunroom are both modifications of the recent past.

- Extensively deteriorated/damaged brick on the front (north) facade and at the base of the northwest corner will be replaced and deteriorated mortar joints repointed. Replacement brick will be similar in composition, size, and color as the existing brick. Mortar mix will be no greater than type N and will be tinted red to match the color of the existing mortar.
- Existing parging at the base of the building’s northeast corner will be removed and replaced due to deterioration. The new parging will be no greater than type N and will be not extending beyond the existing parging.
• Existing wood staircase at the rear of the building will be demolished and replaced. The new staircase will be slightly different in configuration. Most notably, instead of facing south, the ground-level entry will face north. Pressure treated wood will be used in the reconstruction.

• Fifteen wood windows and five wood doors will be painted. The wood will be cleaned, sanded, scraped, and primed prior to painting. Rotted or otherwise deteriorated elements beyond feasible repair will be replaced in kind.

• Currently open area under the rear sunroom addition will be enclosed with horizontal lap wood siding of the same reveal as the sunroom’s existing siding. The sunroom and the new “basement” enclosure will be painted.

Exterior improvement not included in RRR grant application:
• Installation of an arched entry and diamond-shaped window on the south wall of new basement enclosure. The arched entry will have a standard 36"x80"x1-3/4" wooden door with a glass window, a glass transom and two glass sidelights. The diamond shaped window will be made of wine bottles.
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 Officers recommends project approval.

Signature of HPO: ____________________________ Date: 6-10-2021

Signature of Applicant/Owner: ____________________________ Date: 

Front (north) facade and west wall. View to southeast.

Rear staircase and sunroom addition. View to northeast
Sunroom addition. View to north-northeast.

Sunroom addition and east wall of main building. View to northwest.
Deteriorated brick and mortar joints at building's northwest corner.

Deteriorated parging at buildings northeast corner.
This two story rectangular flat with a flat roof has a random coursed ashlar foundation and is of brick bearing wall in American bond with double hung 1/1 windows and fixed windows with transoms. On the sides windows have open brick arches with brick sills. On the front facade sills are of stone. There are brick labels on the second story. There is one stovepipe.

The front facade has a slight parapet with decorative corbeling. The main entrance is arched with segmental arched windows in the transom and glass block sidelights. There is a stone sill at the front door. A rear staircase leads to the second story.

In 1896 a permit was issued to build a wood frame 15x20' building. On the 1900 Sanborn it was noted that a two-story brick building was to be built on the site. In 1916 the building was used as a store, in 1954 it was two flats.
HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

James Naughton first appeared in the 1895 city directory as a master mechanic at the MOP Co. Smelter, boarding at 244 E. Broadway. In 1897 he was worked as a machinist at the Anaconda mine, then in 1900 at the Colusa P & S. In 1902 he changed jobs again working at the Parrot Mine, and again in 1906 he moved to work at the Speculator. By 1908 he had become manager of the Butte and Willow Creek Mining Co. In the 1910 census he was listed as president of a mining co., presumably the same one. He lived in this house with his wife Mary, 6 daughters and three sons. But by 1915 he was again working as a master mechanic at the Speculator.

Footnote Sources:
Polks, 1910 census.

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

This two-story flat 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 two-story flat is a contributing element of the Butte National Landmark District as a good example of its type. These multi-family dwellings appear primarily in the district's newer portions, developed at a time when multiple family housing was in demand. Brick walls with polychrome details, decorated friezes, regular fenestration and interior stairways are some of the more common features.

FORM PREPARED BY:
Mary Murphy
Butte Historical Society
Address:
Summer 1984

GEOGRAPHICAL INFORMATION:
Acreage:
USGS Quad:
☐ Demolition Review COA  
☒ Design Review COA

**OWNER INFORMATION**
- **Name:** Tom Reopelle
- **Address:** 303 E. Park
- **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:** 400 E. Platinum
- **Addition/Block/Lot:** BNSF Minor Subdivision/Lot 3
- **Other Legal Description:**

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

**SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the “SUBMITTAL REQUIREMENTS CHECKLIST” section of this form).**

The property owner is seeking a grant from the East Butte RRA to assist with a rehabilitation project at the historic brick warehouse at 400 E. Platinum. Work proposed includes resurfacing the roof with a TPO membrane and brick masonry repairs.

The owner has contracted Bailey Masonry for the brick repairs which will involve replacing deteriorated brick and repointing deteriorated mortar joins. The owner has a stockpile of old brick similar in size, composition, and color to the existing brick for use in this project. New mortar will be similar in composition, texture, and color to the existing mortar.
SUBMITTAL REQUIREMENTS CHECKLIST

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☐ 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

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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

Date

10 June 2021

Signature of Applicant/Owner

Date
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: Leased Ground
Address: 326-404 E. Platinum
Ownership: Name: E.J. Keeley Co.
private/public address: 400 E. Platinum

Historic Name: DAVIDSON GROCERY CO.
Common Name:
Date of Construction: JULY 1898 (estimated)
Architect: William White
Builder:
Original Owner: Davidson Grocery Co.
Original Use: Warehouse
Present Use:

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: 2299
Sewer/Water Permits:
City Directories: 1896
Sanborn Maps: 1891, 1900, 1916, 1957
Newspapers:
Other: HAER Inventory (1979); N.P. Ry Map* —

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.

The main building was built in two stages with almost identical styles, the main evidence being differing levels of windows and a seam in the masonry. This commercial building, a warehouse, with two stories with a basement, a rectangular (8 bays E-W wide) shape, a NV flat roof and a rough-cut stone, random coursed foundation on the west half and concrete foundation on the east, is of masonry construction with brick - common bond - walls. Windows are covered by metal shutters with open brick arches(?) Signage is paint on brick: "Davidson Grocery Co."
The front (north side) has corbelled parapet; there is one door and one freight door. The side parapets have three steps. On the south side: Plank loading dock (at basement level) along the railroad spur is covered by a shed roof (partially gone). Addition on the west end of the main building: 1-story (with basement on south side), frame (siding of corrugated metal, boards, and d"rop boards), with shed roof and boarded windows. A shed roof is over the first floor doors and windows on the west part of the north side.

The west half of the brick section was built in 1899; in 1900 it housed Davidson Grocery Co. and Silver Bow Coffee Mills. The western addition was built between 1900 and 1916; in 1916 both were warehouses for Davidson Grocery Co. The east half of the brick portion was built between 1916 and 1942. In 1957 Davidson Grocery Co. still used all three as warehouses.

Footnote Sources:
Sanborns.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.
This warehouse maintains historical integrity of design, materials, workmanship, location, feeling, setting, 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 warehouse is a strongly contributing element of the Butte Historic Landmark District.

Warehouses are used for storage, transshipment, and distribution of goods, often being parts of wholesale or transfer firms. Until the mid-20th century the dependence on rail transportation caused many of the warehouses in Butte to be located around the tracks and switchyards of South Butte. Although most of the earliest warehouses were of wood frame construction, many of those built in the early 20th century were of masonry (brick) construction, with a few of reinforced concrete or iron-covered wood frame. Warehouses in Butte are one to five stories. Common features of the brick buildings include flat roofs with parapets, ornamental masonry (such as pilasters, corbelling, and stringcourses), large signs painted on upper walls, and freight doors opening on to railroad sidings and streets. Warehouses of the most recent two or three decades are usually constructed of concrete blocks or metal frame and siding.