HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING AGENDA
Tuesday July 6, 2021
5:30 PM
Courthouse Room 103

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.

NEW/OLD BUSINESS
A. Design Review COA: 65-69 E. Park

B. Design Review COA: 614 N. Alaska

C. Design Review COA: 221 N. Idaho

D. Design Review COA: 43 E. Park
E. Design Review COA: Park St. Parking Garage Mural

F. Demolition Review/Design Review COAs: 18 W. Pacific

G. Demolition Review/Design Review COAs: 945 W. Granite

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT
Demolition Review COA
Design Review COA

OWNER INFORMATION
Name: Ford & Sons Real Estate Investors LLC
Address: 2931 Ridge Rd Ste 101-197
City: Rockwall State TX Zip: 75032
Phone: E-Mail (optional):

APPLICANT INFORMATION (If different from owner)
Name: Enestio Design
Address: 627 East Peach St.
City: Bozeman State: MT Zip: 59715
Phone: E-Mail (optional):

PROPERTY INFORMATION
Address: 65-69 E. Park St.
Addition/Block/Lot: Butte Townsite/ Block 28/ Parts of Lots 27, 28, & 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 grant from the Urban Revitalization Agency (URA) to assist with rehabilitation of the front (south) facade of the commercial building at 65-69 E. Park St. Sanborn maps indicate that this two-story brick masonry building was constructed between 1884 and 1888. The front or Park St. facade no longer retains integrity. The 2006 update of the National Landmarked District revised the building’s National Register from neutral to noncontributing.

Elements/materials displayed by the facade date primarily to a remodeling project completed after 1959 (most likely in the 1960s) or well beyond the end of the district’s period of significance (1934). A veneer of tile blocks and fake stone completely covers the second story. The storefront was altered during the
ca. 1960s remodel by replacement of the doors and display windows with aluminum sash units and the installation of a fake rock veneer on the bulkhead. Preliminary investigations by the applicant suggest that storefront’s current configuration, however, likely dates to a much earlier remodeling project, ca. 1920. It consists of a deeply recessed entry at center with display windows on either side, cornice, band of transom windows and an overhead steel support beam. The steel support beam, transom windows and perhaps all or part of the cornice remain.

The applicant hopes to rehabilitate the Park St. facade in a manner that will restore the building’s integrity and enable it to contribute to the Landmark District. Their scope of work for the project is detailed in the attached URA grant application.
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 recommends project approval.

Signature of HPO

[Signature]

Date

9-1-2021

Signature of Applicant/Owner

Date
Butte-Silver Bow Urban Revitalization Agency
Redevelopment Grant Application No. 1
For the John Noyes Building
65-69 East Park Street
Butte, Montana
Façade Rehabilitation Package

For Fiscal Year ending June 30, 2021

June 15, 2021

Submitted to:
Butte-Silver Bow URA
155 West Granite Street
Butte, Montana 59701
Phone: 406.497.6267

Submitted by:
ENSITIO DESIGN
627 East Peach Street
Bozeman, Montana 59715
www.ensitiodesign.com
Phone: 406.209.8330
June 15, 2021

Urban Revitalization Agency
Board of Directors
Butte-Silver Bow Courthouse, Room 111
Butte, Montana 59701

Re: URA Redevelopment Grant
65-69 East Park Street – Façade Rehabilitation

Dear URA Board of Directors,

We are pleased to submit the enclosed application to you for the upcoming rehabilitation of the street façade of the historic building at 65 East Park Street. This building is a key remaining heritage resource associated with its original owner, John Noyes. The building’s façade has been remodeled several times since its original construction between 1884 and 1888. The current rendition of the façade appears to date from the 1960s and is not in keeping with the historic character of the building. It also falls outside the Period of Significance (1876-1934) of the Landmark Historic District. The current owner group is determined to return the street façade to an exterior appearance more representative of its heritage. This work requires demolition of the exterior veneer and awning, consequent discovery of extant conditions, and rehabilitation of the remaining materials.

Our team is enthusiastic about being part of the renaissance of this building and the benefit it will provide to Butte overall. Every building returned to its inherent legacy is a big win for the citizens and the economy of Butte.

We look forward to presenting this grant proposal to you at your June 22, 2021 board meeting and to answering any questions you might have. We are happy to share our overall vision with you.

Thank you for providing us with the opportunity to submit this grant application and for providing such needed funding for the revitalization of this building and of Butte.

Sincerely,
ENSITIO DESIGN

John Montoya
Partner

Attachments: Redevelopment Grant Application Summary
Façade Elevation Drawing
Building Name: John Noyes Building
Address: 65-69 East Park Street
Butte, MT

Historic Status: The John Noyes Building is currently considered a neutral element of the Butte National Landmark District because "...the alterations have robbed it of any ability to evoke historic associations."

Brief Building History:
Construction Date: Between 1884 and 1888

Architect: Unknown
Original Building Owner: John Noyes

Historical Information: "In 1884 this site was occupied by wood frame dwellings. Between 1884 and 1888 this building was constructed. The 1886 Sanborn shows it housing carriages, flour, and baled hay on the first floor, a brothel on the second. In 1890 the second floor became lodgings. By 1900 the two storefronts were divided into a store and saloon, with lodgings on the second floor. In 1916 #65 was a saloon, #69 a restaurant. In 1929 the building was occupied by Murphy Clothes; in 1939 by Divine House Furniture.

John Noyes was one of Butte's earliest and most prominent citizens. He was born on 21 March 1828 in Canada and in 1851 at the age of twenty-three headed west via Panama to California and its gold fields. He followed placer mining rushes to Nevada, Washington, Idaho and finally Montana in 1865. He obtained quartz mines in Butte in 1865. He and his partner, David Upton, laid out two additions in 1881 and engaged in real estate after the decline in placer mining. Noyes owned considerable amounts of real estate in Butte and in Seattle. He was a Democrat, served in the territorial legislature, and was a captain of the volunteers in the war against the Nez Perce. He died in 1902."

The storefront was likely remodeled as part of a building remodeling advertised by Murphy's in October 1920. This included projecting the storefront into the sidewalk area. The building was originally half the depth of the lot and was extended to the alley sometime after 1957. This construction was likely coincident with the façade remodeling which included concealing the second floor windows, adding stone and tile veneer, and adding the full-width awning.

Building Significance: This building is not considered significant to the Butte National Landmark District. The status at the time of the 1985 survey was "neutral" due to the changes in the façade. Once the façade is rehabilitated as part of this project, the building will become considered contributing or significant to the district.

Overall Project Goals:
First floor: retail use
Second floor: office use

Project Team:
Architect of Record: Ensitio Design
Structural Engineer: DCI Engineers
Construction Manager: Langlas & Associates
Historic Preservation Consultant: Lesley M. Gilmore, AIA

1 Mary Murphy, Montana Historical and Architectural Inventory, 1985.
2 Mary Murphy, Montana Historical and Architectural Inventory, 1985.
### Project Statement for this Application:

This project will begin with rehabilitation of the front façade. The rehabilitation will include removal of the current c.1960s stone and tile veneer, and removal of the awning. This will allow for discovery of any material, configurations, and condition thereof. If the material is extant, attempts will be made to restore it, otherwise a simple design in keeping with the historic c.1920s façade will be constructed.

Note: Removal of gypsum board from the interior of the second floor, behind the south façade, revealed original wood sash.

### Rehabilitation Narrative – Scope of Work:

The upgrades summarized below are highlighted on the attached South Elevation drawing:

1. Selective Demolition:
   a. Remove stone veneer from façade walls and bulkhead below storefront glazing.
   b. Remove brick infill at second floor window openings. Remove interior wall finish at windows.
   c. Remove blue half-barrel awning.

2. Exploration phase to discover extent of remaining c.1920s detail:
   a. Condition of brick walls and whether the brick is painted. Condition of the paint and brick beneath will guide the restoration of the brick.
   b. Condition of bulkhead wall below the storefront glazing.
   c. Condition of arched brick window heads.
   d. Parapet wall brick detailing – panels, corbeling.
   e. Condition of stone sills for windows.
   f. Exposed steel beam across width of façade, above the storefront.

3. Restore 6 windows at second floor or replace if not salvageable.
4. Masonry:
a. Brick arched window heads. Rebuild if damaged.
b. 6 stone windowsills (2nd floor): repair as required.
c. Strip paint from brick, clean brick, repoint mortar joints.
5. Parapet wall brick detailing/cornice – panels, corbeling. Reconstruct if sufficient material remains or provide simple cornice of either brick or sheet metal.
6. Storefront:
a. Existing storefront glazing is probably configured similarly to the c.1920s glazing. Retain, repairing as required.
b. Transom might need to be totally reconstructed.
7. Steel beam above transom windows: If extant, prepare and repaint, to be left exposed.

| Construction Cost Estimate: | The Scope of Work described above has been estimated to cost the following:

1. & 2. Demolition & Exploration: $65,000  
3. Window Restoration or Replication: $50,000  
4. Masonry Restoration: $40,000  
5. Cornice: $30,000  
6. Storefront & Transom: $15,000  
7. Steel Beam: $3,000  
8. Contingency of 10%: $20,300  
9. TOTAL PROJECT: $223,300
10. TOTAL GRANT REQUEST (25%): $55,825 |

The above construction cost estimates, from Langlas & Associates, reflect the need to respond to unknown conditions and configurations of the façade components that will be revealed after the selective demolition phase.

| Historic Preservation: | The scope of work included in this package primarily includes exterior façade rehabilitation work. We look forward to the review by Butte’s Historic Preservation Officer and Commission, along with insights they might provide. |
| Grant Compatibility: | This project reflects the epitome of the grant’s goals, as follows:

1. Promotion of compatible land use and human scale urban designs.
2. Development of the historic architectural style through renovation of the primary south façade.
3. This will promote the curb appeal of the building, drawing in more customers to the area.
4. Promotion of economic development by bringing in businesses that can support and complement existing businesses.
5. Promotion of urban living in uptown Butte.
6. Adaptive reuse, with retail on the ground floor and upper story development to accommodate residential and office use above.
7. Support of the stabilization and preservation of historic structures in the Urban Renewal Area of Butte. |
### Building Name:
John Noyes Building

### Address:
65-69 East Park Street  
Butte, MT

### Historic Status:
The John Noyes Building is currently considered a neutral element of the Butte National Landmark District because "...the alterations have robbed it of any ability to evoke historic associations."

### Brief Building History:
- **Construction Date:** Between 1884 and 1888
- **Architect:** Unknown
- **Original Building Owner:** John Noyes

### Historical Information:
"In 1884 this site was occupied by wood frame dwellings. Between 1884 and 1888 this building was constructed. The 1886 Sanborn shows it housing carriages, flour, and baled hay on the first floor, a brothel on the second. In 1890 the second floor became lodgings. By 1900 the two storefronts were divided into a store and saloon, with lodgings on the second floor. In 1916 #65 was a saloon, #69 a restaurant. In 1929 the building was occupied by Murphy Clothes; in 1939 by Divine House Furniture.

John Noyes was one of Butte's earliest and most prominent citizens. He was born on 21 March 1828 in Canada and in 1851 at the age of twenty-three headed west via Panama to California and its gold fields. He followed placer mining rushes to Nevada, Washington, Idaho and finally Montana in 1865. He obtained quartz mines in Butte in 1865. He and his partner, David Upton, laid out two additions in 1881 and engaged in real estate after the decline in placer mining. Noyes owned considerable amounts of real estate in Butte and in Seattle. He was a Democrat, served in the territorial legislature, and was a captain of the volunteers in the war against the Nez Perce. He died in 1902."\(^2\)

The storefront was likely remodeled as part of a building remodeling advertised by Murphy's in October 1920.\(^3\) This included projecting the storefront into the sidewalk area. The building was originally half the depth of the lot and was extended to the alley sometime after 1957. This construction was likely coincident with the façade remodeling which included concealing the second floor windows, adding stone and tile veneer, and adding the full-width awning.

### Building Significance:
This building is not considered significant to the Butte National Landmark District. The status at the time of the 1985 survey was "neutral" due to the changes in the façade. Once the façade is rehabilitated as part of this project, the building will become considered contributing or significant to the district.

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### Project Team:
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Note: Removal of gypsum board from the interior of the second floor, behind the south façade, revealed original wood sash.

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**Rehabilitation Narrative – Scope of Work:**

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Ca. 1890s photograph showing 65-69 Park St. at right. On file, Butte-Silver Bow Public Archives.

1959 photograph of 65-69 E. Park St. Silver Bow County Tax Assessment Card Collection,
Butte-Silver Bow Public Archives.

Park St. (south) façade.

Detail of west bay of storefront. Note historic transom windows above altered cornice and behind blue canopy.
Detail of east bay of storefront.

View of 65-69 E. Park in context with the three adjoining commercial buildings to the west (left). These three building also date to the late 19th century but retain integrity.
<table>
<thead>
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<th>Historic Name:</th>
<th>Rudolph's Standard Furniture</th>
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<tr>
<td>Common Name:</td>
<td>1884-1888XX estimated</td>
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<tr>
<td>Date of Construction:</td>
<td>N.A.</td>
</tr>
<tr>
<td>Architect:</td>
<td>N.A.</td>
</tr>
<tr>
<td>Builder:</td>
<td>John Noyes</td>
</tr>
<tr>
<td>Original Owner:</td>
<td>carriage house, flour &amp; hay</td>
</tr>
<tr>
<td>Original Use:</td>
<td>furniture store</td>
</tr>
<tr>
<td>Present Use:</td>
<td></td>
</tr>
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</table>

**RESEARCH SOURCES:** Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

<table>
<thead>
<tr>
<th>Abstract of Title:</th>
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<tbody>
<tr>
<td>Plat Records:</td>
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<td>Tax Records:</td>
<td>NONE</td>
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<tr>
<td>Building Permits:</td>
<td>NONE</td>
</tr>
<tr>
<td>Sewer/Water Permits:</td>
<td></td>
</tr>
<tr>
<td>City Directories:</td>
<td>1884, 1888, 1891, 1900</td>
</tr>
<tr>
<td>Sanborn Maps:</td>
<td>Newspapers:</td>
</tr>
</tbody>
</table>

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

This two-story rectangular commercial building is of brick-bearing wall construction in American bond with a flat roof and no visible chimneys. The original facade has been completely concealed. On the first story are plate glass display windows with a central opening and a facade of pressed stone. Above the plate glass is a wide strip of indistinguishable masonite-looking material (also visible on the Owsley Block). The second story facade is covered with rectangular multi-colored (green, orange, yellow) tiles, bordered by pressed stone. There is a projecting neon sign for Rudolph's Standard Furniture.
In 1884 this site was occupied by wood frame dwellings. Between 1884 and 1888 this building was constructed. The 1888 Sanborn shows it housing carriages, flour, and bread on the first floor, a brothel on the second. In 1890 the second floor became lodgings. By 1900 the two storefronts were divided into a store and saloon, with lodgings on the second floor. In 1916 #65 was a saloon, #69 a restaurant. In 1929 the building was occupied by Murphy Clothes; in 1939 by Divine House Furniture.¹

John Noyes was one of Butte's earliest and most prominent citizens. He was born on 21 March 1828 in Canada and in 1851 at the age of twenty-three headed west via Panama to California and its gold fields. He followed placer mining rushes to Nevada, Washington, Idaho and finally Montana in 1865. He obtained quartz mines in Butte in 1865. He and his partner, David Upton, laid out two additions in 1881 and engaged in real estate after the decline in placer mining. Noyes owned considerable amounts of real estate in Butte and in Seattle. He was a Democrat, served in the territorial legislature, and was a captain of the volunteers in the war against the Nez Perce. He died in 1902.²

Footnote Sources:
¹ H.A.E.R. form; Sanborns
² Progressive Men of Montana, pp. 488-489

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

This commercial structure has lost its historic integrity due to extensive alterations.

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 building is a neutral element of the Butte National Landmark District because although it was constructed during the period of Butte's historic significance, alterations have robbed it of any ability to evoke historic associations.
BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
  Name: Flynn & Kristen Stormer
  Address: 305 Covert Ln
  City: Billings State MT Zip: 59105
  Phone: E-Mail (optional):

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

PROPERTY INFORMATION
  Address: 614 N. Alaska
  Addition/Block/Lot: Home Lode/ Lot 7
  Other Legal Description:

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

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

The property owners are seeking a grant from the Urban Revitalization Agency (URA) to assist with a rehabilitation project at the historic flat at 614 N. Alaska St. Following its completion in early 1890s, the flat served as a boardinghouse, frequented primarily by miners employed at the nearby Original and Steward Mines. It is a wood-frame two story building with brick wall veneer. The flat rest on a tall granite masonry foundation and is covered by a near flat roof hemmed by brick parapet walls. Windows predominately are 1/1 wood-sash double-hungs.
Exterior work proposed:

- Deconstruct about the top 45 brick courses (above the back porch) on the east wall and rebuild using the salvaged (existing) brick and replacement brick, as need. Replacement bricks will be similar in size, composition, and color to the existing bricks. New courses will be laid up with mortar similar in composition, texture, and color to the existing mortar.
- Deconstruct about the top 10 brick courses of the north and south parapet walls and rebuild using the salvaged (existing) brick and replacement brick, as need. Replacement bricks will be similar in size, composition, and color as the existing bricks. New courses will be laid up with mortar similar in composition, texture and color to the existing mortar.
- Replace missing/extremely deteriorate bricks and repoint deteriorated joints elsewhere around the building. Will use the same methods/materials as described above.
- Replace the existing 1/1 double-hung wood sash windows and wood-sash single pane transom windows with Anderson Series 100 1/1 single hungs and single-pane transoms. A replacement window will be the same size as its existing counterpart.
- Replace the ca. 1950s front door with a fiberglass door simulating a paneled-wood door with a small leaded glass window.
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.
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Design Review COA

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☐ 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 recommends project approval.

Signature of HPO  

[Signature]

Date  

6-30-2021

Signature of Applicant/Owner  

[Signature]

Date

Front (west) facade.
Detail of missing/deteriorate brick and mortar at top of back wall to south.

Detail of missing/deteriorated brick and mortar at chimney at north end of back wall.
**Item 1**

Product Line: Therma-Tru Steel and Fiberglass Doors

**Door Configuration**
- Single Prehung

**Door Handing**
- Left Hand Inswing (1A)

**Door Height**
- 6/8

**Door Width**
- 2/10

**Style Number**
- FC721

**Door Category**
- Decorative Glass Doors

**Material**
- Fiberglass

**Door Texture**
- Fiber-Classic Oak Collection

**Door Thickness**
- 1 3/4"

**Insert Shape**
- Camber Top Lite

**Glass Collection**
- Decorative Collection

**Door Style**
- Camber Top Lite 4 Panel

**Glass Name**
- Wellesley

**Caming**
- Black Nickel

**Frame Profile**
- Scrolled Lite Frame

**Low-E Glass**
- No

**Style Option Number**
- FC721

**Door Finishing**
- Stain Door One Color

**Stain Door**
- Mulberry

**Door Frame Prefinished**
- Stain Frame One Color

**Stain Door Frame**
- Mulberry

**Door Protection Cover**
- Door Protection Cover

**Lock System Type**
- Lock Prep Only - No Hardware

**Door Bore**
- Double Bore (Lockset w/ Deadbolt)

**Bore Backset**
- 2 3/4"

**Edge Prep**
- Mortise (Radius Corner)

**Deadbolt Frame Prep**
- 1" x 2-1/4" (Standard)

**Mail Slot**
- No Thank You

**Jamb Species**
- Composite Woodgrain Tan

**Jamb Width**
- 6 1/8"

**Weatherstrip**
- Bronze Weatherstrip

**Frame Cladding**
- None

**Exterior Trim**
- Brickmould

**Exterior Trim Application**
- Apply Brickmould

**Sill**
- Bronze Tru-D Composite Adjustable Sill

**Hinge Finish**
- Oil-Rubbed Bronze (US10B)

**Hinge Type**
- Self-Aligning Residential

**Hinge Shape**
- 5/8" Radius x Square

**Exterior Trim Prefinished**
- Stain Exterior Trim

**Stain Exterior Trim**
- Mulberry

**Add-Ons**
- No

---

**OUTSIDE**

Prefinish Disclaimer: **Due to color variances in monitor displays Marketplace cannot be used as a color matching tool. See actual samples for true colors.**

<table>
<thead>
<tr>
<th>Size</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Opening</td>
<td>36 1/4&quot;</td>
<td>82&quot;</td>
</tr>
<tr>
<td>Net Unit Size</td>
<td>35 1/2&quot;</td>
<td>81 5/8&quot;</td>
</tr>
</tbody>
</table>

**Vendor Item Description**

2/10 x 6/8 - Left Hand Inswing (1A) - FC721 - Exterior FinishKote Therma-Tru Single Prehung - Lead Time:

**Item Price:** $1,502.19

**Quantity:** 1

**Item Total:** $1,502.19
614 North Alaska

Butte National Historic Landmark District

Close proximity to the Original and Stewart mines guaranteed a steady stream of miners to keep the beds of this boardinghouse occupied. Built circa 1890, the two-story bay-fronted flat accommodated at least a dozen lodgers. From 1895 to 1906, Welsh miner John Williams owned the building, and his wife Mary looked after the boarders. In 1910, Michael Sullivan owned the house. While he listed “own income” as his profession, his wife Mary and a servant must have worked long hours keeping their twelve single miners well fed and housed. The house is an excellent illustration of 1890s boardinghouse architecture and its kinship with the Queen Anne cottage, a popular form of workers’ housing common to urban areas during the 1890s. Arched windows, turned porch posts, a transomed front door, and decorative metal brackets are elements indicative of the Victorian era. Three finials highlight the metal cornice at the roof line and four interior chimneys are evidence of the period heating system, which kept residents comfortable during brutal Montana winters.

Cite this Page:

Related Sources:
- Read about the Butte National Historic Landmark District
- See photos of the Butte National Historic Landmark District
PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with its original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

This two-story rectangular box-fronted flat with a non-visible flat roof has a random-coursed ashlar stone foundation and is of frame construction with brick veneer siding. Windows are projecting front bay with double hung one over one and open brick arches and wooden sills. There are four interior brick chimneys. The gable end on this flat highlight with decorative metal brackets and a bracketed metal cornice with a finial on either end and one in the middle. The projecting front bay and the porch are covered by a hip roof supported by turned posts and pilasters and a solid (beveled lap) rail. A dentil frieze runs the length of the porch/bay and there is a clear transom over the door. The rear porch has a shed roof connected to plain posts and a solid (tongue and groove) rail.
This flat originally was a boarding house, serving miners who worked at the adjacent Original Nine.

In 1900 John and Mary Williams owned this house. John, who worked as a miner, was born in Wales in 1846 and immigrated to the States in 1868. They took in boarders.

Footnote Sources:

1900 census

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

This bay-fronted 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 building is a contributing element of the Butte Historic Landmark District, as a Bay-fronted flat.

Bay-fronted flats are multi-family dwellings characteristic of older parts of the historic district. As an outward expression of interior private activity the flat suggested family and domestic life on the model of the single family dwelling, but compromised with the need for living space in cramped urban quarters. Its floor plan and ornamentation often resembled that of its single-family cousin, the Queen Anne cottage. By 1907 few such structures were built as porch-fronted flats and apartment buildings came to be favored.

It also contributes as a boardinghouse for miners employed at the Original and Stewart mines therefore it is significant as a housing type for workers in a Western mining town.

FORM PREPARED BY: Brian Shovers
Name: Butte Historical Society
Address: Summer 1984
Date: GEOGRAPHICAL INFORMATION:

Acreage: USGS Quad: UTM's:
BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
    Name: Horse Power Holdings LLC, c/o Justin Joyner
    Address: 279 E. Tobiano TRL
    City: Belgrade  State MT  Zip:  59714
    Phone:  E-Mail (optional):

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

PROPERTY INFORMATION
    Address: 221 N. Idaho St.
    Addition/Block/Lot: Butte Townsite/Block 18/Parts of Lots 1, 2 & 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 Urban Revitalization Agency (URA) to assist with an exterior rehabilitation project at the historic house at 221 N. Idaho St. Built in the late 1880s, the house is a narrow brick masonry dwelling having a single story on an elevated base and a hip roof. An open hip-roofed porch spanned the front (east) facade historically (see attached 1959 photograph). The front porch was removed by a prior owner, leaving the front entry inaccessible.

The project proposes to reconstruct the front porch, see attached drawing. Similar to the former porch, the new porch will be an open full-length structure with a hip roof, post railings,
and wood columns. The new columns, however, will be straight alternative of slightly battered and the bases and capitals will be simpler. Additionally, the new access stairs will be on the north or Quartz St. side of the porch alternative of the front or Idaho St. side. The deck of the new porch will also extend about 18" beyond the front railing. The railings and stairs will meet current building codes.

New porch details:
- 3:12 pitch hip roof surfaced with asphalt shingles
- 10" board fascia
- 6x6 post roof supports (columns) and newel posts wrapped by 1x6/1x8 boards and trimmed by 1x4s at the base and quarter round molding at the capitals
- 2x2 post balusters with 2x6 top and bottom rails
- 2x6 decking
- 2x6/2x8 stair risers and treads
- Wood lattice skirting
- All wood to be primed and painted.
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 recommends project approval.

Signature of HPO: 

Mary McCauley

Date: 6-30-2021

Signature of Applicant/Owner: 

Date: 
1959 Photograph of 221 N. Idaho. On file, Silver Bow County Tax Assessment Card Collection, Butte-Silver Bow Public Archives.

Front (east) façade.
Front (Idaho St.) and north (Quartz St.) facades.
9 Briefly describe the general physical appearance of the structure and site:

This one-story square house is a painted brick-bearing wall in American bond. It has a wood porch with plain balustrade and Tuscan columns. This workingman's cottage has a flat hip roof with asphalt shingles. There is a garage in the rear.

10 Year Built: 1888-90 □ Factual □ Estimate □ Location: □ Original □ Moved

12 Architect: N/A

13 Builder/Original Owner: George W. Irvin, owner

14 Exterior Material: □ Stone □ Brick □ Stucco □ Wood □ Log □ Terra-Cotta □ Concrete

15 Other Materials:

16 Condition: □ Excellent □ Good □ Fair □ Deteriorated □ In Ruins □ No Longer Exists

17 Retention of Original Design: □ Altered □ Major □ Minor □ Unaltered

18 Present Use: □ residence □ Original Use: □ residence

19 Environmental/Economic Threats to Survival: □ Private Development □ Zoning □ Public Works Projects □ Vandalism □ Deterioration □ Other (specify):

20a Reason for Significance (justify in Item 20b): □ Architecture □ Archaeology □ Community Development □ Cultural History □ Industry □ Economics □ Government □ Other (specify)

20b Justify the significance of the structure or site:
National Register Criteria □ A □ B □ C □ D

George Irvin was superintendent of the Amy Silversmith mine and later (about 1886-1889) served as a U.S. Marshall.
20c Integral visual element of the landscape □ Yes □ No
Integral visual element of a group of structures □ Yes □ No
Does the property have ethnic associations □ Yes □ No Specify:

20d If the design, detail, material or craftsmanship is a contribution to site/structure, describe the notable style, detail, materials, etc.:
This four-square hip-roofed house is very common in Butte. Called the "workingman's cottage" by a housing catalogue, it was erected quickly and cheaply to house workers in a variety of regions across the country. These homes in Butte show a marked resemblance to the hip-roofed cottages found in many southern mill villages and company towns. Often clustered together, built by one company in a short period of time, there are also individual examples scattered throughout the neighborhood.

21a Neighborhood Context: □ Unrelated □ Compatible □ Integral element
□ Major component of neighborhood

21b If the structure/site has minor significance alone, but makes a positive contribution, briefly describe the relationship to the context.
This house, 305 and 321 N. Idaho, all of somewhat similar design, yet different size from the west side of N. Idaho's 300 block. They create an integral unit through their step-like rise up the steep hill and through their similar paint scheme of red brick veneer with white trim.

22 Recognition in Existing Surveys:

23 Sources of Documentation: plat records, tax rolls, Sanborn maps, city directories

24 Agency prepared for: SHPO
Name/Address Mary Murphy, principal investigator; P.O. Box 3913, Butte, MT 59702
Phone: 762-5464 Date: 2-1-82
Organization: Butte Historical Society; Fred Quivik, Chair, Inventory Committee

Staff Evaluator Date:  Permission to Nominate □ Yes □ No

25 National Register Status: □ Already listed □ Currently nominated
□ Appears to meet NR criteria □ Does not appear to meet NR criteria
Eligible □ Yes □ No
As Part of a District □ Yes □ No
Individually □ Yes □ No

26 UTM References: -

27 Located within potential Landmark District: □ Yes □ No

28 Please Return to: Historic Preservation Office
Montana Historical Society
225 N. Roberts St., Helena, Montana 59601
Butte-Silver Bow Historic Preservation Office
Certificate of Appropriateness Application

☐ Demolition Review COA
☒ Design Review COA

Owner Information
Name: Piccadilly Museum LLC
Address: PO Box 41381
City: Saint Petersburg State Fl Zip: 33743
Phone: E-Mail (optional):

Applicant Information (If different from owner)
Name: Buddy Fisher
Address:
City: Butte State: MT Zip:
Phone: E-Mail (optional):

Property Information
Address: 43 E. Park St.
Addition/Block/Lot: Butte Townsite/ Block 28/ Portion of Lots 24-25
Other Legal Description: Lot B1, COS 99B-RB

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

Scope of Work (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the “Submittal Requirements Checklist” section of this form).
The property owner is seeking a grant from the Urban Revitalization Agency (URA) to assist with a rehabilitation project at the historic Owsley Block No. 1 at 43 E. Park Street. Constructed in 1889, the building is a three-story brick masonry commercial block with a near flat roof. The building’s storefront most likely was remodeled to its current configuration in the 1930s and/or 1940s.

The proposed rehabilitation project is limited to the storefront. This structure has two deeply recessed entries, aluminum-sash doors and display windows, vertical tongue-and-groove siding on the bulkhead, and a flat wood canopy suspended from chains. Two of the display windows no longer have glass and are boarded.
Rehabilitation of the storefront will:

- Replace all the aluminum-sash doors and windows with wood-sash units. The new units will have the same light configuration as the existing units except that an upper “transom” light will be added to the windows. The window muntins will be about 2 ½” wide.
- Repair the tongue-and-groove siding at the bulkhead, as needed. Prime and paint.
- Replace the canopy’s suspension chains with metal rods.
- Repair the canopy’s wood siding, as needed, and add a band of dentil molding. Prime and paint.
- Reroof the canopy with a TPO membrane.
43 E Broadway - Storefront

Proposed new window and door configuration

By Buddy Fisher

Annotation - M. McCormick
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 recommends project approval.

Signature of HPO  Date

Mary McCann  2 July 2021

Signature of Applicant/Owner  Date
1959 photograph of 43 E. Park. On file, Silver Bow County Tax Card Collection, Butte-Silver Bow Public Archives.

Park St (south) facade.
Partial of western storefront. View to northwest.

Partial of western storefront. View to northeast.
Partial of eastern storefront. View northwest.

Partial of eastern storefront. View to northeast.
Canopy, view to east.
MONTANA HISTORICAL AND
ARCHITECTURAL INVENTORY

Legal Description: Butte Townsite 28/23-24-25
Address: 41-45 E. Park St.
Ownership Name: Audrey C. Driscoll
Public Address: P.O. Box 713, Butte

Historic Name: Owsley Block
Common Name: Newman's Bootery
Date of Construction: 1889
Architect: N.A.
Builder: N.A.
Original Owner: William Owsley
Original Use: liquor store, restaurant, hotel
Present Use: shoe store

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.
Abstract of Title: 
Plat Records: X
Tax Records: X
Building Permits: # 485
Sewer/Water Permits: 
City Directories: X
Sanborn Maps: 1884, 1888, 1890, 1891, 1900
Newspapers: 
Other: 

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 three-story rectangular commercial building is of brick-bearing wall construction in American bond, with a flat roof and slightly stepped side walls. The front facade is stretcher veneer. The first story has face brick on the corners and two plate glass display window bays. There are two glass door entrances. A wood and metal boxed awning hangs below a projecting sign for Newman's Bootery. Above the awning on the facade is a strip of indistinguishable masonite-like material (also visible on the Standard Furniture building). The second and third stories have oriel flanking a central bay. Oriel are of wood and metal with decorative pilasters and bases, double hung, 1/1 windows, and fluted tops. The central bay has two rounded balconies with "s"-shaped and ","- shaped decorations, turned posts and curvilinear brackets. Windows are double hung, 1/1, open brick arches, and central doors have transoms. The decorative painted metal cornice has "x"-shaped decorations and large knob ornaments at the corners. There is a peaked nameplate with Owsley Block 1889 at the center. On the west wall, painted onto the brick is a large sign for Newman's Bootery.
Historical Information: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

In 1884 this site was occupied by a one-story wood frame dwelling. In 1888 the house was listed as a female boarding house, a common euphemism for brothel. This particular building appeared in 1899 as the Hoffman Hotel. The west half of it was used as a liquor store, the east as a restaurant. By 1891 it was still known as the Hoffman Hotel, but had also acquired the name the Owsley Block Number 1. There was a number 2 just to the east (no longer standing). It was at this time that a three-story wooden bay was added to the front facade, the upper two stories of which remain. By 1900 a drugstore and storefront had replaced the liquor store and restaurant.

In 1916 the building was occupied by four stores. From 1912-1923 Scotch Woolen Mills was located here. In 1929 Keene shoes occupied one storefront, upstairs was still Hoffman's lodgings.¹

William Owsley, born in Andrew County, Missouri in 1842, went to Idaho in 1860 and then followed the gold rush to Bannock, MT in 1863. He came to Butte in 1864 as a placer miner and later built a livery stable at the corner of Park & Main Streets. He had various partners in the business, Henry Valiton, & a man named Cowan. In 1869 he married Kate Van Etin, a native of New York. Owsley built the very beautiful & ornate Owsley Block, housing the Medical Arts building on the site of his livery stable. That building burned in July 1973 at an estimated loss of $2,500,000, leaving behind this humble relative. Owsley, a Democrat, served as mayor of Butte from 1884-1888. He later moved to Twin Bridges, and died there 18 April 1919.²

¹Sanborn Maps
²H.A.E.R. form
³Leeson, History of Montana, p. 1348

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

Despite alterations to the first story storefront, this building maintains a majority of its integrity due to the intact nature of its upper two stories.

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 building is a contributing element of the Butte National Landmark District. Like many of the other buildings on this block of Park St., its first story facade has been altered, but the upper stories retain their integrity and convey the historical character of this street as it looked in the late 1880s and 1890s. This building is also significant for its association with William Owsley, owner of the Owsley Block/Medical Arts building, a early settler and mayor of Butte.

Form Prepared By: Mary Murphy
Address: Butte Historical Society

Geographical Information:
Acreage:
USGS Quad:
☐ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
   Name: City-County Government 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: B.T. Livermore
   Address:
   City: Butte  State: MT  Zip: 59701
   Phone: E-Mail (optional):

PROPERTY INFORMATION
   Address: about 54 W. Park Street
   Addition/Block/Lot: Butte Townsite/ Block 37/ Parts of Lots 12-14
   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 has been awarded a SARTA grant for a mural project that is proposed to include paintings at various locations in Uptown Butte. An artist has been secured for painting a mural at Butte-Silver Bow’s new multi-story parking garage located on the south side of W. Park Street. The mural will cover an interior wall in the garage’s main or Park Street level. The wall faces south into the garage and is not visible from the street. It is of concrete block masonry construction and is currently painted gray. Sherwin-Williams’s Resilience exterior acrylic latex paint is proposed for use.

The applicant provided the following mockups:
View to the north.

View to the northeast.
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 recommends project approval.

Signature of HPO
Mary McComes

Date July 1, 2021

Signature of Applicant/Owner

Date
Locational Map

Park St. facade. View to south-southeast.
Demolition Review COA
Design Review COA

OWNER INFORMATION
Name: Alan Guay
Address: 3229 S. Colorado 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: 18 W. Pacific Street
Addition/Block/Lot: Pemona Lode, Lot 1; portion of Buffalo Lode; and BSB property
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).
This document combines demolition and design review components for a project involving the historic house at 18 W. Pacific Street, a location in Butte’s Centerville neighborhood. Constructed in the mid-1880s, the house is a hip-roofed workers cottage of wood-frame construction. It sustained numerous alterations over the years. The 2006 updated of the National Historic Landmark District changed the house’s National Register status from neutral to contributing.
Demolition Review

Scope of Work
The property owner recently demolished a nonoriginal but early addition on the north side of the house. The work was completed without securing a demolition permit from Butte-Silver Bow.

The north addition was a single-story structure with a near-flat shed roof. It was without a prepared foundation, similar to the house. According to the owner, the north addition was in very deteriorated condition. He plans to rebuild at the same location.

Staff Recommendation
The Historic Preservation Officers recommends that Butte-Silver Bow issue the owner a demolish permit for the early north addition with a condition. The Historic Preservation Commission must approve plans for the new addition.

Design Review

Scope of Work
The new north addition will:

- Occupy the same footprint as the early addition.
- Replicate the ear;u addition in form, scale, massing and size.
- Have a concrete foundation and wood structural systems.
- Have exterior walls sided by horizontal lap LP smart siding with a smooth finish and a 6” or less reveal.
- Have Anderson Series 100 1/1 single hung windows.
- Have a shed roof but of a slightly steeper pitch than the early addition’s roof. This will require that the new roof be cut into the hip roof of the main house.

Staff Recommendation
The Historic Preservation Officers recommends project approval.
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

See Scope of Work.

Signature of HPO

Mary McCance

Date 7-2-2021

Signature of Applicant/Owner

Date
View of 18 Pacific prior to demolition of the early north addition, the low shed-roofed structure on left side of the main hip-roofed house. View to east-southeast.

North wall of house at left and site of recently demolished early addition at center. View to west.
This one-story rectangular worker's cottage with an asphalt-shingled hip roof with a shed roof off the rear has a non-visible foundation and is of frame construction with asphalt siding. Windows are double hung and there is one interior brick chimney. A shed roof with exposed rafters covers the wrap-around enclosed porch. A picket fence separates this house from the street.

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

In 1928 Peter Kennedy resided here.

Footnote Sources:

1928 Polk Directory

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

This house has lost its integrity due to extensive alterations.

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 building is a neutral element of the Butte Historic Landmark District because although this building was constructed during the period of Butte's historic significance, it neither contributes to nor detracts from the District.

FORM PREPARED BY:

Brian Shovers
Name:
Butte Historical Society
Address:
Summer 1986

GEOGRAPHICAL INFORMATION:

Acreage:

USGS Quad:
BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Demolition Review COA
☒ Design Review COA

OWNER INFORMATION
Name: Todd Brown
Address: PO Box 523
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: 945 W. Granite St.
Addition/Block/Lot: Lawlor Addition/ Block 1/ Lots 10-12; Henry Addition/ Block 4/ Lot 9
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).
This document combines demolition and design review components for a project involving the historic house at 945 W. Granite Street.

Background
The house was originally constructed in ca. 1907, but at a different location. It sat three blocks west at 1232 W. Granite along the fringes the Montana State School of Mines (Montana Tech) campus. A lovely single-story Queen Anne-style residence, the house was disguised by a wraparound porch with round columns, turret with a tall conical roof, and two polygonal bays. Lap siding covered the exterior walls, while the turret was sided by scalloped shingles.
In the 1940s, the owner, prominent local architect Walter Arnold, completed some interior and exterior changes to the house. The attic was refinished to include a bedroom and bathroom and dormers were punched in the roof to bring light into the new rooms. Additional exterior work involved residing the walls and turret with cedar shingles.

The house remained a single-family home until the late 1970s when it was purchased by the Montana State Schools of Mines. The college used the house for student housing until the water pipes burst in the winter of 1983. Three years later, it began offering 1232 W. Granite and several other nearby dwellings for sale for relocation, in anticipation of a campus expansion project. In 1987, Tammietti House Movers lifted the house at 1232 W. Granite off its foundation and placed the building on a temporary foundation at 945 W. Granite. Ownership of 945 W. Granite changed hands in the ensuing years and the house remained unoccupied. At times unknown, the cedar shake siding was removed from the exterior walls and turret and the interior was taken down to the studs. Most of the windows were also lost and the openings boarded, except for the windows at the 1940s dormers.

After acquiring a tax deed, Butte-Silver Bow (BSB) issued a Developer’s Packet for the property in 2017. The successful applicant, Todd Brown proposed to rehabilitate the house as his family home as well as build a new carriage house/garage on the property. Todd and his wife own and operate Rex Builders, a contracting firm specializing in the rehabilitation of historic buildings to preservation standards.

Demolition Review

Scope of Work
In June 2021, the Browns deconstructed the house, removed the old foundation, and excavated the basement. Prior to this work, they had notified the Historic Preservation Officer (HPO) that the roof system, wall joists, floor joists and foundation were in extremely deteriorated condition and needed to be replaced. The deconstruction saved and set aside as much of the building’s exterior elements as possible including the turret and its conical roof, the walls (interior sheathing and exterior siding), and porch columns. The walls were taken off in large sections. Other building materials in reusable conditions were also salvaged.

The Browns obtained excavation, mechanical, and electrical permits from BSB for their project, but not a demolition permit.

Historic Preservation Officer Recommendation
The HPO recommends approval of the demolition permit for the historic house at 945 W. Granite with the condition that plans for the reconstruction of house and construction of a new carriage house/garage be presented to the Historic Preservation Commission (HPC) for review and approval.
Design Review
This Design Review COA is for the house only. The Browns have not finalized plans for the carriage house/garage at this time. Todd Brown has confirmed that they will consult with the HPO and present plans for the building to the HPC for review and approval prior to construction.

Scope of Work
Reconstruction of the house will:
- Maintain the footprint, form, scale, and massing of the original single-story house.
- Construct a new concrete-walled basement.
- Construct a new floor system.
- Construct a new wall support system.
- Construct a new hip roof that replicates the form, scale and massing and detailing of the original roof. The 1940s dormers will not be replaced.
- Construct a new wraparound porch using the rehabilitate original columns. The new roof and rail system will replicate the form, scale and massing of the original roof and wood-post rail system. The rail system, however, will be built to code.
- Construct two new polygonal bays in the same location as the original bays. The new bays will replicate the form, scale, massing, and materials of the original bays.
- Rehabilitate and reinstall the salvaged section of wall and the turret and its roof. Rehabilitation will repair, prime, and paint the existing wood siding, fascia, and door and window trim. Any missing elements will be replaced in kind.
- Surface all roofs with synthetic singles similar in appearance to the house’s original slate shingles.
- Install new wood-sash windows. The new windows will consist of double hungs and cottage units, the window types shown in historic photographs of the house. The upper sashes of the new cottage windows will replicate the diamond pattern of the originals. The Browns would like to use multi-light/1 double hungs, alternative of 1/1s, to provide the house more visual texture.
- Install a new custom-built door at the front entry. This door will feature a panel pattern and window typical to the Queen Anne style.
- Install a new wood door with half-light window at the rear entry.

Historic Preservation Officer Recommendation
The HPO recommends approval of the design review COA for reconstruction of the house at 945 W. Granite with the condition that the plans for the new carriage house/garage be presented to the HPC for review and approval prior to the start of any construction activities.
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.
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STAFF RECOMMENDATION

See Scope of Work.

Signature of HPO

[Signature]

Date

2 July 2021

Signature of Applicant/Owner

Date
Ca. 1940s house (circled in red) at its original location, 1232 W. Granite.
On file, Butte-Silver Bow Public Archives.

1959 photograph of house at its original location, 1232 W. Granite St.
On file, Silver Bow County Tax Assessment Card Collection, Butte-Silver Bow Public Archives.
Photographs of House at 945 W. Granite Prior to Deconstruction

Granite St. (south) facade.

Granite St. facade and east wall.

Henry St. (west) and north walls.
Photographs of Deconstructed House at 945 W. Granite

Overview of property from northwest corner looking southeast. New basement area is partially excavated.

Turret and wall sections along east edge of property. View to north.
Turret and its roof in northeast corner of property. View looking southwest.

Wall section with boarded window, note the wood window trim is intact.
Conceptional Drawings Prepared by Rex Builders
and
Submitted with Todd Brown's 2017 Developer's Packet Application

Note reconstruction of the roof dormers is no longer proposed
and plans for the carriage house/garage have not been finalized.
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: Great Western 3/7-8
Address: 1232 W. Granite St.
Ownership: Montana College of Mineral Science & Technology

Historic Name:
Common Name:
Date of Construction: 1906-1908
Architect:
Builder:
Original Owner: J. Joseph Chapleau (?)
Original Use: residence
Present Use: vacant

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Title Search:
Bldg. Permit:
Sewer/Water:
Directories: X

Location map or building plan with arrow north.

BIBLIOGRAPHY:
Directories: 1906, 1908, 1909, 1912
Interview with Alice Smith, daughter of Walter Arnold

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-and-a-half-story irregularly shaped residence with a shaped asphalt-shingled hipped roof (with dormers and turret) has a rough-cut, coursed rubble stone foundation. It is of wood frame with painted cedar shake siding. Windows are 1/1 double hung.

There is one interior brick chimney and a central brick chimney. An L-shaped porch fronts the east and north facades; it has Doric posts, a solid frieze, with dentils above and a balustrade with unturned spindles. Polygonal bays enhance the east and north facade with a central fixed window and transom with leaded diamond panes. On the east/north corner is a turret with conical roof and 3 lower windows. Both dormers were added in the early 1940s by Walter Arnold, a local architect; the north dormer has a peakless, gable roof; the west dormer has a shed, flat roof. Arnold added the creosoted, cedar shake over the original clapboard. The garage is a square, asphalt-shingled hipped roof structure with cedar shake siding. An iron fence made by Butte Carriage Works mounted on a rough-cut coursed ashlar retaining wall runs on the east and north side of the property.
The 1908 City Directory shows Joseph Chapleau living at 1232 W. Granite, and later with Lydia Chapleau, a student at Butte Business College. Walter Arnold, a local architect, bought the house in about 1932 and lived there with his daughter Alice. Arnold did extensive landscaping and interior improvements to the house. In the early 1940s, he added the dormers which contained bedrooms and a bathroom. Originally, the siding was clapboard, but Arnold applied creosote-dipped cedar shakes to the exterior. Much of the interior wrought-iron work was made by Arnold as was the extensive rock work in the yard. Arnold was a well-known local architect in the late 1910s and 1950s. His work includes public structures in Warm Springs and Galen, schools in Butte & Helena, and Silver Bow Homes in Butte.

In the late 1960s (est.) Mario Micone bought the house. Micone was Mayor of Butte between 1968 and 1977, then Chief-Executive of Butte-Silver Bow until 1978. He sold the house to Montana Tech, who housed students there until 1983. That winter the pipes froze & caused extensive water damage. Since then, the house has stood vacant and demolition or removal is planned for the structure by the college.

This building maintains good historical integrity of design, materials, workmanship, locations, setting, feeling and association.

This residence is a contributing element of the Butte National Landmark District. It is an example of a residence which utilized many eclectic architectural elements common to turn-of-the-century Butte. Although a particular style cannot be ascribed to the dwelling, it has elements of both the Queen Anne cottage and the Craftsman bungalow cottage. It also contributes to the district because of its associations with Walter Arnold, Butte architect, and Mario Micone, former Mayor and Chief-Executive of Butte-Silver Bow.