



**Historic  
Preservation  
Commission**

**The City-County of  
Butte-Silver Bow**

**5:30 p.m. Tuesday  
August 4, 2020  
Council Chambers  
3<sup>rd</sup> Floor Courthouse  
OR  
Conference Call**

**Members**

**Steve Hinick, Chair  
Mitzi Rossillon, Vice Chair  
Butch Gerbrandt  
Russell O'Leary  
Jennifer Petersen  
Bobbi Stauffer  
John Weitzel**

**Meeting to be Held  
Council Chambers, 3<sup>rd</sup> Floor Courthouse  
Social Distancing and Masks Required**

**OR**

**Historic Preservation Commission Members and Members of the Public  
Can Participate by Calling:**

**1-877-820-7831**

**and**

**Entering Participant Passcode: 599883**

You may encounter a busy signal --- if so, please keep trying until you get through

**CALL TO ORDER**

**ROLL CALL**

**READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:**

**July 7, 2020**

**PUBLIC COMMENT – ITEMS ON THE AGENDA**

**NEW/OLD BUSINESS**

**A. Design Review COA: 101 W. Quartz: O'Rourke South Building**

**B. Determination of Eligibility: 4500 Saddle Rock Rd.**

**C. Determination of Eligibility: Columbia Gardens Water Tower at Belmont  
Park**

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT



**BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

- Demolition Review COA  
 Design Review COA

**OWNER INFORMATION**

Name: O'Rourke Building LLC  
Address: PO Box 52  
City: Butte State: MT Zip: 59701  
Phone: E-Mail (optional):

**APPLICANT INFORMATION (If different from owner)**

Name: Danielle and Jeff Zimmerman  
Address:  
City: State: Zip:  
Phone: E-Mail (optional):

**PROPERTY INFORMATION**

Address: 101 West Quartz Street  
Addition/Block/Lot: Original Butte Townsite/Block 10/Lot 16  
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 applicants are seeking grant funds from the Urban Revitalization Agency (URA) to assist with a window and door replacement project at the O'Rourke Apartment Building, 101 West Quartz Street. This work is supplemental to the Phase 1 or dry-in phase of the rehabilitation project for the building previously approved by the HPC in July 2018.

**Window Replacements**

The Phase 1 project originally proposed to repair rather than replace all the building's existing wood-sash window. Some windows were subsequently found to be in far more deteriorated condition than expected. These include four pairs of large casement windows that each comprise the lower sash of cottage windows: two at center on the Quartz façade, one each on 2<sup>nd</sup> and 3<sup>rd</sup> stories; and two toward the north on the Alaska façade, one each on the 2<sup>nd</sup> and 3<sup>rd</sup> stories. Also include are some but not all the double hung windows on the west façade.

## COA Application, page 2

This supplemental project proposes to replace the deteriorated casement and double hung windows. The replacement windows will be custom fabricated. Each will replicate its existing counterpart in operational design (casement or double hung), materials (wood-sash), operation design, lite configuration and other details including the dimensions and form of the putty bevel, moldings and stops. The new windows will be glazed by a single pane of glass.

### Door Replacement

A single door is proposed for replacement. It is at the staircase bulkhead on the roof. The existing door is a 2-vertical paneled wood door with a half-light window. The replacement door will be custom fabricated. It will replicate the existing door in size, basic design (2 vertical panels and a half light window) and materials (wood).

**SUBMITTAL REQUIREMENTS CHECKLIST**

**Demolition Review COA**

- Historic Property Inventory form.
- Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
- Photographs of all four facades of building/structure proposed for partial or complete demolition.
- Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
- Structural evaluation report prepared by a certified engineer or architect.
- Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
- Assessment of property's fair market value prepared by a realtor.
- Proof of advertisement for the sale or lease of the property for a period of 90 days.
- Relocation plan.
- Design Review COA for any new buildings or structures proposed for construction.

**Design Review COA**

- Historic Property Inventory form.
- Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
- Site map showing footprint of building/structure proposed for new construction.
- Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- Elevation drawings of all four facades of new building/structure proposed for construction, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- Photographs of all four facades of building/structure proposed for rehabilitation.
- Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

**STAFF RECOMMENDATION**

The Historic Preservation Officer recommends approval of this COA application.

**Signature of HPO**

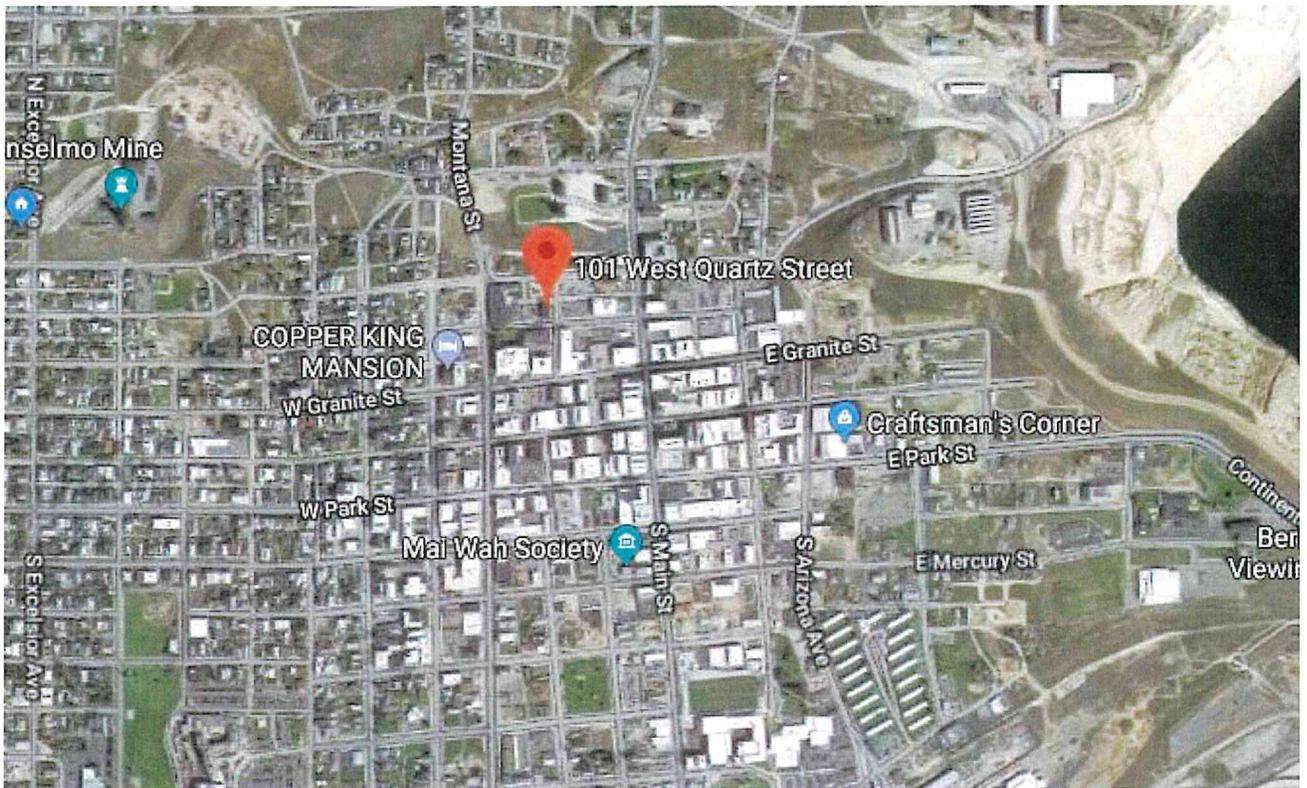


**Date**

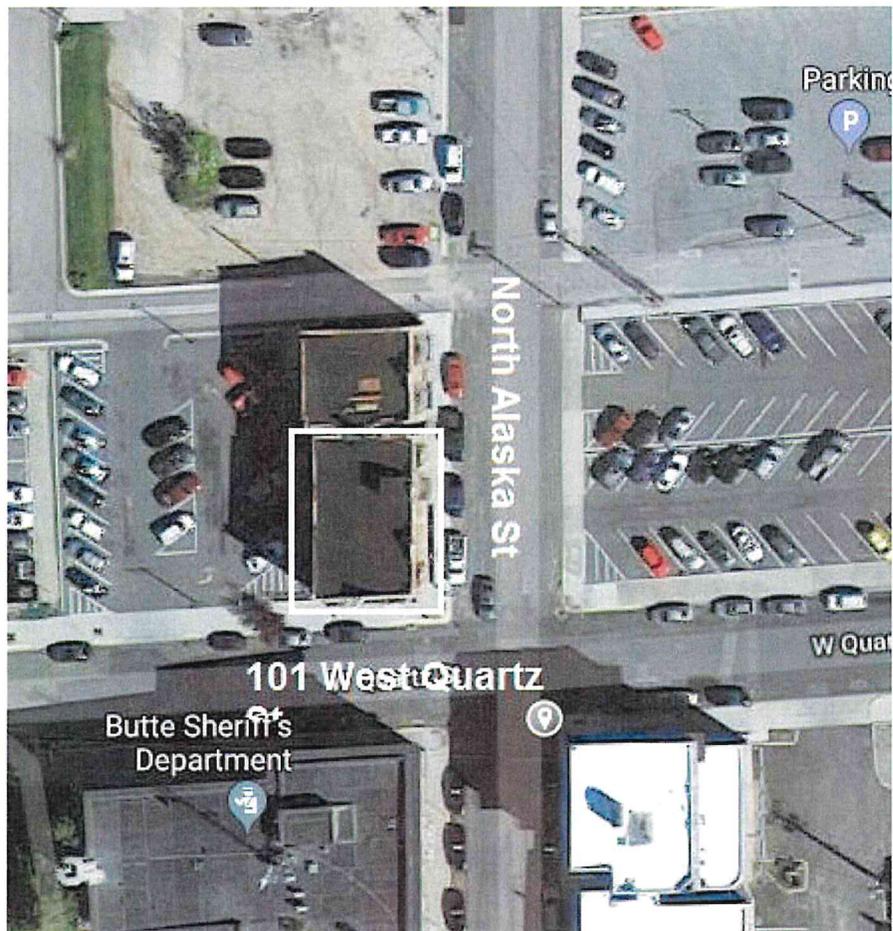
7-31-2020

**Signature of Applicant/Owner**

**Date**



Locational Map



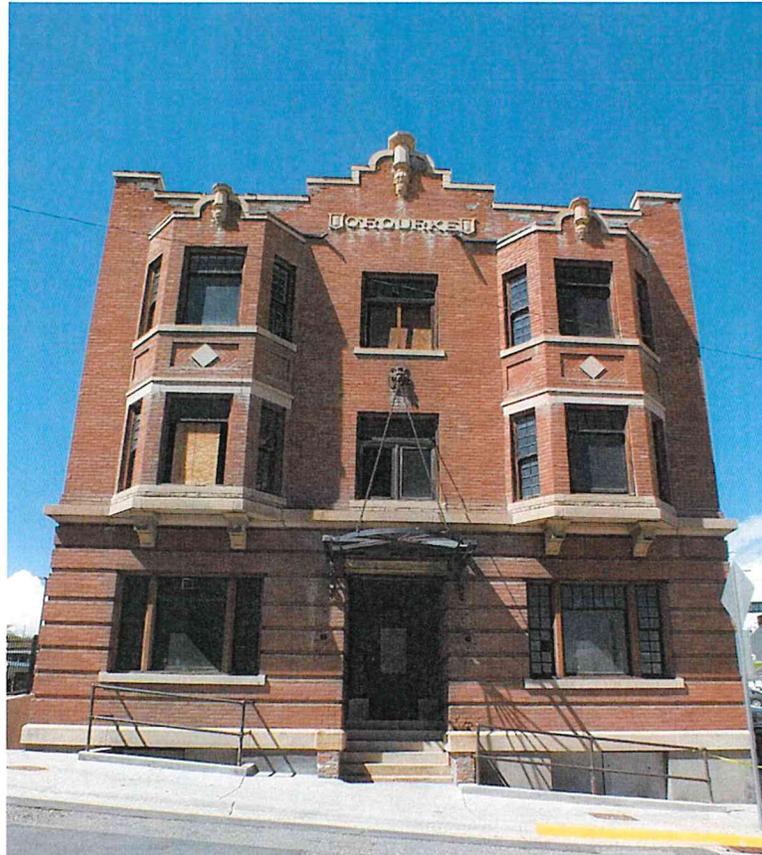
Site Map.



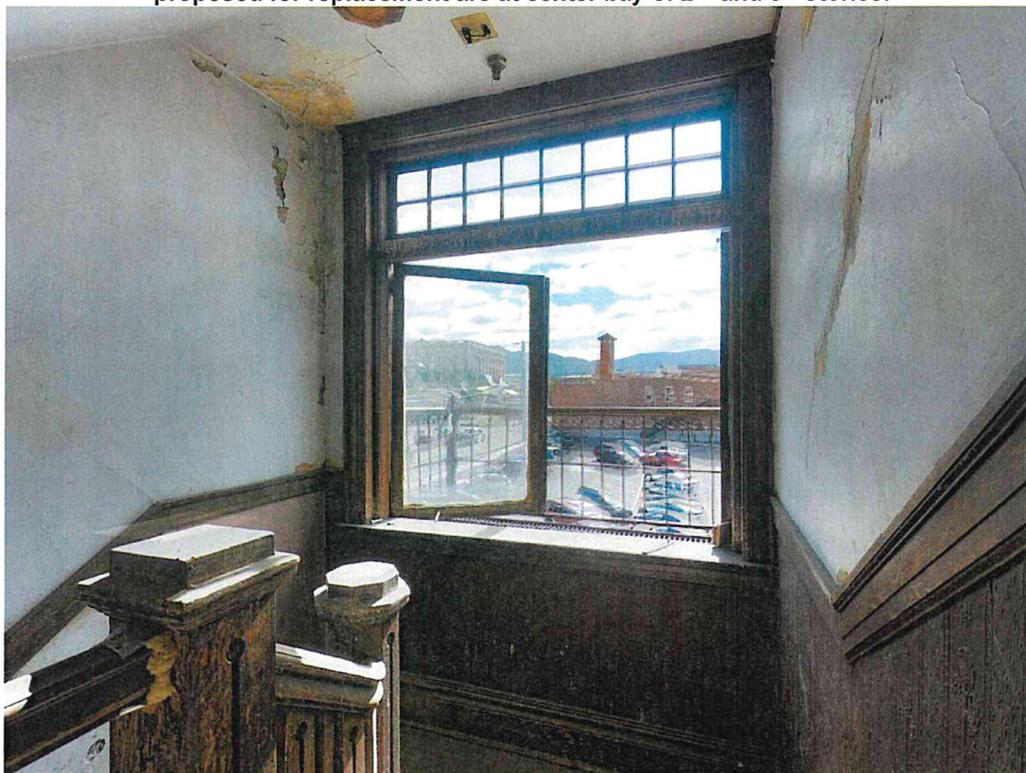
1959 photograph of the O'Rourke Apartments, Alaska Street façade. The two pairs of casement windows proposed for replacement are the lower sashes of the cottage windows in the second vertical row from the right, 2<sup>nd</sup> and 3<sup>d</sup> stories (one each).



ro  
Alaska Street façade July 2020. Two pairs of casement windows proposed for replacment have been removed and the openings covered with plastic; second verical window row from the right.



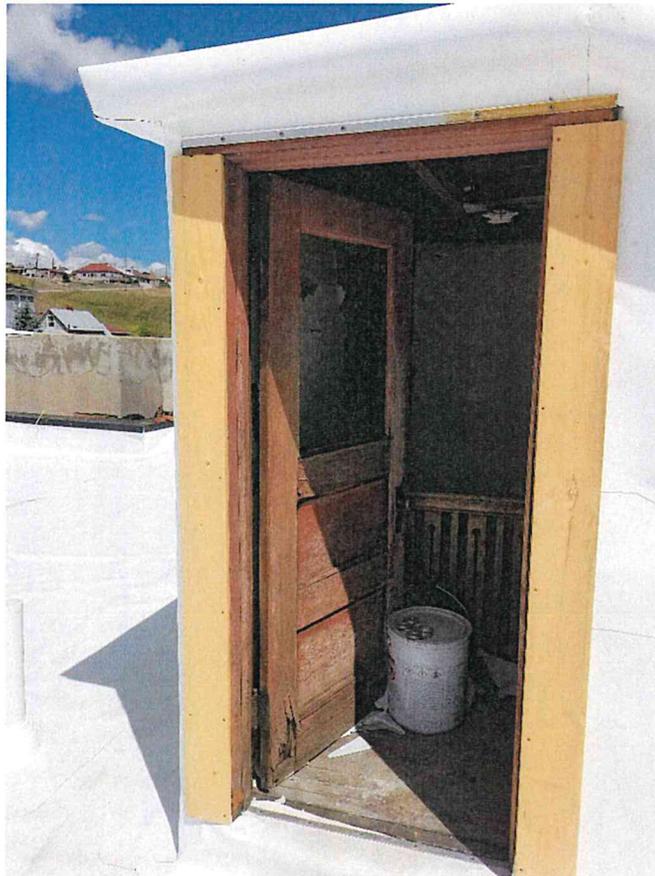
Quartz Street façade, July 2018. Two pairs of casement windows proposed for replacement are at center bay of 2<sup>nd</sup> and 3<sup>rd</sup> stories.



Interior view of cottage window prior to removal of casements at lower sash. Provided by applicants.



**West façade, July 2020. Double hung windows proposed for replacment are covered by plastic.**



**Staircase bulkhead on roof, July 2020.  
Door proposed for replacment.**

# 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 8<sup>th</sup> Ave  
Helena, MT 59620-1202

Property Address: **4500 Saddle Rock Rd**

Historic Address (if applicable): **Upper Nine Mile Blvd**

City/Town: **Butte**

Site Number: **24 SB**

(An historic district number may also apply.)

County: **Silver Bow**

Historic Name: **John D & Dorothea Bertoglio House**

Original Owner(s): **John D. & Dorothea Bertoglio**

Current Ownership  Private  Public

Current Property Name:

Owner(s): **John A. Chelini, Jr. & Roxanna L. Escobar**

Owner Address: **11871 Jacalene Ln  
Garden Grove, CA 92840**

Phone:

Legal Location

PM: **Montana** Township: **3 North** Range: **7 West**

**NW ¼ NW ¼ SE ¼** of Section: **33**

Lot(s): **COS 766B, Tracts B-1, C-1: portions of the  
Midnight Claim #9883 and Government Lot 4**

Block(s):

Addition: Year of Addition:

USGS Quad Name: **Homestake Pass** Year:  
**1963/1978**

Historic Use: **Single family residence**

Current Use: **Vacated due to fire**

Construction Date: **1946**  Estimated  Actual

Original Location  Moved Date Moved:

UTM Reference [www.nris.mt.gov](http://www.nris.mt.gov)

NAD 27 or  NAD 83(preferred)

Zone: Easting: Northing:

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible:  Yes  No

Date of this document: **July 2020**

Form Prepared by: **Mary McCormick,  
Butte-Silver Bow Historic Preservation Officer**

Address: **155 W. Granite Street, Butte**

Daytime Phone: **406.497.6258**

MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

Comments:

# MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Architectural Description

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**

---

## ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify: **Rustic**  
Property Type: **Residential** Specific Property Type: **Single family residence**

Architect: Architectural Firm/City/State:  
Builder/Contractor: Company/City/State:  
Source of Information:

The John D. and Dorothea Bertoglio House is a rural property located on the East Ridge toward the southern end of Butte. It is a short distance above (east of) Interstate 90 and about a ¼ mile north of Maud-S Canyon. Buildings at the property include the ca. 1946 house, 1950s guest cabin, and a small shed. Historically, the associated grounds amounted to nearly 18 acres. Early owners/residents build several stone masonry retaining walls, presumably for gardens, and planted numerous trees. It was an extremely beautiful property for decades.

As built, the house was a large 1½ story Rustic-style dwelling made of shaped logs. It had an intersecting gable roof and rested over a full basement enclosed by thick stone masonry walls. Notable features included extended log ends, two large stone masonry fireplace chimneys, a wrap around porch on the front (west) and south facades on the main level, and large knee braces under the eaves. A garage is attached on the house's the north façade.

In November 2019, the house suffered extensive damaged due to a fire. The main and upper stories were essentially gutted and most of the roof collapsed. On July 20, 2020, the Butte-Silver Bow Fire Marshal notified the Community Enrichment Department "that this building is a total loss and that the structure should be demolished immediately due to severe public safety issues at the site."

# MONTANA HISTORIC PROPERTY RECORD

PAGE 3  
History of Property

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**

---

## HISTORY OF PROPERTY

Available information suggests that John D. Bertoglio and his wife Dorothea Rieckenberg Bertoglio had the house constructed soon after purchasing the property in February 1946. John D. Bertoglio was a Butte native born to Italian immigrants in the late 1890s. He gain local fame as an outstanding linebacker while playing for the Montana School of Mines' football team. John studied dentistry at Creighton University in Omaha, Nebraska and had a dental practiced in Butte for several years before heading west. In 1932, John and Dorothea married in Nevada. The couple eventually ended up in California.

John and Dorothea apparently decided to move back to Butte following the death of this father in 1945. Upon their arrival, the couple started a new business with John's mother and brother, the Bertoglio Storage and Home Appliance Store. The store occupied in old warehouse building at 800 Utah (home to Casagranda's Steakhouse in 2020). John and Dorothea lived in their East Ridge home for only about six or seven years, or until about 1953.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 4

Information Sources/Bibliography

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**

---

## INFORMATION SOURCES/BIBLIOGRAPHY

"Former Athlete Dies at 74." John D. Bertoglio Obituary. *Montana Standard* 25 July 1973

Montana State Library. Montana Cadastral Mapping Project. Property Record Form for 4500 Saddle Rock Rd, Butte., Butte. <http://svc.mt.gov/msl/mtcadastral/>.

R.L. Polk Company. *Butte City Directory*. 1945-1953.

Silver Bow County. Deed Book 70, page 118. Deed Book 198, page 352. Deed Book 264, page 161.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 5  
Statement of Significance

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**

---

## 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 John D. and Dorothea Bertoglio House was potentially eligible for listing in the National Register of Historic Places. The house was a late but well executed example of the Rustic Style. The property, however, has lost integrity due to the near loss of the house to fire.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 6  
Integrity

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**

---

**INTEGRITY** (location, design, setting, materials, workmanship, feeling, association)

The property has lost integrity due to extensive fire damage to the house. Most windows and doors are gone, the cladding on the upper story walls was also destroyed along the roof.

**MONTANA HISTORIC PROPERTY RECORD**

PAGE 7  
Photographs

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**



**House and attached garage, front (west) façade and part of north façade. View to southeast.**



**House and attached garage, north facades. View to south.**

**MONTANA HISTORIC PROPERTY RECORD**

PAGE 8  
Photographs

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**



**House, north façade. View to south-southwest.**



**House, east and south facades. View to west-northwest.**

**MONTANA HISTORIC PROPERTY RECORD**

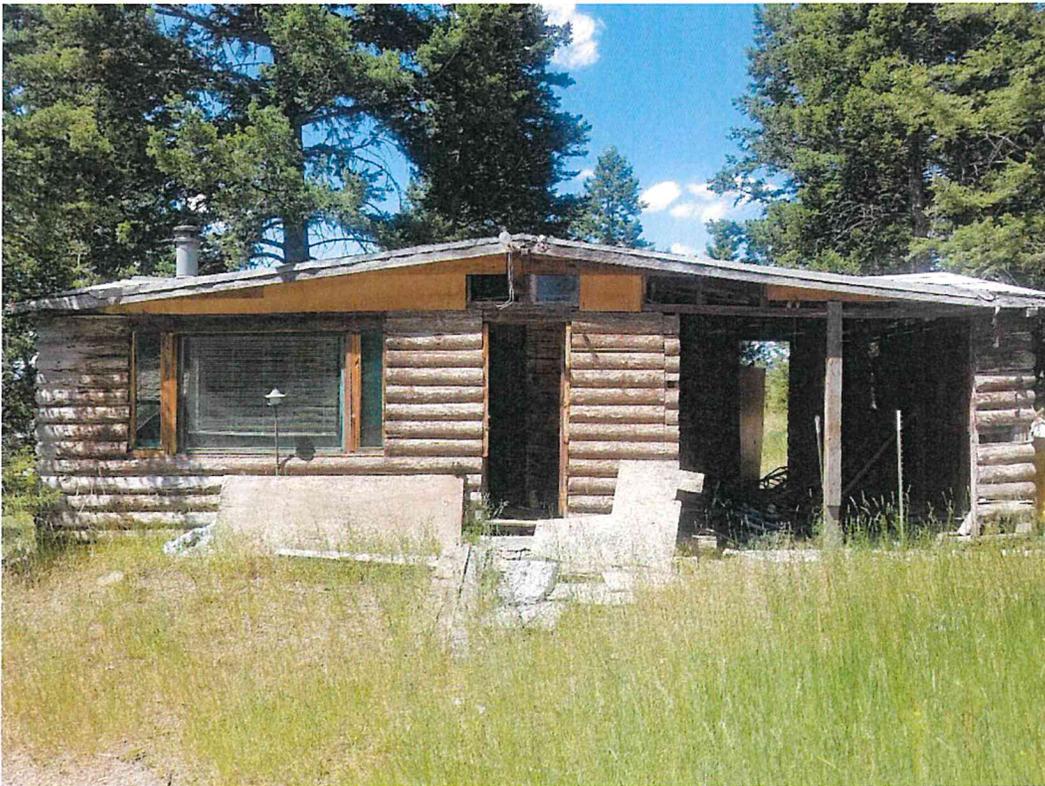
PAGE 9  
Photographs

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**



**House, front (west) and south facades. View to northeast.**



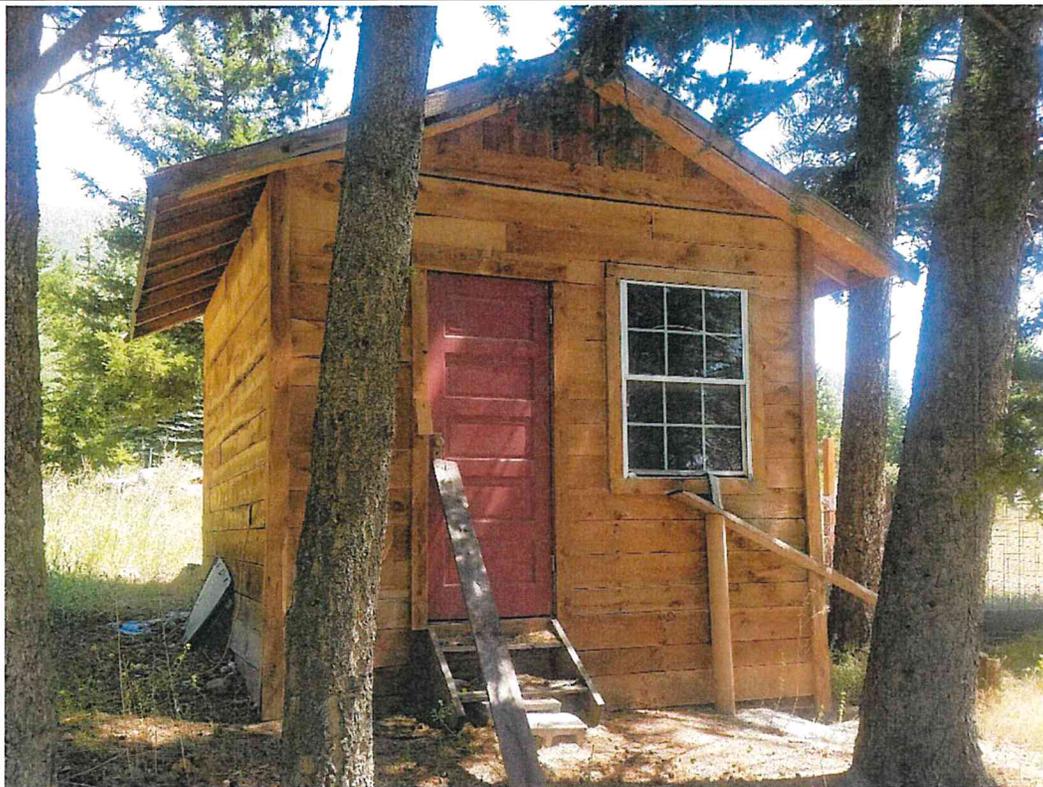
**Guest cabin, front (south) façade. View to north.**

**MONTANA HISTORIC PROPERTY RECORD**

PAGE 10  
Photographs

Property Name: **John D & Dorothea Bertoglio House**

Site Number: **24 SB**



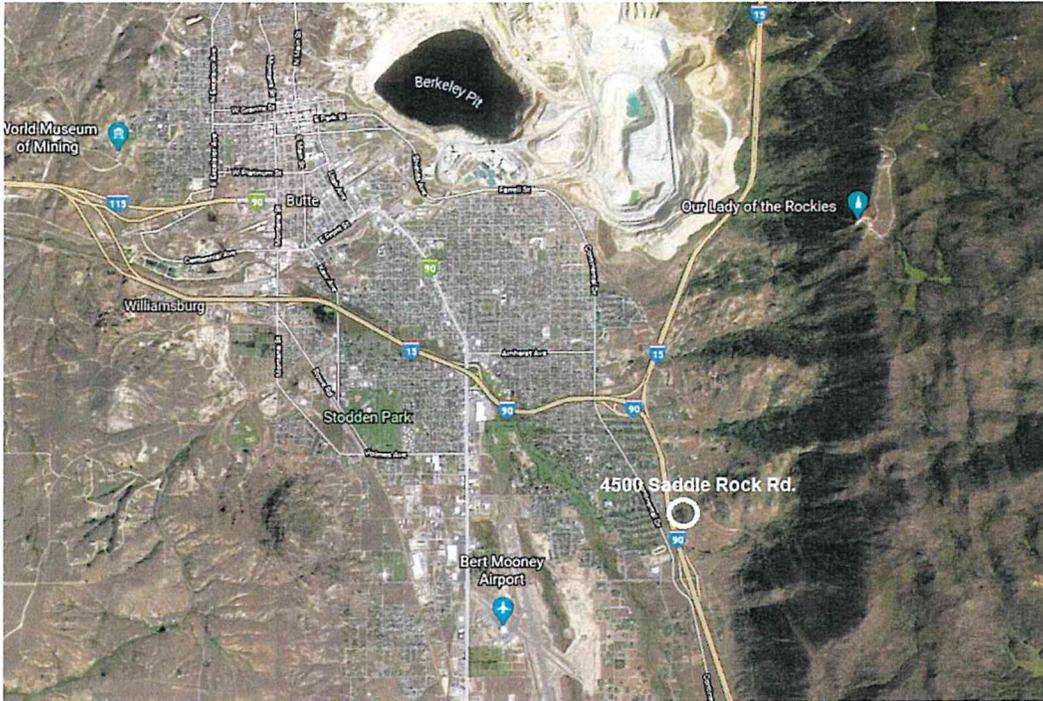
**Shed, west façade. View to east.**

# MONTANA HISTORIC PROPERTY RECORD

PAGE 11  
Site Map

Property Name: John D & Dorothea Bertoglio House

Site Number: 24 SB



Locational Map.



Site Map

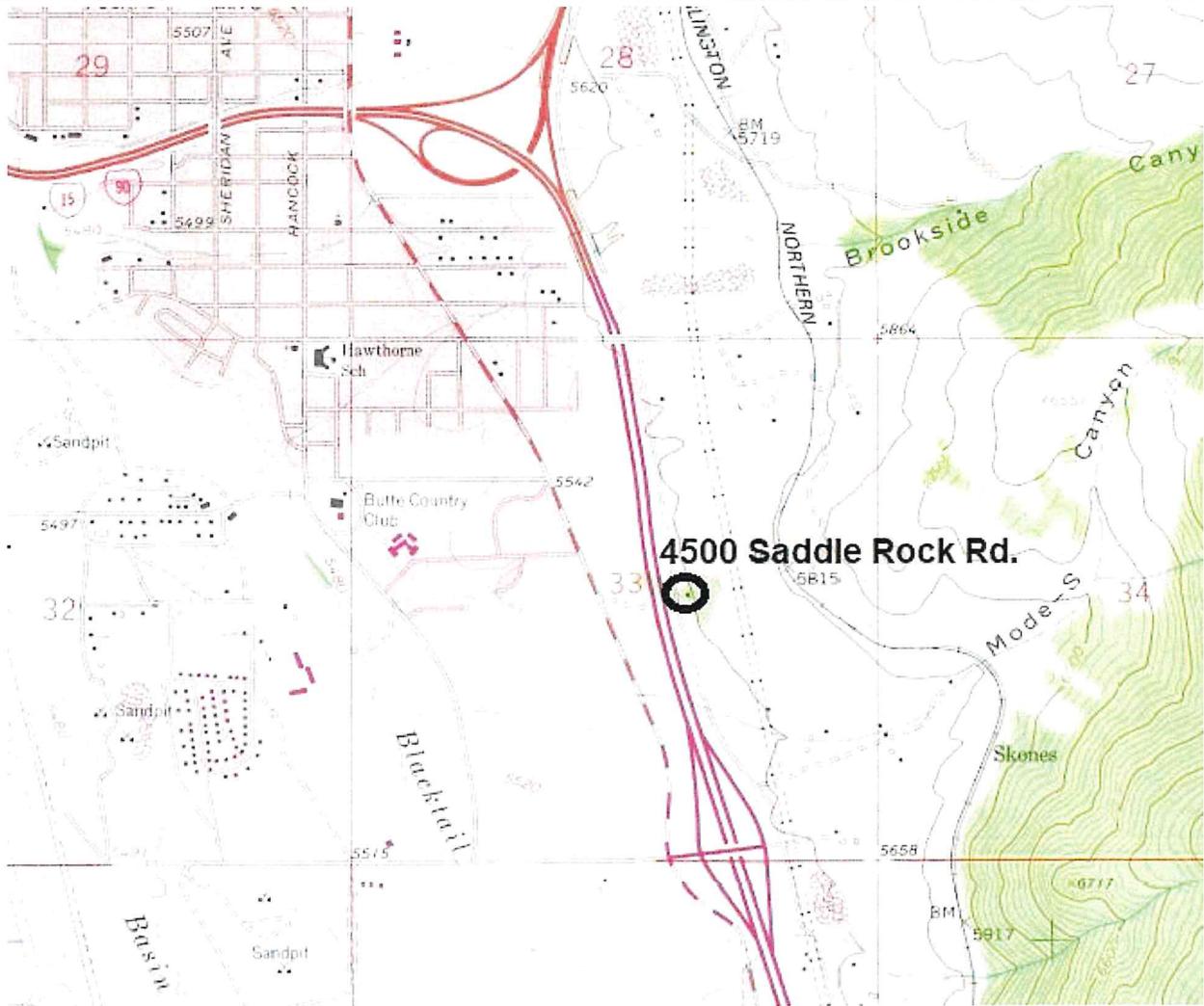
MONTANA HISTORIC PROPERTY RECORD

PAGE 12

Topographic Map

Property Name: John D & Dorothea Bertoglio House

Site Number: 24 SB



Homestake Pass, MT 1963/photo revised 1978

# 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 8<sup>th</sup> Ave  
Helena, MT 59620-1202

Property Address: **Belmont Park**

Historic Address (if applicable): **Columbia Gardens**

City/Town: **Butte**

Site Number: **24SB**

(An historic district number may also apply.)

County: **Silver Bow**

Historic Name: **Columbia Gardens Water Tower**

Original Owner(s): **Anaconda Mining Company**

Current Ownership  Private  Public

Current Property Name: **Columbia Gardens Water Tower**

Owner(s): **City-County Government of Butte-Silver Bow**

Owner Address: **Courthouse, 155 West Granite Street  
Butte, Montana 59701**

Phone:

Legal Location

PM: **Montana** Township: **3 North** Range: **7 West**

$\frac{1}{4}$  **SE**  $\frac{1}{4}$  **NW**  $\frac{1}{4}$  of Section: **18**

Lot(s):

Block(s):

Addition: Year of Addition:

USGS Quad Name: **North Butte** Year: **1996**

Historic Use: **Water storage**

Current Use: **Park feature**

Construction Date: **1942**  Estimated  Actual

Original Location  Moved Date Moved: **1998**

UTM Reference [www.nris.mt.gov](http://www.nris.mt.gov)

NAD 27 or  NAD 83(preferred)

Zone: Easting: Northing:

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible:  Yes  No

Date of this document: **July 2020**

Form Prepared by: **Mary McCormick,  
Butte-Silver Bow Historic Preservation Officer**

Address: **155 W. Granite St., Butte**

Daytime Phone: **406.497.6258**

MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

Comments:

# MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Architectural Description

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

## ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify: **Industrial**

Property Type: **Engineering** Specific Property Type: **Water Storage Tank**

Architect: Architectural Firm/City/State:

Builder/Contractor: **Manufacturer: Pacific Tank & Pipe Company; Builder: Anaconda Mining Company**

Company/City/State: **Butte, MT**

Source of Information: **Tower's coupling shoes**

The Columbia Gardens Water Tower is located at Belmont Park, a municipal facility at the site of the historic Belmont Mineyard in eastern Uptown Butte. Historically, this section of the Uptown was a highly developed area of mine complexes intermixed with densely populated neighborhoods. Much of the development was lost in the years following the opening of Berkeley Pit mine in the late 1950s. The area and its surviving historic resources, including the Belmont Mineyard, however, are included within the Butte-Anaconda National Historic Landmark District.

Belmont Park is a triangle-shaped area of about two acres. It is bound on the north and east by the Berkeley Pit and Shields Avenue, part of the I-90 bypass through the Uptown. The Belmont hoist house and headframe are to the south along Mercury Street. The hoist house is now home to the Belmont Senior Center. Grounds at the park are reclaimed and capped by an irrigated lawn with a few trees. Besides the water tower, developments include asphalt walking trails along the perimeter of the park and a few benches.

The water tower traces its history to 1942. That year, the Anaconda Company erected the structure at Columbia Gardens, a fantastical amusement park in the scenic foothills of the East Ridge about 3 miles from Butte's Uptown commercial district (see History Section). The tower served as the storage facility for the park's water supply for just over 30 years. The Anaconda Company closed Columbia Gardens for good in 1973 in response to expanding open pit mining operations on the East Ridge. Park buildings and structures were either lost to fire, demolished or moved in the ensuing years. The water tower ultimately became the last surviving structure at the Columbia Gardens site. It was relocated to Belmont Park in 1998.

The Columbia Gardens Water Tower stands in the southeast sector of Belmont Park. It is a mammoth 130,000-gallon tank constructed of banded wood staves, manufactured by the Pacific Tank & Pipe Company. The tank originally measured 40' in diameter and 18' tall. It rests on a compound foundation and is covered by a ceiling lid and a tall conical roof.

The tank's staves are vertical tongue-and-groove boards made of redwood. They are approximately 1" thick, vary in width between about 3½" to 10", and are cut in full 18' lengths. A continuous band of metal rods is wrapped around the tank's exterior. The bands originally were uniformly spaced between the top and bottom of the tank and were tightly wound to secure the staves in place. It is comprised of 32 sections of rod. Ends of a rod are threaded and metal coupling shoes and bolts tie one rod to the next. Pacific Tank & Pipe's acronym, "PT&P Co." is embossed on the top of each shoe.

The water tower suffered displacement following its drainage over 40 years ago. The staves dried and shrank, which in turn caused the bands to slacken. Openings, as much as 1-2" wide, currently exist between many staves.

Additional modifications were made to the staves and bands on the north side of the tank following its relocation. Workers removed a 1½-2' wide section of staves and pushed the band up about 7' to create an opening for interior access. A simple board door opens on hinges; plywood covers the opening.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 3

Architectural Description

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

A water-level gauge hangs on the outside the tank on its southwesterly side. The gauge appears as a narrow board chute that extends from the top to the bottom of the tank. Numbers (starting at 1 toward the bottom of the tank and ending at 17 near the top) presumably would have been painted in the chute at 1-foot intervals. A portion of the actual gauge is still in the chute near the top. This instrument would have been moved up and down the chute as the tank was filled and emptied. The number next to the gage, at any one time, would indicate the water level in the tank.

The tank's compound foundation consists of a concrete pad and a series of horizontal 12" square timbers. Poured in 1998 in anticipation of the tower's relocation, the concrete pad is several inches thick and about the same diameter as the tank (40'). The timbers are each about 5' long and are laid end-to-end around the top edge of the concrete pad. Thick metal rods and bolts secure one timber to another. The tank stands directly on the timbers, which are showing signs of decay.

The tank's conical roof is constructed of radial spaced purlins and a single king post at center. Work was performed to stabilize the roof in 2010, which included bracing the purlins and king post and installing new board decking and asphalt shingles. The tower's original metal pinnacle still adorns the roof at the peak.

The interior of the tank retains its original redwood board flooring and ceiling lid. The flooring is supported by 4x8" joists spaced about 1' on center. The joists rest on the foundation timbers, and the ends of the joists are visible on the tank's exterior. The ceiling lid reportedly is supported by light-duty joists. A band of plywood extends around the inside wall of the tank. This band, as well as lumber braces, were installed in 2010 to help stabilize the structure.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 4  
History of Property

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

## HISTORY OF PROPERTY

### **Columbia Gardens and the Evolution of its Water Supply System**

The water tower located at today's Belmont Park was originally constructed at the former Columbia Gardens amusement park in 1942. For over 70 years, Columbia Gardens was one of the most popular, well-appointed, and beautifully maintained amusement parks in the Pacific Northwest. About 3 miles east of Butte, the park was nestled along Horse Canyon in the foothills of the East Ridge on the western slope of the Continental Divide. Local mining interests, starting with Butte Copper King William A. Clark in the late 1890s and followed by the Anaconda Mining Company in the 1920s, invested heavily in the Gardens' development and upkeep as a community service. These contributions ensured the park's long-term success in addition to strengthening the industry leaders' standing with the people of Butte. For most of its years, Columbia Gardens was an oasis far removed from the city's crowded neighborhoods and large industrial complex of mines and reduction works. In the early 1970s, the Anaconda Mining Company closed the Gardens for good due to financial concerns and plans to expand its open pit mining operations into the area.

Butte residents likely began to frequent the future Columbia Gardens site as a summer picnic grounds by the early 1880s. Stands of cottonwood trees along the creek and its canyon, open grassy terraces and hillsides, and an abundance of natural springs made the area an ideal retreat from the heat of the city and the smelter fumes that polluted its air. These early picnic grounds were reportedly confined to a 21-acre lode mining claim initially located in the mid-1870s, at the onset of the silver boom that established Butte as a city.

As early as 1885, the owner of the picnic grounds leased the property to entrepreneurs interested in developing a pleasure resort. That summer, a local newspaper announced that the "Columbia Gardens," was now open to the public for dancing to a string band and boating on a small manmade lake. Fred Ritchie and John Gordon, partners in one of Butte's most popular vaudeville theaters, the Comique, may have been responsible for these new developments. If not, the pair had assumed the lease on the grounds by the following summer. The resort expanded, adding several attractions and facilities over the next few years including a summer theater comprised of a mammoth tent with a stage and seating capacity of 3,000. Other developments included a hotel, museum building filled with wax figures, a steam powered carousel, swings for children, a "well-appointed bar" for adults, and a small zoo with a menagerie of animals, reptiles, and birds. Walkways and paths guided visitors from one attraction to the next and to shady alcoves deep in the trees.

Added attractions and increased visitation to the resort necessitated development of the area's first water supply system. While the grounds were blessed with natural springs, this water source depleted as the summer progressed and the Columbia Gardens lake likely all but dried up. To supplement the supply, the resort's promoters constructed a water tank about ¼ mile up the canyon where spring and creek waters could be captured at higher elevations. Water diversions were pumped into the tank for storage and use as needed. Releases from the tank flowed into a narrow 3" gravity flow pipe which, combined with the elevation drop, delivered water under 80 pounds of pressure to the resort. Among other uses, the supply supported a fire suppression system that include a single hydrant and 250' of hose.

The Columbia Gardens pleasure resort never enjoyed much commercial success, even after the arrival of streetcar service from Butte in the late 1880s. Costs to purchase a round trip streetcar fare, combined with hefty admission fees at the park, was far more than most Butte residents could afford. By the mid-1890s, the resort catered to an increasingly rougher clientele more interested in drinking beer and betting on races than enjoying a family outing.

In 1899, William A. Clark instigated the transformation of the Columbia Gardens from a seedy resort into a family-oriented amusement park. Local lore has it that the astute businessman, mining magnate, and self-made millionaire first became interested in the Gardens after taking a carriage ride through the dirty, dusty and smoke-filled streets of

# MONTANA HISTORIC PROPERTY RECORD

PAGE 5  
History of Property

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

Butte with J.R. Wharton, manager of the Butte Electric Street Railway Company. Distressed to see children playing in such dire conditions, Clark decided that they deserved a wholesome retreat away from the city. Wharton reportedly suggested Columbia Gardens as the ideal location for development of an amusement park. As president and majority stockholder in the street railway company, Clark backed Wharton in the company's purchase of the property and placed Wharton in charge of building and managing the new park.

Over \$100,000 was invested in new developments at Columbia Gardens over the next few years. Most of the old resort facilities were razed, except the zoo; and the park grew to include a large pavilion with a dance floor, roller coaster, merry-go-round, fun house, boardwalk, arcade, restaurants, and a baseball field. The man-made lake was also enlarged, and a fish hatchery established. One of the most notable improvements, however, consisted of a large complex of greenhouses where flowers and other plants could be raised over the dead months of winter and transplanted to outdoors gardens for bloom during the summer season. A new double-track electric streetcar line provided regular service between Butte and the Gardens. Making good on his promise to the families of Butte, Clark banned alcohol from the premise, did away with admission fees, and came to allow children to ride street cars to the Gardens for free every Thursday and on special occasions.

Initially at least, the existing water supply system at amusement park saw little improvement other than construction of another water storage tank and the addition of a second fire hydrant. A dramatic fire in in October 1907, which destroyed the pavilion, demonstrated the need for a larger capacity water supply and fire suppression system.

Clark looked to Elk Park north of Columbia Gardens for additional water. Rising to elevations in excess of 6,000', this 10-mile-long valley was known for its frigid winters, heavy snows and plentiful runoffs from snow melts in the spring. Tapping Elk Park's water resources for use at Columbia Gardens was an unusual, if not risky, engineering consideration, requiring the transportation of flows across the Continental Divide.

The Columbia Gardens' new water supply and distribution system likely became operational by time the park's rebuilt pavilion opened in 1908. The system collected waters from Nez Perce and Fourth of July Creeks, which drained the eastern flank of the mountains at the south end of Elk Park. Creek flows were diverted to a storage reservoir on the valley floor near the community of Woodville. A buried pipeline then conveyed releases a reported six miles from the reservoir down to a 35,000-gallon tank about a mile north of the Gardens. This pipeline crossed the Divide at Elk Park Pass where it apparently transitioned from an 8" wood stave pipe to a 6" iron pipe. While the 35,000-gallon tank supplied the Gardens' water distribution system of 4" iron pipes, provisions were made to capture the tank's overflows and divert this excess water to one of two additional tanks, having a combined capacity of 75,000 gallons. Located at the upper east end of the grounds, the two overflow tanks also fed the Gardens' water distribution lines. With a maximum storage capacity of 110,000 gallons, the new system significantly increased the Gardens' water supply, enabling expansion of the fire suppression system, ensuring ample water for park operations and visitor needs, and helping to maintain and grow the Gardens' lush green lawns and exquisite flower gardens. The park's water system also served several nearby homes.

Following William Clark's death, ownership of Columbia Gardens transitioned to the Anaconda Company in the late 1920s. A major rival of Clark's in the past, the Anaconda Company had long since consolidated control over most of Butte's mining industry. The Company honored Clark's tradition of sustaining the Columbia Gardens as a beautiful park offering all kinds of enjoyments to the people of Butte at a minimal cost. Eventually in the 1930s, the Company instigated some changes that included closing the zoo, draining the lake, razing the fun house, replacing the roller coaster and Ferris wheel and installing of new mechanical rides, such as bi-planes, and new playground equipment, including what became known as cowboy swings. Additionally, the company expanded the flower beds.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 6

History of Property

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

In 1942, Columbia Gardens' water supply and distribution system was overhauled again. While unverified, the project likely was part of a larger effort by the Anaconda Company to address fire safety at all its major facilities in Butte, including several active mines and their associated surface plants. The primary improvements to the Gardens' water system involved consolidation of the storage system to a single, but much larger, tank. The distribution system additionally was upgraded from 4" to 6" pipe and several more fire hydrants were established throughout the grounds. Elk Park remained the primary area of supply although additional water bodies in the area were also tapped.

The new Columbia Gardens water tank was of banded wood stave construction. The tank, or "tower" as it became known, measured 18' tall by 40' in diameter, and held 130,000 gallons at capacity--20,000 gallons more than the park's three former water storage tanks combined. The new tank stood on a hilltop at upper east end of the park. Formerly the site of fire lookout, this hilltop location was sufficiently high in elevation for deliveries of high-pressure flows without the need to place the tank on a tall support structure. It also established the water tower as a visual feature of the park.

The Anaconda Company employed four of its carpenters to erect the Columbia Gardens Water Tower. It was a significant undertaking due to the tank's enormous size. The Company's carpentry crew, however, successfully assembled the 130,000-gallon tank so that it held water and performed without leakage.

Columbia Gardens flourished and remained an extremely popular place for Butte residents and visitors to spend carefree summer days and nights for another three decades. By the early 1970s, however, the Anaconda Company was in serious financial trouble primarily due to the loss of its copper properties in Chile. Among other cost saving measures, the Company decided to shut down the Gardens which it had subsidized at considerable expense over the years. Of greater impact on the fate of the Gardens was the company's renewed interest in its Butte mining operations, including plans to expand open pit operations toward the East Ridge and the site of the park.

## **Closure Columbia Gardens and Relocation of the Water Tower to Belmont Park**

On September 3, 1973, as many as 8,000 Butte residents crowded Columbia Gardens for its final day before permanent closure. Almost immediately, local officials and community leaders begin negotiating with the Anaconda Company to relocate the amusement rides, playground equipment and other structures to a possible new park in Butte. Plans stalled later that fall following a fire that destroyed the arcade where the merry-go-around horses and bi-planes were stored. Eventually in 1976, a local task force formed in hopes of recreating the Gardens at the Beef Trail area southwest of town. Some of the remaining equipment and structures, including a large wooden arch that had graced the entry to the pavilion were moved to Beef Trail, but little else was accomplished. Eventually, most of the former Columbia Gardens structures at Beef Trail went to other locations in Butte leaving only the arch.

The pavilion, roller coaster, water tower and some of the other structures left behind at Columbia Gardens survived for a while longer. As the new Continental pit ate deeper into the East Ridge, however, the grounds were cleared of all structures--except the water tower. In the ensuing years, this sole on-site remnant of the Gardens' illustrious past saw little, if any, upkeep and became increasingly surrounded by piles of overburden and mine waste taken from the pit.

Although abandoned, neglected, and hidden away, the water tower had not been forgotten. One of the carpenters who worked on the tower's construction in the early 1940s, Wes Byrnes, maintained a strong sentimental attachment to the structure and passed on his appreciation of its fine craftsmanship to family and friends. In 1996, Wes' son and daughter-in-law, Gene and Patsy Byrnes began spearheading a campaign to raise funds to relocate the water tower to Butte. Montana Resources, which had since acquired the Continental pit and other former Anaconda Company properties in Butte, agreed to donate the structure with the condition that it would be preserved for the people of Butte. The Byrnes' efforts to save the water tower quickly became a community project, supported by local officials and regular citizens alike.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 7  
History of Property

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

The day of the big move finally arrived in 1998. Initial plans were to disassemble the tower and move it in pieces. These plans gave way after a local house mover, Joe Pesanti, said he could guide the tower intact through the streets to its new location near the hoist house at the old Belmont Mineyard.

The Belmont was an ideal home for the water tower. The hoist house had recently been renovated for reuse as Butte's new senior center and the grounds to the north, the new site of the tower, were otherwise vacant and recently reclaimed. One of the main thoroughfares in and out of Butte's historic uptown, Shields Avenue/I-90 bypass, bound the grounds on the north and an important tourist attraction was just down the street--the viewing stand for the enormous Berkeley open pit mine, now abandoned.

Work to preserve the water tower has progressed slowly over the years. Initial funds raised by the Byrnes family covered the move and construction of a solid concrete foundation for the structure at its new home, now known as Belmont Park, before running out. A few years later, a cadre of local volunteers completed the dirty job of removing tons of silt that had collected in the tank. Additional monies were deemed necessary to further stabilize the structure. The first major work came nearly a full decade later when the Byrnes family joined with local government entities in a project to reroof the tank and stabilize its bands. A few years later, in 2014 the family transferred ownership of the structure to Butte-Silver Bow.

At present, Butte-Silver Bow is aggressively pursuing grants and other funding opportunities to stabilize the water tower and improve the grounds at Belmont Park. The East Butte Renovation and Revitalization Agency, a tax increment district in which Belmont Park is located, recently agreed to fund hiring a contractor to clean the interior of the tank, seal all openings, tighten the bands, and installed a new access door. Additional work proposed for the near future includes constructing additional walkways, including one around the tower, adding more benches, and installing signage interpreting the tower's contribution to operations at the Gardens, its journey to Belmont Park, and its significant engineering values.

## **Wood Stave Water Tanks in Montana**

Wood stave tanks are essentially giant wood barrels made of dimensional lumber staves. Staves consist of tongue-and-groove vertical boards that are slightly curved. When joined these curved boards create a round tank. Metal bands or rods wrapped around the exterior of the tank secure the staves in place. Leakage occurs between the stave when a tank is filled for the first time. Once saturated, the staves swell, the gaps close and the tank becomes impermeable. No sealant is necessary to contain its content.

Construction of wood stave tanks for major water storage projects remained somewhat limited until after the mid-1800s. At that time, development of steel rods and bands of greater tensile strength allowed for construction of tanks of increasingly greater capacity. In the United States, wood stave tanks saw widespread use in domestic water-supply systems and a variety of industrial and agricultural applications well into the twentieth century. Manufacturing companies contributed to their popularity by offering milled staves and steel rods/bands for purchase and assembly. Wood tanks were less expensive to erect than masonry or steel tanks but had a shorter life expectancy. They were preferred for water storage in colder climates because the natural insulating properties of wood helped prevent water from freezing. Wood stave tanks ranged in size, depending on a project's storage needs. In general, 100,000 gallons was considered the maximum amount of water a wooden water tank could safely store.

In common with most other regions of the American West, railroad companies were responsible for most of the wood stave tanks constructed in Montana during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Tanks were needed to store water required for powering steam locomotives. Depending on the grade of the line and other factors, a steam locomotive's water supply required replenishing every 20 to 100 miles. Railroad tanks typically consisted of elevated towers, placed

# MONTANA HISTORIC PROPERTY RECORD

PAGE 8

History of Property

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

on tall trestles so that the water could be funneled down into the boilers housed inside the locomotives. Tanks made of wood staves were the norm and typically ranged between 10,000 and 40,000 gallons in capacity. Between the late 1930s and 1960s, use of steam locomotives gave way to locomotives powered by diesel engines and the need for water storage tanks correspondently declined.

During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, some Montana communities likely relied on wood stave tanks for storage of their domestic water supply. Metal became the standard for municipal water storage tanks by the 1950s. Although more expensive, metal tanks could be erected in much larger capacities than wood and offered a much greater length of service.

The Anaconda Company's decision to erect a 130,000-gallon tank of wood stave construction at Columbia Gardens in the early 1940s seems unusual. While tanks made of metal or concrete could easily accommodate 130,000 gallons, this capacity pushed the limits for wood stave tanks. At the time, however, the company maintained its own workforce of carpenters which it employed on a variety construction projects including underground at its mines and at the surface plants that supported underground mining operations. The availability of this highly skilled carpentry crew combined with the comparative high costs of metal and concrete presumably influenced the company's ultimate decision to erect a wood stave tank at the Columbia Gardens.

The Anaconda Company purchased the staves and bands required for assembling the Columbia Gardens Water Tower from the Pacific Tank & Pipe Company. Originally founded as Pacific Tank in 1890, the company built its first factory on the San Francisco waterfront for the manufacture of "non-shrinking wooden tanks." Access to the redwood forests of northern California and southern Oregon contributed to the company's success. Exceedingly large with few knots and other imperfections, highly resistant to rot and comparatively light in weight, redwoods were the preferred source of timber for milling wood staves for tanks and pipelines. The company added the manufacture of wood stave pipelines to its business and eventually reorganized as the Pacific Tank & Pipe Company in 1909. Additional factories were opened in Los Angeles and Portland, establishing the company as the largest producer and distributor of wood stave tanks and pipes in the world.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 9

Information Sources/Bibliography

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

## INFORMATION SOURCES/BIBLIOGRAPHY

American Rails. "Water Tank." nd. Accessed online at [American-rails.com/water.html](http://American-rails.com/water.html).

### *Anaconda Standard*

1899 March 30. "To be Reopened Again: Columbia Gardens Purchased by the Street Railway."

1900 July 8. "Butte Gets its Outing at Columbia Gardens."

Anderson, Jan. "What Came Down Must Go Up: Saving the Old Railway Tower Above Elkhorn. *Boulder Monitor* 16 August 2017.

### *Butte Miner*

1886 June 11. "The Columbia Gardens."

1887 July 18. "Columbia Gardens."

1889 May 25. "The Columbia Gardens: A Resort Worthy of the Great Metropolis of Montana."

1893 June 9. "Columbia Gardens."

1895 April 29. "Will Open to the Public."

"Hampton, William E." *Notables of the West: Being the Portraits and Biographies of the Progressive Men of the West*. Vol. II, p. 203. New York, International News Service, 1915.

Johnson and Higgins Insurance Brokers. *Anaconda Copper Mining Co.: Columbia Gardens, Butte, Mont.* Maps. 1931. 1944.

Martin, Dale. Email correspondence with Mary McCormick. 16 July 2020. Mr. Martin is a Montana historian and expert on railroad developments in the state.

### *Montana Standard*

1973 September 4. "Butte Sheds Tears as Gardens Close."

1979 April 29. Andrea McCormick. "52 Loving Years Devoted to Old Park."

...1996 June 13. Lorie Hutson. "Butte People Want Gardens Water Tower Preserved."

1996 August 31. Lorie Hutson. "Family's Dream of Preserving Water Tower Becoming Reality."

1998 August 28. "Water Tower to be Moved."

2002 November 28. Roberta Forsell Stauffer. "Thanks for the Memories: Columbia Gardens Water Tower Project."

2003 September 1. Barbara LaBoe. "30 Years Later, Memories of the Butte Columbia Gardens Remain Vivid."

Pacific Tank & Pipe Company. *Pacific Wood Stave Pipe*. Catalogue 14. 1921.

Quinn, Frank, comp. *Memories of the Columbia Gardens*. Butte: Pioneer Printing, 1973.

"Redwood Water Tank." Niobrara County Library, Lusk, Wyoming. 18 March 2018. Accessed on line at <http://www.niobrarcountylibrary.org/history/indec.php?id=40>.

Sanborn Map Company. *Insurance Maps of Butte, Montana*. 1900. Informal revision, 1907. Informal revision, 1914. 1916. Informal revision, 1925. 1951. 1956. (Informal revisions are on file at Butte-Silver Bow Public Archives).

# MONTANA HISTORIC PROPERTY RECORD

PAGE 10

Statement of Significance

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

## 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: **Engineering** Period of Significance: **1942-1970**

## STATEMENT OF SIGNIFICANCE

This evaluation considers the eligibility of the Columbia Gardens Water Tower for individual listing in the National Register of Historic Places. Although its current location at Belmont Park is within the Butte-Anaconda National Historic Landmark District, the tower cannot contribute to the District. The structure post-dates the District's period of significance (1875-1934) both in terms of its year of construction (1942) and relocation to Belmont Park (1998).

National Register Criterion Consideration B provides a framework for evaluating moved properties, such as the Columbia Gardens Water Tower. This consideration limits the eligibility of moved properties to properties significant primarily for their architectural or engineering merits (Criterion C) or to properties that survive as the most important property associated with an event or a person of historic significance (Criteria A and B).

The Columbia Gardens Water Tower meets Criteria Consideration B requirements for integrity and significance for National Register listing under Criterion C. With a storage capacity of 130,000 gallons, the water tower has highly significant engineering values as one of the largest if not the largest wood stave water storage tank built in Montana during the historic era or since. Contemporary sources indicated the tower exceeded the recommended maximum capacity for wooden water tanks of the time by 30,000 gallons.

The Columbia Garden Water Tower also represents a rare surviving wood stave tank in Montana, bolstering its significant engineering values. During the steam locomotive era of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, numerous wood stave tanks were erected along the hundreds of miles of main and secondary railroad lines that crisscrossed the state. Research for this project, however, identified only one other wood stave water tank from the historic era existing in Montana today, the Elkhorn Water Tower. This tank served a steam locomotive line extended from Boulder to the thriving silver camp of Elkhorn in the late 1880s.

The Columbia Gardens Water Tower does not meet Criteria Consideration B requirements for National Register listing under Criteria A. For its first 30 years or so, the tank played an essential role in operations at Columbia Gardens. It is not, however, the sole or best example of the Columbia Gardens illustrious past surviving in the Butte area today. The city's Clark Park is now home to two picturesque picnic shelters original to the Gardens as well as some playground equipment, including the park's famous cowboy swings and the old pavilion arch remains in the Beef Trail area. These historic resources better recall Columbia Gardens' legacy as the most popular and well-appointed recreational park in all of twentieth century Montana.

In regard to Criterion B, the Columbia Gardens Water Tank is not associated with a person or persons that made a significant contribution to social, economic, or cultural lifeways in Butte during the historic era. The most prominent person associated with Columbia Gardens, William A. Clark died long before the tank's construction.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 11

Integrity

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**

---

**INTEGRITY** (location, design, setting, materials, workmanship, feeling, association)

The Columbia Gardens Water Tower retains integrity of design, materials and workmanship, aspects of integrity necessary for conveying is significant association as one of the largest if not the largest capacity wood stave tank ever built in Montana. Some modifications were made to the exterior of the tower following its relocation. However, the section of staves removed is small, amounting to less the 2' of the tower's total circumference of 40' and, although dislocated, the band survives, including all its individual segments of rod and the coupling shoes. The tower's original wood water gauge and metal roof pinnacle also remain.

Additionally, the water tower's current location at Belmont Park is comparable to the general setting and environment of its original location at Columbia Gardens. An open grassy lawn characterizes the tower's immediate setting at both locations. As in the past the tower is not hemmed by other buildings or structures. In common with the Gardens, Belmont Park offers visitors sweeping vistas of Butte. There is also a tourist attraction nearby, the Berkley Pit viewing stand. Finally, a section of the pit's reclaimed berm between Belmont Park and the viewing standing has been planted with floral beds similar to ones that once graced the grounds at Columbia Gardens.

MONTANA HISTORIC PROPERTY RECORD

PAGE 12  
Photographs

Property Name: Columbia Gardens Water Tower

Site Number: 24SB



Ca. 1960s photograph of Columbia Gardens prior to closer showing today's wood stave water tower (outlined in red) on the hillside above the park proper. The pavilion and arcade are left of center. View to the east.

# MONTANA HISTORIC PROPERTY RECORD

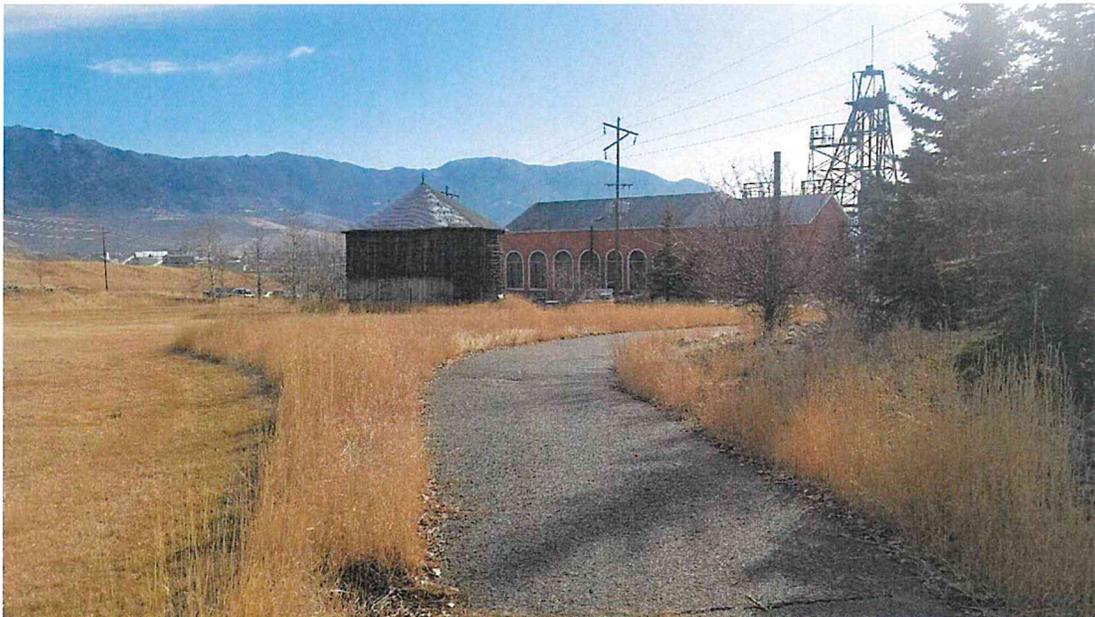
PAGE 13  
Photographs

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



**Context view from Shields Avenue looking west showing the Belmont Headframe at far left, Belmont Senior Center (former hoist house) right of center and the water tank at right.**



**Context view from the northwest side of Belmont Park showing walking trail in foreground, water tower at center and the Belmont Senior Center (former hoist house) and headframe at right. The East Ridge, former location of the Columbia Gardens, is in the background. View to east-southeast.**

**MONTANA HISTORIC PROPERTY RECORD**

PAGE 14  
Photographs

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



**Context view showing water tower at left and Belmont Senior Center at right. View to northeast.**



**Northern side of the water tower. Note narrow door with steps near center. View to south-southwest.**

**MONTANA HISTORIC PROPERTY RECORD**

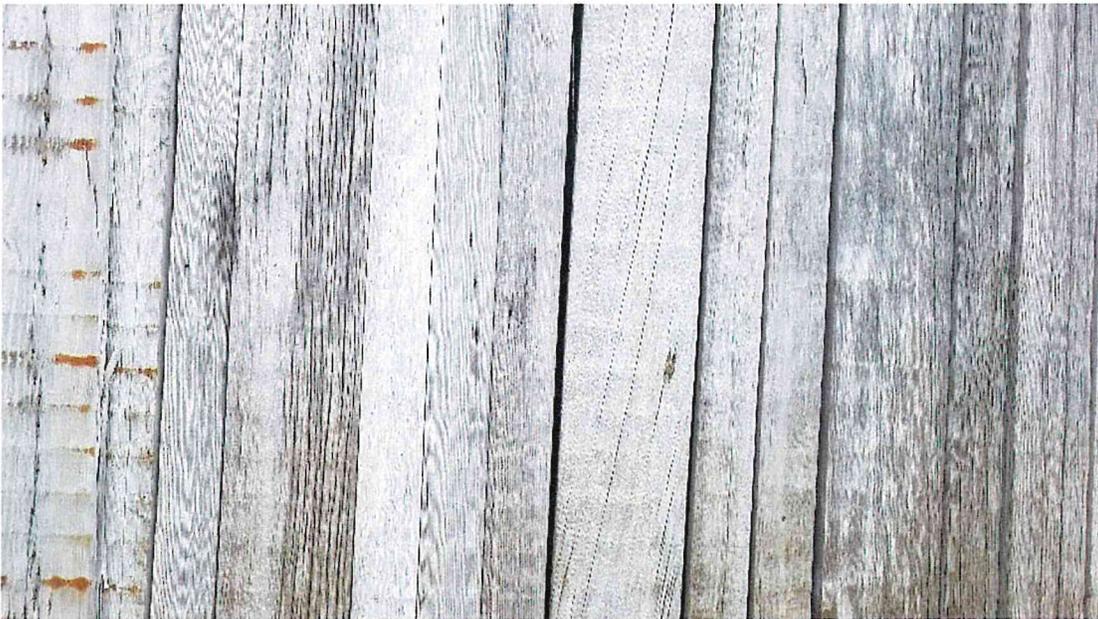
PAGE 15  
Photographs

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



**Southern side of water tower. Note the water gauge to the left. View to north.**



**Detail of wood staves.**

**MONTANA HISTORIC PROPERTY RECORD**

PAGE 16  
Photographs

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



**Detail showing tied rod ends and threaded bolt and coupling shoe ties. Note Pacific Tank & Pipe Company's acronym "PT&PCO" embossed on the shoe.**



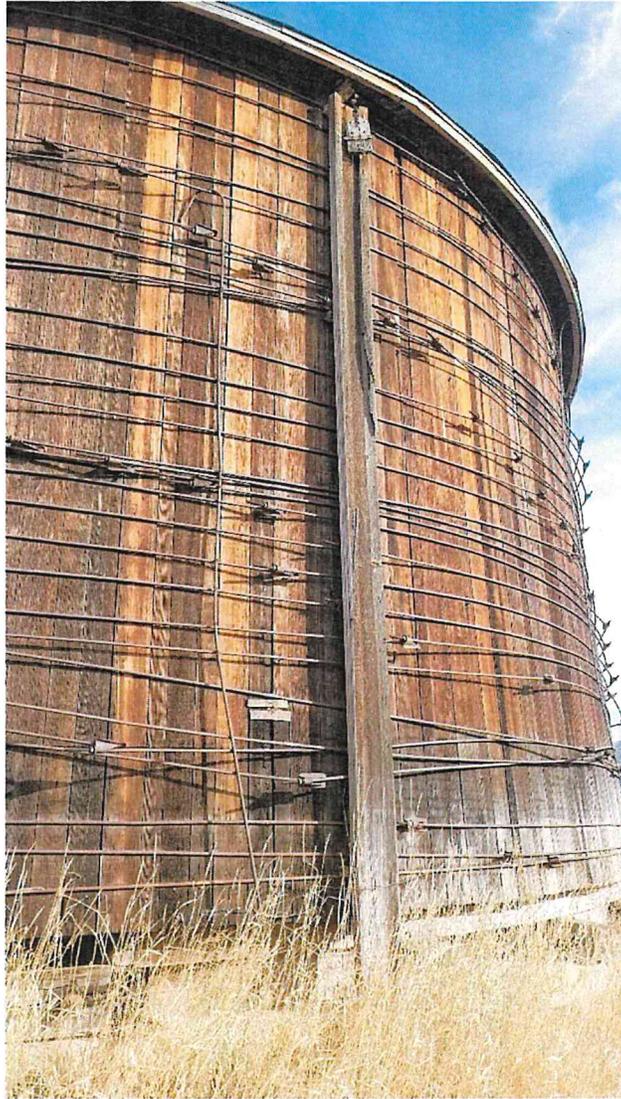
**Detail of foundation showing concrete pad and square timbers.**

MONTANA HISTORIC PROPERTY RECORD

PAGE 17  
Photographs

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



Detail of water gauge.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 18

Site Map

Property Name: **Columbia Gardens Water Tower**

Site Number: **24SB**



Locational Map

MONTANA HISTORIC PROPERTY RECORD

PAGE 19  
Site Map

Property Name: Columbia Gardens Water Tower

Site Number: 24SB



Site Map

MONTANA HISTORIC PROPERTY RECORD

PAGE 20  
Topographic Map

Property Name: Columbia Gardens Water Tower

Site Number: 24SB

