Historic Preservation Commission

The City-County of Butte-Silver Bow

5:30 p.m. Tuesday
September 1, 2020
Council Chambers
3rd 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, 3rd 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:
August 4, 2020

## PUBLIC COMMENT – ITEMS ON THE AGENDA

## NEW/OLD BUSINESS

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

B. Design Review COA: 63 W. Broadway, Kenwood Building

C. Design Review COA: 137 E. Park

D. Design Review COA: 301 N. Montana, Mountain View

E. Design Review COA: Columbia Gardens Water Tower

F. Demolition Review COA: 117 E. Aluminum

G. Demolition Review COA: 121 E. Aluminum

H. Determination of Eligibility: 1809 Gaylord

## 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 additional grant funds from the Urban Revitalization Agency (URA) to assist with rehabilitation of the O'Rourke Apartment Building, 101 West Quartz Street. Exterior work elements to be reviewed by the Historic Preservation Commission include:

Rehabilitation of wrought iron canopy at the Quartz St. entry:

- Replace existing wrought iron plate at the back of the canopy due to extreme deterioration from rust. A metal worker will remove the existing plate, which is welded to the canopy frame, and replace it with a plate made of ¾" mild steel. The replacement plate will be the same length and width as the existing plate. If feasible, the metal worker will weld the mild steel plate to the canopy. If welding isn't feasible, the plate will be fastened to the canopy with a revit gun. The revits will be made on top the plate so that the heads will not be visible from the entry or the street.

- Remove paint and rust from the remaining canopy elements (awing, brackets, suspension chains and lions head anchor) by hand with sandpaper and/or a wire brush;
- Paint all elements with an oil-based rust inhibiting primer followed by an oil-based rust inhibiting paint, black in color with a glossy sheen;
- Reglaze the canopy panes. Tempered clear glass will be used.

Rehabilitation of the metal (wrought/cast iron and/or mild steel) balconies and fire escape ladder on the Alaska St. façade:

- Replace missing railing at the lower balcony with new railing replicating the existing railings in material (iron or steel) size, composition and ornamental detail. A metal worker will fabricate and install the new railing.
- Remove paint and rust from existing metal elements by hand with sandpaper and/or a wire brush;
- Paint all metal elements with an oil-based rust inhibiting primer followed by an oil-based rust inhibiting paint, black in color with a glossy sheen.

Rehabilitation of metal pipe railings at basement wells on Quartz St. and Alaska St. facades:

- Remove paint and rust from existing metal elements by hand with sandpaper and/or a wire brush;
- Paint existing metal elements with an oil-based rust inhibiting primer followed by an oil-based rust inhibiting paint, black in color with a glossy sheen.

Rehabilitation of other elements at the Quartz St. and Alaska St. entries:

- Clean the existing pressed-metal lintel band at the Quartz St. entry with a solution of mild dishwashing soap and water; if needed, remove paint and rust from the band (after dried) by hand with sandpaper and/or steel wool and paint the band with an oil-based rust inhibiting primer followed by an oil-based rust inhibiting paint, black in color with a glossy sheen;
- Refinish existing wood paneling, door frames and other wood elements at the Quartz St. and Alaska St. entries by removing existing stain by hand with sand paper, repairing holes and cracks with a wood filler, applying a single coat of stain similar in color to the existing stain and applying three coats of polyurethane, sanding between each coat.
- Reglaze the existing full-light wood doors at the Quartz St. and Alaska St. entries with tempered clear glass.
- Replace existing but deteriorate piece of Carrara marble baseboard at the Alaska St. entry with a new piece of Carrara marble of the same size (length, height and thickness);
- Lightly sand the existing plaster ceiling at the Quartz St. entry and apply a new skim coat of plaster.

Replacement of basement door on Quartz St. facade:

- Replace existing half-light paneled wood door with a new paneled-wood door without a 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.
- ☐ 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

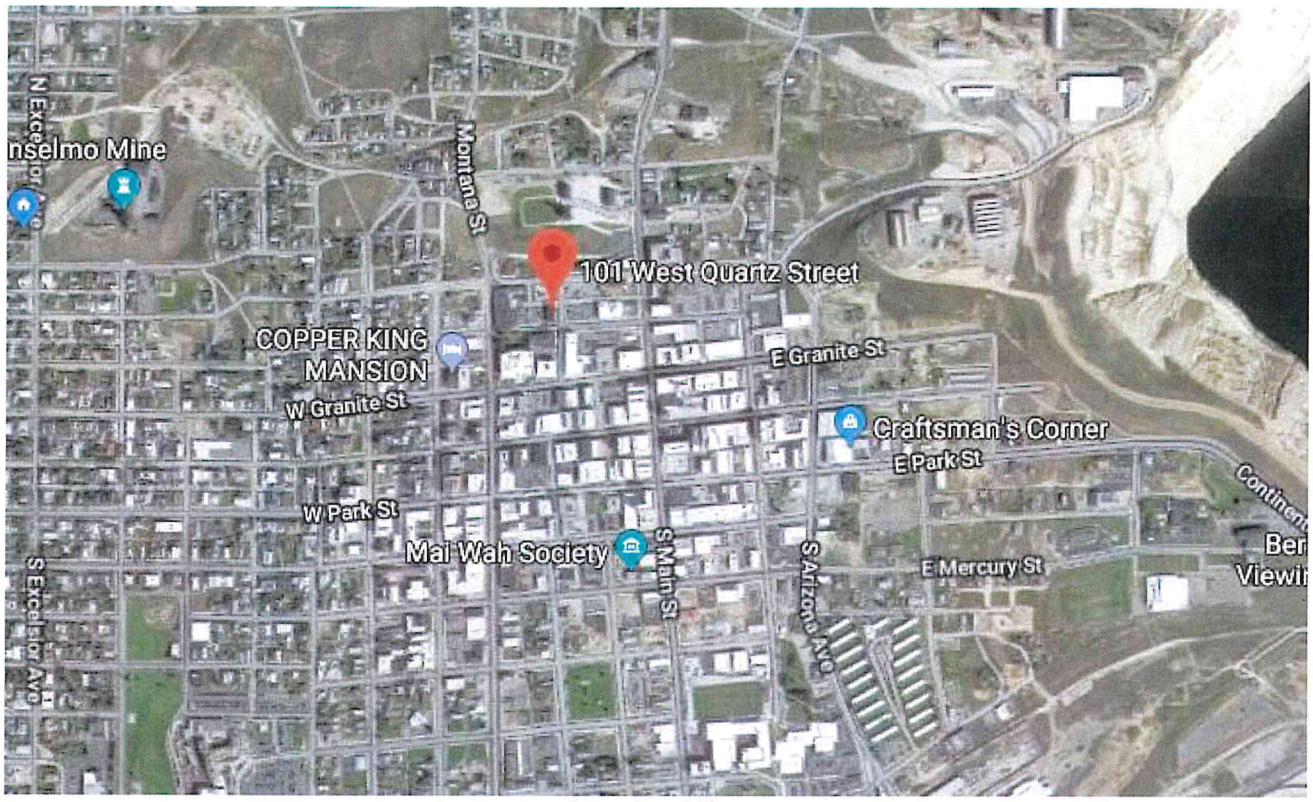
### STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of this COA application.

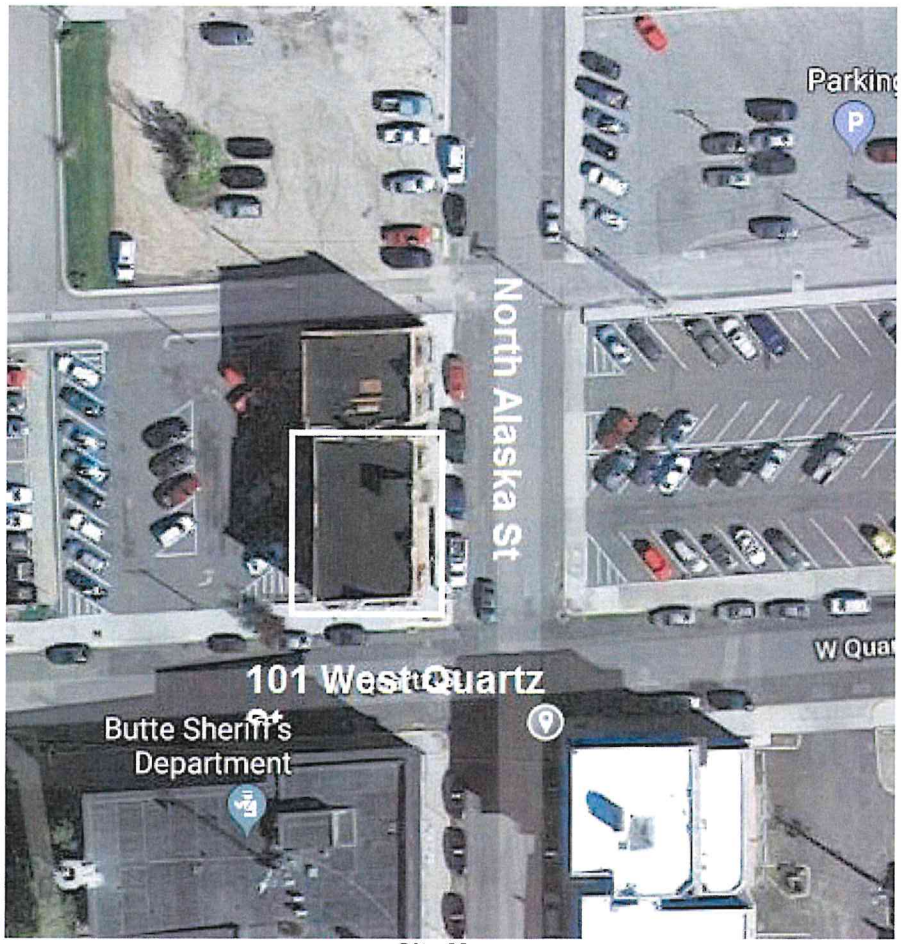
**Signature of HPO** **Date**

Mary McC 8-20-2020

**Signature of Applicant/Owner** **Date**




**Locational Map**




**Site Map.**

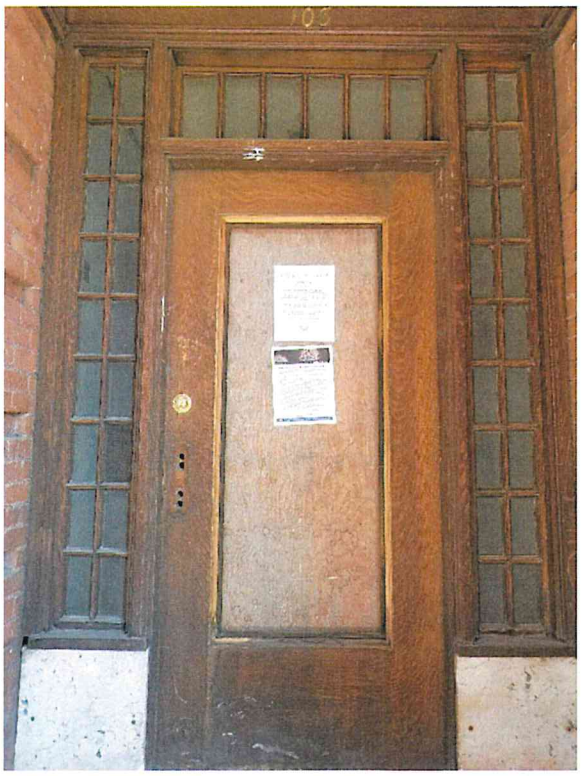
Quartz St. façade

Alaska St. façade, 1959

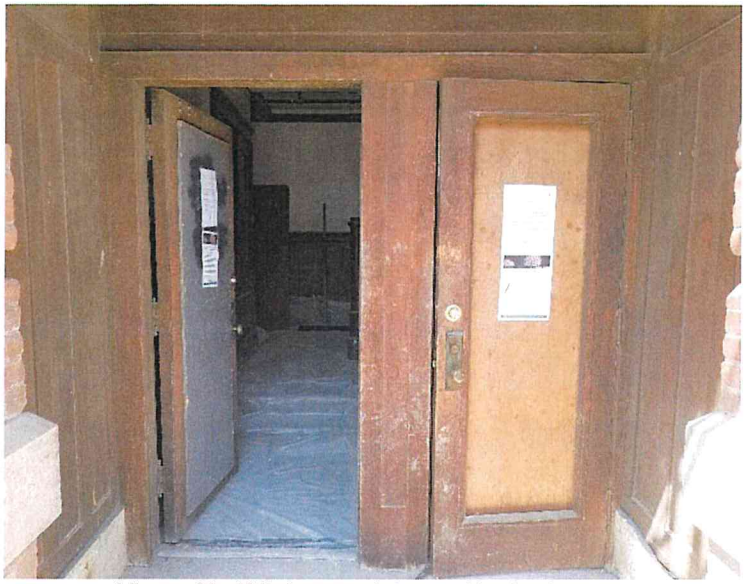
Alaska St. façade

View of wrought iron canopy and metal lintel band at Quartz St. entry.

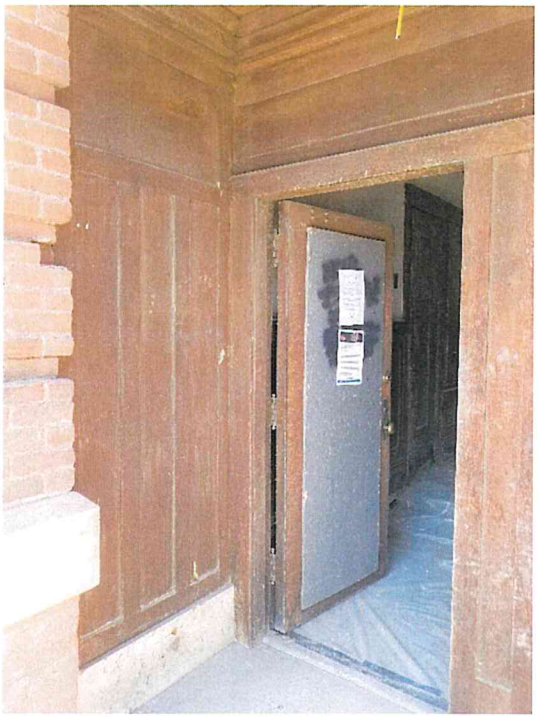
View of pressed-metal lintel band and
plastered ceiling with wood trim at Quart St. entry



View of half light wood door and
wood-sash windows at Quartz St. entry



View of half-light wood doors Alaska St. entry



View of paneled wood wall
at Alaska St. entry

View of paneled wood ceiling at Alaska St. entry

View of deteriorated piece of Carrara marble
baseboard at Alaska St. entry.

**Balconies and fire escape ladder on Alaska St. facade**

View of metal pipe railings at basement wells on Quartz St. façade.

View of existing half-light paneled wood door at basement entry on Quartz St. facade

View of metal pipe railing at basement well on Alaska St. facade.

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

☒ **Demolition Review COA**
☐ **Design Review COA**

**OWNER INFORMATION**
**Name**: Kenwood Building LLC
**Address:** PO Box 11750
**City:** Butte **State** MT
**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:** 63 West Broadway Street
**Addition/Block/Lot:** Original Townsite/ Block 23/ Lot 26
**Other Legal Description:**

**HISTORIC STATUS**
**National Register Listed** ☐ **Individually**
☒ **Contributing to** the 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 a grant from the Urban Revitalization Agency to assist with rehabilitation work at the historic Kenwood Building, 63 West Broadway Street. A four-story brick masonry building, the Kenwood was constructed in 1901 and primarily saw use as boarding a house. Exterior components of the rehabilitation work requiring review by the Historic Preservation Commission are as follows:

- Repair of deteriorated masonry on the rear (north) façade. Work will involve replacement of deteriorated brick in the window sills and arched headers with soft brick similar in size and color to the existing brick and repointing deteriorated mortar joints on the main wall. Deteriorated mortar will be removed to an appropriate depth and the joints repointed with new mortar similar in composition, texture and color to the existing mortar.

- Re-parge the exposed upper walls of the two canted window wells on the west façade. These window wells are between remnants of the east wall of the former Butte Miners Building, constructed around 1900 and demolished in 1965.

The applicants additionally propose to spray the building's exterior walls and windows with low pressure water and repainted the windows sashes.

## SUBMITTAL REQUIREMENTS CHECKLIST

**Demolition Review COA**

- ☐ Historic Property Inventory form *(not available).*
- ☐ 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 Design Review COA.

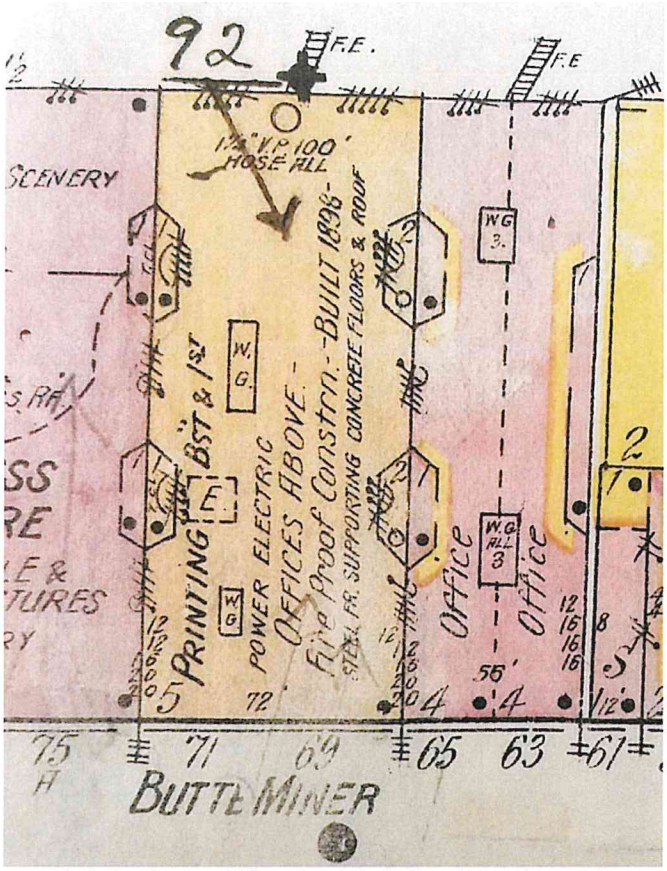
**Signature of HPO** **Date**

Mary McCo 8-20-2020

**Signature of Applicant/Owner** **Date**

**Locational Map**

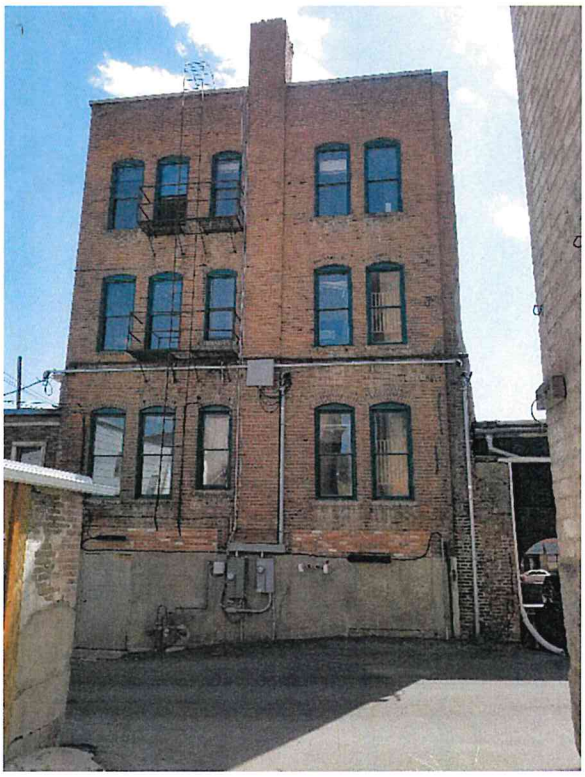
**Site Map**



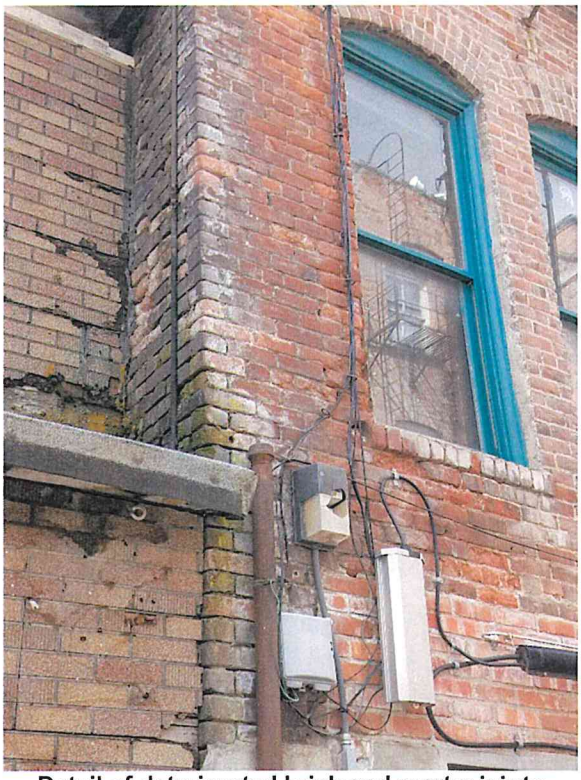

**1916 Sanborn of Kenwood Building (63-65) at right and Butte Miner Buiding (66-71) at left. Note the two canted window wells between the buildings.**

**1959 Photo showing the Kenwood Building at far right and the adjoinig Butte Miner Building (no longer standing) to left. Th. On file, Silver Bow County Tax Assessment Cards, Butte-Silver Bow Public Archives.**

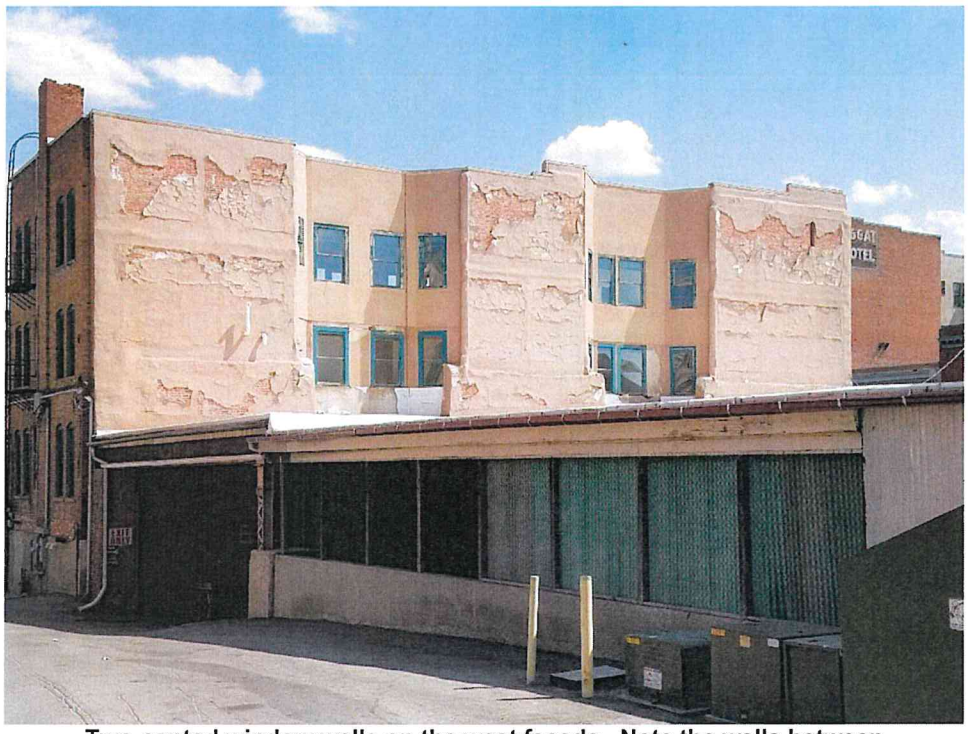
Front (south) façade.



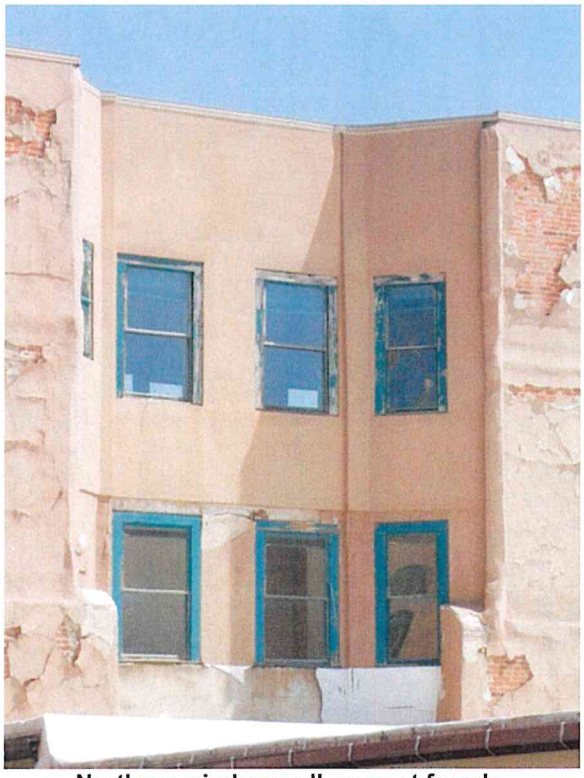
North (rear) façade.



Detail of deteriorated brick and mortar joints on north façade.



Two-canted window wells on the west façade. Note the walls between of the Kenwood's window wells are remnants of the Butte Miner Building, no longer standing.



Northern window well on west façade.

# MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #

Legal Description: Butte Townsite: 23/26

Address: 65 W. Broadway

Ownership: Name: American Fed'l Savings & Loan Assoc.

☒ private ☐ public address: 3401 Harrison

Roll # CBD3 Frame # 19

Historic Name: Kenwood

Common Name:

Date of Construction: by 1902 ☒ estimated ☐ documented

Architect: H. M. Patterson (see biography file)

Builder:

Original Owner: Mrs. Marie Huffman

Original Use: rooms, store

Present Use: " " (vacant)

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

Title Search: Tax Records:

Bldg. Permit: Census Records:

Sewer/Water: Sanborn Maps: 1900, 1916

Directories: 1901-1910 Newspapers:

Location map or building plan with arrow north.

**BIBLIOGRAPHY:**

A3401: $20,000, March 1901
A4832: remodel, 1919, C. J. Thornton Daybook

**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 4-story rectangular masonry building has a central recessed entry with 3 wooden doors & an elaborate wooden cornice above. The entry is flanked by fixed flat plate glass display windows with covered transoms. These first floor facade has been altered with the addition of a flagstone facing below the windows. "The brick is of a brownish color and the windows have stone sills and lintels. There is a projecting metal cornice with a brick parapet wall above it. Just beneath the cornice there is a plaque bearing the name 'Kenwood.' The double-hung windows of the 4th floor have a string course and are contained within rectangular brick mouldings that terminate above the 3d floor level in a slightly projecting intermediate cornice. Between the 2d & 3d floor windows there is an intricate pattern of brick work. On the west wall at the front, there is a remaining stub wall of the adjacent building that is now gone."[1] There is a metal and neon sign suspended over the entry that reads, "Kenwood-Rooms."

[1] John DeHaas, Historic Uptown Butte (Bozeman, 1977), p. 24.

**HISTORICAL INFORMATION:** Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

In 1904 Mrs. Marie Huffman owned this property. Mrs. Huffman was listed as the proprietor of the Kenwood as early as 1902.
--1902 Polk, 1904 Daybook

Footnote Sources:

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

The physical integrity of this commercial masonry building has remained substantially unchanged over the years since its construction during Butte's mining boom era, 1888-1916.

**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 Central Business & Landmark districts since it is architecturally representative of the multi-storied commercial masonry structures erected in Butte during the era of major copper mining, 1888-1916. This commercial architecture is typified by a flat roof, decorative brick work on the front facade, recessed entries flanked by large display windows, and double-hung windows above the street level. This urban architecture was designed to meet the high demand for office and retail space and living quarters within the CBD and mimics forms popular during this era in eastern industrial cities.

**FORM PREPARED BY:**

Name: B Shovers

Address: Butte Historical Society

**GEOGRAPHICAL INFORMATION:**

Acreage:

USGS Quad:

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

☐ **Demolition Review COA**
☒ **Design Review COA**

**OWNER INFORMATION**
**Name**: Sideways Properties LLC
**Address:** 209 S Montana **St**
**City:** Butte **State** MT
**Phone**: **E-Mail (optional):**

**APPLICANT INFORMATION (If different from owner)**
**Name:** Joe McGrath and Susan & Sam Stone
**Address:**
**City: State: Zip:**
**Phone**: **E-Mail (optional):**

**PROPERTY INFORMATION**
**Address:** 137 East Park Street
**Addition/Block/Lot:** Original Townsite/ Block 27/ S 91.1' of Lot 12
**Other Legal Description:**

**HISTORIC STATUS**
**National Register Listed** ☐ **Individually**
☐ **Contributing**
**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 a grant from the Urban Revitalization Agency to help fund preliminary façade improvements to the single-story brick masonry building at 137 East Park Street, the northwest corner of Park and Arizona. Constructed prior to 1884, the front portion of the building is one of the oldest structures surviving in the Uptown, while the back portion was added in the 1890s. Between the mid-1930s and early 1960s, the building was home to the Atlas Bar. Another bar, the Ranch House occupied the building after that. In the more recent past, the building has mostly stood vacant. It is a noncontributing element in the Landmark District, having lost integrity due to the numerous alterations made to the exterior over the years.

Work proposed by the applicants at this time will:
1) Remove fiberboard panels on the Park St. (south) facade, which will expose an original brick plaster at storefront's the west side and horizontal board siding on the false front and base. The exposed brick will

then be cleaned, and the horizontal board siding sanded and stained or painted. A narrow piece of metal trim will be installed along the bottom of the storefront to protect the wood.

2) Scrape and sand the loose material of the stucco veneer on the building's long east wall next to Arizona St. and prime and repaint the wall.

This work is considered a preliminary step in improving the visual appearance of the building and the Uptown. The applicants plan to remodel the storefront more extensively later.

## SUBMITTAL REQUIREMENTS CHECKLIST

**Demolition Review COA**

- ☐ Historic Property Inventory form *(not available).*
- ☐ 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.
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- ☒ Photographs of all four facades of building/structure proposed for rehabilitation.
- ☒ Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

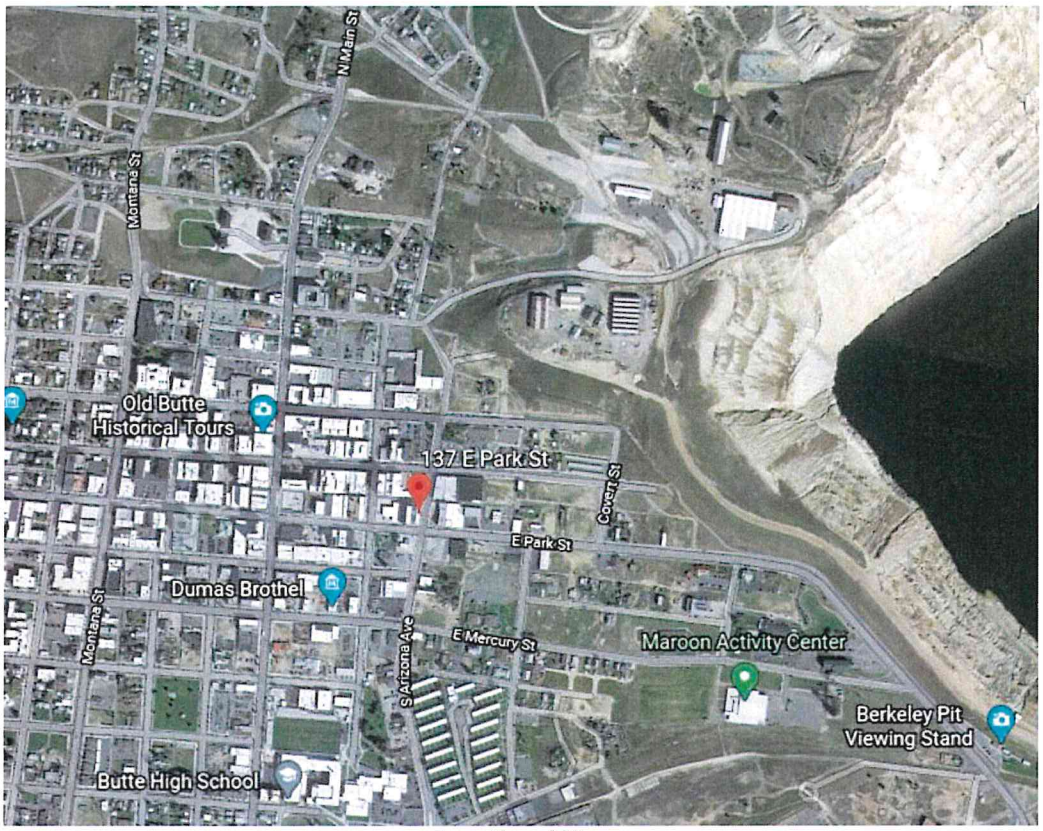
**STAFF RECOMMENDATION**

The Historic Preservation Officer recommends approval of this Design Review COA.

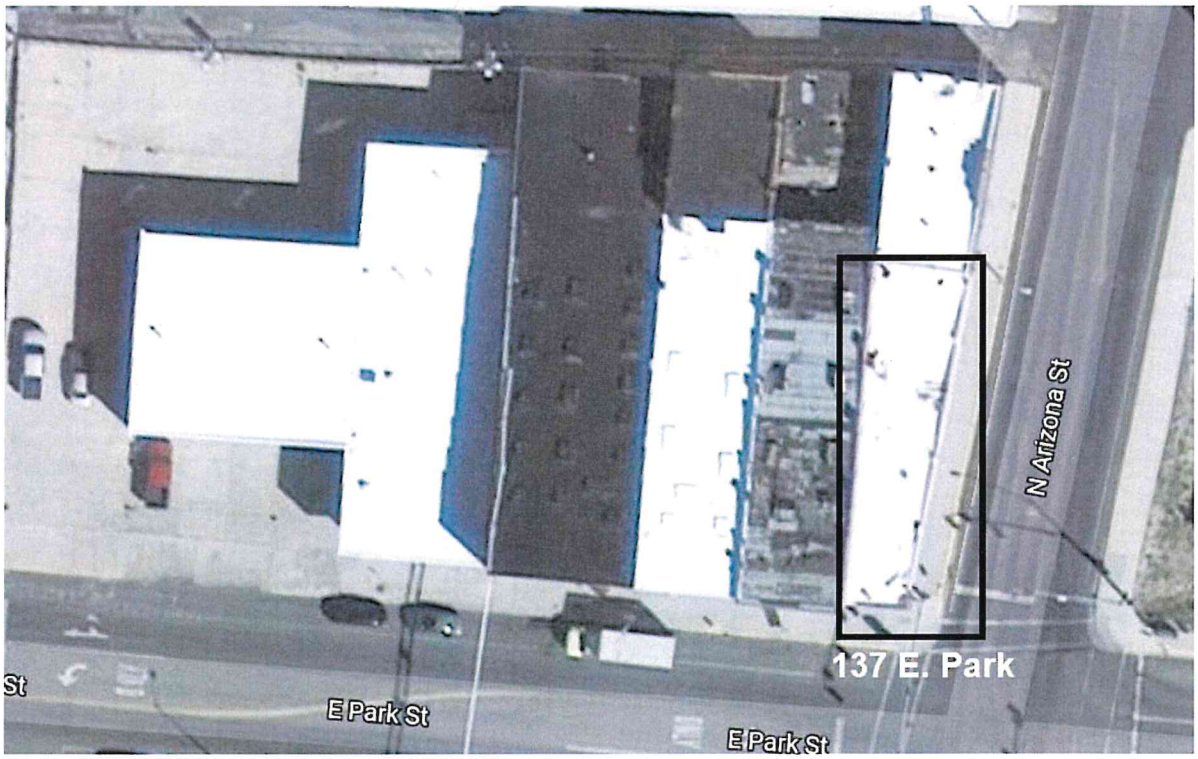
**Signature of HPO** **Date**

Mary McCormick 8-24-2020

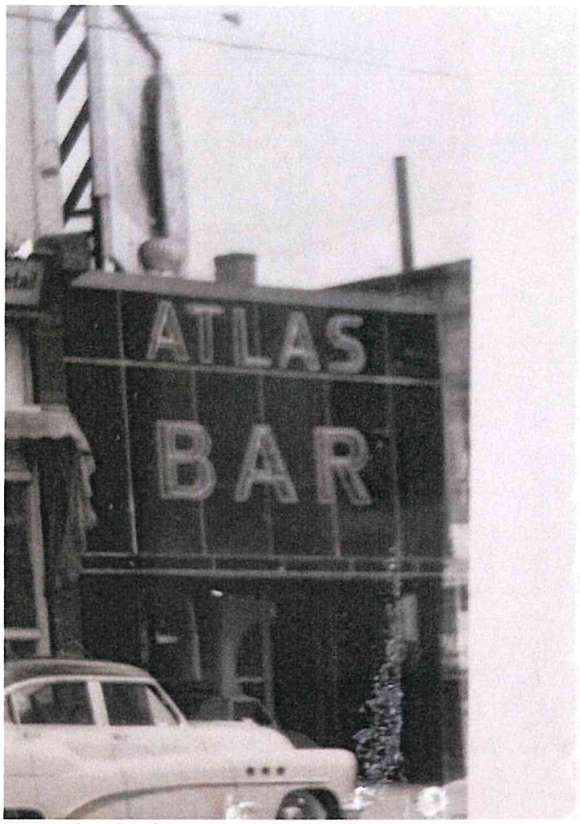
**Signature of Applicant/Owner** **Date**



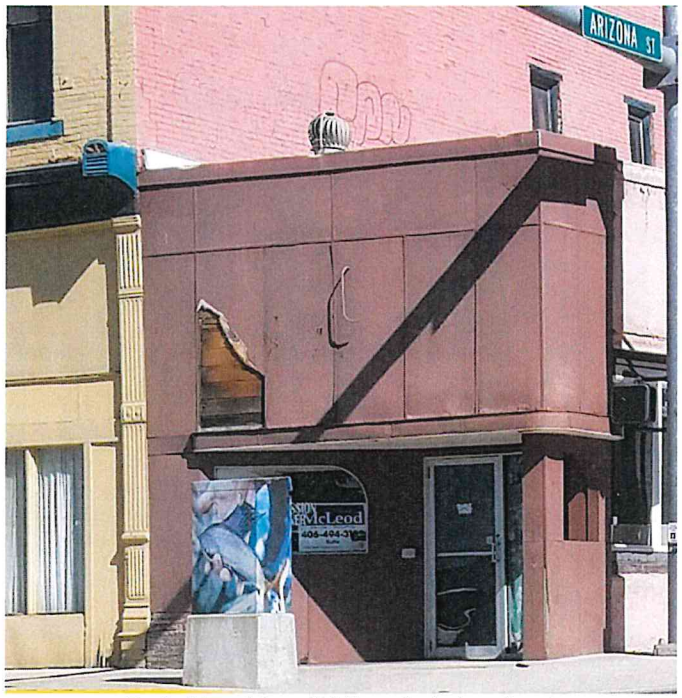

**Locational Map**



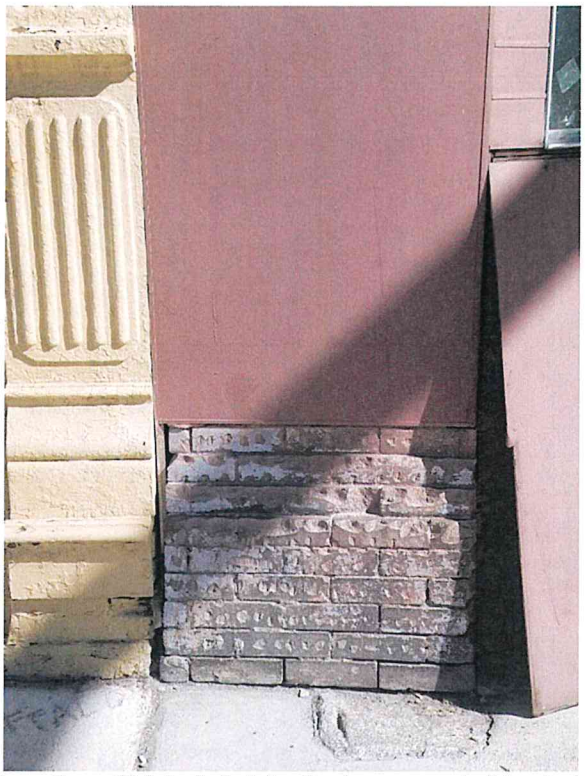

**Site Map**




**1959 Photograph. On file, Silver Bow County Tax Assessment Cards, Butte-Silver Bow Public Archives.**




**Park Street (south) façade / storefront**

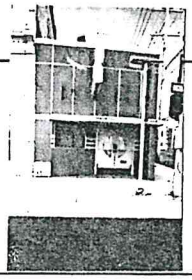


**Exposed section of historic brick pilaster on west side of storefront.**

**Exposed section of horizontal board siding on false front.**

# MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #



Legal Description: Butte Townsite 27/ S91.1'-19

Address: 137 E. Park St.

Ownership: Name: Anthony Canonica

XXX private ☐ public address: 209 E. Park St.

Roll # CBD5 Frame # 31

Location map or building plan with arrow north.

Historic Name:

Common Name: Ranch House

Date of Construction: pre-1884 XX estimated ☐ documented

Architect: N.A.

Builder: N.A.

~~Original~~ early Owner: Donat Dorais

Original Use: drugstore & dwelling

Present Use: vacant

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

Abstract of Title:

Plat Records: X

Tax Records: X

Building Permits: No. 261

Sewer/Water Permits:

City Directories: X

Sanborn Maps: 1884, 1888, 1891, 1900

Newspapers:

Other: Daybooks, 1903, 1905

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

This one-story basically rectangular commercial structure is of masonry construction. Original facades have been covered: stucco on the east and plywood and metal strips on the front. There is one visible stovepipe projecting from the flat roof. The foundation is not visible. The east facade on Arizona St. has one entrance and several small windows covered with iron bars. There is also a painted sign for the Capri Motel and in a window space a wooden sign for the Ranchouse. The east wall is slightly stepped. The front facade is vaguely Art Deco with a double door having semi-circular glass insets. There is one window in the entrance bay with wire-strengthened glass. A projecting glass sign is in front.

In 1893 a permit was issued to D. Dorais to repair the building and install a new plate glass window.

**HISTORICAL INFORMATION:** Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

This building, minus its rear addition, is shown on the 1884 Sanborn, the only building still standing from that date on this block of Park St. It was used as a drugstore and dwelling. In 1888 and 1891 it housed a grocery. By 1900 the addition in the rear had been constructed and that portion housed a saloon while the front of the building was used as a store. In 1916 it was a saloon.

In 1890 Donat Dorais, Alphonse M. Dussalt and Arthur May ran a grocery here and a store for "Gents' Furnishings". Eventually Dorais took over the business, by 1898 running it as a wholesale and retail grocery.[1] Dorais and his family lived at 309 E. Broadway. Dorais and his wife Josephine were French Canadian, his three children were born in Montana. They had an Irish servant.[2]

**Footnote Sources:**

[1] Polks, 1890, 1898

[2] 1900 Census

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

This building has sustained significant alterations to its original facade which severely compromise its historical integrity.

**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. Although it is one of the oldest buildings in the Central Business District the alterations to its exterior have robbed it of its ability to convey historic associations.

| FORM PREPARED BY: | GEOGRAPHICAL INFORMATION: |
|---|---|
| Name: Mary Murphy | Acreage: |
| Address: Butte Historical Society | USGS Quad: |
| Date: 1985 | UTM's: |

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

☐ **Demolition Review COA**
☒ **Design Review COA**

**OWNER INFORMATION**
**Name**: Mountain View Music LLC
**Address**: 301 North Montana Street
**City:** Butte **State** MT
**Phone**: **E-Mail (optional):**

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

**PROPERTY INFORMATION**
**Address:** 301 North Montana Street
**Addition/Block/Lot:** Original Townsite/ Block 9/ E 30" Lot 8, Lots 9 & 10, and S 66 2/3' Lots 11 & 12
**Other Legal Description:**

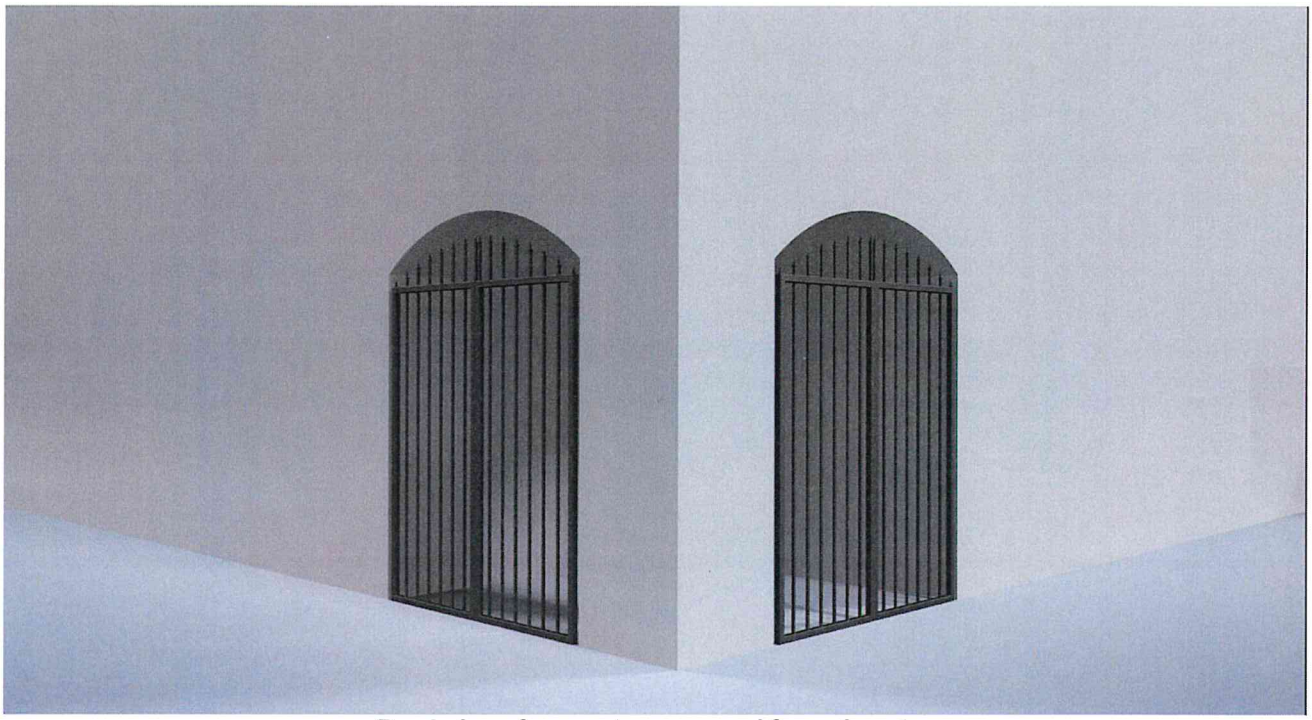
**HISTORIC STATUS**
**National Register Listed** ☐ **Individually**
☒ **Contributing to** Butte-Anaconda National Historic Landmark District
**National Register Eligible** ☐ **Individually**
☐ **Contributing to**
**Local Register Listed** ☐

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

The applicant is seeking a grant from the Urban Revitalization Agency to assist with an exterior façade project at the historic Mountain View Church at 301 N. Montana. The project involves fabrication and installation of metal gates at the pair of arched openings at the church's historic main entry, situated at the corner of Montana and Quartz, the first-story side entry on the N. Montana facade, and former window turned basement-level side entry on the W. Quartz facade.

All of three entries currently are without gates. There is physical evidence, however, that gates once existed in the arched openings at the main entry and at the first-story side entry on N. Montana. This evidence consists of remnants of bolts in the entries' granite block sidewalls; these bolts secured gate hinges.

The applicant has retained a metal worker/welder to complete the project. Materials proposed for use includes ¾" hammered square metal rods, 2x2" square metal tubing, and metal barrel hinges and spring latch systems. The gates will be black.



**Rendering of new gates proposed for main entry.**

## SUBMITTAL REQUIREMENTS CHECKLIST

**Demolition Review COA**

- ☐ Historic Property Inventory form *(not available).*
- ☐ Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
- ☐ Photographs of all four facades of building/structure proposed for partial or complete demolition.
- ☐ Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
- ☐ Structural evaluation report prepared by a certified engineer or architect.
- ☐ Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
- ☐ Assessment of property's fair market value prepared by a realtor.
- ☐ Proof of advertisement for the sale or lease of the property for a period of 90 days.
- ☐ Relocation plan.
- ☒ Design Review COA for any new buildings or structures proposed for construction.

**Design Review COA**

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

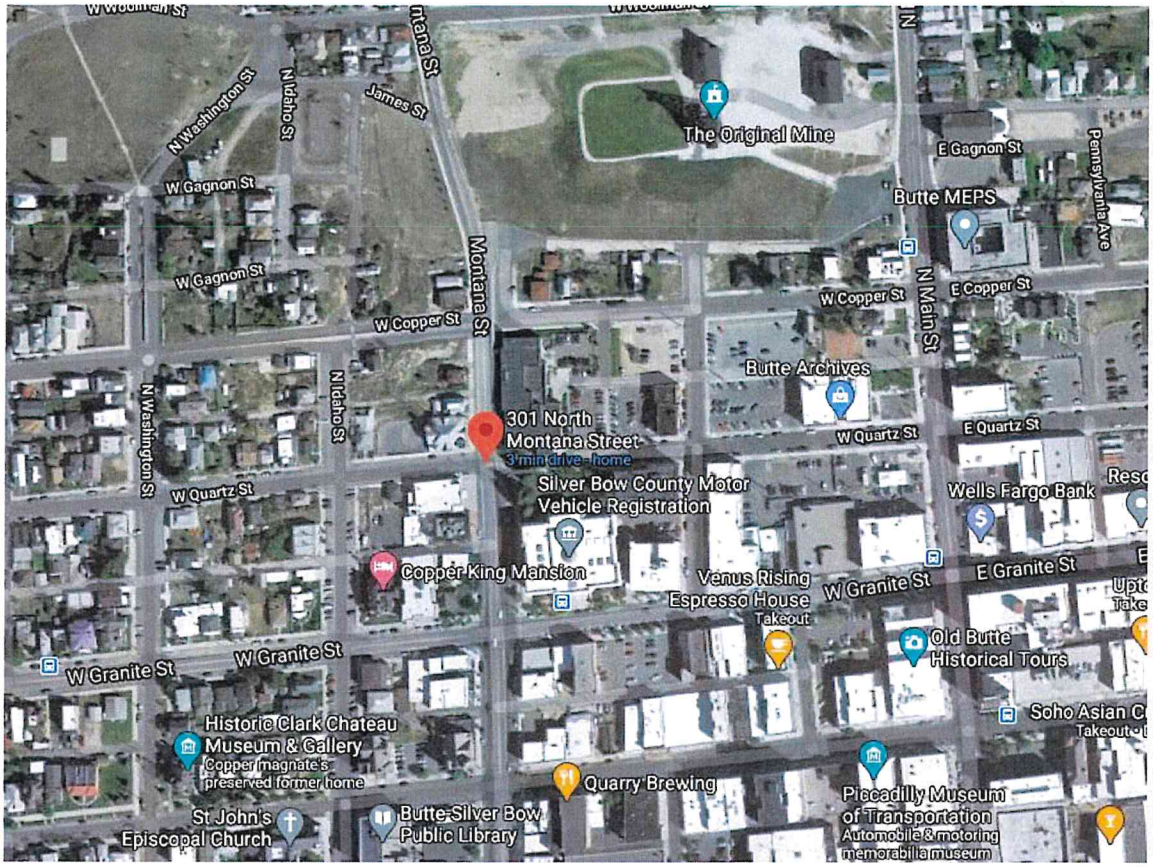
**STAFF RECOMMENDATION**

The Historic Preservation Officer recommends approval of this project.

**Signature of HPO** **Date**

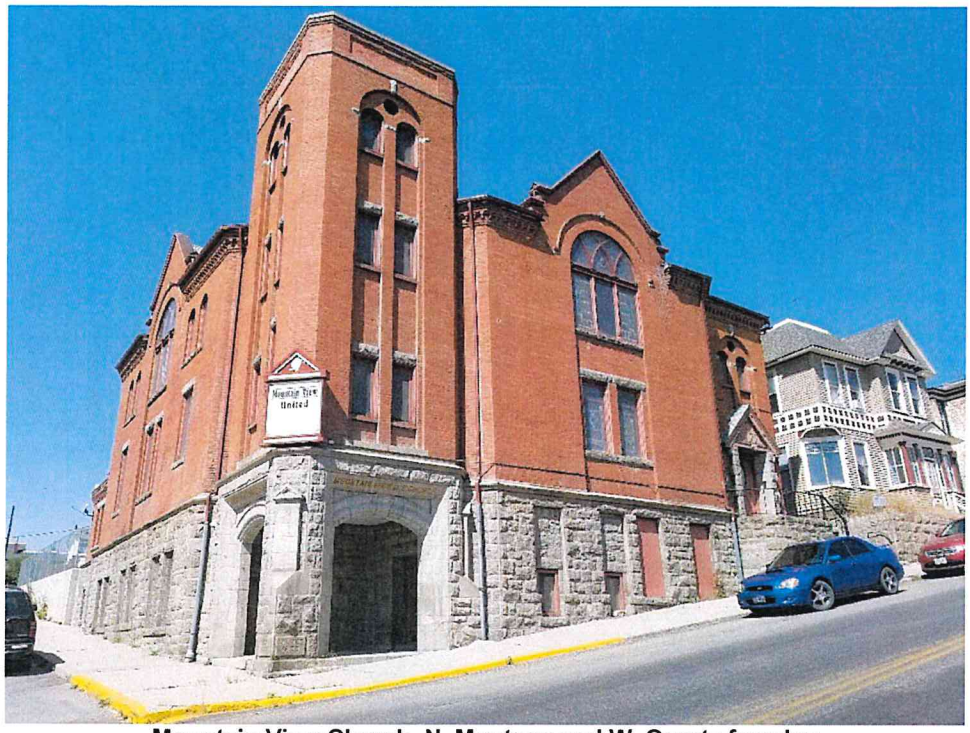
Mary McC 8-25-2020

**Signature of Applicant/Owner** **Date**




**Locational Map**

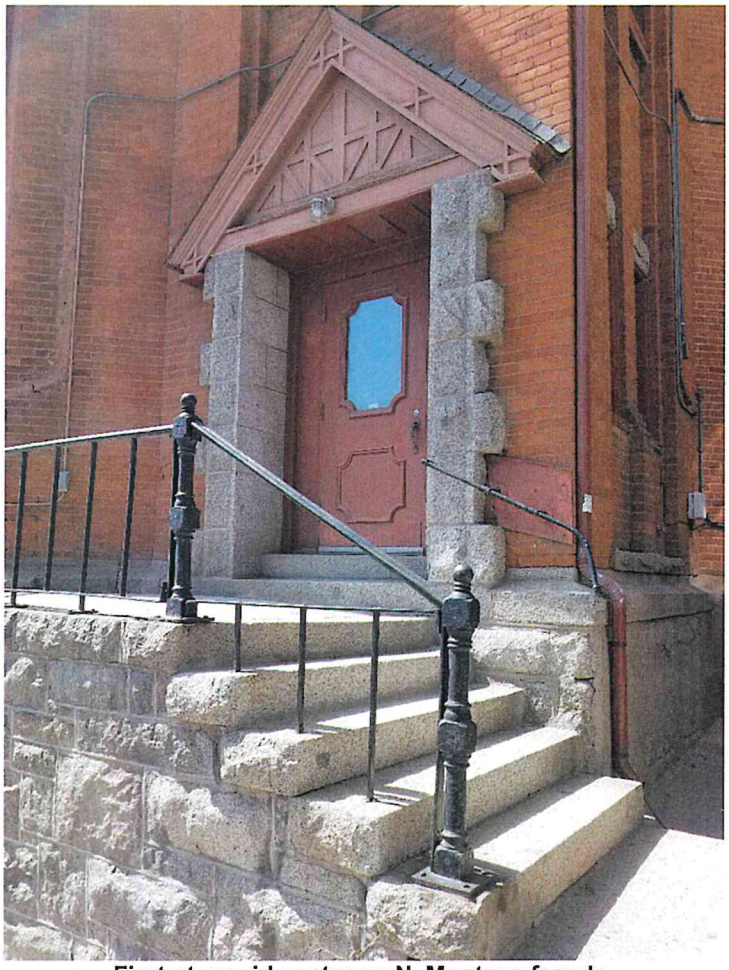
**Site Map**



**Mountain View Church, N. Montana and W. Quartz facades**

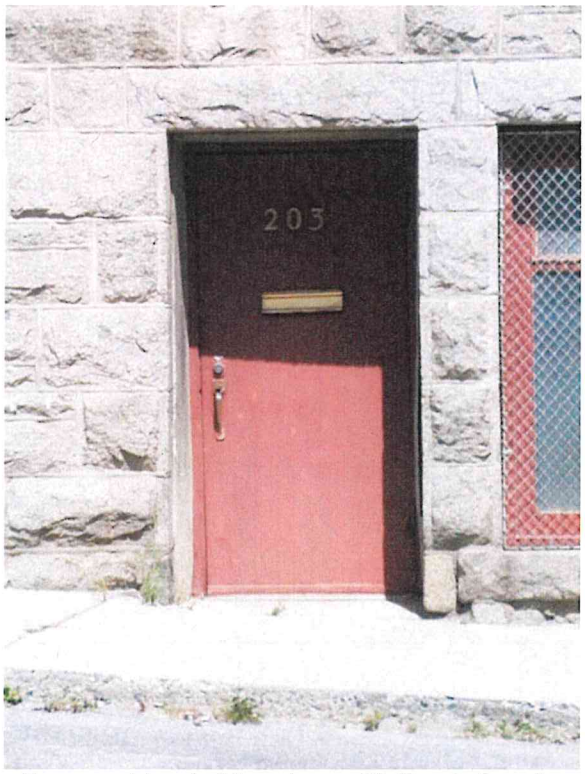
**Pair of arched openings at main entry, Montana & Quartz streets.**
**Remnants of hinge bolts for former gates are circled in red.**

**Hinge bolt remnant in wall of arched opening at main street corner entry.**



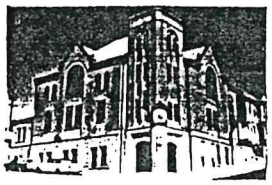
**First-story side entry on N. Montana façade.**

**Partial of W. Quartz façade.**




**Basement-level side entry on W. Quartz façade.**

# MONTANA HISTORIC * ARCHITECTURAL INVENTORY



LEGAL LOCATION: Butte Townsite (addition) 9 (block) S662/3-11-12 (lot(s)) DATE: 8-10-81

ADDRESS: 301 (no.) N. Montana (street) Butte (city) Silver Bow (county)

OWNERSHIP: ☐ public ☒ private

name: Butte United Methodist Parish

address: 301 N. Montana

N NE E SE S (SW) W NW

roll # 020 frame # 20-21

sketch plan with arrow north

HISTORIC NAME: Mtn. View Trinity United Methodist Church

ORIGINAL OWNER:

DATE OF CONSTRUCTION: 1899 ☒ documented ☐ estimate

COMMON NAME:

ARCHITECT/BUILDER:

ORIGINAL USE: church

PRESENT USE: church

RESEARCH SOURCES:
- ☐ abstract of title
- ☒ plat records/maps
- ☒ tax cards
- ☐ building permit
- x other Cornerstone, Butte Miner
- ☒ Sanborn maps
- ☐ sewer permit
- ☒ city directories
- ☐ obituaries
- ☐ biography

SURROUNDING ENVIRONMENT:
- ☐ open land
- ☐ scattered buildings
- ☒ high building density
- ☒ residential
- ☐ agricultural
- ☐ commercial
- ☐ industrial

NUMBER OF STORIES: 1 1½ 2 2½ 3 3½

CHIMNEYS: position and number

FOUNDATION:
- ☐ rubble stone
- ☒ coursed stone
- ☐ concrete
- ☐ concrete block
- ☐ other

BUILDING TYPE/ARCHITECTURAL STYLE:

ROOF: (type)
- ☐ gable
- ☐ gambrel
- ☒ hipped
- ☐ dormers
- ☐ combination
- ☐ flat
- ☐ shed
- ☐ mansard
- ☐ turret

(covering)
- ☐ wood shingle
- ☐ metal
- ☐ wood shake
- ☐ slate
- ☒ asphalt

WINDOWS: (type)
- ☐ double hung
- ☐ casement
- ☐ fixed

(sash arrangement) 1/1 2/2 4/4 2/1 3/1 4/1 other

EXTERIOR MATERIALS:
- ☒ brick (coursing & color)
- ☐ stone (coursing & type)
- ☐ log (notch type)
- ☐ shingle (edge type)
- ☐ clapboard
- ☐ shiplap
- ☐ stucco
- ☐ asbestos siding
- ☐ aluminum siding
- other:

OUTBUILDINGS:
- ☐ barns
- ☐ sheds
- ☐ garage
- ☐ carriage house
- ☐ sauna
- other:

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

PHYSICAL DESCRIPTION:

This brick veneer church with a coursed stone foundation was built to take advantage of its corner lot. A square tower has arched entrances on both east and south sides, double windows the length of the tower. The south facade has a row of straight edge windows, a second row above of arched windows. All are stained glass. Both south and east facades have a large central triple arched window with tracery just below slightly stepped gables. The east facade window has had its middle stained glass light replaced with plain glass. There is another entrance on the NE corner topped by a wooden pediment. There is some corbeling below the cornice. Asphalt shingles cover the hip roof.

**HISTORICAL SIGNIFICANCE:** Describe important persons, events, and/or historical patterns associated with structure, site and surrounding area.

Jacob A. Riis, noted social reformer and photographer, spoke here in 1906. He addressed the audience with a lecture entitled, "Tony's Hardships," the tale of a stre[illegible]ch.

Little research has been done on churches or religion in Butte. The significance of this church in terms of its congregation or role in the community needs to be investigated.

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

Mountain View Methodist Church is significant because of its architectural similarity with First Baptist Church, two blocks north on Montana Street. Massing of both churches is the same and the facades differ mainly in fenestration. Both churches feature a semi-ciruclar arrangement of the pews in the sanctuary.

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

**CONTRIBUTION TO A DISTRICT:** Describe the visual and historic relationship between the structure/site and the surrounding area.

This building is one of several churches, commercial and office buildings on Montana and Broadway which mark the eastern boundary of this particular neighborhood, forming a transitional strip between the residential and uptown business district.

FORM PREPARED BY: Butte Historical Society Fred Quivik, inventory chair

Name: Mary Murphy, principal investigator Telephone Number: 782-5464

Address: PO Box 3913, Butte, MT 59701 Date: February 1, 1982

SHPO COMMENTS:

UTM Reference: ___/___/___ USGS map ___ Sec ___ T ___ R ___

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

☐ **Demolition Review COA**
☒ **Design Review COA**

**OWNER INFORMATION**

**Name**: City-County of Butte-Silver Bow
**Address**: 155 West Granite Street
**City:** Butte **State** MT
**Phone**: **E-Mail (optional):**

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

**Name:** Butte Silver Bow Community Development Department
**Address:**
**City: State: Zip:**
**Phone**: **E-Mail (optional):**

**PROPERTY INFORMATION**

**Address:** Belmont Park, Shields Ave.
**Addition/Block/Lot:**
**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 East Butte Renovation & Rehabilitation Agency has agreed to allocate funds to the Butte-Silver Bow Community Development Department for use in rehabilitating the Columbia Gardens Water Tower at Belmont Park. Work will:

- Regrade the ground on the upper north side of the water tower to divert water away from the foundation;
- Remove the timber supports at the foundation, which have rot, and install a new support system comprised of 8x16" pumice blocks;
- Install a metal band around the foundation's perimeter, covering the floor joists and pumice blocks from view and preventing pests from getting under the tank. The band will be made of iron to compliment the water tower's industrial character;
- Remove the existing wood door at the water tower entry and install a new metal door in a metal frame. The existing opening will not be widened;

- Side the remaining area of tank above the door with beveled boards similar in width and thickness to the existing redwood staves;
- Rewind the tank's existing metal rod so that it is uniformly spaced, replicating the historic installation, and tighten the rod to eliminate any gaps between the staves. Sections of rod that cross the door will be cut and the ends welded to the new metal door frame.

## 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. *Provided for review at the HPC's August 2020 meeting.*
- ☒ 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

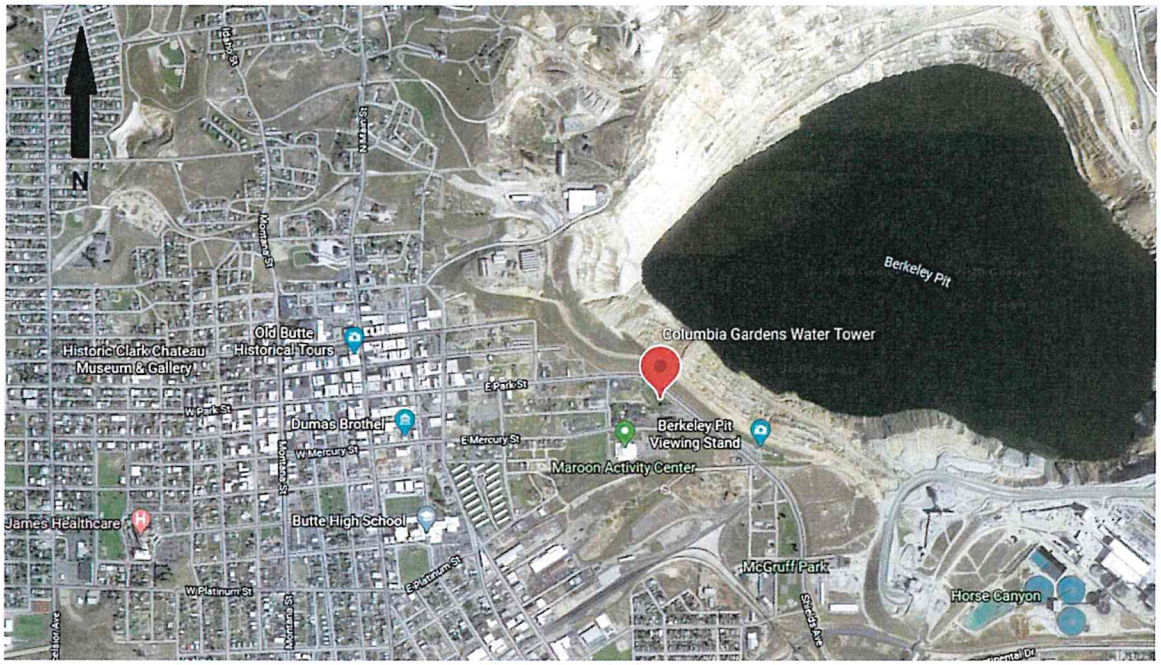
**STAFF RECOMMENDATION**

The Historic Preservation Officer recommends approval of the project.

**Signature of HPO** **Date** 8-25-2020

Mary McCa

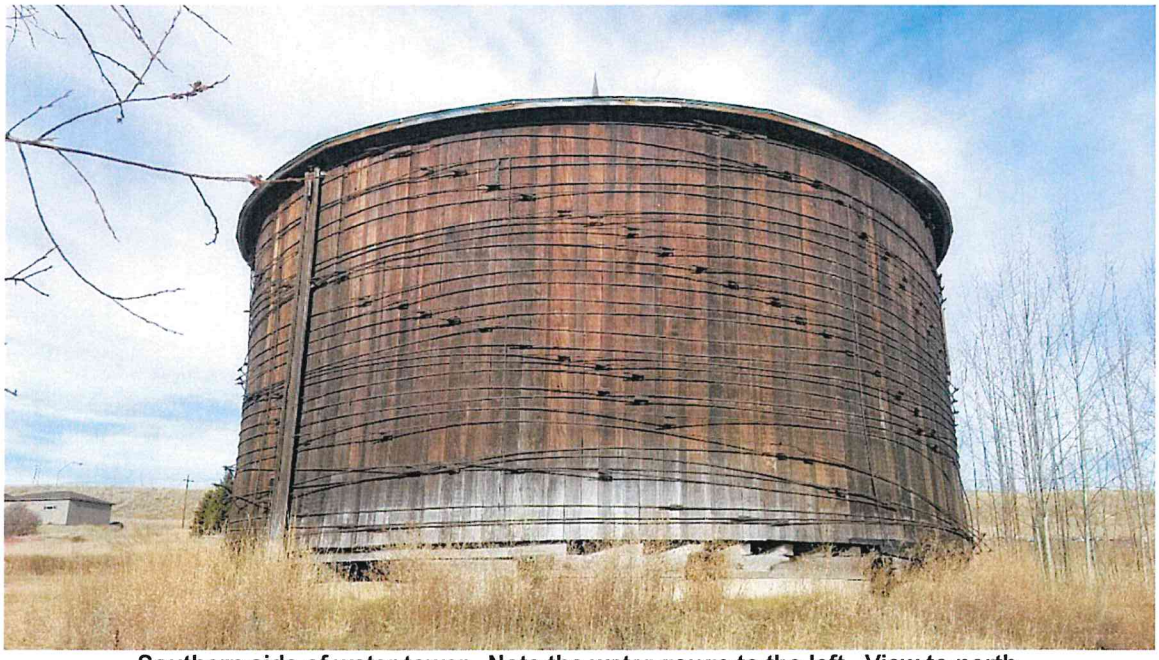
**Signature of Applicant/Owner** **Date**




**Locational Map**

**Site Map**

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



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

**Detail of foundation showing concrete pad, square timbers, and floor joists.**

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

☒ **Demolition Review COA**
☐ **Design Review COA**

**OWNER INFORMATION**
**Name**: Main Town Pump Inc.
**Address:** 600 South Main Street
**City:** Butte **State** MT 59701
**Phone**: **E-Mail (optional):**

**APPLICANT INFORMATION (If different from owner)**
**Name:** Big Sky Property Management
**Address:** 600 South Main Street
**City:** Butte **State:** MT **Zip:** 59701
**Phone**: **E-Mail (optional):**

**PROPERTY INFORMATION**
**Address:** 117 East Aluminum Street
**Addition/Block/Lot:** Noyes & Uptown Railroad Addition/ Block 6/ Lot 5 & E 16" of Lot 6
**Other Legal Description:**

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

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

The applicant is applying for a permit from Butte-Silver Bow to demolish the historic house and other buildings at 117 East Aluminum Street. The owner, Main Town Pump Inc. acquired a warranty deed to the property in December 2019. Big Sky Properties made the house and other buildings on the property available for inspection by the Historic Preservation Officer and Historic Preservation Commission members on August 27, 2020.

The property is vacant and in a state of disarray. The buildings are jammed-packed on the lot including the main house, a secondary or "backyard house," two sheds, and a large shop next to the alley. The yard is strewn with debris, including items presumably removed from the houses and the outbuildings over a period of several months, if not years. Big Sky Management reports they've attempted to secure the buildings from entry but there have been continued break ins.

The house is in very poor structural condition. Of note, the floors have buckled considerably, which indicates that the informal foundation is unsound. The electrical, plumbing and heating systems are outdated and/or partially dismantled. Very little historic finishing treatments or fixtures remain.

The other but secondary buildings appear to be in fair condition overall. The shop next the alley is a large building with original wood siding inside and out. It could not, however, be considered a contributing of the element of the Landmark District on its own merits.

## 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.
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- ☐ Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
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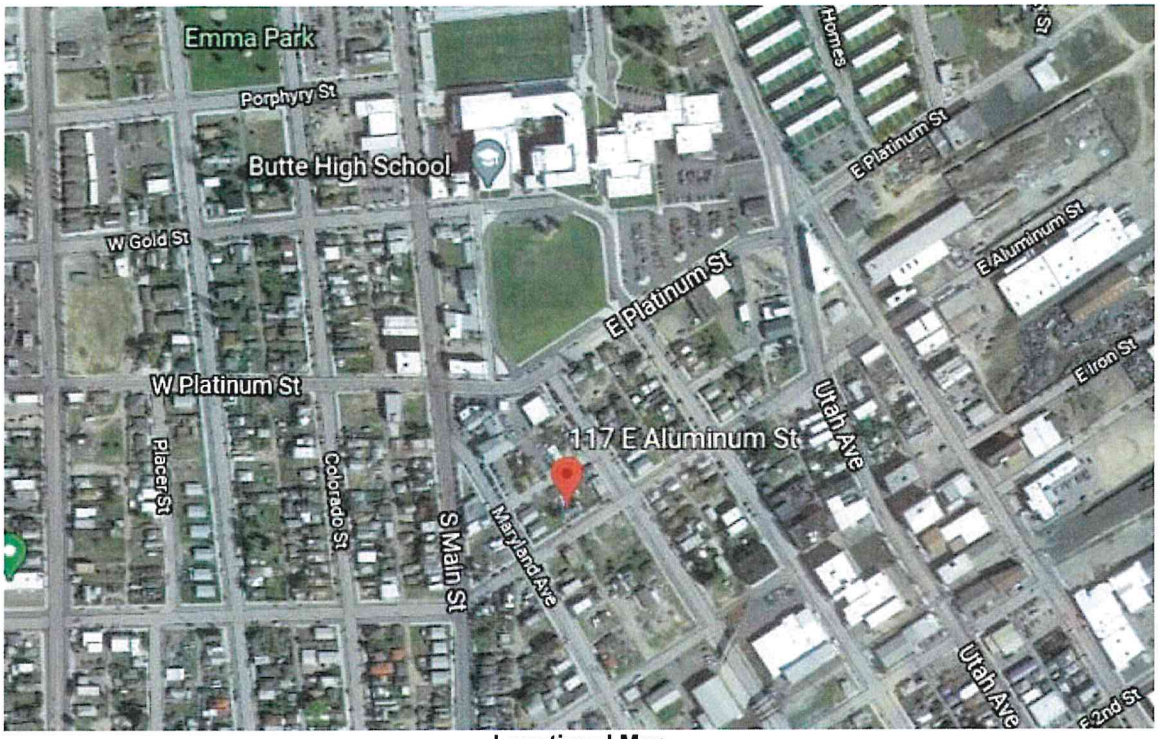
- ☐ Photographs of all four facades of building/structure proposed for rehabilitation.
- ☐ Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

**STAFF RECOMMENDATION**

The Historic Preservation Officer recommends approval of a demolish permit request for the house and other buildings on the property with a condition of salvage of reusable material and other items of potential value.

**Signature of HPO** **Date** 8-26-2020

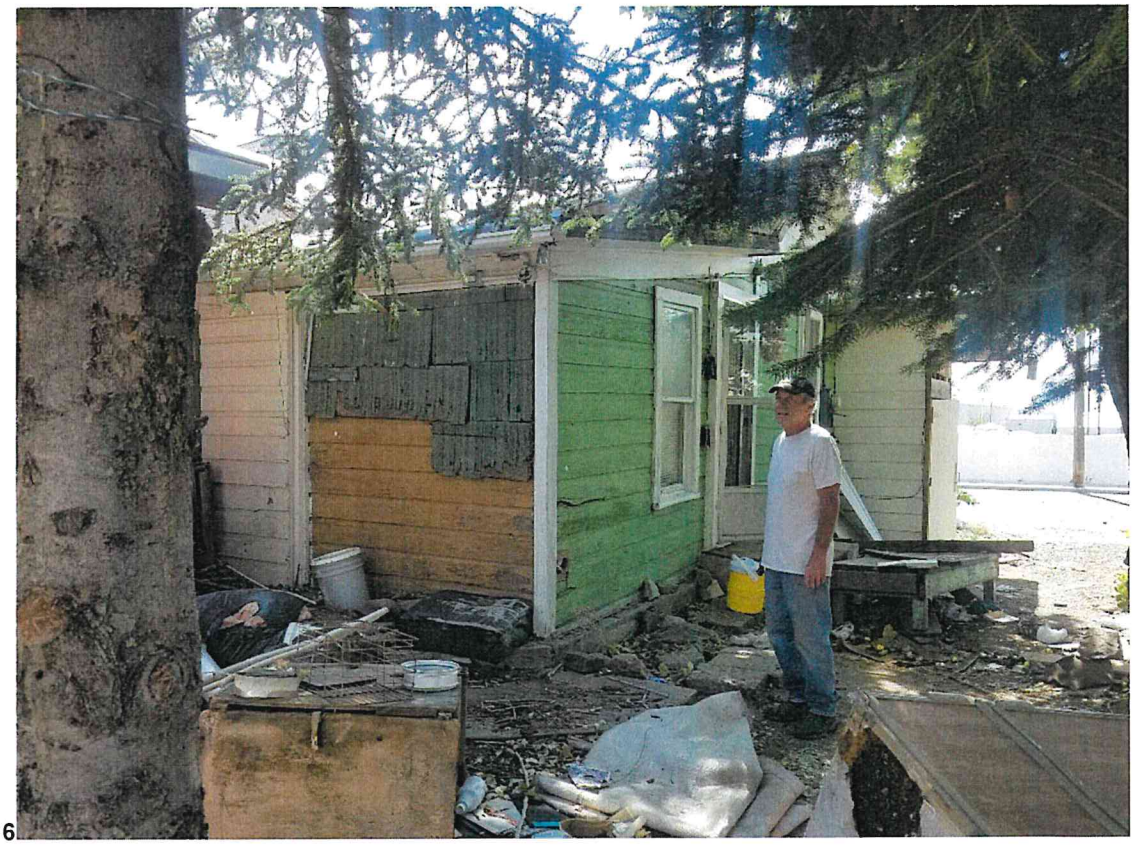
**Signature of Applicant/Owner** **Date**



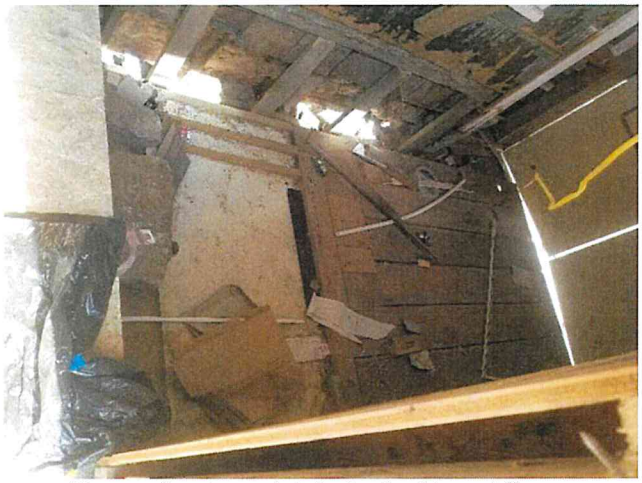

Locational Map

Site Map

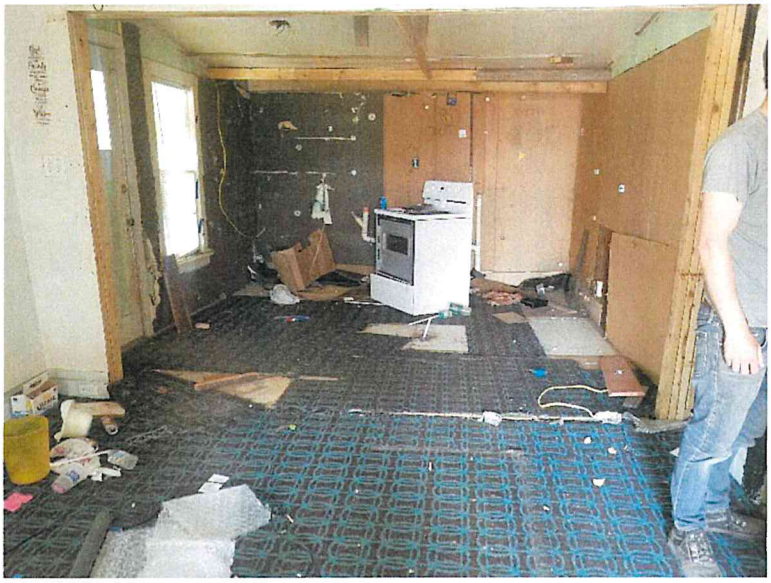
House, front façade.



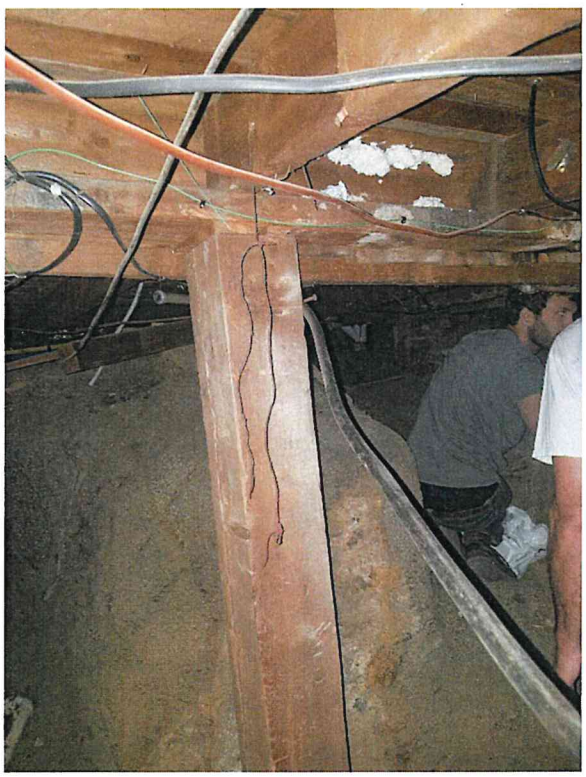
House, western side.



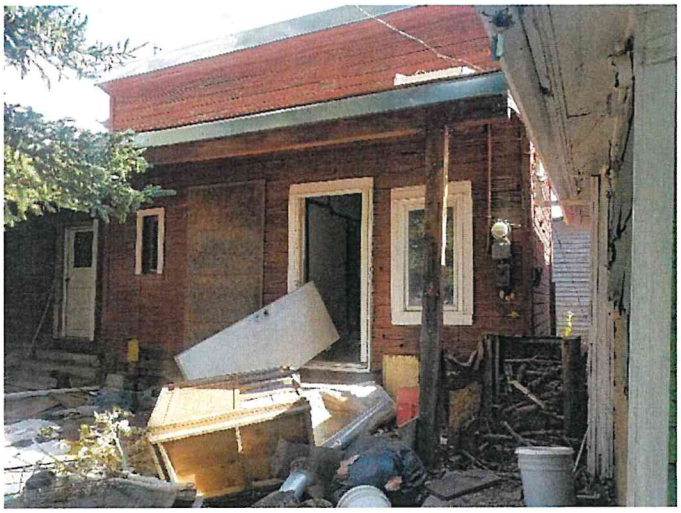
House, front porch interior looking at floor



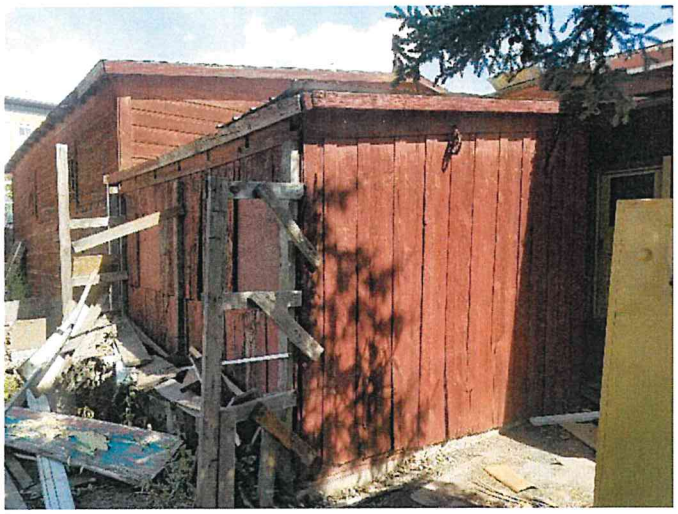
House, front room and kitchen



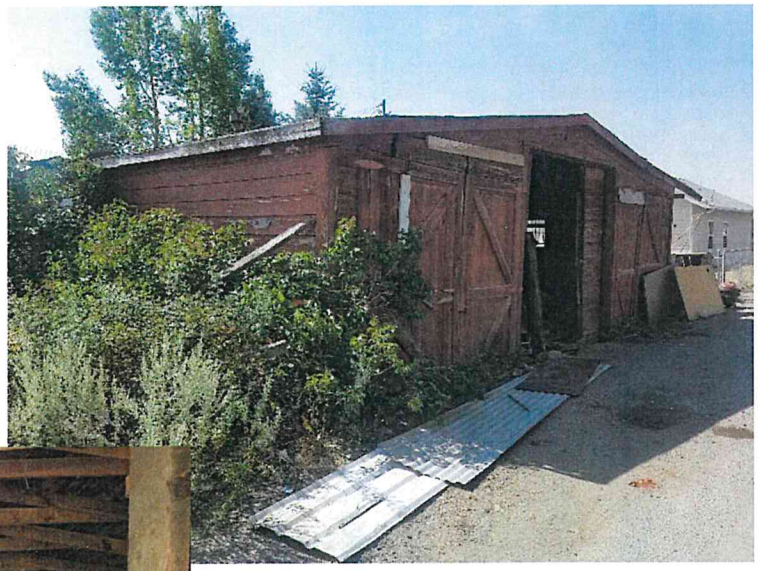
House, post and beam support for floor joists



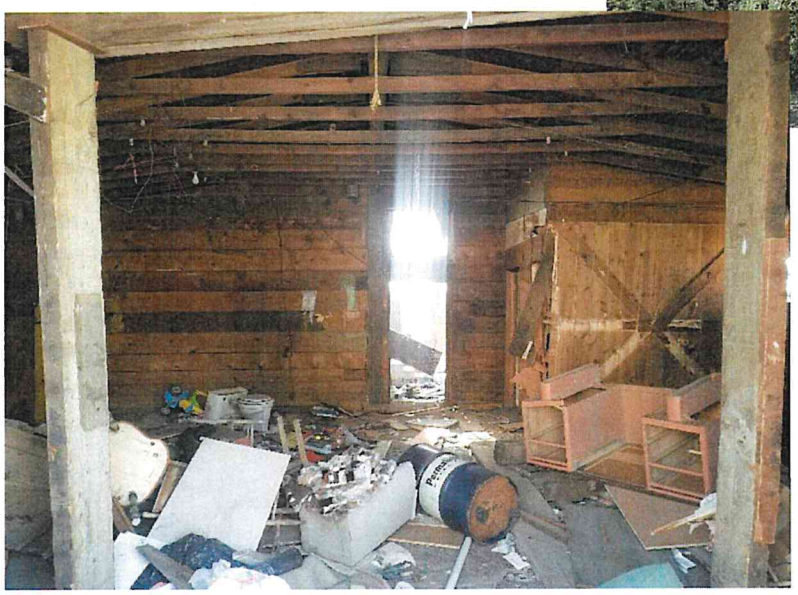
Backyard house, west façade



Shed, south and west facades



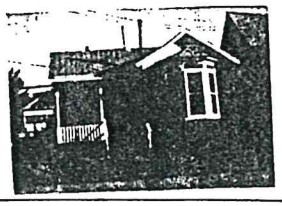
Shop, north (alley) and east facades



Shop interior

# MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #



Roll # DM4 Frame # 20

Legal Description: Block 6 / Lot 5 / Noyes & Upton RR #2

Address: 117 E. Aluminum

Ownership: Name: William E. and Mary E. Lovell

☒ private ☐ public address: 1411 Hobson

Location map or building plan with arrow north.

Historic Name:

Common Name:

Date of Construction: before 1891 ☐ estimated ☒ documented

Architect:

Builder:

~~Original~~ Owner: in 1900: John Esterson

Original Use: residence

Present Use: "

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

Abstract of Title:

Plat Records: X

Tax Records:

Building Permits: NA

Sewer/Water Permits:

City Directories: 1905

Sanborn Maps: 1890*, 1891, 1900 *area not mapped

Newspapers:

Other: 1900 & 1910 census, Daybook 1905

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

This one-story, "L"-shaped residence with an asphalt shingled gable roof has a concr covered foundation and is of frame construction with asphalt shingle siding. Windows are double hung one over one. There are two interior stovepipes. Other features include porch with wood railing and turned posts, polygonal bay, granite berm wall and elaborate wrought iron fence. The garage is 3-bay with gable roof and drop siding. There are 3 sheds which fill most of the space between the house and garage.

**HISTORICAL INFORMATION:** Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

- In 1910 Joe and Ida Gordon (Both U.S.-born; he an express teamster) and seven children lived here. In 1905 the lot was owned by Olai Hauge, a paperhanger who resided at rear 115 E. Aluminum.

- In 1900 John & Bertha Estenson (he U.S.-born & a laborer; she born in Norway) owned this house & lived here.

**Footnote Sources:**

census 1910.
Daybook 1905, Polk 1905.

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

Alterations such as asphalt siding and roofing have compromised this dwelling. However because of the preservation of overall shape and features, it still conveys historical associations of its type and neighborhood.

**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 residence is a contributing element of the Butte Historic Landmark District.

This house, while of no notable design nor materials, nonetheless, in dimension and design, is compatible with the generally late-Victorian vernacular character of the district. It is an example of the housing built for, rented and owned by miners, small businessmen and other workers and their families who lived in this neighborhood.

**FORM PREPARED BY:**

Name: Dale Martin

Address: Butte Historical Society

Summer 1984

**GEOGRAPHICAL INFORMATION:**

Acreage:

USGS Quad:

UTM's:

## McCormick, Mary

**From:** Trent Biggers <TrentB@townpump.com>
**Sent:** Wednesday, August 26, 2020 2:33 PM
**To:** McCormick, Mary
**Cc:** Big Sky Properties; Nasheim, Mike; Byrnes, Karen
**Subject:** FW: 117 & 121 E. Aluminum

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

Thank You, Mary, for your input, insight, and time in looking at these properties.

117 E. Aluminum was turned over to us in horrible condition. We bought the home in February 2019, and the owner never turned the property over to us until this month. Once we gained access and saw the condition in which she left it renting, it did not seem practicable, and I would agree with your recommendation. I agree that we should salvage as much as possible, especially the Granite blocks, and the timber is the garage area. A neighbor, Mr. Foster, has expressed an interest in helping us with the salvage of usable material. I would say that the Claw Foot tub should also be saved; however, vandals have stolen it.

Thank you for sharing your thoughts on the 121 E. Aluminum property. However, I would, respectively, disagree with your assessment. The house was last rented and occupied in May 2019. We have actively been attempting to rent it again with no success. We have also been trying to identify potential buyers to purchase and relocate the home so that it may be preserved, and we will continue these efforts. Despite our best efforts to curb the behavior, over the last year and a half, vandals have been working away at both the property's interior and exterior. This vandalism makes this building more uninhabitable, as well as a safety concern for the neighborhood. We have had transients and homeless folks taking shelter; and, in some instances defecating in boxes that we have had to dispose.

We have made several attempts to secure the structure. As of today, vandals have broken windows, interior, and exterior doors, stolen lights, cabinets, plumbing fixtures, interior walls, and stolen plumbing infrastructure in the crawlspace. I would disagree that it is firmly embedded in the bedrock, and I assume BSB has no structural engineer or architects report to support the claim. If you do have such a report, I would request that it be forwarded to me so that I can read it, have it independently reviewed and respond to it. If BSB does not have such a report, I would be willing to have a local firm provide a review of the home in its entirety. Bids to rehabilitate the property have provided us with indications that the structure itself, along with plumbing, electrical, foundation, roof, and siding are very questionable. The south porch is one specific area of structural concern. The roof does have active leaks, primarily on the north side. Over that last few weeks, the lovely wrought iron fence has been stolen, and the south porch hand railing has been vandalized and almost removed. From my quick review 106 E. Aluminum today with the boards on some of the entryways, it appears that the vandals have been attempting access to the duplex as well the last few weeks.

I appreciate your inviting us to the September 1st HPC Meeting; I wish we would have had a similar opportunity to visit with you last week when your team conducted their walkthrough. I will be sure to be in attendance at your meeting on the 1st and ask that you please share this communication as a part of the Meeting Packet.

Thank you, Mary, for your time and consideration. Your work is Butte, and Silber Bow County is much appreciated by me personally.

Trent Biggers
Facilities, Logistics, & Real Estate Manager
Town Pump Solutions Team

trentb@townpump.com

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

Find Us on the web, Montana's Best, at: http://www.townpump.com/

**From:** McCormick, Mary [mailto:mmccormick@bsb.mt.gov]
**Sent:** Wednesday, August 26, 2020 11:37 AM
**To:** Lisa Rader; Alissa Hanninen
**Cc:** Byrnes, Karen; Nasheim, Mike
**Subject:** [Suspect] [EXTERNAL EMAIL]117 & 121 E. Aluminum

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Lisa,

Thank you for the opportunity to inspect the historic properties proposed for demolition at 117 & 121 E. Aluminum. As you are aware, Butte-Silver Bow's Historic Preservation Ordinance affords the Historic Preservation Commission the opportunity to review demolition permit requests for historic properties and render a finding to approve, approve with conditions or deny the demolition.

At this time, I would like you to know that I will be recommending to the Historic Preservation Commission (HPC) that they approve issuance of a demolition permit for the house and other buildings at 117 E. Aluminum with a condition for salvage of reusable materials. The house at this property is beyond repair.

In regards to 121 E. Aluminum, I will be recommending that the HPC deny a demolition permit for the house. Although suffering from deterioration due to neglect, the house is clearly a strong candidate for rehabilitation. It is firmly embedded on bedrock, the floors are level, the roof is not leaking at this point, and the house continues to display most of its original materials and decorative details to the street. The property also retains a lovely wrought iron fence. Historic homes with great architectural character such as this house are in very high demand in Butte at present There is also growing interest in investing in this neighborhood. For example, new owners at 317 E. Aluminum are set to start a major project to restore the duplex. They have received a grant from the East Butte RRA of 25% of the cost for new electrical, plumbing and heating systems, reconstruction of the roof, new windows and doors, siding repairs and painting. A rehabilitation project is also underway on the historic brick duplex at 106 E. Aluminum, just across the street from your properties.

Butte-Silver Bow welcomes the opportunity to discuss my recommendation with you further before the Historic Preservation Commission meeting, scheduled for this upcoming Tuesday September 1. Please know that 121 E. Aluminum is located in the East Butte RRA so you would be eligible for a grant to assist with the house's rehabilitation. Our Community Development Department manages this tax increment district, and Director Karen Byrnes and/or Program Manager Brianne Downey would be able to fill you in on project requirements. We also may be able to assist in directing potential buyers to the property.

Town Pump is strongly encouraged to participate in the HPC meeting, scheduled for 5:30 pm on the 1st. A socially-distanced masked meeting will be held in the Council Chambers, 3rd Floor Courthouse. Participants are welcomed to join the meeting by phone instead. The call in number is 1-877-820-7831 and participant passcode is 599883.

Thank you for your consideration,

Mary McCormick

Mary McCormick, Historic Preservation Officer
The City-County of Butte-Silver Bow
Community Development Department
155 W. Granite Street – Ste. 111
Butte, MT 59701
Telephone : 406.497.6258
mmccormick@bsb.mt.gov

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

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

☒ **Demolition Review COA**
☐ **Design Review COA**

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

**APPLICANT INFORMATION (If different from owner)**
**Name:** Big Sky Property Management
**Address:** PO Box 600
**City: State:** Butte **Zip:** MT
**Phone**: **E-Mail (optional):**

**PROPERTY INFORMATION**
**Address:** 121 East Aluminum Street
**Addition/Block/Lot:** Noyes & Uptown Railroad No. 2/ Block 6/ Lot 4
**Other Legal Description:**

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

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

The applicant is applying for a permit from Butte-Silver Bow to demolish the historic house at 121 East Aluminum Street. The owner, Capitol Town Pump Inc. acquired a deed to the property in 2015. Big Sky Properties made the house and other buildings on the property available for inspection by the Historic Preservation Officer and Historic Preservation Commission members on August 27, 2020.

The Historic Preservation Officer's inspection of the house found the following:

- The house lacks a formal foundation. However, the timber sills and floor joists rest on granite bedrock in several places, some post & beam supports have been added, and there is no erosional openings on the foundation's perimeter. Due to these factors and the house's smaller size, it appears to be a good candidate for raising on a new foundation at a reasonable cost.
- To date, the main section of house has been sufficiently supported by the foundation; the walls are not buckled, and the floors appear level and are not bouncy.

- The house retains is original wood siding and ornamental details, such as the recessed panels and brackets at the front bay;
- The front porch is sagging but also retains original materials and is in sufficient condition for successful rehabilitation;
- The roof has multiple layers of shingles in deteriorated condition.
- The front two rooms retain original wood flooring.
- The kitchen and bathrooms need all new appliances.
- The electrical, plumbing, and heating systems need replacement throughout.

The HPO provided Big Sky Properties a preliminary assessment of 121 E. Aluminum. Big Sky responded and expressed their concerns about the property. See attached e-mails.

## 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

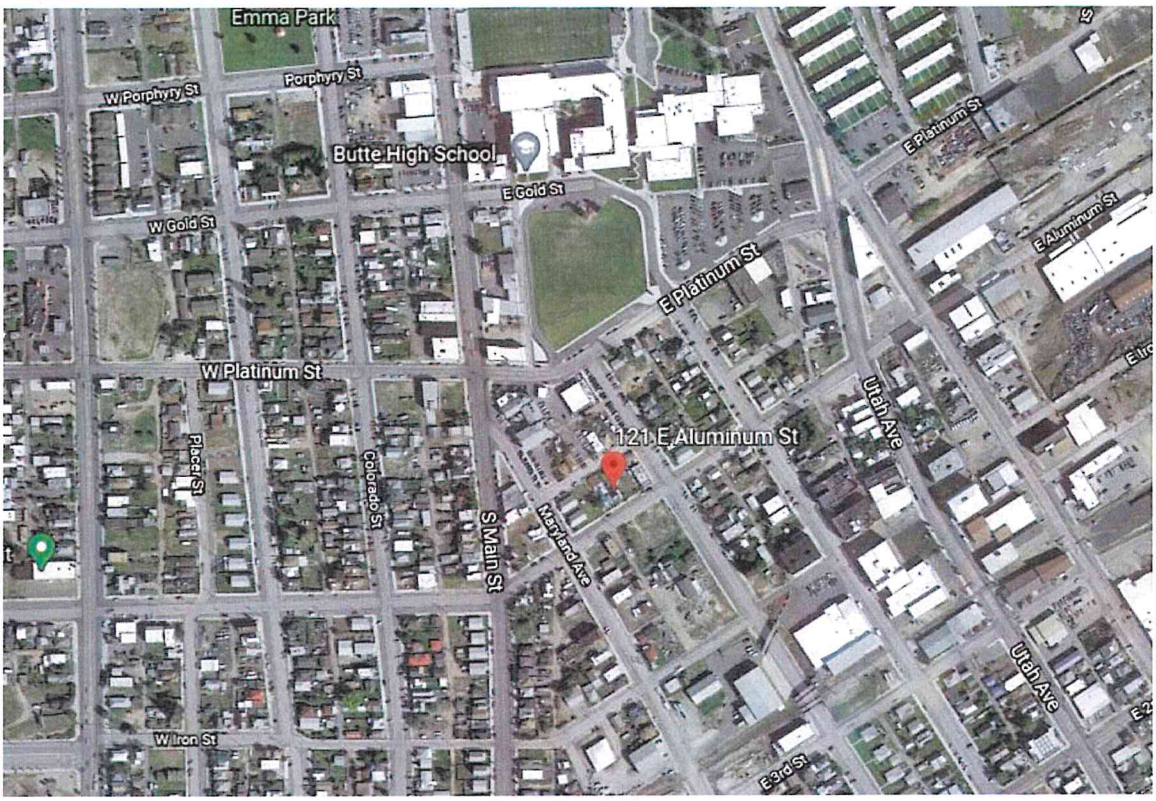
The Historic Preservation Officer recommends the Historic Preservation Commission evoke a 45-day demolition delay so that alternatives can be explored. Specifically, it's recommended that the property owner work with the HPO and HPC to appropriately mothball and secure the house and determine a scope of work and cost estimates for the its rehabilitation. Contractors with expertise in restoration of historic buildings shall be consulted. The scope of work and cost estimates shall be reviewed for elements that may be eligible for grant assistance from the Urban Revitalization Agency. URA grants typically cover 25% of allowable costs for exterior façade work, ranging from foundation to roof repairs and including repairs or upgrades to porches, windows, doors, and siding, for example. URA grants may also be applied toward the installation of new electrical, heating and plumbing systems.

The house at 121 E. Aluminum is particularly attractive for rehabilitation due to the retention of most of its original Queen Anne style exterior materials and decorative elements. Historic homes such as this are currently in very high demand in Butte. While the surrounding neighborhood can be characterized as rough, there is ever growing interest in its preservation. Two major restoration projects are currently underway nearby, including the brick masonry four-plex across the street at 106 E. Aluminum and the Craftsman-style duplex two blocks down the street at 317 E. Aluminum.

**Signature of HPO** **Date**

D-29-2020

**Signature of Applicant/Owner** **Date**

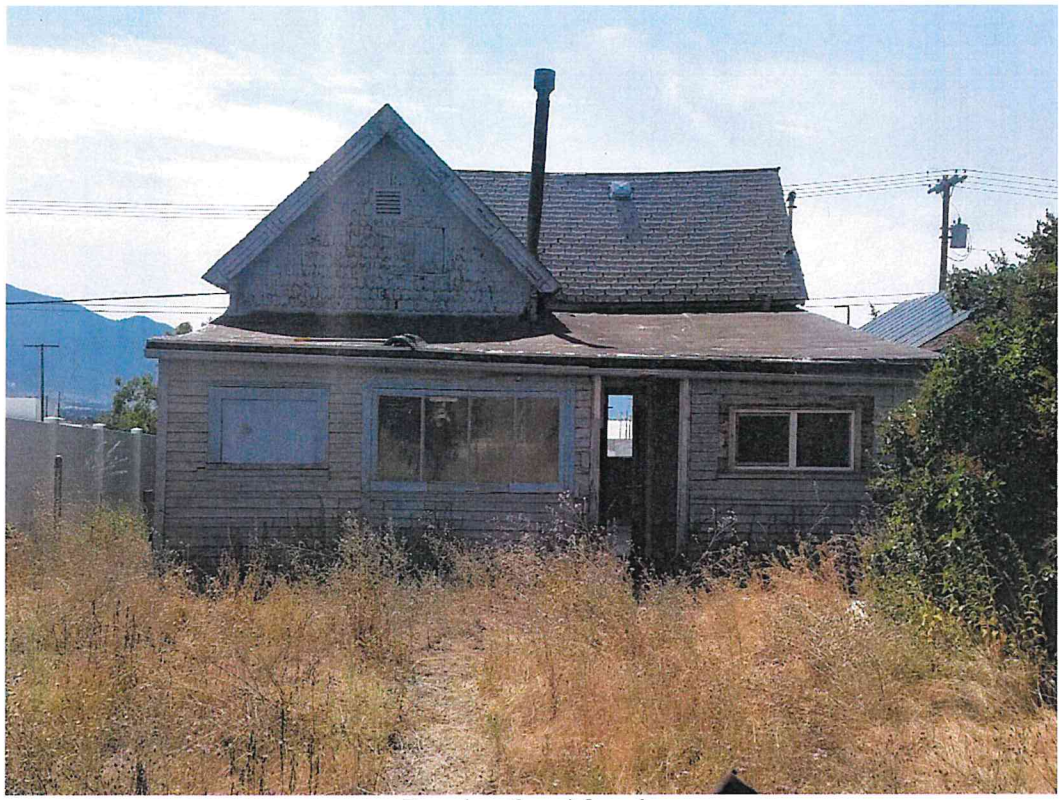



Locational Map

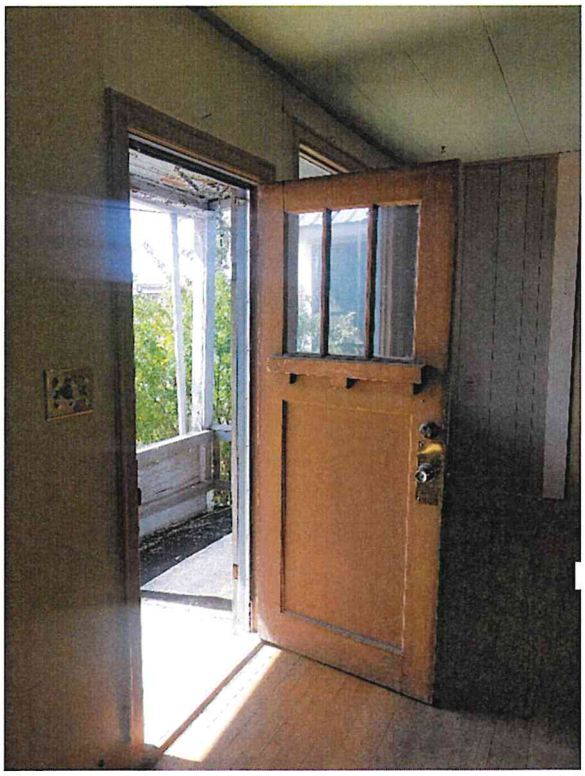
Site Map

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

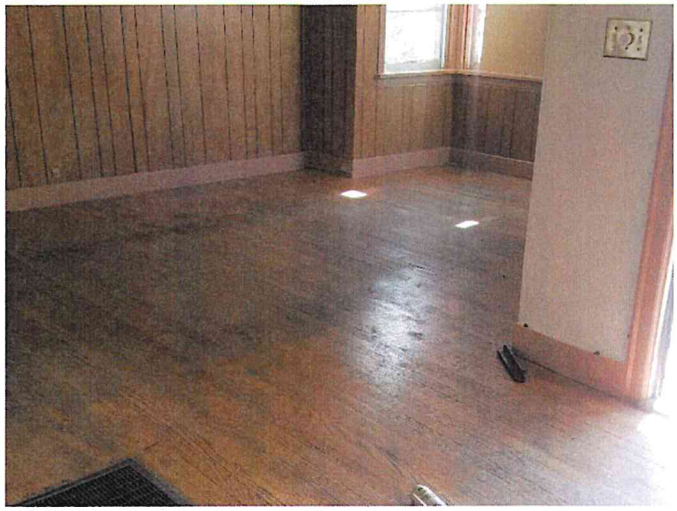
**Front (southern) façade.**



Rear (northern) façade.



Front door.

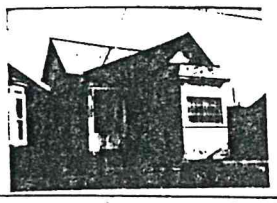


Wood floors in front room

**Floor joints resting on granite bedrock.**

# MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site #



Roll # DM4 Frame # 19

Legal Description: Block 6 / Lot 4 / Noyes & Upton RR #2

Address: 121 E. Aluminum

Ownership: Name: Thomas A. and Grace Mitchell

☒ private ☐ public address: same

Historic Name:

Common Name:

Date of Construction: before 1891 ☐ estimated ☒ documented

Architect:

Builder:

~~Original Owner~~ early occupants: see back

Original Use: residence

Present Use: "

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

Abstract of Title:

Plat Records: X

Tax Records:

Building Permits: NONE

Sewer/Water Permits:

City Directories: 1909, 1912, 1906

Sanborn Maps: 1890, 1891, 1900 (area not mapped)

Newspapers:

Other: 1900 & 1910 census ; Daybook 1905

Location map or building plan with arrow north.

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

This one-story, "L"-shaped residence with an asphalt shingled (except east side: wood shingles) gable roof has a concrete-covered foundation and is of frame construction with clapboard siding. Windows are fixed. There are no chimneys visible.

Other features include a porch with square posts, imbrication on the gable ends and on the flared upper (approx. top 1½ feet below eaves) walls, and bracketed eaves over a polygonal bay. In front is a berm wall, and iron rod fence. There is a one-bay garage with shed roof and clapboard and board and batten siding.

**HISTORICAL INFORMATION:** Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

In 1910 Julius and Mary Steinborn (both German-born; he a fireman at the Gagnon mine) and two children rented this house. In 1909 they lived at 408 S. Ohio, in 1912 at 105 W. Porphyry. Owner of the lot in 1905 was Annie E. Smith, (an absentee owner?).

In 1900 Holsta [sp?] Carlson (born in Norway), a widow, rented this house. Of her 4 children living here, the eldest, 19, was a machinist at an iron works.

**Footnote Sources:**

census

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

Although this dwelling has sustained minor alterations such as fixed windows, the majority of its integrity remains.

**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 residence is a contributing element of the Butte Historic Landmark District.

This house, while of no notable design nor materials, nonetheless, in dimension and design, is compatible with the generally late-Victorian vernacular character of the district. It is an example of the housing built for, rented and owned by miners, small businessmen and other workers and their families who lived in this neighborhood.

| FORM PREPARED BY: | GEOGRAPHICAL INFORMATION: |
|---|---|
| Name: Dale Martin | Acreage: |
| Address: Butte Historical Society | USGS Quad: |
| Date: Summer 1984 | UTM's: |

## McCormick, Mary

**From:** Trent Biggers <TrentB@townpump.com>
**Sent:** Wednesday, August 26, 2020 2:33 PM
**To:** McCormick, Mary
**Cc:** Big Sky Properties; Nasheim, Mike; Byrnes, Karen
**Subject:** FW: 117 & 121 E. Aluminum

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Thank you, Mary, for your time and consideration. Your work is Butte, and Silber Bow County is much appreciated by me personally.

Trent Biggers
Facilities, Logistics, & Real Estate Manager
Town Pump Solutions Team

trentb@townpump.com

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

Find Us on the web, Montana's Best, at: http://www.townpump.com/

**From:** McCormick, Mary [mailto:mmccormick@bsb.mt.gov]
**Sent:** Wednesday, August 26, 2020 11:37 AM
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**Cc:** Byrnes, Karen; Nasheim, Mike
**Subject:** [Suspect] [EXTERNAL EMAIL]117 & 121 E. Aluminum

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Thank you for your consideration,

Mary McCormick

Mary McCormick, Historic Preservation Officer
The City-County of Butte-Silver Bow
Community Development Department
155 W. Granite Street – Ste. 111
Butte, MT 59701
Telephone : 406.497.6258
mmccormick@bsb.mt.gov

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