



Historic  
Preservation  
Commission

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The City-County of  
Butte-Silver Bow

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5:30 p.m. Tuesday  
March 3, 2020  
Council Chambers  
3<sup>rd</sup> Floor Courthouse  
155 W. Granite

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Members

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

CALL TO ORDER

INTRODUCTION OF NEW HPC RECORDING SECRETARIES

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:  
February 4, 2020

PUBLIC COMMENT – ITEMS ON THE AGENDA

NEW/OLD BUSINESS

Determination of Eligibility: 2519 Moulton Street

Design Review COA: 15 South Montana Street

STAFF/MEMBER REPORTS

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT

# 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: **2519 Moulton Street**

Historic Address (if applicable):

City/Town: **Butte**

Site Number: **24SB**

(An historic district number may also apply.)

County: **Silver Bow**

Historic Name: **Marcus & Freda Beck House**

Original Owner(s): **Marcus and Freda Beck**

Current Ownership  Private  Public

Current Property Name:

Owner(s): **Troy and Lucy Hansen**

Owner Address: **217 Lyndale Lane  
Butte, MT 59701**

Phone:

Legal Location

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

$\frac{1}{4}$   $\frac{1}{4}$  **SW**  $\frac{1}{4}$  of Section:

Lot(s): **17-18**

Block(s): **25**

Addition: **Smith and Shewe** Year of Addition: **1913**

USGS Quad Name: **Homestate** Year: **2014**

Historic Use: **Single Family Residence**

Current Use: **Vacant**

Construction Date: **1916**  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: **February 2020**

Form Prepared by: **Mary McCormick, BSB Historic  
Preservation Office**

Address: **155 West 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

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Architectural Description

Property Name: **Marcus & Freda Beck House**

Site Number: **24SB**

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## ARCHITECTURAL DESCRIPTION

Architectural Style: **Other:** If Other, specify: **Craftsman - remodeled**  
Property Type: **Residential** Specific Property Type: **Single Family Dwelling**

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

The Marcus & Freda Beck House is in Butte's Floral Park neighborhood, a large residential area on the valley floor or "Flats" section of the city. It is at 2519 Moulton Avenue in the northern part of the neighborhood, about six blocks northwest of Whittier Grade School and eight blocks east of Harrison Avenue. Buildings at the property include a house and a garage. Located on the north side of Moulton, they are setback far from the street next to the alley.

The house is a small, single-story wood-frame bungalow constructed about 1917. It is topped by a side gable roof and rests on a poured concrete foundation. A full-length porch spans the front (south) façade. There is a small side gable addition on the west façade. Sources consulted suggest that the addition dates to mid- to late 1950s.

Remodeling in recent years resulted in the loss of all the house's original Craftsman Style design elements. Included among the original elements removed were a small shed-roofed dormer, knee braces at the gables, and exposed rafter tips under the eaves. Additionally, brick piers, square wood posts and solid rails at the front porch were replaced with replica turned posts and square post railings. No historic windows or doors remain, replaced by vinyl units of alternative designs. Exterior walls were resided with composition boards.

Also constructed about 1918, the garage is just east of the house. It is a small single stall garage of wood frame construction. The roof is a front gable and the foundation appears to be poured concrete. Unlike the house, the garage has not been extensively remodeled, and continues to display its original narrow lapped wood siding. A pair of wood outswinging doors on the south façade appear to be the original garage doors.

# MONTANA HISTORIC PROPERTY RECORD

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History of Property

Property Name: **Marcus & Freda Beck House**

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## HISTORY OF PROPERTY

Construction of today's house at 2519 Moulton Street was completed in about 1916. A young married couple, Marcus and Freda Beck, likely were the original owners and occupants. Marcus Beck was a "building carpenter" by trade. While unverified, it's conceivable that he constructed the house and garage.

The Becks moved from Coeur d' Alene, Idaho to Butte following their marriage in 1914. Butte's booming wartime economy and the high demand for new housing presumably was the draw. The couple only lived at 2519 Moulton for two or three years. In May 1918 they entered in a contract to sale the property to Charles and Aili Larson. The Larson's obtained the deed to the property in early summer 1920. By then the Becks had moved back to Coeur d' Alene.

Both Finnish immigrants, Charles Larson and Aili Tensunen Larson presumably met and married in Butte. When a US Census taker visited 2519 Moulton in early 1920, they found the Larsons living there. At that time Charles was in his late 30s and worked underground in a Butte copper mine, while Aili was in her mid-20s. The Larsons remained at 2519 Moulton for the next 25 years, until Charles died.

After remarrying, Aili Larson Kosonen sold 2519 Moulton to a young couple, Roland and Marjorie Flynn, in 1950. At the time Roland Flynn held a teaching position at Webster-Garfield Grade School, a recent addition to Butte's large system of public schools. The Flynns made the house their home until 1958 when Roland accepted a position as school principal in Billings. Marjorie Flynn's parents, Martha and Thomas Hawke, purchased 2519 Moulton and moved into the house at that time. The Hawkes remained there into the early 1960s.

# MONTANA HISTORIC PROPERTY RECORD

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Information Sources/Bibliography

Property Name: **Marcus & Freda Beck House**

Site Number: **24SB**

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## INFORMATION SOURCES/BIBLIOGRAPHY

R.L. Polk & Company. *Butte City Directory*. Various years between 1916 and 1965.

Sanborn Map Company. *Insurance Maps of the City of Butte, Silver Bow County, Mont.* 1916. 1951. 1956.

State of Montana. Death Certificate. Charles Larson, 2 March 1945.

Silver Bow County Clerk and Recorder. Deed Book 119, page 467. Deed Book 138, page 447. Deed Book 138, page 447. Deed Book 146, page 657. Deed Book 214, page 290. Deed Book 214, page 648. Deed Book 258, page 409.

Silver Bow County. Residential Tax Assessment Card, 2519 Moulton Street. On file, Butte-Silver Bow Public Archives.

U.S. Census. 1910. 1920. 1930. 1940.

# MONTANA HISTORIC PROPERTY RECORD

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Statement of Significance

Property Name: **Marcus & Freda Beck House**

Site Number: **24SB**

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## 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 Marcus & Freda Beck House is in the Smith & Shew Addition, one of several residential additions within the Floral Park neighborhood on the Flats of Butte. Platted in 1913, Smith & Shew was among the latter additions to the neighborhood. Some new houses appeared in the addition within the next few years, including the Beck House. The end of World War I in 1918 and accompanying decline of Butte's mining industry, however, curtailed new construction activities through the city.

The Marcus & Freda Beck House is not eligible for listing in the National Register of Historic Places. Recent remodeling completely obliterated its architectural heritage as a Craftsman Style residence. The house's historic integrity has been comprised to the point that the property could not contribute to a potential historic district, let alone be considered eligible on its own merits.

# MONTANA HISTORIC PROPERTY RECORD

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Integrity

Property Name: **Marcus & Freda Beck House**

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

While both the house and garage date to the historic era, 2519 Moulton has lost essential aspects of integrity. All of house's original Craftsman-style design elements are gone and virtually of all its exterior materials are modern. The replacement windows and doors are not historically compatible in design or materials.

**MONTANA HISTORIC PROPERTY RECORD**

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Photographs

Property Name: **Marcus & Freda Beck House**

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



1983 Photograph. Silver Bow County Tax Assessment Card.  
On file, Butte-Silver Bow Public Archives.

**MONTANA HISTORIC PROPERTY RECORD**

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Photographs

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**Front (south) and east facades. View to north-northeast.**



**West and south facades. View to east-southeast.**

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Photographs

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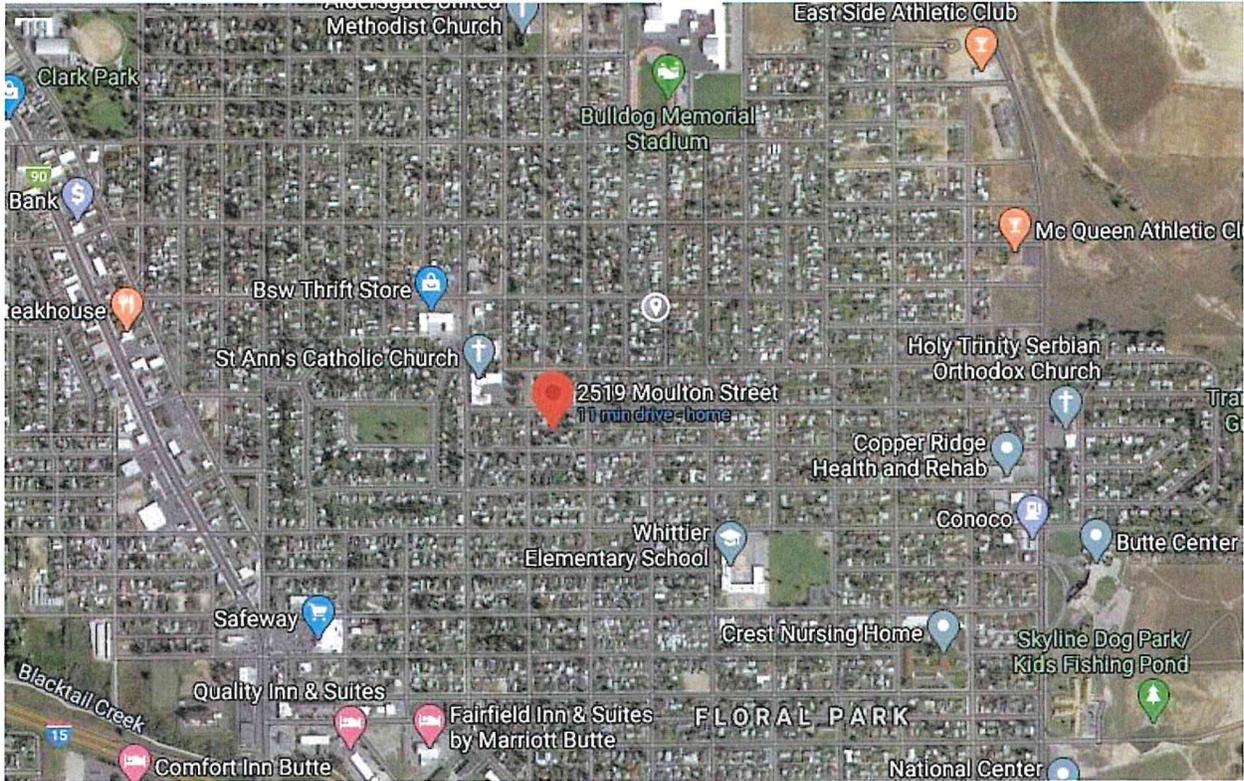
Garage, south and west facades.

# MONTANA HISTORIC PROPERTY RECORD

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Site Map

Property Name: **Marcus & Freda Beck House**

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Locational Map



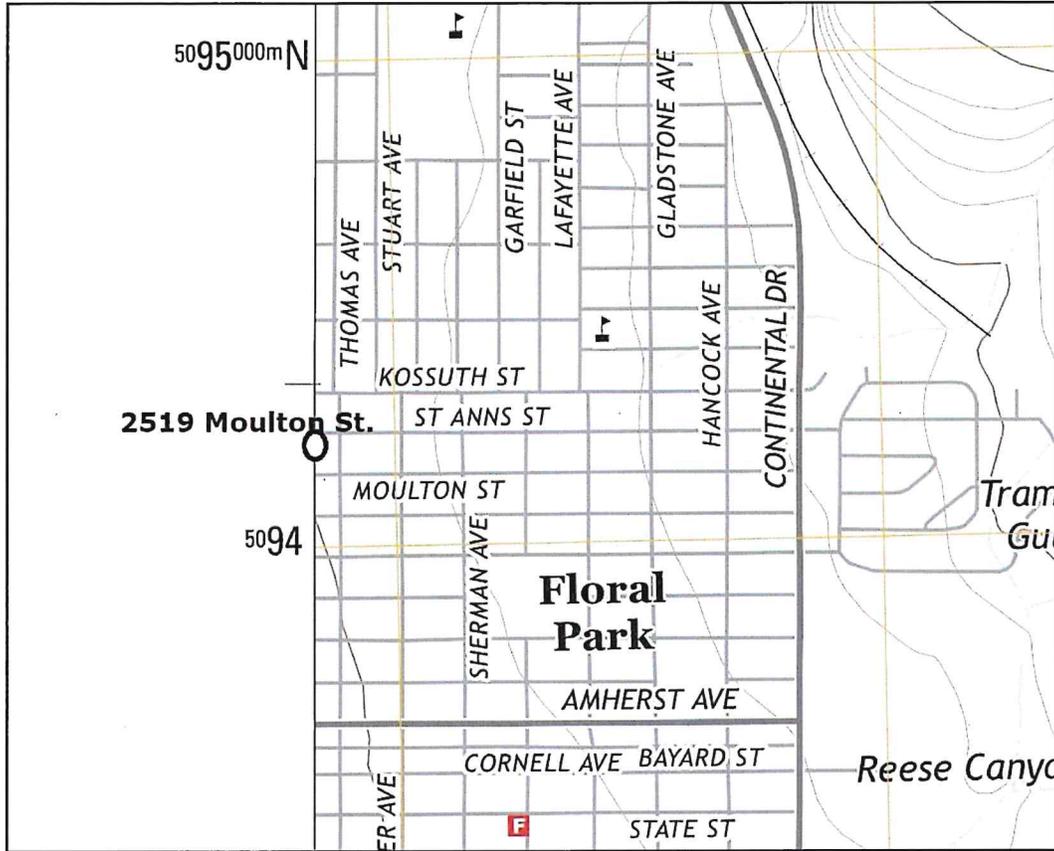
Site Map

MONTANA HISTORIC PROPERTY RECORD

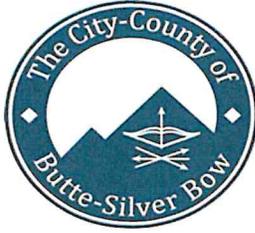
PAGE 11  
Topographic Map

Property Name: **Marcus & Freda Beck House**

Site Number: **24SB**



Homestake, MT 2014



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

- Demolition Review COA  
 Design Review COA

**OWNER INFORMATION**

**Name:** Matt & Jennifer DeLong, Josh Stearns and Missy Okrusch  
**Address:** 1027 West Porphyry 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:** 15 S. Montana Street  
**Addition/Block/Lot:** Original Butte Townsite/ Block 36/ S23' Lot 4 & N21' Lot 5  
**Other Legal Description:**

**HISTORIC STATUS**

- National Register Listed**  **Individually**  
 **Contributing to** Butte-Anaconda National Historic Landmark District  
**National Register Eligible**  **Individually**  
 **Contributing to**  
**Local Register Listed**

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

The property owners received a SARTA grant to assist with rehabilitation of the front façade of the historic commercial building at 15 South Montana Street. Constructed in 1907, the building originally housed the Richards Funeral Home; it later became the Eagles. The SARTA award was for removal of the false stone veneer from the storefront to expose the original brick, and restoration of the original brick. Other façade work planned, but not covered by the SARTA grant, includes window and door repairs and/or replacements and painting of the historic door and window frames, cornice and other trim elements. The property owners intend to seek a URA grant for that second phase of work.

Selensky Masonry has been retained to remove the false stone and repair the original brick. The firm is known for high quality work to preservation standards, including use of appropriate replacement brick and mortar.

## 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 project approval.

Signature of HPO

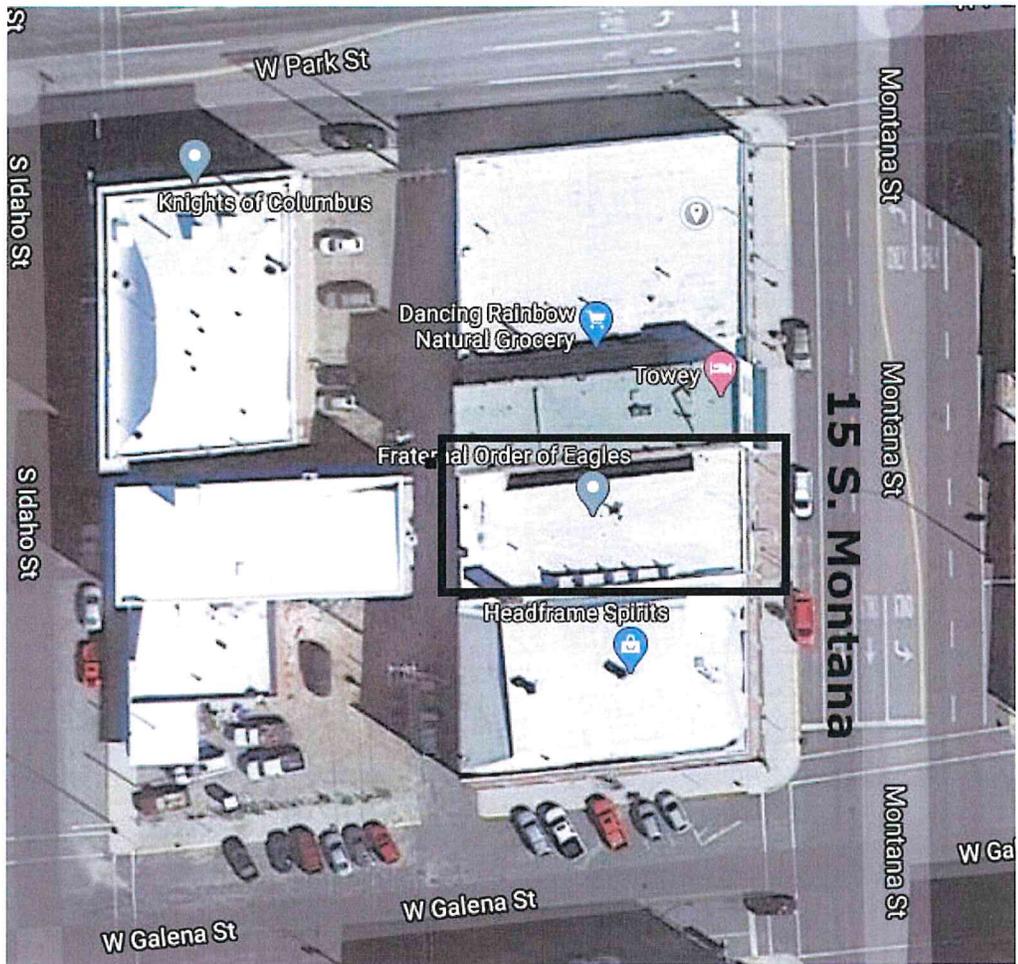


Date

March 1, 2020

Signature of Applicant/Owner

Date



Site Map



Front (east) façade. View to west.

Test Exposures of Brick

