

**HISTORIC PRESERVATION COMMISSION
Butte Silver Bow Council Chambers
5:30 P.M.**

January 17, 2023

Members Present: Steve Hinick, Mitzi Rossillon, Bobbi Stauffer, John Weitzel, John Riordan, and Jennifer Petersen

Excused Absence: Tracy Miller

Staff: Kate McCourt, HPO

- i. **Call to Order:** The Historic Preservation Commission Meeting was called to order at 5:30 PM
- ii. **Roll Call:** One member absent, and a quorum established.
- iii. **Reading/Approval of Minutes:** Minutes were approved unanimously. Mr. Hinick moved to accept them with no changes, Mr. Weitzel seconded.
- iv. **Public Comment – Items on Agenda:** None
- v. **Basin Creek Caretakers House Project Update**

Ms. McCourt (HPO) did not have any new photos to show, as she has not been out to the Caretaker's House since the last meeting. John Snider, contractor, has also not been working there due to the cold weather and lack of ability to heat the workspace. The HPO did turn in a progress report that would have been the final report had Covid and other issues not arisen. As part of that report, she turned in all up-to-date receipts requesting the full amount for reimbursement. Though Butte-Silver Bow (BSB) did not have the match required, the State Historic Preservation Office (SHPO) decided to award the remaining funds anyway, knowing that all work on the project is not yet completed. The HPO is working on the National Register of Historic Places nomination, a requirement of the grant. The contractor had relayed that he hopes to be finished by the end of April and will need three full weeks to get everything complete, interspersed between bad weather days.

Mr. Hinick said that this news sounds encouraging, and hopefully by spring the project will be wrapped up.

vi. Staff/Member Report

The HPO told the Commission about attending a focus group for the new building that the Clearwater Credit Union will be building at the location of the unused Wells Fargo Bank building on the corner of Granite Street and Main Street. The Clearwater representatives, and the architects

they hired, are very interested in complementing the historic architecture of Uptown Butte. They are still determining whether they will seek public incentives.

BSB is in the process of reviewing draft plans for the Mother Lode Theatre's sprinkler system. Once the final draft is accepted, we can put the project out to bid for the actual installation of the sprinkler system, as the contract has been awarded for the annunciator/alarm system.

BSB staff has resumed regular "mothball" meetings. BSB is in the process of improving technology, getting iPads and using a GIS application that allows for notes and changes to be made in real time, so that all BSB departments can be on the same page regarding buildings that are mothballed, dangerous and/or out of compliance.

Ms. McCourt contributed to two strategic planning sessions in December and January, one being for the Butte Center for Performing Arts (the Mother Lode), and the other being for the Urban Revitalization Agency.

vii. New/Old Business:

- **Design Review COA: 321 West Galena St (Manual Arts Building)**

Ms. McCourt explained that this project will be familiar because it has come before the Commission in the past. It is for installing an elevator at the Manual Arts Building, so that occupants of the building can easily get to the second to fourth floors. The elevator is to be made predominantly out of brick, to blend in with other buildings in Uptown Butte. The elevator will reach the third floor (the building has four floors). She showed a photo of the west wall and the barbed wire fence that will be replaced, should the project be approved. Mr. Riggs was introduced and invited to come forward, along with his business partner, who is also an architect.

Mr. Riggs introduced his business partner Ben. Ben said that the images that the HPO provided are a little out of date, because they feature the elevator going all the way up to the top floor. Mr. Riggs said that they decided not to bring the elevator to the top so that the shaft would not go above the height of the building; this way, it will be even with the roofline. Mr. Hinick asked if the elevator would be traction or hydraulic, to which Ben answered, likely hydraulic. He said the machine room would not be above the elevator shaft, but down below the elevator itself.

Ben then spoke about the last time they appeared before the Commission with their draft ideas, and they got the inclination that they were not popular. Because of that, they opted for no metal in this design. This idea is to create "a plane of brick" on the west elevation that is separate from the main building. The brick might not match exactly, but it will not take away from the Manual Arts façade. In between would be "in-fill" of an appropriate architectural material, and this way the old and new would not meet. (Images of the different color schemes and options were provided.) They are considering the dark gray color as the in-fill to separate the new and old brick.

Chairman Hinick stated that this plan is in keeping with the Secretary of the Interior's Standards by not affecting the façade of the historic structure at all. They are clearly not trying to make the elevator a part of the existing façade. Mr. Hinick asked what the panel in between will be made from, and Ben said that they have not determined that yet. He said it would be a "smooth composite, cementitious material" of some sort. The HPO commented that they would make improvements to the yard between the Manual Arts building and the B'Nai Israel Cultural Center by replacing the barbed wire fence with something historically appropriate.

Mr. Weitzel commented that he liked the dark gray, and as the trim on the windows is dark green, it would look complementary. He said he likes the design, it is clean looking, and he has no objections whatsoever. Ms. Rossillon said that she could support the design but the word "cementitious" reminds her of architectural stucco, which she does not think is appropriate. She would like to know what this material will be before she votes for or against the project. Ms. Stauffer said that she liked the forest green or tan, and asked if they could come back and discuss the material. Ben said that all those details can be brought forth once they are worked out. Mr. Riggs said they were genuinely interested in what the Commission has to say about the design and to make sure that it is appropriate for the Uptown. Mr. Riordan gave them his compliments and said that now that they have seen what the new plan is, they can certainly get behind it, the only discrepancy being the lack of knowledge about the panel between the old and new brick.

Mr. Hinick reiterated that the building owners have not yet applied for URA funds, but would like to have concurrence from this body before they move forward with URA applications. He asked if the panels would also be on the north side (yes) and if the elevator will be insulated (yes). Mr. Hinick asked the HPO how they should proceed. She said that the owners would like to leave with a definitive answer, but several board members have stated they would like them to return, and they seem willing to. Mr. Hinick then asked for a motion of approval, with the condition that they would like to see the material that they decide to use for the panels. He made a motion to approve the general design, scale, and methodology. It was seconded. The COA was approved as presented with the stipulation that, prior to construction the HPC will review what the panels will be made from to ensure that it is appropriate. Ms. Rossillon made it clear that this was to be an in-person review, rather than an email review, of the panel material, to which the owners agreed. The motion carried.

- **Review of Eligibility: 51 Missoula Avenue**

Several Commissioners visited the property prior to the meeting. Mr. Hinick commented on the fire damage. In their packets, Commissioners received a Demolition COA for the BSB-owned property. The HPO showed images of the 1900 Sanborn map and, from the Cadastral, the entire awkwardly-shaped parcel the house sits on. The vacant lot to the east of 51 Missoula is also a part of this parcel, which could be broken up into several lots with BSB benefitting financially.

The HPO approached the Commission with the concept of not voting to demolish this property, but to vote to have it removed as a contributing element of the Landmark District, as it has experienced an incredible amount of integrity loss over the years. The HPO showed the Commissioners two old photos of the south elevation, taken before a large dormer addition was cut into the west-facing

roofline, changing the shape and mass of the building. A rear addition was also added off the north side, extending another addition. The original siding has either been removed or encapsulated. The Masonite was there when the Landmark inventory form was created in the mid-1980s, but asbestos shingles are visible directly against the sheathing, in some areas. The interior has had a fire and has since been gutted. Very little original material remains. The HPO told the Commission that the house is now home to vagrants and cats. The building should no longer be considered as a contributing element because so much of its historical integrity has been lost.

Ms. Rossillon said that there is a difference between condition and integrity of a building. Therefore, the vagrants, cats and burned state of the building are not to be considered, but rather that the large dormer addition was added and the rear additions were added, which are of a size and scale which make the building appear to have lost its integrity. She said that we should not judge the building based on how bad it looks. Mr. Hinick agreed and moved that the HPC determine the building no longer eligible to be within the National Landmark District. Ms. Stauffer seconded that the building is no longer a contributing element; therefore BSB is free to tear it down without *requiring* approval from this body. Motion carries.

- **Design Review COA: 160 West Granite Street**

Directly across from the Courthouse, 160 W. Granite is one of the earliest frame buildings in Butte. Ms. Jamie Decker (not present), a Physicians Assistant, will be starting up a “med spa” practice in the bottom floor of this building. The upper floor is occupied by a tenant. Ms. Decker’s project entails the replacement of all windows of the bottom floor of the building, excluding the large picture windows in the bays of the façade. The building contains wood, metal, and vinyl windows. Some of the wood windows have been painted shut, even though they are relatively new. She would like to replace all windows with matching Andersen Series 100 fiberglass windows. She would also like to replace the front door and the door leading to the upstairs apartment and gave two options of doors that she prefers. There are currently two different doors.

Mr. Hinick reiterated that she is only replacing windows on the bottom floor, and on secondary facades. Ms. Petersen asked if only the one door was being replaced, to which the answer is they will both be replaced with the same door, to give the building a more uniform appearance. As for the examples given, Mr. Hinick said that one has a much larger, nicely subdivided light than the other, and Ms. Rossillon said that the chevron door is not historic. Ms. Stauffer pointed out the old photo attached to the inventory form looked like the east door (business entrance) was (in the 1980s) a double door. Will they replace with a double door since the preferred example is shown as a double door? The HPO said that she believes since there is one door now, it will remain one door. Ms. Rossillon moved that the COA be approved with the understanding that Andersen 100 windows will be used on all sides besides the front façade, and they approve the use of the second option (non-chevron) door design. Mr. Hinick seconded; motion carries.

- **2023 Historic Preservation Commission Elections**

Mr. Hinick asked the HPO how the Commissioners were doing on their three-year terms. The HPO was not prepared to answer that question at the meeting but said she would send each

member their appointment dates the following day. Mr. Hinick listed the Chair and Vice-Chair as himself and Ms. Rossillon currently, and then the other five Commissioners. He asked if anyone would like to nominate new officers. Hearing none, he nominated that the HPC keep their current roster as is. John Riordan seconded. Motion carries.

viii. Announcements

Ms. Rossillon said that her concern is with the West Side Soils Survey Cultural Resource Inventory and particularly, the Blue Bird Mill site. Although it is identified as needing to be inventoried, it is not in the report. She said that she would like the contractors, CDM, to hear the HPC's comments regarding the report and particularly, the lack of mention of the mill. The HPO said that it was her intention, when she sent out the table of contents for the very large report, to have the Commission look it over and let her know if there was something they wanted to see or have reviewed in depth. The HPO thought the mill was mentioned as a large stamp mill but only in the opening of the report. Ms. Rossillon said that in the RFP, the mill was specifically identified as something that should be examined in depth.

Mr. Hinick asked if the Blue Bird Trail was what she was referring to, and if it was south of Montana Tech where the old Blue Bird Mine was. The answer is no, this ruin is south of the interstate, identifiable by large stone walls. There is a trail that goes by it, so it is above the trail but below the interstate. Mr. Riordan said that he believes the area is privately owned and mentioned that the owner is a man who would be easy to work with, and he would like to see done what should be done, and he believes the owner of the property would agree.

VII. Public Comment not on the agenda

None.

Adjournment: Mr. Hinick adjourned the meeting. 6:16 PM

Respectfully submitted, Kate McCourt HPO