

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

August 1, 2023

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

Excused Absence: John Riordan, Tracy Miller, and Jennifer Petersen

Staff: Kate McCourt, HPO

- i. **Call to Order:** The Historic Preservation Commission Meeting was called to order at 5:30 PM
- ii. **Roll Call:** Four members present, quorum established.
- iii. **Reading/Approval of Minutes:** July 11th minutes: Mr. Hinick moved to accept them with no changes, John Weitzel seconded. Motion carried.
- iv. **Public Comment – Items on Agenda:** None
- v. **Basin Creek Caretaker’s House Project Update**

The Basin Creek Caretaker’s House will be brought before the State Preservation Review Board to determine whether the nomination for the National Register of Historic Places should be moved forward to the Keeper of the National Register.

At the request of the State Historic Preservation Office, a communication has been placed on the Butte-Silver Bow Council agenda to allow Chief Executive Gallagher to sign a 15-year easement on the property, to ensure its protection for 15 years.

- vi. **Staff/Member Report**
 - The HPO will be presenting at the Montana Association of Planners conference here in Butte in September. It will be a round table discussion with the HPO’s from Missoula, Bozeman, and Anaconda.
 - The Jacobs House has lost its tenant, The Root and the Bloom. Discussions will take place as to what is next for the building.
 - HPO has discussed with John Boughton of SHPO the procedure for officially delisting properties at the State level. She has printed the master list for the Landmark District and is marking the properties that have burned or been demolished.
(Any help for properties that were lost prior to 3/2022 would be appreciated!)
 - The demolition grant committee has met several times and made some changes to the on-line application. Determination has been made so far to submit one

recommendation for a building that has been approved by HPC (115 Academy St). Ms. Stauffer asked if the grant money was for properties listed within the Landmark District, or if it is for any properties at all. The HPO answered that it is for any building in Butte-Silver Bow.

vii. New/Old Business:

- **Design Review COA: 116 West Park Street (Butte Stuff building)**

Ms. McCourt introduced the project, an early (1884) brick building that served as Butte's first City Hall. It is an important building in Butte, currently owned by Ted Ackerman. At the time of the Inventory, it was an Asian restaurant. She said that Mr. Ackerman intends on replacing seven windows in the newly created two upstairs apartments and placing a metal gate over the exposed staircase entrance, which has a curved iron opening. Mr. Ackerman explained that, as the building was the original jail, he would like to put a gate in that is reminiscent of the jail, and this gate will keep the vagrants from sheltering in the stairwell during bad weather. Ms. Rossillon asked if the gate would be black, like an old wrought iron fence. Mr. Ackerman said that it would. Ms. Rossillon said that she supports the project; it is a good solution to a problem that has been ongoing. Mr. Hinick asked whether the gate would also be locked from the inside, because that would be an egress problem in the event of a fire. Mr. Ackerman said that there will be a metal plate so the gate can be exited without a key, but for entry a key will be needed. Mr. Hinick asked which of the two designs shown was Mr. Ackerman leaning towards, to which he said either would work for him. Ms. Rossillon said that the simpler one was more appropriate, and Mr. Hinick agreed, saying that the fancier one looked more residential than commercial. Ms. Stauffer said that the simpler gate design had a more jail-like look to it as well.

Mr. Hinick then confirmed that the windows would be Andersen Series 100 windows, single-hung, and the color will be black. He then made a motion to accept the certificate of appropriateness (COA) as written. Mr. Weitzel seconded the motion, and it passed unanimously.

- **Design Review COA: Crown West Development, corner of Platinum and Jackson Streets**

Ms. McCourt introduced the project as a design they had seen before, and a piece of property that they had seen before as well. She thinks it is important to get something on that land, and it will look great. She wanted to make a point of noting that Mr. Doffinger listened to the advice of the commission to make the building look more appropriate, including adding the railings that were missing and getting a different heating system so that the units that appear on the front of the duplex, now obscured by the porch railing, will not be used on the other two duplexes.

Ms. Rossillon said that she voted for the design both times specifically because of their obscure location. She believes this location is too visible. She said that five buildings were lost in that neighborhood to the Town Pump. She believes that it is an inappropriate design for that high-profile lot on Platinum and she cannot support it. Mr. Hinick asked about a site plan and the orientation of the building, and the HPO clarified that the garage doors will face Jackson Street instead of Platinum Street. Mr. Hinick asked if the foundation would be exposed. Mr. Doffinger said that there wouldn't

be any exposed foundation, just a five-inch lap siding all the way to the ground. Mr. Hinick asked about dimensions, and the response was that the building will be 50 feet front to back. There will be a 25-foot setback from the curb. It will be painted blue.

Ms. Rossillon said she was not aware that the duplex would face west, but she still has serious concerns because the fenestration facing Platinum Street is not historic, and the building could never be mistaken as historic.

Mr. Hinick asked for a motion to approve the COA. Mr. Weitzel made the motion to approve the new construction. Ms. Stauffer seconded the motion. There were three “ayes” and one “nay” from Ms. Rossillon. Motion carried.

- **Design Review COA: 156 West Granite Street (Union Hall Elevator project)**

Ms. McCourt introduced the project that has been a long time coming, as the owners of the Carpenter’s Union Hall received a grant in 2020. She pointed out that Mr. Hinick made several designs, and the common thread is that they are lightweight, cost-effective, and will elongate the life of the building by making the upper floors usable with ADA accessibility. The material will be metal, but with a colored treatment on the finish to match the brick or rusticate it; it should blend in with the building. Clark Grant and Mike Boyza of the Carpenter’s Union Hall board were in attendance.

Mr. Hinick talked about the project and design. He said the elevator will be set back 70 feet from the front of the building, and the building is 100 feet from front to back. It is a three-floor elevator that does not have a “penthouse design” so it does not go above the building. They had originally thought of making it out of concrete but decided that would be too heavy to place next to this historic building. They decided to use eight-by-eight structural steel tubing instead. It can be easily insulated, and they decided on an exterior steel panel finish. They will connect each floor with the floor joist itself. There are masked pilasters, visible on both the inside and outside, that bear the load of the steel I-beams that hold the building up. The elevator will not intrude with the main structural components of the floors. He said that the massing of the building fits it well, and the historic façade will not be touched. The elevator will be eight feet out from the building but set back 70 feet. It will have a concrete foundation; he will try for an articulated stone appearance, and the roof will be designed to slough off rainwater. The metal will be a box rib panel, which he said is very durable, more so than other metals. Mr. Hinick also designed an elevator with a board and batten panel look. Mr. Hinick brought samples of metals to pass around. He noted that the board and batten have a carpentry look to it, but the Carpenter’s Union Hall board was not keen on that one, and prefers the first, more simple box rib look.

Ms. Rossillon said that she is not a fan of the board and batten design, but she is intrigued with the surface treatment on the flat panels. She is not a fan of the treatment on the box rib example that Mr. Hinick brought, while she prefers that design. Mr. Hinick said that he was planning on getting the box rib with that treatment, and that it creates a nice shadow that is more delicate looking than other metals. Ms. Rossillon also said she likes how the box rib design has the top of the elevator meeting the cornice perfectly from the front. She is concerned about the number of exposed

fasteners there might be with box rib panels. Mr. Hinick said that the fasteners would be about every three feet. He also said that the panels will run the width of the elevator and there will be corner trim running down the length of the elevator, so there will not be an issue with fasteners.

Mr. Weitzel said that he is glad that it is not corrugated mine yard metal, and he thinks it will look very good. Ms. Stauffer said that she likes the elevator, and thinks that it will blend in. Mr. Hinick said that using metal keeps the cost down by being built by carpenters rather than masons. Once they lay the foundation, the superstructure can be built elsewhere then brought in and set by a crane. He said it can be done fairly quickly. As Mr. Hinick had recused himself as the architect representing the building owners, Ms. Rossillon made a motion to accept the design with the box rib siding and said that she would like to see something resembling rubble stone on the foundation. She also said that the material treatment that was provided is the one that will be used. Mr. Weitzel seconded it, and the motion carried.

viii. Announcements

Mr. Hinick announced that Ms. Rossillon will no longer be on the board going forward and said that he would like to thank her for her great attention to detail; she is an important member of the Commission, and she will be missed.

ix. Public Comment not on the agenda

None.

Adjournment: Mr. Hinick adjourned the meeting. 6:30 PM

Respectfully submitted, Kate McCourt HPO