

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

April 4, 2023

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

Excused Absence: 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:** 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, Ms. Miller seconded.
- iv. **Public Comment – Items on Agenda:** None
- v. **Basin Creek Caretakers House Project Update**

Ms. McCourt (HPO) told the Commission that all the large windows are in place. They will need to be trimmed out on the exterior. The Contractor is looking to be finished with the project by late spring/early summer. The National Register of Historic Places nomination is coming along slowly, as things come up often that pull the HPO away from the research. But she is getting through and sure that it will be ready by September, when the State Preservation Review Board will review the project. Chairman Hinick said that vandalism is always a concern up in that area, and Ms. McCourt said that they would like to get rock screens for the windows to protect the investment.

vi. Staff/Member Report

-The HPO reported that the Praxis Center is moving forward in two locations. The Praxis people are consulting with local engineering firm WET, who are consulting with the HPO concerning cultural requirements. HPO requested that they work with Commissioner Rossillon on getting some archaeological testing done in the areas, as they might be historically sensitive.

- 901 South Colorado Street had a devastating fire and has been deemed beyond repair. The BSB Fire Marshall has utilized the Safety Exclusion clause, meaning that the building must be demolished for public safety purposes and there is no time or need for Historic Preservation Commission review.

-The Butte National Park Initiative committee met last week with the National Park Service on a Zoom call. We can pursue a Special Resource Study, which can take up to three years, or a

Reconnaissance Study, which would be quicker. All the studies must be requested through a Congressional Act. A representative for the National Heritage Area (NHA) thought that Butte would be a good fit for a Feasibility Study to become a NHA. Montana does not have any NHAs to date, and the HPO was involved in the first initiative for a Montana NHA in Great Falls (called Big Sky Country National Heritage Area) that fell through.

-Regarding the flood at Jacobs House, the HPO and Government Buildings staff met with an Engineer from Stahley Engineering. Though we have not received the report, the outcome after the walk through was positive. He believes that issues occur due to excessive moisture which happens because the house is built into a slope, and by moving the dirt and altering the landscape to allow positive drainage, less moisture will affect the basement.

-The HPO told the Commission that this will likely be the last livestreamed meeting. The BSB IT Department has kindly stayed after work to help the HPO run meetings from the computer desk, but they can no longer do it. As the HPO cannot run the livestream from the central table, they will likely do without. These are public meetings where everyone is welcome, and they will still be recorded for minutes.

Mr. Hinick addressed the Jacobs House water issue, saying that there are products that can be used to waterproof rubble foundations that look like a plaster.

vii. New/Old Business:

- **Design Review COA: 200 North Main Street (Clearwater Credit Union)**

Ms. McCourt explained that the location of the new building will be where the current but vacant Wells Fargo drive-through bank branch is. She said that Clearwater Credit Union and MMW Architects have worked closely with the local community stakeholders on receiving feedback, even hosting a roundtable lunch discussion at Metals. She showed elevation drawings of the building, saying it will be brick with large arched windows, reminiscent of the Belmont or Mountain Con hoist houses. She showed renderings, saying that they decided to go with a darker brick, like the Finlen Hotel, and have added a band of brickwork along the top under a metal cornice. While modern, it still fits in with the Uptown feel. They will put in nice landscaping and add nighttime lights to a dark corner of town. It is much more appropriate for our Landmark District than what is on that corner now. Ms. McCourt also showed a photo of 505 West Park Street, another brick building with arched windows that while not original, fits in with the aesthetic of the Landmark.

Mr. Hinick started off by saying it is a heroic design, and that it is not easy taking on a corner where several slopes meet. He says that the darker brick works well with the terracotta and red brick of the Hennessy Building across the street. The design of the building coincides with what they are asking for public money for, which is the landscaping and public amenities portion. As an architect, he thinks it is exuberant, and points out the metal cornice line. He says that it works, and the shapes coincide with the properties of the buildings we have in Uptown.

John Riordan asked if it was URA money they would be applying for. When confirmed, he said that while looks like a modern building, it has similarities to original Uptown buildings, and he

commented that he likes this design better than Northwestern Energy's new building. He said that this is a great project, and exciting for Butte.

Mr. Weitzel said that the building is absolutely gorgeous, and a great addition to Butte. His only issue is with the "bump outs" at the corner of Granite and Main Streets. He says if the streets were wider, he could understand it. It puts pedestrians in a more precarious place. It narrows the radius for large vehicles like delivery trucks. He asked if it could be narrowed. Claire Pepper of MMW answered that they are working with a civil engineering firm, and they are designing the entire intersection, so what is seen in the rendering is not exactly how it will look. They will try to alleviate the issues that Mr. Weitzel mentioned. He said that he is thinking about the huge trucks that must make deliveries to the businesses on Main Street.

Ms. Miller said that she loves how the building "fits in", even though it's obviously new construction. She said that her only suggestion would be to replace the wood on the underside of the canopy that wraps around two sides of the building with pressed tin, which would be more fitting for a historic look. Mr. Hinick said that that might be the point, that the building should have that modern feel because it is not trying to impersonate buildings from the Victorian era. He thinks the light wood lightens up the design. Ms. Pepper said that what Mr. Hinick said was true to their thinking, and that the ceiling inside will be wood, and there are also lights in the lobby that will be lighting it up at night, as well as canopy lights outside. She also stated that it is in line with the branding of Clearwater Credit Union, that the building appears welcoming and light, using natural materials.

Ms. Rossillon complimented the projects on the agenda this month, saying also how glad she is to see this project happening. She then elaborated on what Mr. Weitzel said, that a traffic calming bump out is not necessary at a four-way stop. She then said that she likes the diamond brick band below the cornice of the building, and asked if it would be darker color brick or protruding brick. Ms. Pepper said that they are looking at it both ways and leaning towards having the brick be flush with the wall but a slightly lighter color. Ms. Rossillon indicated that she would prefer the bricks protruding a bit, and while that might introduce some deterioration over time, it would take many years with the quality of brick they will be using. She complimented the diamond pattern as it is a pattern seen on many buildings in Butte and other communities. She would also like to see a muntin bar in the windows on the rear elevation, so they resemble double-hung windows as seen so often in the Uptown. Ms. Pepper said that she will revisit the conversation with her colleagues. Of course, the windows are inoperable, so the muntin would be fake.

Mr. Hinick moved that they approve the COA for 200 North Main Street, with the suggestions brought forth by the committee, namely that simulated double-hung windows on the north elevation are considered. Tracy Miller seconded. Motion carried.

- **Design Review COA: 224 West Aluminum Street – Mural Project**

Ken Oliver of Bozeman, homeowner, called in to the meeting. This two-story, single-family home was built between 1900 and 1916. It has been in Mr. Oliver's family for many years. Mr. Oliver is a

successful woodworker. HPO showed some images of the house, saying that it will be a full rehabilitation. Mr. Oliver proposes to repoint the brick where it is needed, rebuilding and repairing cornice and corbelling as well. A local contractor, Chris from High Mountain Masonry, has been hired to do the work. From the proposal that the contractor provided, it seems that he knows how to work with soft historic brick. He intends to use a lime-based mortar and will replace deteriorated brick where needed from a stockpile of sourced historic brick that will match.

All windows (except the single oval window) will be replaced with single-hung windows where they exist and will use casement windows on the first floor. Aluminum, wood-clad Marvin windows will be purchased. The oval stained-glass window above the porch will be refurbished, the wood stripped and repainted, and the panes reglazed. The porch will be removed and replaced in-kind unless they can find more appropriate balusters than the ones there currently. The columns will be reused. He would like to have a standing seam metal roof replace the TPO, not visible from the street. The roof would be a dark bronze color. Mr. Oliver believes that with this low roof slope, this would be the best and most durable roof for this house. The turret today has an asphalt shingle roof. He would keep those if they were in good condition, and if not, replace them with wood shingles. Mr. Oliver would like to repaint the trim in an off-white color, as from the old photos he feels they were more antique white colored than stark white. Aluminum windows would be a dark bronze color as well as the roof. He said he considered restoring the windows, but some were too far gone to save.

Mr. Oliver said that what he likes about the standing seam roof, as opposed to other materials, is that it can “float” inside of the parapet and does not affect the breathability of the brick and lime mortar. It will be easy to waterproof and is a “forever” roof. Mr. Hinick brought up an extra row of dentils on the streetside façade that look like they are holding up a small ledge. He asked if that extra ledge would be removed, the brick repointed, and would they then put a coping cap on top of the parapet wall or a piece of masonry. Mr. Oliver answered that he would like to put a terracotta cap on the top that matches the brick, but he has not found one yet. He said that as an alternative, they could wrap the metal roof over the top and have a one-inch metal border along the parapet. He said that they are also rebuilding the old wooden gutters (which is what Mr. Hinick was referring to with the dentils and extra ledge). Mr. Hinick clarified that the coping cap returns down the front of the wall; what is not approved, ever, is a rubber membrane being visible from the street because it is stretched over the wall. He asked if the conical roof on the turret has always been there, which it has.

Ms. Rossillon had several comments, first about the brick contractor, who she researched online. She did not see any examples of his actual brickwork, only other masonry examples. She said that he must make clear to the contractor that there can't be any mortar on the face of the bricks. Some of the dentil corbelling on the parapets has failed, and it must be maintained where it still exists, and restored where it has failed. Mr. Oliver said that he will use the 1950s photos as a guide for the work. Ms. Rossillon went on to make a statement about brick contractors in Butte. She said that they “bear intensive scrutiny.” She reviewed the Facebook page of the hired contractor and saw very little brickwork, mostly stonework and parging over brickwork. She said that the building owner will have to watch carefully to make sure that the contractor followed expectations as far as the

mortar mixture being correct for historic brick. Mr. Oliver said that he shares her feelings on this. He approached the contractor saying the same thing, not wanting to judge him for his social media page. He said that this contractor appeared to have knowledge about lime mortar and brick repair of old buildings. They met for 2.5 hours, and made expectations clear about checking bricks, keeping architectural details, and oversight of his work. Ms. Rossillon commended him on that. She brought up the metal roof as well. She is considering supporting its use although this is not considered a precedence, but because it is a quarter-to-one-foot slope and could never be seen from the street. She asked what his experience was with using a standing seam metal roof on a nearly flat roof. Mr. Oliver responded that it is a "2-12" in the back, and he has not. But he has used them on other buildings, down to a "four pitch" and it held up nicely, they don't hold snow, where TPO expands and contracts at its own rate. He believes the way that the previous roofer put on the existing rubber roof is the reason there is failing along the parapet. He wants the roof to be separate from the brick, and there is a series of flashing that can be purchased with a steel roof kit that keeps water from getting into the roof, and the way this flashing is, nothing is connected, and everything moves independently. All fasteners are hidden so there are no perforations in the roof, all venting goes out the sidewalls. He feels it is going to keep the house dry forever. Mr. Hinick asked about the gutter system. Mr. Oliver said there will be a rebuilt wooden gutter system off the front, and a bronze, half-round gutter with round downspout on the rear façade. Mr. Hinick also said that "2 and 12" is adequate for a metal roofing system, as one number up could be shingled.

Ms. Rossillon went on to say that the porch description did not have a lot of detail, but it said, "original likeness" and she wanted to clarify that there will be a beadboard ceiling on the porch, a Douglas fir deck, wooden steps, and some details on the balusters. Mr. Oliver agreed with what she said, and that they would be replacing everything with fir as it likely was originally fir. They will be keeping the color antique white. She asked about the replacement of the casements in the front turret, saying that she wonders why he wouldn't consider putting double-hung windows on the first floor of the turret. He responded that is considering double-hung windows but wasn't sure that they were originally. However, he was sure the second story had double-hung windows. He said he was thinking of casement because they are the most energy efficient and he is trying to create less air leaks in the house, as there is no exterior insulation in the walls. Ms. Rossillon said that this is a really great project in a neighborhood that is challenged, and she appreciated his effort.

Mr. Riordan made a motion to accept the COA as written. Ms. Stauffer seconded the motion. Motion carried.

- **Design/Demolition Review COA: 504 West Park Street**

Ms. McCourt started the discussion saying that this building has been in trouble for some time and in danger of being past the point of repair. It is crucial that we encourage this project to move forward. The brick appears to be in decent shape, with some failure around the parapets. The plans include addressing failure issues on the balcony and the front porch. They will try to save the columns which are in poor condition. The HPO told the owners that if the railing and turned spindles can be saved. They should be. The windows will be as such: two cottage windows in the front of the bay, two small pictures replaced in-kind, and all other windows will be single or double-

hung one-over-one light windows. Windows will be black-clad Anderson Series 100 windows. She then explained that the porch will be broken up into two different levels- a difference of less than a foot. This is because the door on the east side of the porch will be raised up to the top of the existing transom, due to the construction on the interior of the house. A stair will be built leading up to the second floor that the front door will lead directly to. The raised side of the porch should not be noticeable, because they can put the step behind the center column. (A drawing was provided.)

Next, a photo of the rear elevation was shown, with the flimsy-looking second story porch that will be demolished and not replaced. The owner will allow the back yard to be accessible only to the downstairs tenants, so the upper porch and stairs is not necessary. With the removal of the porch, the fenestration will remain the same, but with newly replaced windows. The west side of the building is clad in drop siding rather than brick, and both the siding and the boards beneath will be replaced in kind. Siding will be either wood or LP Smart siding in smooth, depending on what is available. A feebly constructed side porch with a makeshift pitched garbage shoot from the second floor acting as a roof will be removed. Due to the interior configuration of the upstairs apartment, they will be removing the upper windows in the center of the west side elevation, and adding windows where there were none on the northern bay of the west side elevation. The upstairs apartments will have kitchen cabinets in the place where the windows are now. The downstairs door will be removed and replaced with windows. The HPO showed images of the style of door that the owner is looking at.

Mr. Hinick said that they make reproduction columns very easily if they need to be replaced. He then asked if the west elevation siding was put over brick, to which they posit that the veneer might have collapsed at one point, or never been put on to begin with (as it was once very close neighbors to a building that is no longer extant.) Cory Smith, Contractor to the owner, came to the podium and introduced himself. He said there is no brick behind the wall, but there is blueboard insulation and OSB wrap. John Riordan said that he believes projects like this are what we (HPC) are all about, and if we must sacrifice a porch to save the house, then that is what should happen. It's a great old house and structurally sound, or we wouldn't be talking about it. We have to give and take a few things here and there to make these projects feasible and affordable to the people willing to do the work. John Weitzel asked if the intention was to become rentals. Mr. Smith said the owner intends to come back to Butte at some point. It will be an over/under duplex and his intention is to occupy the upstairs unit. Mr. Weitzel brought up fire codes and the necessity of having two entrances in units to this type of building. Mr. Smith said that they might have to build an egress off the back of the building as there is already a balcony door there. Mr. Hinick asked if the vacant lot property next door also belongs to this owner, to which the answer is yes.

Ms. Rossillon said it is an important building because it is on Park Street, and the building to the east side was saved from demolition several years ago. She complimented the project. She asked Mr. Smith if he was familiar with the consolidant product Abatron, regarding the columns. She asked him to investigate it to potentially preserve the existing columns. Mr. Smith said that he is not sure what they are made from because they are not solid wood, but they are veneered in thin, vertical slats of wood. But they will be investigated closely as they will need to be removed when

the porch is fixed. He believes they might be laminated two-by-fours. He will look into the product and use it if the columns are determined safe. Addressing the cottage windows, Ms. Rossillon said that it might be hard to find a supplier, but if he will talk with her after the meeting, she knows of a craftsman who has made real cottage windows with real muntin bars for other historic preservation projects. She then said that the siding exposure needs to be no greater than six inches, but four inches is preferred. You can get real wood drop siding today, but it is very expensive. If you get LP or another wood composite, the length of the exposure is very important. Ms. Rossillon is disappointed with the removal of the second story windows in the center of the west elevation, as it takes away from the character of the building, although she understands why it needs to happen, and can live with it. She is happy about the removal of the back porch and encourages the cutting back of the cantilevered roof for safety purposes. Finally, Ms. Rossillon said that the preferred door is a Craftsman style, and this house predates Craftsman style doors. She checked the brand, Feather River, for a more appropriate door, and found that Home Depot carries one by that brand, a four-light over one or two panel doors, in the "Lighthouse" Collection. It comes in the color cocoa, low-E windows, and is fiberglass with clear glass. Mr. Smith said that the owner is very keen on making everything appropriate, but he is a young guy without deep pockets. He is open to all suggestions so long as it is not budget prohibitive for him.

Ms. Stauffer thanked Mr. Smith and the owner, saying she was worried that the building would have to be torn down. She was delighted to see it on the agenda. She wishes them luck. Mr. Hinick made a motion that the COA be approved with the provisos that a more appropriate door be chosen for the façade, and that the siding falls within the guidelines laid out by Ms. Rossillon regarding the four-to-six-inch reveal. Tracy Miller seconded. Motion carried.

- **Determination of Eligibility: 200 North Main Street**

Ms. McCourt said that she felt that the Clearwater Credit Union folks did not need to be here for this discussion. We know exactly what is going to replace this set of bank branch buildings that never fit in with the Uptown at all. She showed images of the early Sanborns maps, and one photo of the Beaver Block that existed before the Wells Fargo bank branch. The Beaver Block had the Silver Bow National Bank in it for many years. It was razed sometime in the 1960s, when the small bank branch was built in the typical style of the period. The architectural firm MMW was able to trace only three small areas that they believe exist of the old bank branch building left when they completely renovated it in 1993. The Montana Cadastral recognizes a few areas and features like the chain-link fence as dating to the 18960s. However, the bank building, and the canopies for drive-through banking, are listed as 1993, making them ineligible for listing on the National Register, as they are not considered 50 years old. The HPO believes that the main building and accompanying features are not eligible for the National Register of Historic Places.

Mr. Hinick mentioned that there was a bar next door called the Classic, and that the building to the north of this lot was the Anaconda Company's pay office. So, all the miners would come to the pay office for their checks, and cash them at the Classic. He said that there is a lot of historic in the block, and the Beaver Block was an outrageous looking building with a raised parapet. He said that a fire destroyed the building. He remembers the architect who did the remodel of the bank branch

in the 1990s and recalled that the first drive-through bank was a “Norwest” Bank, rather than Wells Fargo. He made a motion to concur with the HPO’s determination that 200 North Main Street is not eligible for listing on the National Register of Historic Places. Ms. Miller seconded. Motion carried.

viii. Announcements

None.

VII. Public Comment not on the agenda

None.

Adjournment: Mr. Hinick adjourned the meeting. 6:50 PM

Respectfully submitted, Kate McCourt HPO