

Historic Resources Board Meeting

Minutes

Thursday, February 18th, 2021 at 3PM
Community Service Center, 3rd floor Conference Rm

Dial-in number (US): [\(425\) 436-6372](tel:(425)436-6372)

Access code: **254398#**

https://join.freeconferencecall.com/adlc_planning

Please mute your own microphone unless you are speaking to the board to eliminate background noise by using "mute" or *6.

1. Call to Order (3PM) by Vice-Chair McKenna.

Present: Vice-Chair Mary Lynn McKenna, Bob Wren, Gayla Hess (HPO), Mary McCormick (Butte-Silver Bow HPO), [Commissioner Huotte \(by phone\)](#) and public per sign-in/call-in sheet. Note: Chair Lussy arrived at 3:12PM.

4. New Business

4.I. BSB Preservation Presentation

Presentation by Butte-Silver Bow (BSB) Historic Preservation Officer (HPO) on recent Historic Preservation Commission activities.

Ms. Mary McCormick introduced herself and expressed excitement to be invited to talk about BSB Historic Preservation Program as Butte and Anaconda share so much common history and many similar built environment conditions today.

The BSB program is more robust with its larger community and a strong presence of preservation advocates in the city since the 1980s inventory. The program has struggled over the years finding its place, but now Butte has one of the most comprehensive programs and ordinances in the state, including Design and Demolition Review programs. A Local Register program is to be implemented.

The design review program is limited to when a property owner is receiving a local incentive from the URA TIF district covering commercial core and neighborhoods, East Butte TIF near pit-ravaged areas in 1970s when expansion was considered (open space and construction), or trust fund money from ARCO with a SARTA [Superfund Advisory and Redevelopment Trust Authority] preservation component.

Design review is focused on exterior modifications to a building, following Secretary of Interior standards for the treatment of historic properties- standards for rehabilitation, involving materials, historic fabric, with replacement in-kind or to replicate historic features, etc. Ms. McCormick mentioned that she drives through Anaconda and sees great houses and opportunities.

BSB HPO then spoke about recent projects including:

- Jacob's House (NW corner of Granite & Montana) built in 1878 for Henry and Adel, Jewish immigrants who came in the US in 1840s- settling in the Butte area in 1876. Jacob's House is the first brick house in Butte. In the 1920s stucco was added to cover the brick and the original porch was removed eventually replaced with a craftsman style porch. The last owners donated the house to BSB in perpetuity. A SARTA grant was used for restoration with work including work to bring the porch back to some of its former glory. The Clark Chateau group will use the house for visiting artists and writers who are coming to the community for projects.

- A North Montana Street property built by the Whartons; noted Wharton ran the streetcar company. The Italianate house had a brick veneer which was crumbling after it had been painted. New owners have restored and used old unpainted brick to replace missing or damaged brick, restored the porch, put in new windows, and installed a wrought iron fence. The property has recently sold.
- Photos of varying conditions of a duplex built in 1898 on Agate Street were shown. The property was used as a hospital in the early 20th century before falling into disarray. A SARTA grant assisted with the project.
- A Curtis Street house was shown as an example of a smaller house being restored for use as affordable housing. A 1959 photo depicted asphalt shingles on the home covering its original siding. After years of abandonment, new owners found the original drop siding was in very good condition beneath the added material and has restored the siding and a more original appearance of the house.
- The Mai Wah, heart of the Chinese district, was built in 1898 for use as a mercantile and noodle parlor. In 1909, the building expanded to the west with stores on the main level and expansion of the noodle parlor on the second. SARTA and URA grants were used. Partners in Preservation also contributed to the project to rehabilitate and repaint windows, doors, and skylights. Transom windows were reglazed. The west wall was also completely re-done. The outer brick was either rotated or replaced with old, unpainted brick.
- Butte-Silver Bow Archives was highlighted as infill modern construction next to the original fire house. A municipal bond funded restoration of firehouse and an addition for expansion. Preservation, Rehabilitation and the addition of a design-compatible building show how new construction can fit into the historic district.
- NorthWestern building cited as another example for compatible infill. New building does not replicate the Owsley block (formerly on the site), but the NW building fits in size, form, materials, scale and massing.
- The MT History Foundation grant was used to restore Sewell's Hardware store transom window. The prismatic glass transom windows were popular, and this window is unique to Uptown with the stained glass used to spell its name. A stained-glass expert from Great Falls held workshops with volunteers to work on this restoration. The work was completed as a community project with 10-15 volunteers often showing up at a time over several weeks. Butte CPR [Citizens for Preservation and Revitalization] is now able to work on other window projects with skilled local volunteers.

Ms. Mary McCormick then asked for questions. Chair Lussy asked about other ongoing projects. Mary McCormick mentioned work on the Caretakers residence in Basin Creek with a Revitalizing Montana's Rural Heritage Grant. She explained that the city park has a Craftsman style house (Lincoln Heir designed, same as BSB Courthouse) for use by the caretaker. The residence is a visual focal point of the park which has fallen in disarray. It will be restored to allow a caretaker to reside at the park.

Ms. McCormick then spoke about how the Uptown area is part of an Opportunity zone, mentioning buildings with possible upcoming work such as the YMCA, Christian Science Church on North Montana St, and the fire damaged Irish Times building.

With quorum present, group addressed item 2.

2.Approval of Previous Meeting Minutes Documents:

1. [01-21-21 HRB-MINUTES DRAFT.PDF](#)

Mr. Bob Wren moved to approve with a second by Mary Lynn McKenna. Motion passed 3-0.

3.Unfinished Business None

4.II. State of The County

Phase 1 of the Historic Preservation Plan written by The Lakota Group
Virtual Open House link available on the project
website: [HTTP://WWW.ANACONDALCPRESERVATIONPLAN.COM/](http://www.anacondalcpreservationplan.com/)

Documents:

1. [ADLC HISTORIC PRESERVATION PLAN STATE OF THE COUNTY \(FEBRUARY DRAFT\).PDF](#)

Mr. Wren stated that he found the report interesting and informative and is planning to share it with others. He did ask for clarification about recommendations discussed at the listening sessions and noted that these were not in the State of The County (SOTC) report. Hess confirmed the SOTC was just the first part with the Phase 2 document focusing on recommendations and items identified by the community.

Chair Lussy asked if the consultants have requested a lot of information from the county. Hess responded that there were a few requests, but that the consultants have done all the work in compiling and writing.

Hess then spoke of the amendment to the professional services agreement to extend the deadline from end of February to June. The extended timeline would allow for the survey to be online longer, for public online meetings to be held, and that this will be discussed at the upcoming Commission work session. Vice-Chair McKenna noted that this was a more reasonable time than was originally planned.

4.III. CLG 2021 Grant Application - Update

Contract for the upcoming funding cycle from SHPO has been received. This will be presented to the Commission at the 02/23 work session.

Documents:

1. [2021 CLG CONTRACT ANACONDA-DEER LODGE.PDF](#)

Mr. Lussy noted that the application had been completed.

4.IV. Remaining Funds For 2020-2021

At the 06/18/2020 meeting, the HRB voted to use \$1500 for the Historic Preservation Plan (HPP). As other budgeted items did not occur or were found to be ineligible expenses, the board will discuss other potential uses for the remaining \$335. The end of the funding cycle is 03/31/2021.

Bob Wren asked about speaker series costs, advertisements, and including rent costs for space at the Copper Village. Hess expressed concerns about being able to setup these meetings before the contract end date; suggested using future funds for the speaker

series. Mr. Wren also asked about if it needed to be allocated or if the money had to be spent by the end of the funding cycle. Hess explained that invoices or receipts would need to be provided with the final report for reimbursement- suggested using the funds to support the HPP or advertising positions for the board.

Mary Lynn McKenna spoke about bringing awareness to the ongoing projects. She also noted that hard copies might be preferred for some community members. Vice-Chair McKenna moved to use remaining funds for advertisement and support of HPP and advertisement for board vacancies. With a second by Mr. Wren, motion passed 3-0.

4.V. CLG Training

<HTTPS://PRESERVEMONTANA.EGNYTE.COM/DL/XXYVKNHBRF/?>

Gayla Hess explained that the annual CLG training was cancelled and a video was offered as a training option. Bob Wren found the window restoration video interesting.

Hess asked the group if they would like to see other training/learning opportunities regularly included in board materials. Mary Lynn McKenna voiced support.

5.Miscellaneous/Announcements

a. Board

Mr. Wren spoke about ways to show effort of recruitment for the board and that a focus should be placed on getting vacant positions filled. Qualifications for board membership were reviewed; professional degree qualifications needed.

HPO briefly mentioned preapplication meetings at the upcoming Planning Board meeting, with information to be shared with the HRB at an upcoming meeting. As the sign ordinance has passed, applications for signs on historic properties will be shared for comment/review as meeting schedules allow.

b. Public

Ms. Rose Nyman did note that open board positions are advertised in the leader and are posted on the county website. Ms. Nyman also asked about volunteer hours and if the donated service sheets are only for HRB members as she has spent some time attending a listening session and reviewing the HPP materials. Hess said that she would check.

HPO Note: After checking with SHPO about volunteer time and the HPP project, a donated service sheet was provided to Rose Nyman for contribution to the CLG match.

6.Public Comment- This is the time for the public to comment on items NOT appearing on the agenda that fall within the board's jurisdiction

None.

7.Next Meeting: March 18th at 3PM

8.Adjournment: 4:03PM