

Historic Resources Board Meeting
Minutes
Thursday, December 10th, 2020 at 3:10 PM
Community Service Center, 3rd floor Conference Rm

Join the online meeting: <https://join.freeconferencecall.com/aldc>

If you can only dial in on the phone:
Dial-in number (US): [\(425\) 436-6356](tel:(425)436-6356)
Access code: 204098#

Note: [425-436-6372](tel:425-436-6372), with Access code: 254398# was also connected to meeting as previously advertised for public participants.

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

I. Call to Order (15:13)

Present: Henry Lussy (Chair), Bob Wren, Nicholas Kalogeresis (Lakota Group), Doug Kaarre (Lakota Group), Joe Ungaretti (Code Enforcement Officer)

Call-in attendees: Mary Lynn McKenna (Vice-Chair), Gayla Hess (HPO), Mary McCormick (Butte-Silver Bow HPO); Margie Smith

II. Approval of the Minutes from the meetings of [October 15th, 2020](#) and [November 19th, 2020](#)

Mr. Wren moved to approve minutes with a second by Ms. McKenna; motion passed 3-0.

III. Unfinished Business

- a. Appoint HRB member to Historic Preservation Plan (HPP) Steering Committee

Vice-Chair McKenna volunteered to be the Steering Committee member. Mr. Wren and Mr. Lussy voiced support.

IV. New Business

- a. HPP Listening Session with the Lakota Group ([Information sheet link](#))

Mr. Nick Kalogeresis introduced himself and the Lakota Group. He told the group of the numerous groups they have met with since Tuesday (Chamber of Commerce and local groups including churches as examples) for listening sessions.

For the preservation plan he gave an overview about focuses that traditional plans include such as: future districts, community and economic development, adaptive use for existing resources, strengthening downtown, housing, heritage tourism.

Listening sessions and engagement sessions have been helpful for the focus of this plan. Engagement will be mostly online in January for additional participation and the project website will include the <http://www.anacondadlcpreservationplan.com/>. He then invited others to start the discussion.

Mr. Lussy asked about building codes and setbacks. Mr. Ungaretti spoke about the DPS, setback standards, the existence of non-conforming lots and the International Building Codes.

Mr. Wren asked if the plan would cover recommendations for residential areas including the east end/Goosetown. Mr. Ungaretti spoke about infill housing projects and a design suited for the neighborhood.

Mr. Kalogeresis spoke more about design guidelines in residential neighborhoods- each community has its own set of guidelines based on architectural styles. Design guidelines can also have an educational program.

Ms. Mary McCormick, Butte-Silver Bow Historic Preservation Officer, explained more about requirements and the process followed in BSB. She explained that design review is component of preservation; in the Uptown TIF (URA district). Review may also be a condition of demolition review for historic buildings and proposing new constructions to ensure new construction is compatible in design with the landmark district. ADLC does not have this in the HP ordinance. Design guidelines can be useful even without regulatory; must be tied Secretary of Interior (SOI) standards.

Mary also spoke about HUD and housing in Butte and compliance with Section 106 of National Preservation Act – obligated to ensure the design of those houses is suitable.

Mr. Doug Kaarre asked if design review is tied to demolition of historic buildings, even if demolition is being completed by the government?

Ms. McCormick explained that demolition review applies county-wide. A demolition permit request must go to HPC [Historic Preservation Commission] for review if it is a historic property. Conditions may be applied for the new design to be compatible with historic district if the property is within a historic district. A recent example would be the Town Pump gas station facility on the corner of Montana and Platinum- expanding to encompass more than half a block and replacing 4 (various stages of decay/integrity) contributing elements to the district. Town Pump offered the buildings for sale and 3 of them were moved to other locations within the district. Building is brick and fits in with the landmark district than their typical stucco-fake rock design.

Mr. Wren spoke of recent projects where the HRB reviewed demolition permits and was able to recommend mitigation strategies. Doug asked about the process for the review and which applications are reviewed by the HRB. Ms. Hess spoke about the demolition applications and how applications are brought to the board when routed and based partly on schedule if/when schedule allows for the HRB discussion.

Nick spoke about the feedback from other stakeholders how community wants to preserve but others have less interest. Mary voiced the same mix in Butte- seeing a resurgence in Butte for buyers interested in purchasing historic buildings. She also stated that Anaconda has great resources and preservation could help attract people to the community.

Nick followed- up by asking about the use of the buildings. Mary spoke about rehabilitation into residential: churches- community centers, music halls, restaurants, office space in Butte. Numerous remote workers from Bozeman who are unable to afford the market there have begun teleworking and living in Butte.

Mr. Kalogeresis asked if the group had a preservation work plan? Ms. Hess briefly summarized activities as reactive to applications or ideas from community, have worked on NR listings and the cultural heritage signs as longer term group projects, would like to work on a few other projects brought forth by the HRB (Glover Cabin) but the HRB does not have a specific plan or listed priority of goals.

Margie Smith asked if the old JR high and if this plan would address this building as it is near if not within the historic neighbors and is surrounded by historic buildings like the library and the post office.

Joe had been on the school board at the time that the building was closed and spoke about some of the issues with building (gym, basement, floor joists, etc.); expensive to renovate. The school-side on Main Street is salvageable but it would be very expensive while the gym may not be salvageable.

Bob mentioned how the demo of the gym and the potential of senior housing had been mentioned for this building at a listening session yesterday with some Planning Board members.

Margie voiced the need to stop deteriorating by neglect- original windows are boarded up, there are materials to work with and this could be repurposed as a junior college or an art college.

Nick asked if there are other buildings that are threatened that should be preserved? Mr. Lussy brought up the Cutone's building and its buckled floor, but other issues would require a lot of work to make it useable when he toured it 2 years ago though he also noted its nice façade. Mr. Ungaretti mentioned the Locker Room has been purchased and it is being remodeled. JC Penny building has a business now. Demolition is not the focus.

Mr. Wren said that Main Street, Park, Commercial need to be tied together as a destination place with an inviting, appearance for area. Chair Lussy noted the challenge that parking can pose for the downtown. Mr. Kalogeresis told the group that parking has been brought up in a couple sessions related to residential use and neighborhood churches; plan make look to recommend an adjustment or waiver of parking requirements to not prohibit adaptive reuse projects. Joe spoke of the Torgerson annex, its collapsed roof, the underground wells, and the goal of having a parking lot for the commercial downtown area.

Margie asked about the newly closed Wells Fargo building and if it has been identified as a building of concern as it borders a historic neighborhood.

Doug noted the numerous Craftsman style houses. Are there any catalog houses? Henry mentioned the numerous shotgun houses. Nick noted these could be used as workforce housing and targeted as

rehab projects and spoke of how Plan efforts could go beyond the board to include activities for outreach like brochures or information provided to residents and/or business owners.

Ms. McCormick told the group about Federal tax credit for income-producing properties and the stringent SOI standards with SHPO and NSP review. Anaconda could consider a loan program in addition to TIFD. Butte URA district has aided historic commercial buildings including help with vaulted sidewalks, window restoration for appropriate replacement with the grant assistance.

Chair Lussy reminded the group that the school district constructed a new metal building on Main Street without any input from the HRB. Any plan needs to be enforceable. Margie also supported the need for something [in the HPP] the HRB and HPO can use.

V. Miscellaneous/Announcements

a. Board

Ms. Hess updated the group on the infill housing designs-[letter from SHPO](#) has been received expressing concurrence of no adverse effect to the landmark district for the proposed designs.

b. Public – None

VI. Public Comment – None.

VII. Next Meeting: Thursday, January 21st, 2021 at 3PM

VIII. Adjournment (16:13)