

Butte CPR Membership and Donations—

Butte Citizens for Preservation and Revitalization is a nonprofit Montana Community organization. All donations are fed directly back into our community by way of grants, education, restoration work, and other projects benefiting and promoting the historical significance, beauty, and potential of our unique architectural heritage. You can support our organization by becoming a member (\$10 yearly dues), by volunteering on projects, or by donating.

Please make checks payable to **Butte CPR**.

Clip this form and mail with your check to: Butte CPR, P.O. Box 164, Butte, MT 59703

Name \_\_\_\_\_ Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Phone \_\_\_\_\_

E-mail \_\_\_\_\_

\$10 \_\_\_\_\_ \$15 \_\_\_\_\_ \$25 \_\_\_\_\_ \$50 \_\_\_\_\_ Other \_\_\_\_\_

Comments, interests, ideas, or projects you would like to be involved with:

Butte Citizens for Preservation and Revitalization  
P.O. Box 164  
Butte, MT 59703



X

ADDRESS CORRECTION REQUESTED



**BUTTE** *Butte Citizens for Preservation and Revitalization*  
**CPR** P.O. Box 164  
 Butte, MT 59703  
 email : ButteCPR@hotmail.com

March 2004

## Financial Incentives for Historic Preservation: A Primer for Butte Residential Landlords

*Saturday, April 24, 2004  
9:30-11:30 a.m.  
Butte-Silver Bow Courthouse*

### Sponsored by Butte Citizens for Preservation and Revitalization

Federal, state, and local governments and private entities provide a range of tax credits, grants, and loans which can be used by residential landlords to improve their properties. These ultimately serve two purposes of interest to the community: improved housing stock and town beautification. From a landlord's perspective, they can also be of financial benefit by reducing the costs associated with building renovation and maintenance and by supporting higher rents.

The April 24 seminar is a two-hour program presented by a panel of five individuals who are familiar with the tax credit, grant, and loan programs or related agencies. Panel members and their respective topics are:

**Pete Brown**, Montana St. Historic Preservation Office—  
*Federal and State Historic Preservation Tax Credit*  
**Mark Reavis**, Butte-Silver Bow Historic Preservation Office—

*Property Tax Abatement*  
**Pam Haxby-Cote**, Butte-Silver Bow Community Development Department—  
*Urban Revitalization Agency grants in and around the commercial district*

**Representative TBA**, Montana Dept. of Revenue—  
*Reappraisals*

**Bob Baide**, Butte residential landlord—  
*Practical experience*

The first hour of the program will involve a 10-minute presentation by each panelist on his or her particular topic, and the second hour will be a question and answer period. The latter will be an informal session during which attendees can ask questions of the panelists either about such broad topics as funding cycles and application processes or about specifics pertaining to their own projects.

For additional information, please contact Butte CPR at Mitzi Rossillon at 782-0494, or Jim Warner at 723-2174.

## Stained Glass Tour II

Last year in February, Butte CPR sponsored a first-ever "Stained Glass Tour" of historic Butte. It was a terrific event, and got a lot of positive response. Tentative plans are now in the works for a second stained glass tour, but with a slightly different twist. We are hoping to get pastors from around the city to open their churches on a Sunday afternoon to let visitors view their beautiful stained glass church windows from the interior. Look for this event in late April or May.

Any and all offers for help with the Stained Glass Tour will be gratefully accepted. Some of the areas where help will be needed are: contacting the various churches, researching the history of the churches/windows, putting together a brochure, writing a publicity release for the news media, or acting as a tour host. Contact Irene at 782-5015 if you can help, or if you have any ideas on how to make such a tour run smoothly.

## Update on the O'Rourke

Last year was both a challenging and rewarding year for Butte CPR and its effort to save the historic O'Rourke building. Here is a synopsis of what happened and our plans for the near future.

### A Brief History

In late May 2003, Butte CPR learned that the Butte-Silver Bow local government wished to obtain and likely demolish the O'Rourke. We immediately began a campaign to inform the public, involve the council of commissioners in the issue, and raise money to mothball the building. The city-county launched a two-prong effort in its own campaign. First, Butte-Silver Bow cited owners and lien holders under the [locally-adopted] Uniform Code for the Abatement of Dangerous Buildings. The citation referenced supposed building violations and demanded a remedy in 30 days. Secondly, Butte-Silver Bow filed a legal notice that it would take the building if unpaid 2002 property taxes were not paid by mid-August 2003. It is very unusual for our local government to expedite the taking of a building before three years of back taxes are owed; this is the first case in recent memory. We can only infer that they wanted to control the property to hasten demolition.

On behalf of one of the lien holders, Montana Historical Properties, Rick Orizotti filed an appeal to the abatement notice. At about the same time, Butte CPR

paid \$1,555 to satisfy the 2002 back taxes, which in turn prevented Butte-Silver Bow from taking the O'Rourke and then demolishing it without the say of owners, lien holders, or the community in general.

Later in the fall, as the appointed meeting time of the appeal hearing approached, members and friends of Butte CPR and other community partners spent numerous weekend days and about \$500-worth of donated materials to close all exterior doors and windows; remove pigeon droppings, fallen plaster, and trash; patch the roof; place a fence around the deteriorated portion of the vaulted stairway. **Thomas Roofing** donated numerous buckets of roof patching material. During the appeal hearing, Butte CPR was gratified to see the public interest in preserving the O'Rourke, when probably 35 people attended the proceedings. Many people spoke passionately about the importance of the O'Rourke in our historic city.

Unfortunately, the appeal board had neither the expertise nor the inclination to recognize the fact that the O'Rourke now poses no public danger or nuisance. It required two actions rather than voiding the abatement notice: (1) the publicly accessible portions of building were to be surrounded by a fence, and (2) a structural engineer must inspect the building and determine if it is structurally sound so as to not injure the public. The board gave one year to deliver the inspection report.

So far this year, Butte CPR has purchased and installed temporary fencing at the O'Rourke and done minor maintenance work on the fall mothballing job. We have found a structural engineering firm to do the necessary study of the building. Butte CPR will submit a grant application to the National Trust for Historic Preservation to help pay for the engineer's work.

As far as we know, Montana Historical Properties, the lien holder who appealed the abatement notice last fall, no longer has an interest in preservation efforts and wishes to sell the building. The ownership title continues to be clouded, though, and Butte CPR is unaware of any efforts Montana Historical Properties or others is taking to clear the title.

#### *Plans for the Future*

We all still have a long way to go, but see community support continuing to grow with demonstrated movement toward building improvement. We have shown the building to a number of interested parties, but expect that finding investors will take some time. Our goals are to preserve the building so that it is safe and secure and does not deteriorate any further. We are confident that the building is an asset to the Uptown business district and remains a worthwhile investment opportunity.

A number of years ago, **Walter H. Hinick and Associates** made detailed architectural drawings of the structure for previous owners and graciously gave a copy to Butte CPR to show to prospective investors.

Please contact us if you are interested in various projects concerning the O'Rourke. We will be doing more hands-on work on the building during 2004. We

will also be working towards clearing up the title to the building and marketing the structure. Please write to or call CPR members with your ideas.

## Building Improvement Fund Assists with Restoration

Several \$500 grants will be offered to home or commercial building owners again for year 2004. Butte CPR will refund the cost of materials or paint for façade improvement of historic Butte buildings constructed before or during 1950.

Funding for the grants comes from the sale of materials salvaged by CPR from buildings slated for demolition. Additional funds come from CPR's Tour of Historic Homes and generous donations. Through the Grants program, CPR is fueling the resurgence of interest in Butte's historic architecture.

CPR's Building Improvement Fund Committee will review the applications and select the recipients. Applicants must submit photos showing the current condition of the façade, plans for restoration, and a grant budget. Applications will be evaluated against grant guidelines and design review requirements.

Eligible activities include exterior painting, re-pointing, cleaning, wall stuccoing; improvements to windows, awnings, and doors; and replacement or repair of original architectural features such as cornices. Ineligible activities include interior renovations, roof and chimneys, vinyl or aluminum siding, plumbing and electrical, and substantial reconstruction of structural elements that do not fit the design review requirements.

Grant guidelines, design review requirements, and applications will be available at the Butte Silver-Bow Archives at 17 W. Quartz, Main Street Butte Office in the Imagine Butte Building on Main St., the Community Development Office at the Courthouse, by writing to Butte CPR at PO Box 164, Butte, MT 59701, or by calling Kelly at 782-8458. Applications are currently being accepted and the deadline for submissions is May 1, 2004.

## Architectural Salvage Is Back in Business!

CPR's salvage project for architectural items can start up again due to the generosity of **Bill Bullock and Pioneer Technical Services** who are letting us use a storage area in one of their Uptown buildings. We now have storage for salvaged doors, radiators, trim, flooring, and other items to that would otherwise go to waste during remodeling projects and demolitions. This all-volunteer, fund-raising effort has been one of our a major effort over the past few years. If you have items that you cannot use, but have value in another building, consider donating them to our salvage project. For information contact CPR by mail, at

buttepr@hotmail.com, or call Larry at 782-3429.

## Masonry Restoration Workshops this Summer

Butte CPR will be holding one or more workshops intended to teach building owners about historic brick and the techniques for protecting and restoring it. Dates for the workshops have not been set.

CPR is working with Montana Tech students on the production of a pamphlet that will cover the basics of historic brick in Butte. Hopefully, the pamphlet will be completed by this summer and will be made available to workshop attendees and other building owners throughout Butte. The project is hoped to be the first in a series of how-to manuals addressing aspects of building maintenance.

| Butte Citizens for Preservation and Revitalization<br>2003 financial report |                        |  |                   |
|---|------------------------|--|-------------------|
| <b>Beginning Balance:</b>   |                        |  |                   |
| checking  |                        | \$2,536.48 (inc. \$665.00 in David Westine fund) |                   |
| certificate of deposit  |                        | \$7,542.01                                       |                   |
| total   |                        | <b>\$10,078.49</b>                               |                   |
| Receipts  |                        |  |                   |
| dues  |                        | \$210.00   |                   |
| donations   |                        | 525.00   |                   |
| salvage sale  |                        | 1,262.00   |                   |
| stained glass tour ads  |                        | 165.00   |                   |
| O'Rourke donations  |                        | 322.50   |                   |
| interest on CD  |                        | 50.48  |                   |
| miscellaneous   |                        | 70.00  |                   |
|   | <i>Total receipts:</i> |  | <i>\$2,604.98</i> |
| Expenses  |                        |  |                   |
| stained glass tour  |                        | \$112.76   |                   |
| Building Improvement Fund   |                        | 2,564.77   |                   |
| newsletter  |                        | 154.81   |                   |
| O'Rourke  |                        | 1,821.89   |                   |
| miscellaneous (bank charge, postage, Main Street dues, awards)              |                        | 87.40  |                   |
|   | <i>Total expenses:</i> |  | <i>\$4,741.63</i> |
| <b>Ending Balance:</b>  |                        |  |                   |
| Checking  |                        | \$2,349.35                                       |                   |
| Certificate of Deposit  |                        | \$5,592.49                                       |                   |
| total   |                        | <b>\$7,941.84</b>                                |                   |

*Building a strong, revitalized Butte through preservation and showcasing our history and architecture.*

### If you are interested in participating in Butte CPR . . .

Butte CPR can use the help of many interested citizens. Please consider donating to this organization. We hold meetings on the second Tuesday of the month, except in August, at various members' households. All are welcome at our meetings. To find out the location of a particular meeting, contact us at buttepr@hotmail.com, by regular mail, or call Larry at 782-3429.

#### Board Members:

Larry Smith  
Irene Scheidecker  
Cindi Shaw  
James Rose  
Mitzi Rossillon  
Andrea Stierle

### OBJECTIVES

- Mothball abandoned buildings, securing and stabilizing them for future use.
- Stop the demolition of architecturally significant buildings.
- Salvage architectural features for reuse when demolition cannot be stopped.
- Provide financial aid in preservation, restoration, and revitalization of historic structures.
- Promote public awareness of the value of historic architecture.
- Recognize individuals and groups for outstanding renovation and maintenance of historic structures.
- Influence public policy.