



Historic Preservation Ordinance

Effective March 2007, Butte's Historic Preservation Ordinance allows owners of historic properties to list them voluntarily on the Local Register of Historic Properties.

Such listing has both advantages and responsibilities—the advantage of certain tax incentives, and the responsibility of maintaining your property and preserving its historical character.

For more information as well as detailed guidelines, contact the Butte-Silver Bow Health Department (406) 497-5020. The Historic Preservation Commission, an appointive board, administers the Local Register program and reviews demolition applications. The Commission normally meets on first Tuesdays.



SALVAGE

If you do remove any historic design features from your house, please do not throw them away!

Contact Butte CPR and we will come and take them to our salvage yard.

Let's keep Butte's cultural resources in town!

www.buttecpr.org

About Butte CPR

Butte CPR is a grass-roots organization helping to preserve and protect Butte's historic cultural and architectural landscape.

We conduct a variety of tours and have granted more than \$17,000 in façade improvement grants since 1997.

www.buttecpr.org



For more information on these subjects and a bibliography of suggested reading, consult the manual on which this brochure is based:

"Butte's Historic Homes ~ A Guide to Sensitive Rehabilitation and Restoration of Historic Homes"

by the Butte Silver-Bow Historic Preservation Office

Copies are available at:
The Butte Public Library
Butte Silver-Bow Archives
BSB Historic Preservation Office

Or
Online @ www.buttecpr.org

Additional information:
www.thisoldhouse.com
www.oldhouseweb.com



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Butte Citizens for Preservation & Revitalization
P.O. Box 164 • Butte, Montana 59703
www.buttecpr.org

Meetings second Tuesdays
Façade improvement grants available

Butte CPR Preservation Pamphlet #2

Guide to owning an historic home in Butte's National Historic Landmark District



by Nicole von Gaza

Butte Citizens for
Preservation & Revitalization

2007

If you are thinking about buying an historic property, congratulations!

We applaud you for wanting to take on the exciting task of helping to preserve our past by your actions in the future.

The National Historic Landmark District designation—the largest in the US—focuses on the importance of local historic neighborhoods and architecture. Through preservation, we are working as a team to save, protect, and prolong the life of existing historic neighborhoods for future generations to experience and enjoy.

This pamphlet is meant to be a guide for the prospective buyer who has questions about preservation. It is intended to answer basic questions and then direct you to local resources for more in-depth information.

Butte Home Styles

Butte is fortunate to have a diversity of home styles within its historic boundaries. They include: Gable Roof Style, Shotgun House, 4-Square Worker's Cottage, Queen Anne Cottage and Queen Anne Residence, Italianate, Late Victorian, Neo-Classical, Craftsman Bungalow, 2-Story Flats, Bay-Fronted Flat, and Porch Front Walk-up. Less common are the Shingle Style and Second Empire Style homes.

Each of these styles of homes is **design specific**, meaning they have unique design features. As you become familiar with each type of house, you'll see that each historic building was built according to style-specific design principles:

- Balance: The symmetry of the structure
- Emphasis: Is structure horizontal or vertical?
 - Rhythm: Repeating patterns, such as doors or windows
- Scale: Size in regard to standard; house to

- neighborhood; windows to house; etc.
- Form: Shape of structure in comparison to those in the neighborhood
- Materials: Brick, wood, metal, etc.

Rehabilitation--Repairing historic property while maintaining integrity of original historic design.

- 1) Make every effort to use property as originally intended. Minimal alterations to building and environment.
- 2) Original qualities of building site should not be altered or removed.
- 3) Alterations to property that have no historical basis are discouraged.
- 4) Recognize and respect gradual changes to property over time as significant to its history.
- 5) Retain distinctive stylistic features that characterize property.
- 6) Repair rather than replace architectural features. If replacement is necessary, match material, etc, as closely as possible with reproductions.
- 7) Clean surfaces gently so as to not damage historic building materials.
- 8) Alterations or additions should not detract from original design in regards to materials and surrounding neighborhood.
- 9) Integrity of the original structure should not be compromised in the event recent additions or alterations are ever removed.

Remember:
Minor alterations can destroy character and integrity of historic properties.

Recommended rehabilitation procedures for Design features:

Roofs: Match roof material with similar product.
Chimneys: Replace deteriorated brick. Repoint.

Eaves, cornices & overhangs: These features are subject to water damage. Repair, seal and flash. Do not cover.

Exterior walls: Repair original walls, or side with a product that matches historic material in profile, size and finish..

Windows & doors: Do not replace or modify unless absolutely necessary. Retrofit windows and pursue energy conservation measures.

Stairs, porches and entrances: Maintain and rehabilitate original features. Many of these rails, balusters, etc., can be reproduced and are easy to obtain.

Foundation: Match original materials and replace lattice.

Remember: *Exterior painting is the simplest form of rehabilitation.*

Recommended Site Improvements:

Sidewalks: Reuse original stone if not too deteriorated, or replace with concrete.

Retaining Walls: Repair existing wall or replace with concrete.

Fences: Generally wood or iron. Repair, or design new to compliment existing designs.

Stairs: Repair or reuse stone or wood and featured decorations such as newel posts. Manufactured reproductions available.

Lawns and Landscaping: Study existing historical landscapes. Design accordingly to compliment neighborhood.

Structures: Gazebos, pergolas and pavilions should compliment design and style of residence.

Building new in historic neighborhoods:

New homes: Design should compliment neighborhood. House should be similarly situated, make use of similar materials, and have balance of form, feature & scale.

Additions and Garages: Design of each should compliment integrity of existing home and neighborhood.

Energy Conservation

Many of the historic homes in Butte are over 100 years old and will certainly require attention to energy conservation detail. While undertaking energy improvements, the character and integrity of the historic structure should be maintained.

- ~Insulate walls, roofs and floors. Add vapor barriers.
- ~Seal all cracks around doors and windows to reduce air leakage.
- ~Check the heating system. Is it efficient? Insulate all pipes and ducts.
- ~If replacing a heating system, remember that natural gas is more efficient and cost-effective than electric.

Research your historic property to determine original design features and principles by accessing these local resources:

- 1) Original building permits: BSB Public Archives
- 2) Sanborn fire insurance maps: BSB Public Archives
- 3) Butte Silver-Bow Courthouse records
- 4) Newspapers: BSB Archives or Butte Public Library
- 5) Census Records: Butte Public Library
- 6) City Directories: Butte Silver-Bow Archives
- 7) Community Historic Preservation Officer
- 8) Historic Preservationists and Historians
- 9) Utility records and maps
- 10) Photo Collections at BSB Archives, World Museum of Mining and personal collections
- 11) Personal Interviews

Important Numbers:

- ~Building & Code Enforcement Office (406) 497-6210 (Court House)
- ~Planning & Zoning Office (406) 497-6250 (Court House)