

## Historic Resources Board Meeting Minutes

Thursday, May 20<sup>th</sup>, 2021 at 3PM  
Community Service Center, 3rd floor Conference Rm

Dial-in number (US): [\(425\) 436-6372](tel:4254366372)

Access code: **254398#**

[https://join.freeconferencecall.com/adlc\\_planning](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 (3:04 PM) by Chair McKenna.  
Present: Chair Mary Lynn McKenna, Vice-Chair Bob Wren, Rose Nyman, Gayla Hess, Code Enforcement Officer Joe Ungaretti, and public per sign-in sheet.

2. Previous Meeting Minutes

Documents:

[03-18-21 HRB-MEETING NOTES DRAFT 1.PDF](#)

[04-22-21 HRB-MINUTES DRAFT.PDF](#)

Rose Nyman found a misspelling in the March 18<sup>th</sup> draft; Jim Davison's last name in 3.1 has an extra d though his name is correctly spelled elsewhere in the document.

Bob Wren asked if the corrections made for comments were accurate. Rose Nyman commented the TIF district listed is the correct one.

Bob Wren moved to approve minutes for 3-18 with misspelling correction and 4-22 minutes. Seconded by Rose Nyman. Motion passed 3-0.

3. Unfinished Business

- 3.I. Historic Preservation Plan -updates

Gayla Hess briefed the group that we are still awaiting a draft plan. The Lakota Group recently asked when the AOH hall was demolished.

Rose Nyman recalled that demolition occurred during Art in the Park. No demo permit was required at that time.

Rose mentioned a lawsuit which included the Davidson building. Sharon Wren asked for additional detail. Joe Ungaretti volunteered to help determine date.

- 3.II. Preservation Month Planning  
Plans to highlight May as Preservation month.

A draft one page walking tour map with locations on the Historic MT Commercial Historic District tour may be discussed; [HTTPS://HISTORICMT.ORG/TOURS/SHOW/21](https://historicmt.org/tours/show/21)

Documents:

[HISTORIC WALKING TOUR .PDF](#)

[LEADER AD 05-14-21.PDF](#)

#### Leader ad

Mary Lynn McKenna reached out to the Leader and put in the ad to make sure it was published during Preservation Month. Info was not eligible as a community announcement.

Gayla Hess asked if the group would be interested in discussing reimbursement. Rose Nyman questioned if funds are available, and Gayla replied that the new funding cycle allows for a \$2,000 reimbursement budget. Bob Wren stated he would like to use new funds to reimburse for the ad.

Rose Nyman moved to reimburse Mary Lynn McKenna the total ad cost of \$56 with a second by Bob Wren. Motion carried 3-0.

#### Walking tour info

Mary Lynn McKenna brought a copy of a walking tour booklet from Copper Village. The booklet includes descriptions and pictures for the featured places. Bob Wren noted the one-page walking tour could be helpful.

Gayla Hess asked for suggestions or corrections as it is still a draft awaiting additional signs for this tour. Mentioned talking to Teah about having an estimated time listed for walking the route. Rose Nyman suggested the route could be confusing.

Bob Wren suggested including mileage. Joe Ungaretti volunteered to test out the time and distance. Mary Lynn McKenna suggested having some available at the brewery.

#### Speaker Series

Mary Lynn McKenna reminded the group that Copper Village has been supportive of allowing the talks to be held there; would like public input for topics for speakers; discussed difficulty in identifying speakers and getting attendees especially in the summer.

Rose Nyman proposed topics like churches, long-time residents, owners of long held family businesses, sports could be highlighted.

Sharon Wren told the group about recently speaking to people about some of Anaconda's unique features and opportunities that were available to those growing up here. She also spoke about a previous talk she gave about family history and genealogy.

Bob Wren stressed the importance of publicity for the first talk. The events should be consistent about time and place as a regular event to encourage attendance. We should book speakers in advance to let people plan to go.

Joe Ungaretti suggested considering folks who worked on the BA&P.

Lynette Foulger suggested recording the presentations or maybe using a podcast format. Sharon Wren recommended making a list of names of people who could be interviewed.

Chair McKenna suggested working on a list of people and topics that could be included for further discussion next month.

#### 4. New Business

- 4.I. Letter of Support for ACM Guard House  
Discuss support of historic restoration of the ACM Guard House, aka the Lower Gate.

Documents:

[ACM GATE PHOTOS.PDF](#)

[GUARD HOUSE LETTER OF SUPPORT DRAFT.PDF](#)

Rose Nyman introduced the draft letter. She explained she heard of the Road Foreman looking for a photo of the guard house and about possibilities for it to be restored. There has been increased traffic in the area due to new businesses traveling past. Plans might include removing it, refurbishing it at the Job Corps, and then moving it back to the area for possible use as ticket booth to the smelter. There were once armed guards manning the guard house. This restoration could promote heritage tourism.

Gayla Hess asked about the list of people and organizations included as part of the draft- if the letter is intended for one recipient with a copy provided to others?

Rose suggested sending a letter to each. Bob Wren moved to send the support letters with a second by Rose Nyman. Motion carried 3-0

Note: Group then discussed the sign application on the agenda to accommodate applicant's schedule.

- 4.II. Letter of Support for library steps  
Discuss restoration/repair of steps on 4th street side and a letter of support

Documents:

[LIBRARY STEPS LETTER OF SUPPORT DRAFT.PDF](#)

Rose Nyman told the group about an inspection at the library which included removing a step. It was found that behind the granite steps the brick steps beneath are collapsing in the center of the stairs. There was a \$70,000 quote back in 2014 for repairs. Have been asking individuals to send letters of support

Joe Ungaretti said that the most recent inspection happened last week.

Bob Wren asked about funding- if donations being sought or will this be county-funded? He spoke of the permanent mill levy freeing up other county money; however, the county should help to improve county buildings.

Mary Lynn McKenna spoke further about the permanent mill (mostly for operational expenses) and even with it county funds would still be needed for larger projects and maintenance. Spoke of frequent public use and support by community for the library.

Bob Wren voiced support a letter from the HRB. Rose Nyman seconded. HRB voted 3-0. Motion carried.

- 4.III. Proposed Projects

- 4.III.i. Sign Application  
104 E Commercial

Documents:

[SIGN PERMIT APPLICATION - 104 EAST COMMERCIAL.PDF](#)

[MT1 DOUBLE SIDED SIGN COPY.PDF](#)

[SIGN LOCATION.JPG](#)

[LA CASA TOSCANA SIGN.JPG](#)

Gayla Hess explained that this is the first sign application since the sign ordinance took effect. The sign application was received when a meeting was scheduling allowing board comment during the review period. She introduced Lynette Foulger of Montana One Real Estate in attendance to discuss her proposed sign for 104 E Commercial, previously the Drivers Saloon & Club Rooms. Sign is to be in the same location of a previous sign. SHPO was reached out for comment and they emphasized the need to protect the original building materials.

Rose Nyman asked the applicant about the type of sign; noting multiple sign types were marked on the application.

Lynette Foulger clarified a double-sided flag sign.

ROSE Nyman moved to approve with a second by Bob Wren. Motion carried 3-0.

Before leaving Lynette Foulger volunteered to keep walking tour maps at her business and said that she would listen to a podcast.

Note: Group returned to library steps agenda item.

#### 4.III. ii. Demolition application

Discussion on a demolition permit application for the rear house of 1112 E. 4<sup>th</sup> St

Documents:

[1112 E 4TH STRUCTURES.PDF](#)

[DEMO 21-093ROBERTS APPLICATION.PDF](#)

Joe Ungaretti introduced the demolition application. The demolition program helps with blight reduction and the family had approached him about the program. This little house hasn't been used in years and the gas has been shut off. The family would like to tear it down and build a garage. The rear house is considered contributing to the historic district, but it hasn't been used in years and does not add to the tax base. This could also be a hazard if it were used by squatters.

Rose Nyman asked about a property with a house in front and house in the back that was maintained that could be a classic example of living in Goosetown. Tourists are fascinated by Goosetown.

Joe Ungaretti listed properties: Straneiri, Puccinelli shotgun house, East 3<sup>rd</sup> St near where Tangerine was located. There are examples on 700 block of East 3<sup>rd</sup> St. Joe offered to take photos to share. 716 Oak is setback near the alley, is vacant, and has a collapsing roof and would be an example of demolition due to neglect.

Gayla Hess commented about how the owner of 716 Oak had met with the group in January to discuss projects including demolition of this house and building a new residence. Demolition application has been submitted.

Rose Nyman asked about demolition review and if Joe normally represented the applications.

Joe Ungaretti clarified only for those part of the county demo program to provide info to the group for information.

Bob Wren asked for updates on the affordable housing applications the board had commented on designs for. Joe Ungaretti spoke of a WV project being done by the same group and thought that permit applications for third street had been submitted.

4.III.iii. MDP 21-002 Alpha TeleComm Systems, Inc

Discussion on a major development permit for a communications tower. The Planning Board recommended approval on [MAY 10, 2021](#).

State Historic Preservation Office concurred with the finding of no adverse effect. Some information about section 106 review and cell towers is available at: <https://mhs.mt.gov/Portals/11/shpo/docs/ConsultingWith/MTCCellGuidance.pdf>

Gayla Hess noted that this is an FYI to the group. Pointed out the SHPO and 106 review for towers or collocations of antennas and that finding their evaluation required calling the SHPO office. Application has received Planning Board approval, which some HRB members are familiar with, and is awaiting a public hearing at the Commission level.

4.III.iv. Variance Application

Board of Adjustments approved a variance request for a fence at 121 W. 5th St on May 13, 2021.

Documents:

[PAGES FROM BOARD OF ADJUSTMENT 05-13-2021 PACKET.PDF](#)

Gayla Hess told the group this is another FYI to the group of an approval regarding an historic home.

Rose Nyman liked the wrought iron aesthetic and called it a great design. Bob Wren noted it could be expensive though fits with the historic home, landscaping, and will not obscure line of sight for traffic. Mary Lynn McKenna agreed they picked a nice-looking fence and saw that they will work with a local mason.

5. Miscellaneous/Announcements

a. Board:

Bob Wren spoke of watching a National Alliance of Preservation Commissions video about other preservation efforts and community outreach featuring three speakers- encouraged others to view.

Mary Lynn McKenna said that she watched the Shakespeare in Montana video. While she saw the MT-author book club event she could not attend the online meeting.

Gayla Hess suggested that the board could be on the lookout for more grants, keep in mind projects in need of funding, and try to help those groups be aware of funding opportunities. Bob Wren mentioned the library steps as a candidate for grant funding.

b. Public

No comment.

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: June 17<sup>th</sup> at 10AM

8. Adjournment (4:12 PM)