

Butte Historic Trust

Board of Managers Meeting Minutes

November 4th, 2021, 7:00 pm

Underlined items are “to-do’s”

New Business

1. Quiet Title for Jackson St.
Still in progress
2. Butte CPR Volunteers
Butte CPR Volunteers who did prismatic glass restoration are looking for other opportunities to volunteer. We can give them volunteer options in the future with: Yard work, Landscaping, Painting, Repointing.
3. Property Maintenance for Jackson St.
Maintenance – front yard, keeping the sidewalk clear of snow.
Brick in front yard – good and bad bricks – Emma and Mary will meet there Saturday at 1
Emma will call McGree and get a garbage can.
Jason has spare snow shovel for Jackson Street House that we will keep indoors.
Mary will need a spare key for when she walks her dog up to shovel snow. Emma and Jason will also shovel.
4. Layout/Floor Plan for Jackson St.
Changes to the interior:
Deleting the middle door on the main floor and opening up the wall between the kitchen and dining room.
Removing the opening to the basement, therefore making the bathroom bigger either for a closet or for washer/dryer. Layout to come. Washer/dryer may go upstairs.
Bathroom upstairs will likely have a shower that runs east/west along the south wall, we will box in the dormer/closet thing and make it a ledge with a window rather than a closet.
5. Scope of work for Jackson St.
See attached table at bottom of minutes.
Mary will send Emma a list of contractors
Mary will talk to Dan Olsen about spindle Frieze
6. SARTA Contract :
Mitzi and Jason went through and amended things
Larry Smith will sign contract.
Emma is working on presentation for HPC on exterior work.
SARTA needs quarterly updates.

Grant will include:
65k to services on the property.
15k to permanent fixtures on the property.

7. Foundation Repair for Jackson St.
Charlie is great if we can get him to commit and show up. Jason sent Emma three other people to contact.
Emma will call them on Monday.
8. Roof update
Ridge cap has been installed and paid for.
9. Masonry Update for Jackson St.
Profit has cleaned up SOME of the mess.
Emma will keep bugging them and or we will clean it.
It appears they have been using hard cement, not limestone mortar...
10. Motion lights & window treatments for Jackson St.
Lights have been installed on back and front of house.
Curtains have been installed on some windows.
Jason will drop of other curtains for Emma to hang

Old Business

1. Staff update
 - a. To do:
 - i. Workshop
Potentially having a quarterly presentation from revolving funds
Emma will call Mussel Shell group
Nancy suggested calling the. woman who called in and talked to the steering committee.
We need to do something before the year ends.
 - ii. Purchase of photo right from archives for website
Emma purchased photos.
Tom will reimburse her the \$35 as well as the \$33 for motion lights.
 - iii. Press Release
Emma will reach out to Ms. Agula about doing a piece on our house, but we will not show the outside as to not advertise our vacant building.
 - iv. Debit Card for Emma
Tom will get that process moving
2. Treasurer's Report
We received funds from Butte CPR!
3. Acquisition Committee Update
 - a. 524 N Franklin
Not presently pursuing... but keeping it in mind
 - b. 311 W Quartz
Jason saw this house for sale. We are currently not in a position to buy, but he urges everyone to keep their eyes peeled.

Adjourned 8:16 pm

EXTERIOR		
Roof	Mountain Construction	New roof, tear off, resheet, new asphalt shingles
Foundation	Charlie Davies and other options Jason sent via text	Raise house, pour new wall on south and east part of house
Window replacement	Schulties, Butte Glass, Quillicy	Replace most windows with wooden windows - Anderson restoration series
Window repair	Robert Renoua in the Tait hotel	Repair rear windows on first floor and front windows on second floor
Stained Glass transom & stair window	People in Helena, Great Falls, and Missoula	
Removing vinyl siding		Remove vinyl siding on the front of the house to expose (hopefully) the shakes below. Potentially put new shingles on front
Paint exterior	Collins or Volunteer?	Painting the new bricks and mortar to match, painting trim, potentially painting pattern on shakes
Back porch reconstruction		Likely a full tear off and replace - reconstruct as a bigger deck
Wrap front porch posts	Dan Olsen can do turn posts	We will leave the existing front porch posts and wrap them to be more historically appropriate
Mitigate front porch drainage	Charlie Davies?	
Sewer line		Locate sewer line. Check if it is good... Probably cast iron with house trap. May need to be replaced.
Water line		Locate water line. Potential replace. - Call water co to see what was installed and when. And NEW will put in a new gas line.
Gas line		Locate gas line. Potential replace.
New retaining wall in back	Charlie Davies?	New cement retaining wall in back of house, replacing the existing failing wall of railroad ties. This will create rear parking pour slab
New retaining wall in front	Charlie Davies?	Replace deteriorating retaining wall
Rod iron fence		Rod iron fence and gate at front of the house, similar to the house south of ours.
New sidewalk	Charlie Davies? Leprouse?	Replace deteriorating sidewalk
INTERIOR		
Plumbing	J&S Plumbing, S&S Plumbing	Half bathroom & laundry on first floor, kitchen sink and dishwasher, full bathroom upstairs
Electrical	Wired Electric	
HVAC	Butte Tin, Shamrock Heating, Ridgeline	Furnace in basement,
Insulation - Corebond	Butte Insulation, Helena has folks	
Drywall	Collins does drywall, Mary has guys from Sheridan	

Refinish flooring on main floor	one local refinisher that has mixed results. Two guys out of Helena that Jason knows - black dog flooring, Fran pool flooring	\$4-6 to refinish
New flooring on second floor		Carpet upstairs and tile in bathrooms on both floors, decorative carpet on staircase. Penny tile or hexagons tiles in bathroom. Foyer, hallway, and kitchen all have same wood flooring as the rest of house. We likely need something more durable in the high traffic areas
Cabinets	Triple S, Builders first source, M&M	Nice looking and good quality cabinet but can't get to expensive. Shaker cabinet. Stained if we tile, white or grey if wood floor.
Countertops		Butcher Block, M&M does provide manufactured granite and or marble, also keep in mind the weight.
Trim		We have nice openings with rosettes and such - Jason will look into the knives from CPR
Interior Paint	Volunteers	
appliances	Steeles or sears, if too expensive... Home Depot	Levi might could cut a slab for breakfast nook
Light fixtures	Jason may have a set of period lighting.	
Doors		We have interior doors. We just need historic/historic looking exterior doors