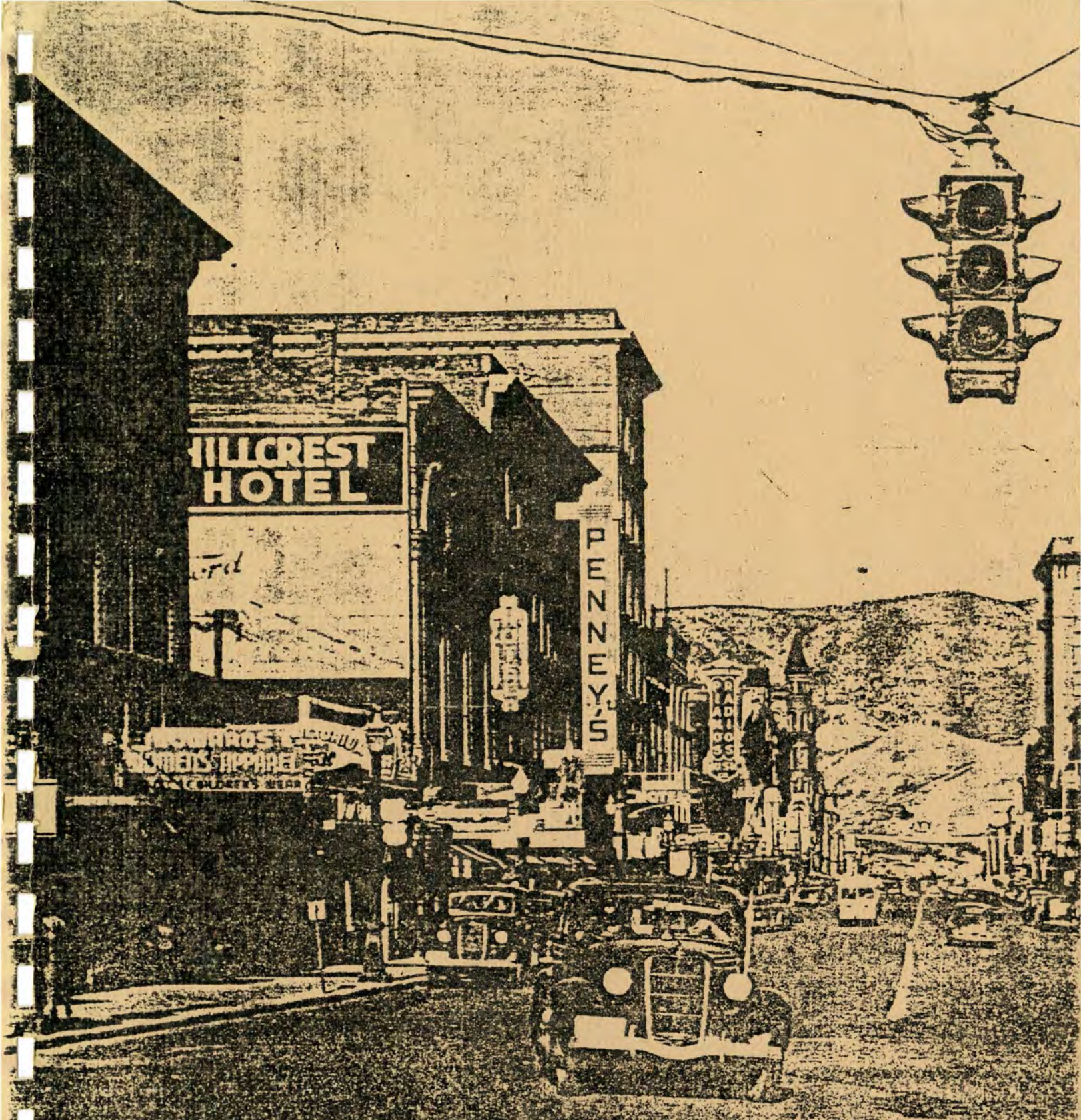




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BUTTE, MT. REDEVELOPMENT


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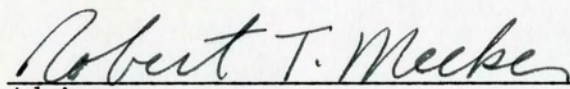
BUTTE, MONTANA
CENTRAL BUSINESS DISTRICT REDEVELOPMENT

by
MARCUS P. MURRAY

A professional paper submitted in partial fulfillment
of the requirements for the degree

of
BACHELOR OF ARCHITECTURE

Approved:



Advisor

Thesis Coordinator

Director, School of Architecture

MONTANA STATE UNIVERSITY

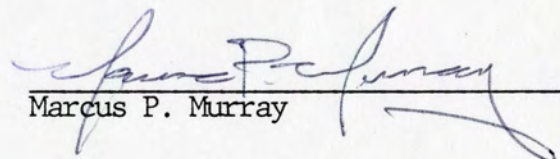
Bozeman, Montana

June 9, 1986

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Marcus P. Murray

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DEDICATION

To My Family
Mary Slater
Rose Nolan
Eric Deeg

for all their support.

A special thank-you to my Mother without
whose help and encouragement this effort
would not have been possible.

MPM

INTRODUCTION

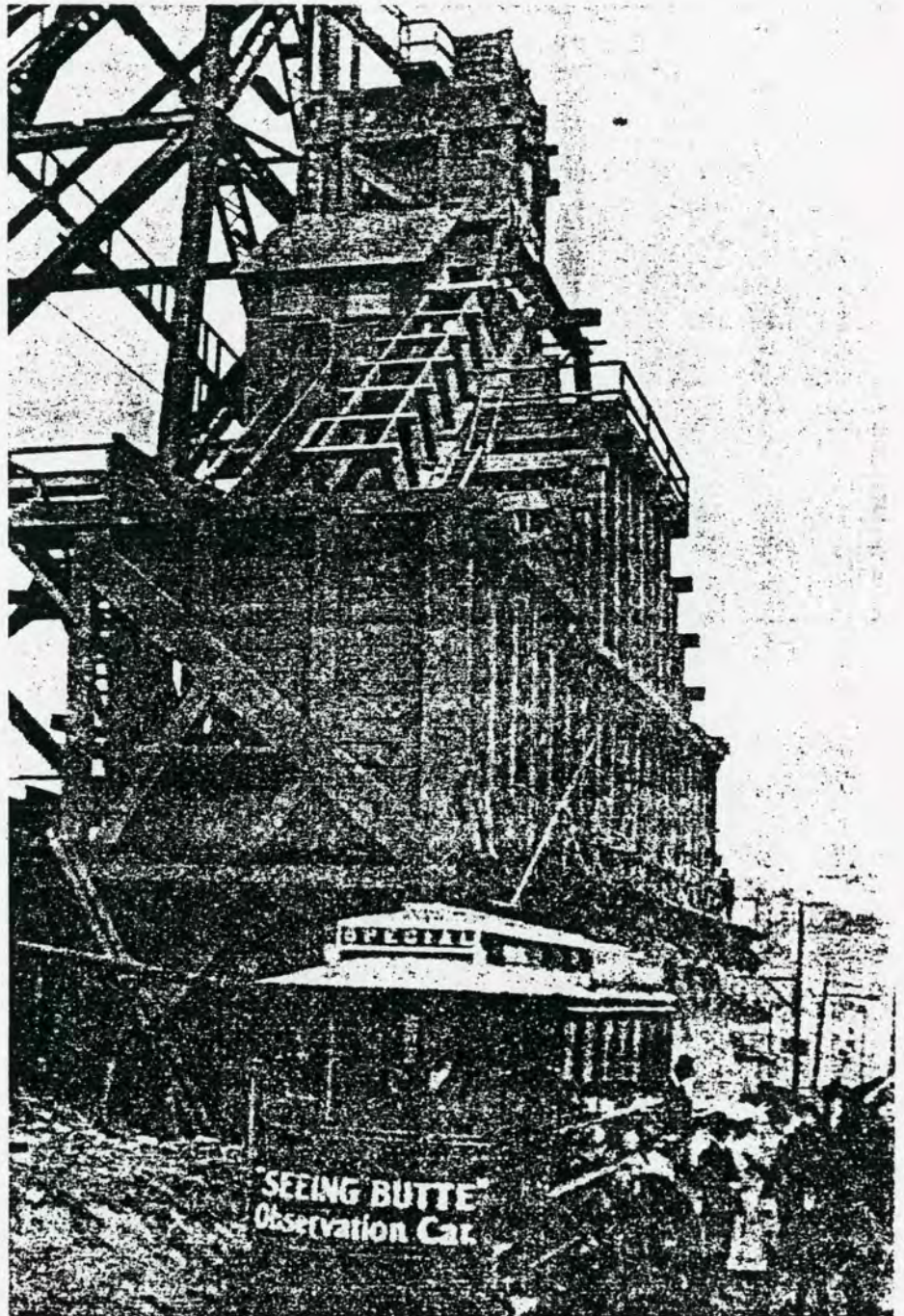
Butte, Montana has a unique history and character. The C. B. D. is a collage of buildings with many different styles, a reflection of the manner in which the city grew. Because of this, the C. B. D. has been declared a National Historic Landmark. This creates special problems for the designer.

Another problem is that of the current state of Butte's Economy. After suspension of mining operations by ARCO from 1980 to 1983, Butte's Economy suffered a severe recession. The city is just now beginning to recover. Realistically, Butte cannot support a Proposal of this scale at the present time. Therefore, I have made three major assumptions to support my Proposal.

The first major assumption is that the people of Butte support revitalization of the C. B. D. Second, they will find a way to do it. Lastly, the Butte/Silver Bow Government has the power to promote Redevelopment of the C. B. D. if they make it possible by providing developers with tax incentives. These assumptions should serve to provide my Proposal with legitimacy.

My Proposal will take care to be sensitive to the existing context of the C. B. D. Existing successful establishments will remain untouched. New uses will be suggested for under-utilized Historic Buildings. Infill will be in keeping with the Historic character of the C. B. D. Most importantly, improvements which were never present in the C. B. D., such as sidewalk trees, will not be used.

The overall objective of this Thesis is to provide in the C. B. D. an activity center which serves to reinforce existing nuclear facilities, as well as to bring increased activity to the entire C. B. D. It is hoped that if this activity center is successful, it will lead to a phased redevelopment, over time, of the entire C. B. D., as Butte's economy and population grow.



HISTORY

BUTTE HISTORY

The history of Butte, Montana is of necessity closely tied to mining. Mining was the reason for the town's birth; it was also nearly responsible for its demise. However, the real story of Butte is that of its people: the Copper Kings, as well as the miners who built both the mines and the city. They are the reason why Butte today is a city on the way to recovery.

BEGINNINGS

In 1864, William Allison and his party discovered placer gold in Silver Bow Creek. A large influx of people from Alder Gulch occurred, and a townsite was located on Town Gulch. However, due to shallow diggings and a remote water supply, by 1867, Butte was nearly extinct.

STRUGGLING FOR PERMANENCE

In 1875, William Farlin discovered silver in the Travonia Lode. This caused a second influx of miners, and by 1876, Main, Broadway and Granite streets, as well as a bank, post office, hotel and saloon were in existence. In 1876, Marcus Daly purchased the Alice Mine for the Walker Brothers of Salt Lake, marking the introduction of outside capital into Butte; a trend which would continue for the next 100 years.

ARRIVAL

In 1882, Marcus Daly, along with William Randolph Hearst, James Haggin and Lloyd Tevis purchased the Anaconda Mine. Daly had a suspicion that the mine contained vast amounts of copper. At the time, copper was considered to be a nuisance, as the technology required to treat it was in its infancy. The World's Fair of 1876 created a demand for copper wire for telephones and other inventions. Daly's suspicions about the mine were correct, and, after buying adjacent mines for very reasonable prices, proclaimed Butte to be the "richest hill on earth" and started full production of copper.

By 1883, the "arrival of the railroad brought the mines in range of smelters and reduction works, and allowed finished metals to enter national commerce".¹ The railroad also brought another influx of people to the city. Also in that year, Silver Bow County was formed, and Walkerville became part of the town proper.

THE COPPER KINGS

These three men literally ran Butte the way they pleased for a period of twenty years. Without their willingness to take risks (and money), Butte would never have developed to the level which it did. However, the struggles between them to control Butte Hill caused damage in particular to the city's legal system from which it took many years to recover.

William Andrews Clark arrived in Butte in 1872 from Deer Lodge. Using capital obtained from his other business ventures, he purchased the Original Mine and other properties. These proved to be so successful that he built a smelter in 1879. By 1884, Clark owned 46 Copper or Silver properties, a bank, the Butte Electric Railway (streetcars), numerous retail concerns, and, most importantly in the years ahead, the Butte Miner newspaper.

Marcus Daly arrived in Butte in 1876 as the superintendant of the Alice Mine. By 1882, he owned some of the richest properties on the hill, as well as building a smelter and the town of Anaconda, and the B. A. & P. Railroad. In 1899, Daly sold his Butte and Anaconda properties to Standard Oil. The Amalgamated Copper Mining Company was formed, with Daly as its president until his death in 1900.

Frederick Augustus Heinze arrived in Butte in 1889, as an engineer for the Boston and Montana Mining Company. By 1892, with the financial support of

¹Michael P. Malone and Richard B. Roeder, Montana: A History of Two Centuries (Seattle: U of WA Press, 1976), p. 143.

his brothers, Heinze formed the Montana Ore Purchasing Company and built a smelter in Meaderville. By 1898, in possession of the Rarus, Michael Davitt, and Minnie Healy mines, Heinze was regularly appropriating ore from adjacent Amalgamated Mines. This set the stage for what was to become known as the "War of the Copper Kings".

THE WAR OF THE COPPER KINGS

This period of time, from 1899 - 1906, was unique in western mining history. Warfare between the participants, Heinze and Amalgamated, was conducted in the newspapers, in the courts, and even underground. Rival crews of miners used water, lime, fists, and even guns to, in the case of Amalgamated, prevent ore being stolen; or, in the case of Heinze, to prevent evidence of this from being discovered.

The climax of the struggle between Heinze and Amalgamated occurred in 1903. Judge William Clancy, whose decisions usually favored Heinze, ruled that Amalgamated was an illegal trust, and could not legally operate in the state. The company retaliated by shutting down their entire Montana operations, putting 15,000 people out of work. Only after the Legislature agreed to pass a Fair Trials Bill did the company resume mining.

Once Heinze's judges were neutralized by the law, the outcome was anticlimatic. In 1906, Heinze sold his properties to Amalgamated, leaving them in control of Butte. In 1915, the Amalgamated was re-organized as the Anaconda Copper Mining Company, the form which it retained until 1982.

A ONE COMPANY TOWN

After the previous events had occurred, Butte began a thirty year period of growth and prosperity. The town became cosmopolitan, due to the latest in architectural styles, retail goods, and transportation, as well as the varied ethnic make-up of the population. The Irish and Cornishmen had been in Butte

from the beginning; by 1900 Italians, Chinese, and Northern and Eastern Europeans began to arrive in force. To accommodate them, the satellite communities of Finn Town, McQueen, Meaderville were established and grew rapidly. By 1900, the population of Butte reached 60,000.

In the midst of prosperity, tragedy also occurred. In 1914, while trying to break away from their parent union, the Butte Miner's Union engaged in rioting which was so severe that the union hall was dynamited and martial law declared. In the aftermath, the Socialist City Government was impeached for being unable to maintain law and order. In 1917, the worst mining disaster in the History of Butte occurred. Fire at the Speculator and Granite Mountain Mines claimed 164 men.

HARD TIMES

From 1930 to the present, Butte's economy has been in steady decline. The depression virtually brought mining to a standstill, leaving "armies" of unemployed men. World War II saw a resurgence in activity for a short time. However, by 1955, underground mining had become too expensive, and the Berkeley Pit was begun. Open pit mining required fewer men, so the trend of gradual layoffs started. These continued until 1974 and 1975, when 2500 jobs were terminated. This marked the beginning of the end of mining in Butte. In 1982, mining operations in Butte were suspended by the company.



CULTURE

CULTURE

The following excerpts are taken from Duane A. Smith's Rocky Mountain Mining Camps Lincoln: University of Nebraska Press, 1967. Smith does an excellent job of explaining: the growth process of a typical mining camp, the cultural make-up, and physical and social factors regarding the layout of mining communities. These excerpts are especially of interest to this thesis, as they explain the reasons for the density of Butte's C. B. D., the varying architectural styles, and the organic street layout of the C. B. D.

Chapter 4 (pp. 42-58) "When Young America Finds a Good Gold Gulch"

The site of the discovery took on the appearance of an irregular and awkward patchwork settlement with people camping almost where they pleased near their claim or some other desirable location. Very quickly, more substantial buildings appeared among the temporary ones. The streets along which the settlement gradually organized itself were little better than beaten paths. There was no grid organization. The roadways often wandered down the sides of mountains or up narrow canyons. [p. 44]

An examination of Rocky Mountain camps reveals a general growth pattern. The discovery of ore deposits came first, followed by a rush to the area. Along with hopeful and would-be miners came merchants, gamblers, and others who immediately opened places of business. On the heels of the original rush came freighters who kept the supply lines open and gave impetus to the development of the settlement. The history of any given camp was not characterized by steady growth, but by fluctuations characteristic of the frontier. [p. 45]

Chapter 5 (pp. 59-77) "Boom Days"

Of [the] early arrivals, one of the most important in the saga of the camp was the merchant. While the profit motive lured the storekeeper, he realized that the greatest profit would be secured from a permanent, prosperous community. It was to his advantage to promote Law and Order, schools, community improvements, and better methods of transportation. [p. 60]

Architecturally, the camp left something to be desired. Construction which was cheap and fast was demanded. Logs, boards, and canvas were utilized. The style was left to the individual's taste, depending upon his finances, materials available, and the size of his lot. As the camp matured, the architecture reflected its growth and change. Substantial wooden buildings began to

replace the older ones, and brick and stone were used more in construction. As the camp attained stronger economic footing, greater effort was taken to improve individual dwellings. Paint, for example, was used more liberally. Few new architectural styles were devised. The accepted practice was to copy and imitate Eastern patterns rather than to develop something new. Victorian ginger bread was apparently quite popular. [pp. 75-76]

Chapter 6 (pp. 78-98) "Growing Pains"

An obvious and vexatious growing pain, which could be recognized by resident and visitor alike, was the condition of roads within the community. Typically laid out in a haphazard manner, they were not improved until the situation warranted. The streets were not only poorly laid out, but were often undefined, with the result that cabins and stores were built in what constituted the right-of-way. [p. 92]

Mining camps were extremely vulnerable to fires, because of closely built, hastily constructed buildings. The new town which emerged [from fire] very often differed from the old in many respects. Gone were the wooden structures, replaced by buildings of stone and brick. Order replaced expediency in planning and construction, and when all was finished, the camp had a more permanent air. [p. 97]

Chapter 7 (pp. 99-123) "Maturing in Spite of Itself"

Certain signs of stability appeared that indicated the community was maturing. The growth of the C. B. D., which provided a center around which the community could build, was one of the earliest of these signs. Spaced along Main Street or along several different avenues stood the hotel and boarding house, restaurant, saloon, grocery, meat market, blacksmith, stage and express office, assay office, livery stable, and general store. As the camp grew and prospered, the more specialized stores, selling hardware, drugs, drygoods, and clothing emerged. [p. 101]

Chapter 1 (pp. 3-15) "The Urban Frontier"

Certain features were symbolic of the best mining communities: A large and varied business district, a fancy hotel, a modern and attractive school or church, and stone or brick construction throughout the community. The camp reflects the frontier struggle of man to build something lasting in a strange and hostile environment. [p. 8]

Chapter 2 (pp. 16-28) "Young America"

Here existed a cross-section of America, and quite often Europe, mingled together. Certain general characteristics stand out. But the individual remained prominent. Many tried to transmit what was familiar, what was accepted in the older communities. The mining camps presented a cosmopolitan appearance, reflecting the worldwide birthplaces of their inhabitants. [p. 21]



MAP SERIES

PURPOSE, SCOPE, FOCUS, METHODOLOGY

PURPOSE

The purpose of my Thesis Proposal is a Redevelopment of the Central Business District in Butte, Montana. This means creating an environment which is favorable for attracting new businesses to the C. B. D. This involves such things as creating a positive pedestrian experience by improving sidewalks and creating parks and pedestrian malls. Another is to create night-time use of the area by providing adequate lighting and increased retail and entertainment uses. By doing these and other things, my goal is to provide the C. B. D. an opportunity for the same intensity of use it had during Butte's heyday in the 1920's.

SCOPE

The scope of my Thesis Proposal involves Creating an overall Design Prescription for the C. B. D. The design area encompasses thirty square city blocks between Quartz Street on the North, Galena Street on the South, Idaho Street on the West, and Arizona Street on the East. This Design Prescription will suggest: park locations, infill locations, new land uses, parking locations, and a unified pedestrian movement system.

FOCUS

During Thesis II, I will focus upon the 1½ block area surrounding Park and Main Streets. The objective is to create an activity center by providing plazas, infill building(s), uniform lighting and signage, building facade restorations, and new uses for under-utilized buildings. By giving this area a strong overall character, it is hoped that eventually this character will spread to include the entire C. B. D.

METHODOLOGY

The Analytical Methodology used in formulating this proposal is taken from Kevin Lynch's Image Of The City (Cambridge: M. I. T. Press, 1960.). Basically, this process involves the concepts of Image and Legibility. According to Lynch:

An environmental image may be analysed into three components: identity, structure, and meaning. A workable image requires first the identification of an object, which implies its distinction from other things, its recognition as a separate entity. Second, the image must include the spatial or pattern relation of the object to the observer and to other objects. Finally, this object must have some meaning for the observer, whether practical or emotional.¹

Legibility, according to Lynch, is: "the with which its [the city's] parts can be recognized and can be organized into a coherent pattern."² Creating Legibility is important, because it allows the designer to: develop the image of the city, operate on the image of the city, and educate people about the image of the city.

The rationale behind Image and Legibility are that they accomplish five important tasks. First, they increase the sense of orientation in people, which prevents them from getting lost. Second, they facilitate people's purposeful activities. Third, they create a heightened sense of being alive in people. Fourth, they permit people to engage the city. Finally, they serve to educate and teach people.

The method, then, in creating Image and Legibility in a city is as follows. First, the city must be broken down into its component parts. They are: Paths, which are: "channels along which the observer customarily,

¹Kevin Lynch, The Image Of The City (Cambridge: M. I. T. Press, 1960), p. 8.

²Ibid., p. 3.

occasionally, or potentially moves", Nodes, or, "strategic spots in a city into which an observer can enter, and which are the intense foci to and from which he is traveling", Edges, or, "the linear elements not used or considered as paths by the observer", Districts, or, "the medium-to-large sections of the city, conceived of as having two-dimensional extent, which are recognizable as having some common identifying character", and Landmarks, or "visually prominent physical objects".³

Once the components have been analysed, a composite Problems and Issues map is created. This identifies both the negative and positive qualities of these components. From this, then, a Design Prescription is formulated which addresses and corrects each of these problems.

³Ibid., p. 47.

ANALYTICAL MAP SERIES

The following is a recapitulation of the information obtained from the map series. Although many problems emerged, positive items also emerged. These will be reflected in the Problems/Issues and Formal and Functional Strengths Maps.

CITY LAND USE AND CITY CONCEPT DIAGRAM

These two maps were very informative. The City Land Use Map showed the distribution of uses throughout the city, as well as the large amount of derelict land and land lost to mining activities. The City Concept Diagram showed the various Paths, Edges, Nodes (Entertainment, Municipal, Parks), Landmarks (Natural, Mining Headframes, and Buildings), and Districts, with their names and overall use.

Both maps pointed out the fact that Butte is in reality two cities, separated by a zone of derelict, mining and railroad land along Front Street. The North half is the old city, its Northern edge deteriorating into underground mining operations in Centerville, and the Berkeley Pit. It is relatively compact. The South half is linear and sprawling, characterized by strip development growing past the Airport, along Harrison Avenue.

C. B. D. LAND USE

This map shows the distribution of uses in the C. B. D. Although some areas are still very actively used (Main Street and Park Street), there is a large amount of vacancy and derelict land, particularly along Galena and Quartz Streets. The Arizona Street Edge is also very weak, due to a large amount of parking lots, and uses such as car dealers, gas stations, and bars. A large number of parking lots exist in the C. B. D., primarily due to fires. In most cases, these tend to destroy the continuity of the urban wall. A large number of buildings with vacant upper floors also currently exists. This creates a Development Opportunity for uses such as Housing and Office Space.

HISTORIC BUILDING INVENTORY

This map shows the time period in which buildings were built in the C. B. D., buildings which are Historically or Visually Significant, and buildings which have been Restored. The majority of buildings in the C. B. D. were built between 1880 and 1910. Although some of the finer buildings in the C. B. D. were destroyed by various fires (the Owsley Block, the Silver Bow Block, and the Rialto Theater, to name a few) many fine buildings still exist. A variety of Architectural Styles are present in the C. B. D., including Richardsonian Romanesque (old City Hall), Sullivanian (Hennessy Building), Second Empire (Finlen Hotel) and various Eclectic Styles. The later building period (1900-1910) is for the most part characterized by Classical Revival Buildings, such as the Courthouse.

Buildings classified as Historically or Visually Significant because of their History, use, or appearance. Some examples are the Metals Bank Building, the Butte Water Company Building, and the Curtis Music Hall.

Recently, some of the buildings in the C. B. D. have been restored. Most of them have been done very well. Examples include the Exerdance Building (Shriner's Furniture), the M & M bar, and the Norwest Bank Building.

HISTORIC BUILDING CONDITIONS

This map shows the actual condition of the buildings. Good buildings are either restored, relatively new, or well maintained. Fair buildings require some maintenance, or have been extensively remodeled. Poor buildings are in such poor condition that it is almost impractical to attempt restoring them, or have been extensively and tastelessly remodeled. The ever-popular "log cabin" front is a good example of this. Also, buildings with original fronts intact are indicated.

DISTRICTS AND NODES

This map shows the Different Districts and Nodes in the C. B. D. Some liberties have been taken, because, in reality, the distinction between districts is not clear-cut. Also, there is a greater mix of uses than I have indicated. This map is useful for two reasons. First, it shows discontinuities where fires have created parking lots; at the Southeast corner of Broadway and Main, and the Norwest Bank Parking Lot at the corner of Granite and Hamilton. Infill at these points would restore the continuity between Districts. Also, an undesirable Light Industrial zone exists along Galena Street. Secondly, there is currently a lack of outdoor public Nodes in the C. B. D. Most of the Nodes currently are Office Building. Location of a central park would create a strong activity core for the C. B. D.

VEHICULAR PATHS

This map shows the quantity and direction of the Vehicular Traffic in the C. B. D., location of On-Street-Parking, and the locations of Stop Lights and Stop Signs. Butte's Traffic System seems to work very well, with Montana, Park, and Main Streets being Major Arterials, handling the majority of the traffic. Also, it is very apparent from the number of lots, and amount of On-Street-Parking that Butte does not have a parking problem.

PEDESTRIAN PATHS

This map shows the most heavily used sidewalks in the C. B. D. Not surprisingly, they correspond to the retail, office, and governmental districts. Also indicated are the three existing parks, and two existing Nodes. Some areas of the C. B. D. seem to be avoided such as Galena Street and Broadway between Hamilton and Montana Streets. This area contains the Bus Station, and a number of Adult Bookstores and Movie Theaters. This would indicate that a change in uses is in order. Also, the condition of the sidewalks in general in the C. B. D. are very poor. Upgrading their condition is a very high priority.

PROBLEMS/ISSUES AND FUNCTIONAL AND FORMAL STRENGTHS

PROBLEMS/ISSUES

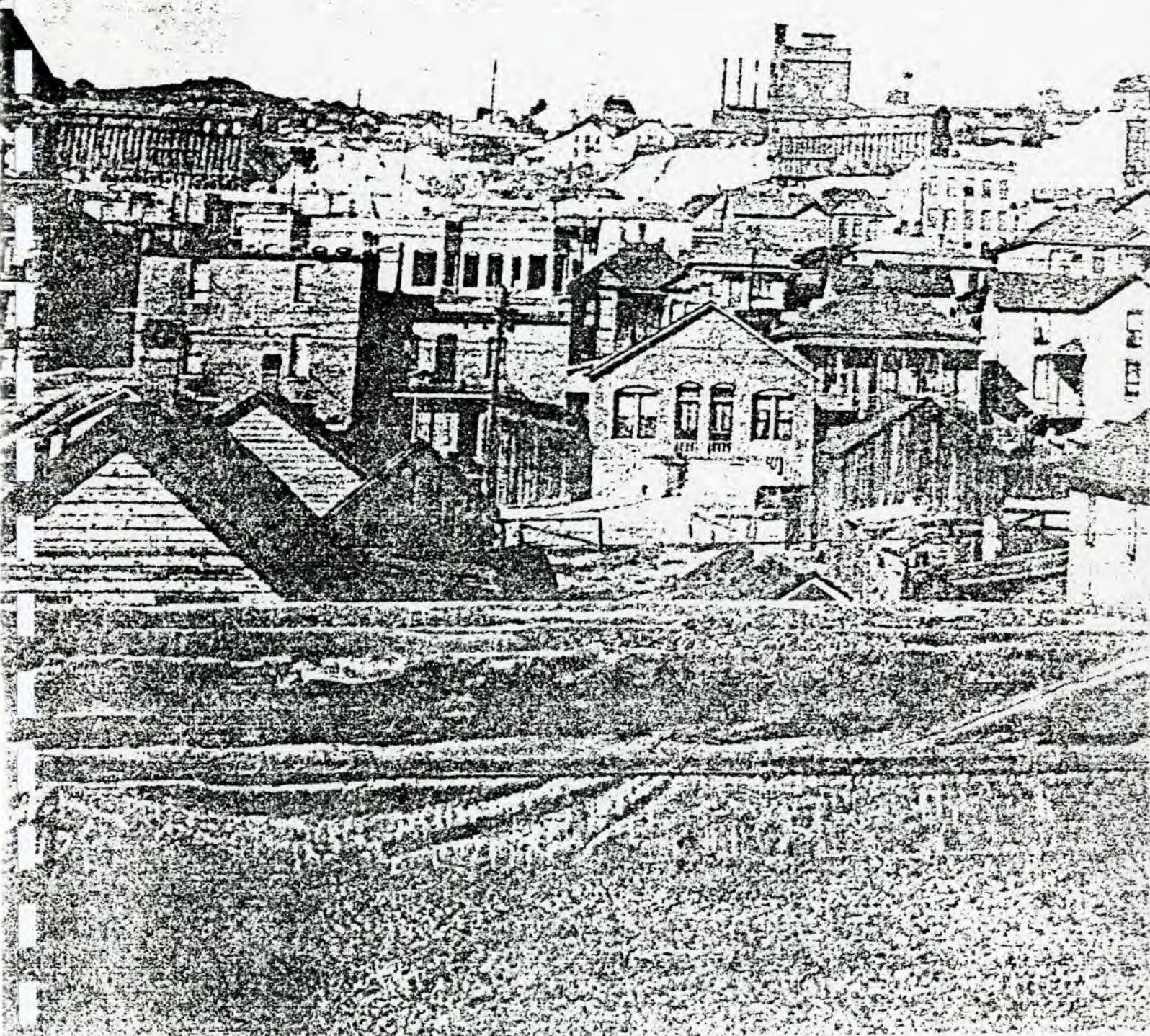
1. Sidewalks are in poor condition
2. There is an overabundance of parking lots in the C. B. D.
3. There exist a number of derelict buildings in the C. B. D.
4. Weak edges exist on the North, South, and East sides of the C. B. D.
5. The condition of the backs of buildings is poor
6. There exist a number of buildings with vacant upper floors in the C. B. D.
7. There is a lack of adequate lighting in the C. B. D.
8. There are a number of Historic Buildings in poor condition
9. There are a number of buildings in the C. B. D. in poor condition of no historic significance
10. Vehicular entries to the C. B. D. are weak and undefined
11. There are a number of inappropriate uses in the C. B. D.:
 - adult bookstores
 - low quality bars
 - light industry
12. There is no central Tourist Information Facility in the C. B. D.
13. There is a lack of hotel space in the C. B. D.

FORMAL/FUNCTIONAL STRENGTHS

1. There are a large number of Historically Significant buildings
2. A few of these have been restored
3. Parking and derelict land represent development opportunities
4. There are several open spaces in the C. B. D. with development potential
5. There exist a number of Nuclear Buildings in the C. B. D. with: Historical, Social, Workplace, Gathering characteristics which create a strong residual fabric
6. Alleys represent an opportunity to create a secondary Pedestrian Circulation System
7. There exists a strong context in the C. B. D. in which to work
8. The existing Vehicular Circulation System is very adequate
9. At the present time, there is more than adequate parking in the C. B. D.

DESIGN GOALS

1. Reaffirm boundaries of study area
2. Upgrade Pedestrian Circulation System
3. Create an environment for increased night-time use
4. Provide uses for vacant and under-utilized buildings
5. Replace Buildings which detract from the desired character of the C. B. D.
6. Provide infill at key sites to restore continuity of urban wall
7. Create a centrally located outdoor pedestrian park
8. Make every attempt to restore Historic Buildings in Fair or Poor condition
9. Treat under-utilized parking as development opportunities for infill or open space
10. Reinforce Nuclear Buildings by Restoration and outdoor improvements
11. Change inappropriate uses in the C. B. D. with ones that are
12. Create uniform Lighting, Signage, and Street Furniture which reinforces C. B. D.'s Historic Character
13. Utilize alleys to create a hierarchial network of Pedestrian Circulation



MASTER PLAN

MASTER PLAN

This Master Plan represents the potential course for Redevelopment in the C. B. D. It must be noted that a proposal of this magnitude would be impossible without basic changes in the economy and population level of Butte. Therefore, this Master Plan should be treated as one which may take fifteen to twenty years to fully implement.

The Master Plan consists of three nuclear elements, interconnected by a system of sidewalks and pedestrian alley malls. As each of these nuclear elements become successful, upgrading of buildings surrounding these elements can occur. This proposal consists of these elements as follows:

A. Activity Center Number One

1. $1\frac{1}{2}$ blocks surrounding Park and Main Streets
2. Described in detail in design description

B. Activity Center Number Two

1. Two blocks surrounding Courthouse on Granite Street
2. Civic Plaza across from Courthouse
3. Governmental and Office uses for under-utilized buildings, including Miner's Union Hall
4. Parking garage to the East of the Courthouse
5. Connected to activity center by sidewalks and pedestrian mall system
6. Character, lights, signage, and paving the same as Activity Center Number One

C. Activity Center Number Three

1. $1\frac{1}{2}$ blocks around Hennessy Building at Granite and Main
2. New uses for under-utilized buildings which may include a department store, elderly housing, supermarket and drug store

3. Upgrade and add to existing parking garage
 4. Connected to Activity Center Number One by sidewalks and pedestrian mall system
 5. Character, lights, signage, and paving similar to Activity Center Number One
- D. Re-affirming boundaries of study area
1. Quartz Street Edge--replace existing structures, other than those with viable uses, with row housing which is sympathetic in scale and character to existing housing
 2. Galena Street Edge--re-establish urban wall by providing infill where needed, as well as uses for vacant buildings. Locate parking in back to create a transition between the existing residential area to the south and the C. B. D.
 3. Arizona Street Edge--provide infill where needed
 4. Montana Street Edge--provide uses for vacant buildings where needed



BLDG. DESCRIPTION

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BUILDING DESCRIPTION

ACOMA BUILDING

This is a three story concrete and brick business block designed in 1911 by George DeSnell, Architect. It was erected over the shaft of the Smokehouse Mine. The basement is above grade at the alley, allowing for an additional shop space. Above the first floor on the front of the building, the wall is divided into four sections by brick pilasters with elaborate capitals. Between them are paired windows with stone trim. The building has a projecting stone cornice with carved brackets and egg and dart moulding below it. Brick pointing, painting, and repair of the east cornice are needed.

Classified as a Historic Building of Primary Significance¹



¹John N. DeHaas, Jr., Historic Uptown Butte (Bozeman, Mt.: privately published, 1977), p. 57.

MONTANA POWER COMPANY BUILDING

This building is in reality four buildings concealed behind a modern front. From east to west, they are: the Elwood Hotel (1890's), the F. B. Pace Coffee Company (1890's), the Beehive Building (1890's), and the Electric Building, designed by Link and Haire, Architects, in 1910. The interiors of these buildings have been extensively remodeled.

Classified as a Supportive Building²

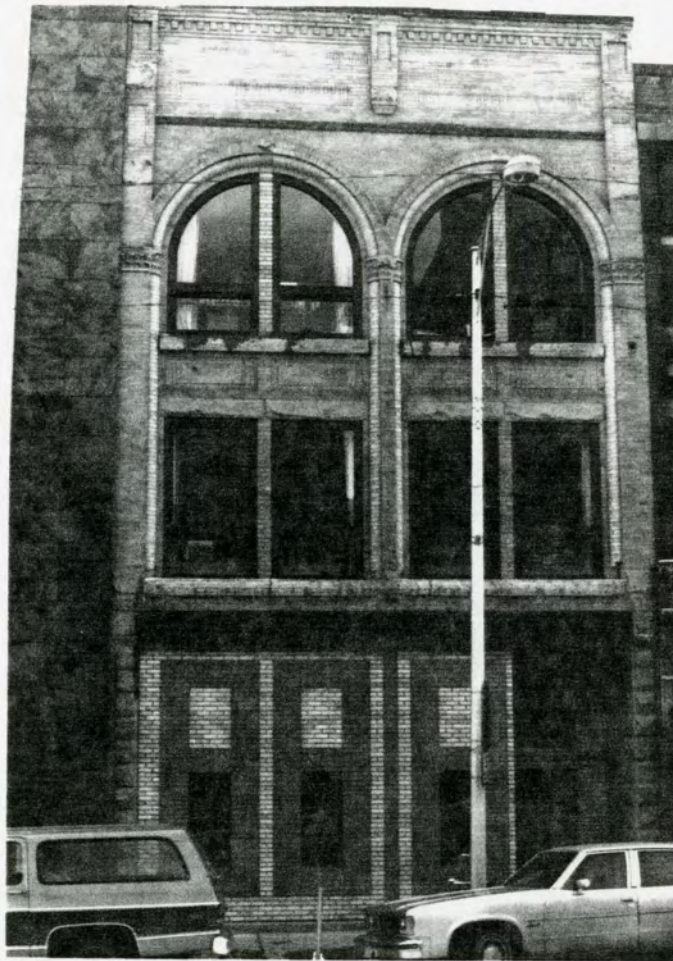


²Ibid., p. 58.

HENRY L. FRANK BUILDING

This is a three story brick building with stone trim which predates 1900. The first floor has been remodeled. The upper floors are constructed of tan and brown brick. Two large semicircular arches spring from a giant order of brick pilasters with carved Corinthian stone capitals. Paired windows with divided transom lights are contained within the arches.

Classified as a Historic Building of Secondary Significance³



³Ibid., p. 58.

GOLDSOLL BUILDING

This is a three story orange brick building with stone trim built before 1900. The second floor windows have stone lintels. The third floor windows have semicircular arches. Between the second and third floor windows is a string course with a checkerboard pattern. Above the third floor windows is a string course of dressed stone. The first floor has a cast-iron front. Brick pointing and cleaning of the metal front are needed.

Classified as a Historic Building of Secondary Significance⁴



⁴Ibid., p. 59.

CITY HALL

This is a brick and stone building, built in 1890, with a hip roof and square clock tower. The first floor is a rusticated stone base with three large arched openings at the front. The second floor windows are rectangular, with transom lights, and stone lintels. The third floor windows have stained glass transoms. There is a projecting bay at the rear of the west wall, with a group of three windows on each floor. The five story clock tower has a pyramidal roof. The stability of the building is questionable.

Classified as a Historic Building of Secondary Significance⁵



⁵Ibid., p. 59.

THE ROOKWOOD (LaSALLE HOTEL)

This is a four story brick, concrete, steel, and wood building built in 1912. It has a Tudor arched entry at the southwest corner, with a transom window and green tile. A metal cornice with a green tile band is at the second floor line. Windows of the second floor have flat heads, third floor windows have Tudor-arched heads, and the fourth floor windows have flattened arch heads. The building has a projecting decorative metal cornice with two large supports at either end. The building appears structurally sound, but needs brick pointing.

Classified as a Historic Building of Primary Significance⁶



⁶Ibid., p. 60.

CRYSTAL BLOCK

This is a two story brick and wood building, built in 1912. The building has a cast-iron store front. Upper floor entry is on the southwest corner. The wall is of tarnish-brick, with brown brick running vertically up the edges of the building and beneath the parapet. The windows are of the rectangular double-hung type. The building appears structurally sound, but needs minor maintenance.

Classified as a Historic Building of Secondary Significance⁷



⁷Ibid., p. 62.

COMMERCIAL BUILDING

The building has been completely modernized. The entire front is covered with aluminum panels.

Classified as a Non-Compatible Building⁸

⁸Ibid., p. 62.

OWSLEY BLOCK NUMBER ONE (HOFFMAN HOTEL)

This is a three story brick building erected in 1889. It has two two-story projecting bay window units, with projecting curbed open balconies between them. The columns of the balcony are slender wood units with ornate bracketing. The building has a metal cornice and parapet. The structural condition of the building is questionable.

Classified as a Historic Building of Primary Significance⁹



⁹Ibid., p. 63.

FOSTER BLOCK

This building is a two story painted brick structure built in 1888. The west portion of the building has a cast-iron front. The east portion of the building has been modernized. Four rectangular wood windows with Tudor arches are on the second floor (balcony has been removed). The building is topped by a metal cornice. The structural condition of the building is questionable.

Classified as a Historic Building of Secondary Significance¹⁰

¹⁰Ibid., p. 63.

COMMERCIAL BUILDING

This is a two story red brick structure built in 1888. The second floor has five wood double-hung windows with flattened arch heads and stone sills. The parapet wall is treated by geometric patterns beneath a corbelled cap.

Classified as a Compatible Building¹¹

¹¹Ibid., p. 64.

COMMERCIAL BUILDING

Built in 1887-1888, the street facade has been remodeled and has no historical or architectural merit. The second floor was used as a lodging house before 1900. The present furniture business opened in 1921.

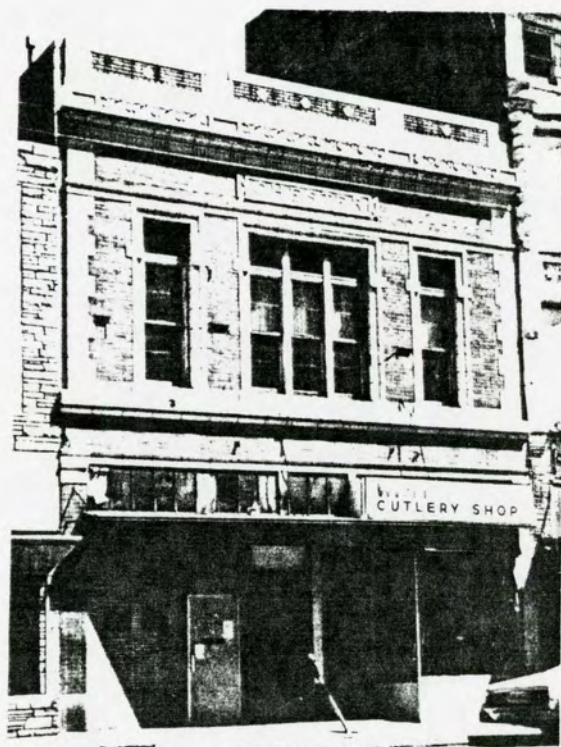
Classified as a Supportive Building¹²

¹²Ibid., p. 64.

CHESTER BUILDING

This structure is a two story brick with dressed stone building, built in 1912. Above the canopy are opaque glass panes which open for ventilation. Stone quoins occur at the edges of the building, and there is a stone cornice below the second floor sill line. There is a centrally located group of three windows, with a window on each side, framed in dressed stone, on the second floor. A stone string course runs above the windows, and above this is a centrally located stone plaque. On the second floor is a large meeting hall.

Classified as a Historic Building of Primary Significance¹³

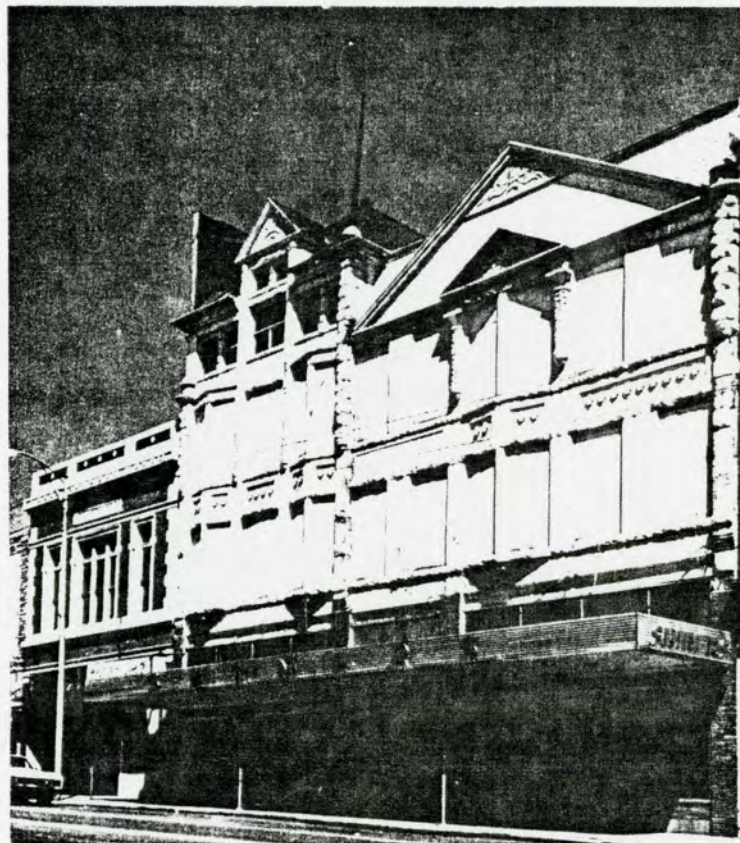


¹³Ibid., p. 65.

KELLY BUILDING (restored)

This building was built in 1892 for \$30,000.00 It consists of two wings of four stories on the west, and three on the east. The east wing is topped by a large triangular pediment surrounding a smaller one. Below these are two story bay windows with ornate scrollwork, supported by half-columns. The west wing has narrower and taller bay windows, stone half-columns from the third floor up, and is topped by a hip roof with dormer units.

Classified as a Historic Building of Secondary Significance¹⁴



¹⁴Ibid., p. 66.

KEYWEST BLOCK (TALLANT BLOCK)

This is a three story red brick building built in 1890. The corner of the building is set at a 45° angle. The rectangular wood windows have dressed stone sills and flattened arched heads of brick. There is a projecting stone cornice on the front of the building. Structural condition of the building is questionable.

Classified as a Historic Building of Secondary Significance¹⁵



¹⁵Ibid., p. 71.

PRUDENTIAL SAVINGS AND LOAN BUILDING

This is a two story building with the circular inside set within a square structural frame. It was built in 1964.

Classified as a Supportive Building¹⁶



¹⁶Ibid., p. 71.

MANTLE BLOCK (restored)

This is a four story masonry building, designed in 1892 by H. M. Patterson, Architect. The building was originally occupied by the Liberty Theater. There is a projecting curved turret with a metal cap on the east side, running from the second to the fourth floor. The second floor has two large arched windows bordered by dressed stone supported by half-columns; on either side are single rectangular windows with transoms. The third floor has three pointed arched windows, set back to create a quasi-balcony. The fourth floor has individual arched windows. Pilasters with capitals run between the third and fourth floors.

Classified as a Historic Building of Primary Significance¹⁷



¹⁷Ibid., p. 71.

FURNITURE DISPLAY ROOMS (CHRISTIE FURNITURE)

This building is a one story brick with stone trim built in 1958. A false front to match the display area, but without the show windows, continues the building to the west.

Classified as a Supportive Building¹⁸

¹⁸Ibid., p. 73.

COMMERCIAL BUILDING

This is a one story masonry building that has had its front remodeled and the character of the building lost.

Classified as a Non-Compatible Building¹⁹

¹⁹Ibid., p. 80

CURTIS MUSIC HALL (restoration in progress)

This is a four story brick, stone, and iron building built in 1892. It originally contained stores, a hall, a barber shop, baths, and two floors of fifteen rooms each, with two baths. The building originally had a balcony on the front. The southeast corner has a round turret with a conical slate roof. The southwest corner has a square turret with a parapet. The building is topped by a mansard roof with a small dormer on each side, and a gable roof in the center. The fourth floor has a large, semicircular window. The third floor has two keyhole windows with stone trim in the center, with rectangular windows with stone lintels on either side. There is a metal plaque in the center of the facade between the second and third floors. The stability of the structure may be questionable.

Classified as a Historic Building of Primary Significance²⁰



²⁰Ibid., p. 81.

M & M CIGAR STORE

This structure is a two story brick building built in 1890. The first floor has a metal Art Deco facade. The upper floor has tall narrow windows set in semicircular arches. Above the windows is a continuous band of metal semicircular arches. The metal parapet has a central gable flanked by small, square turrets. The building has been recently restored.

Classified as a Historic Building of Primary Significance²¹



²¹Ibid., p. 84.

COMMERCIAL BUILDING

A one story structure with a modern front describes this building. It is of no historic or architectural merit. Its original character is unknown.

Classified as a Non-Compatible Building²²

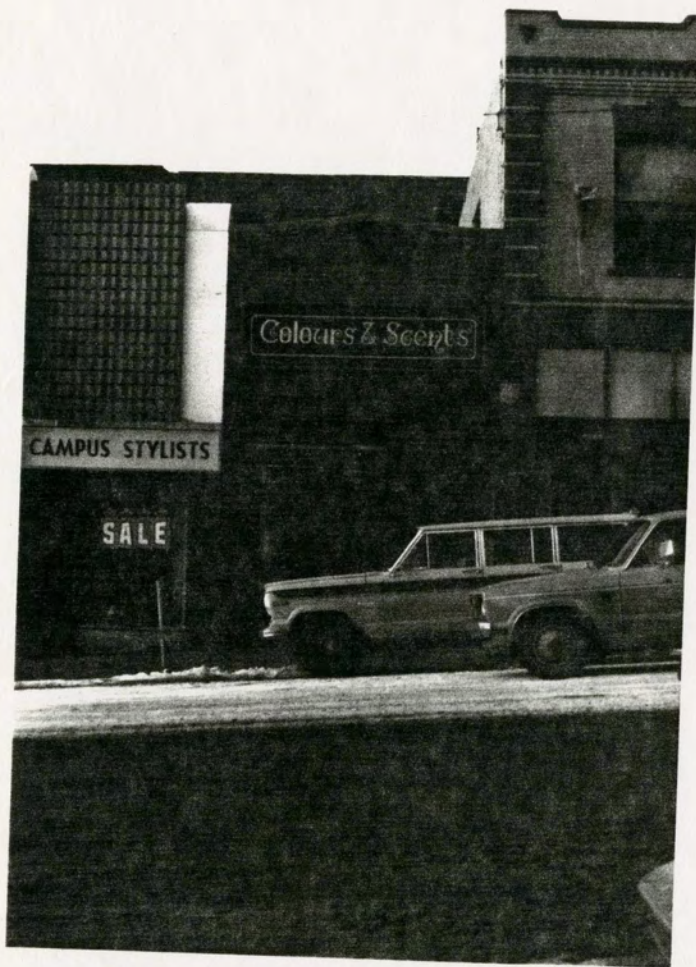


²²Ibid., p. 85.

COMMERCIAL BUILDING

This is a one story brown brick building with a stone coping. In the cornice panel the brick projects out slightly to form a rectangular panel.

Classified as a Non-Compatible Building²³



²³Ibid., p. 85.

COMMERCIAL BUILDING

This is a two story brick building built in 1910. The first floor has a cast-iron store front. The second floor has two windows with flat brick arches. The corners have a block type of construction with every sixth course recessed. The cornice panel corbels out and has a dentil pattern in it. The parapet wall has a brick coping.

Classified as a Historic Building of Secondary Significance²⁴



²⁴Ibid., p. 85.

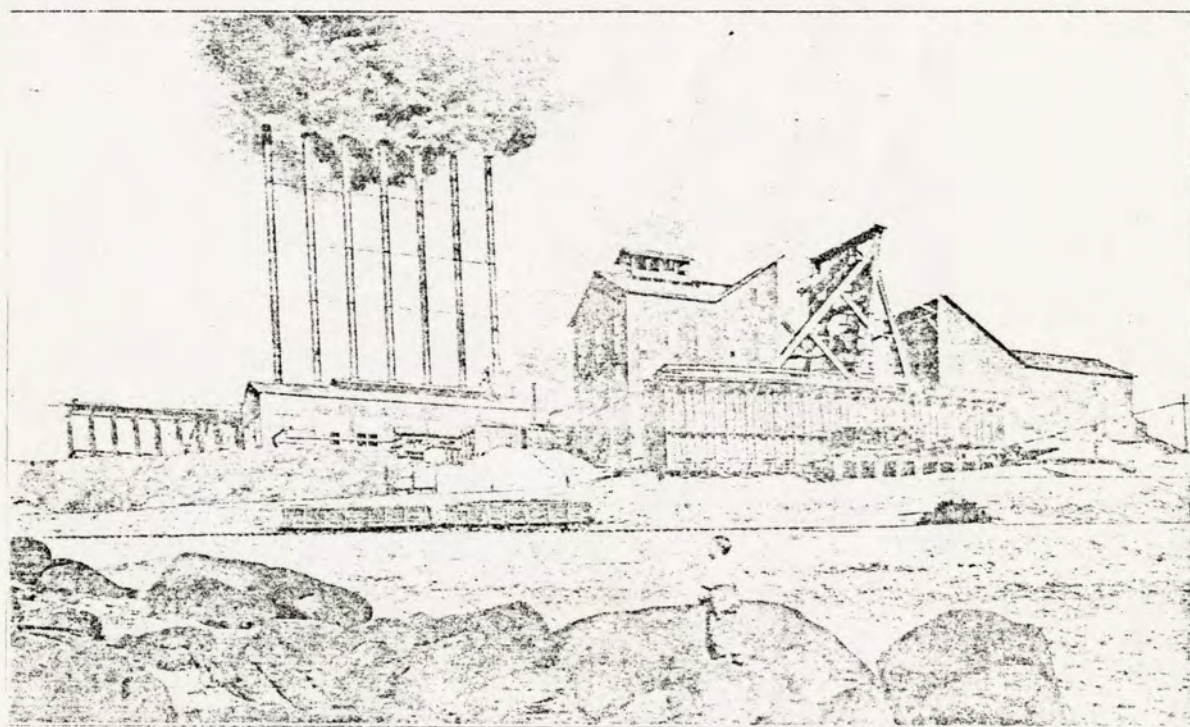
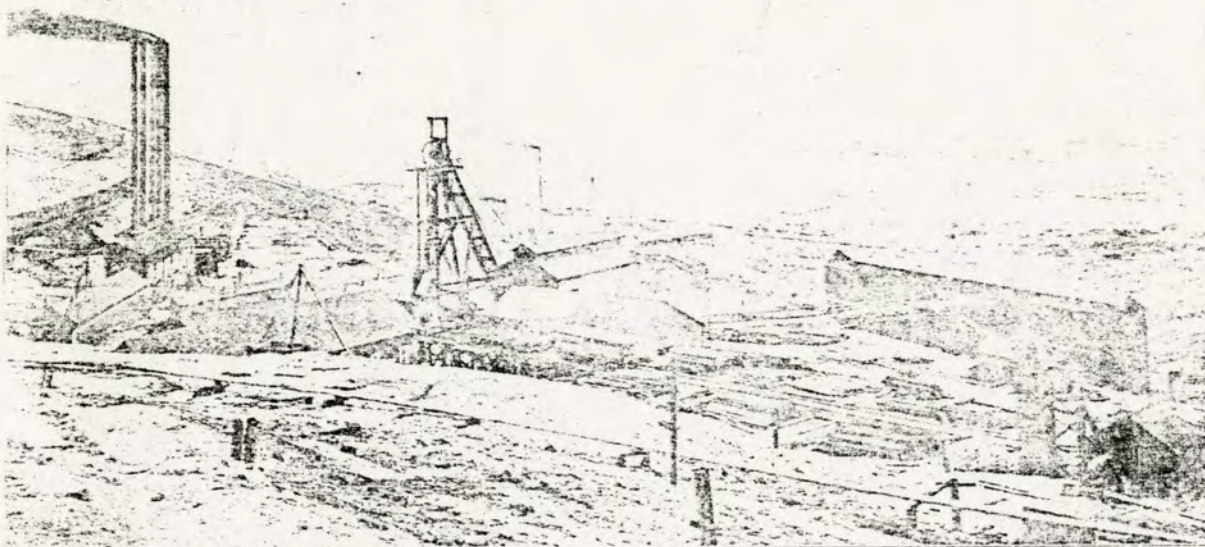
AVALON BLOCK

The Avalon Block is a three story brick building built in 1890. The first floor has two store fronts. The south store has a modernized metal arched roof over a recessed entry, while the north store front is recessed and made of wood with small transom windows above. A stone string course is above the store fronts. From this, three window bays are formed by a side stone banding with large stone keystones at the top of the third floor windows. The building has a projecting stone cornice.

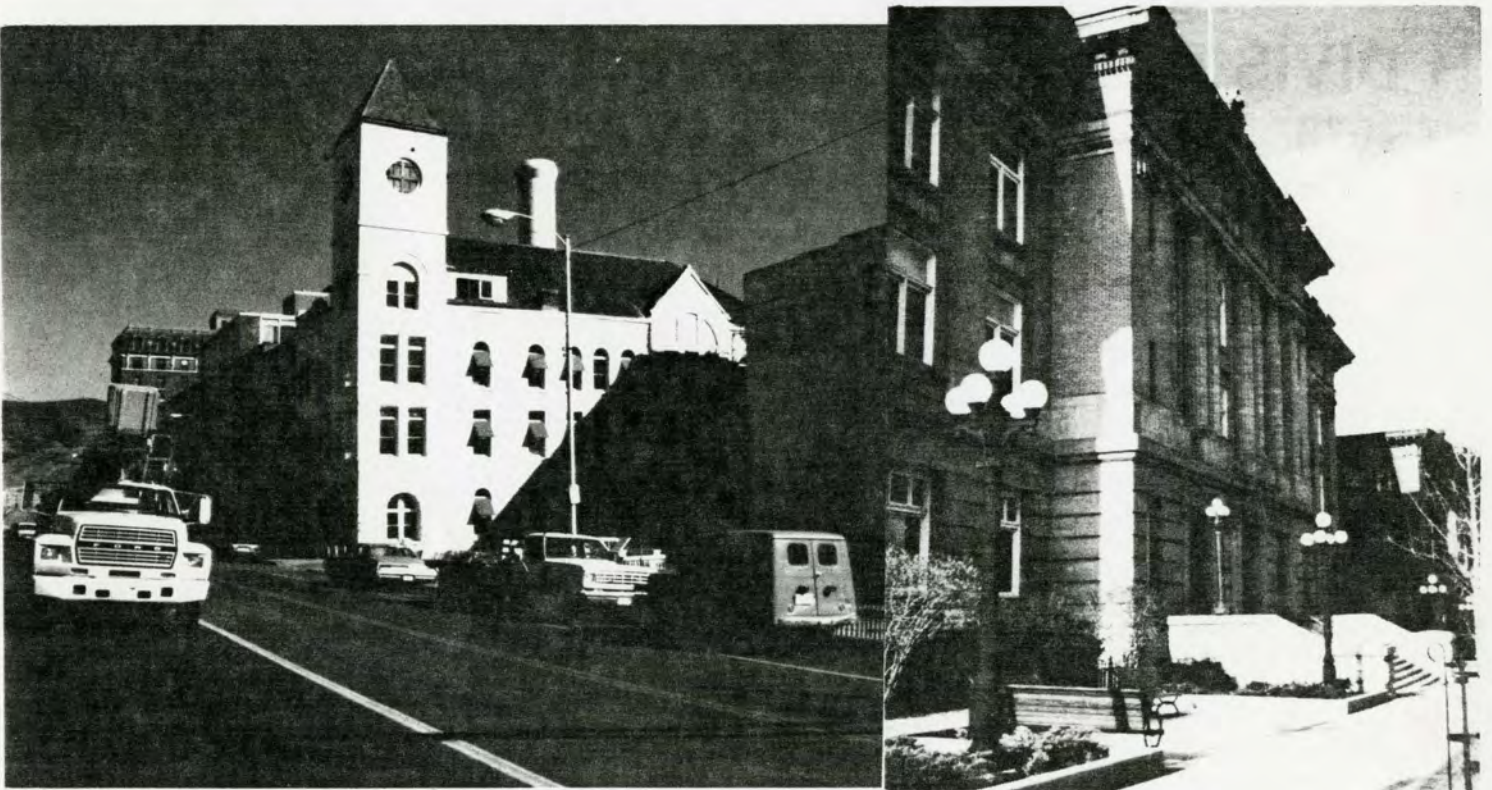
Classified as a Historic Building of Secondary Significance²⁵



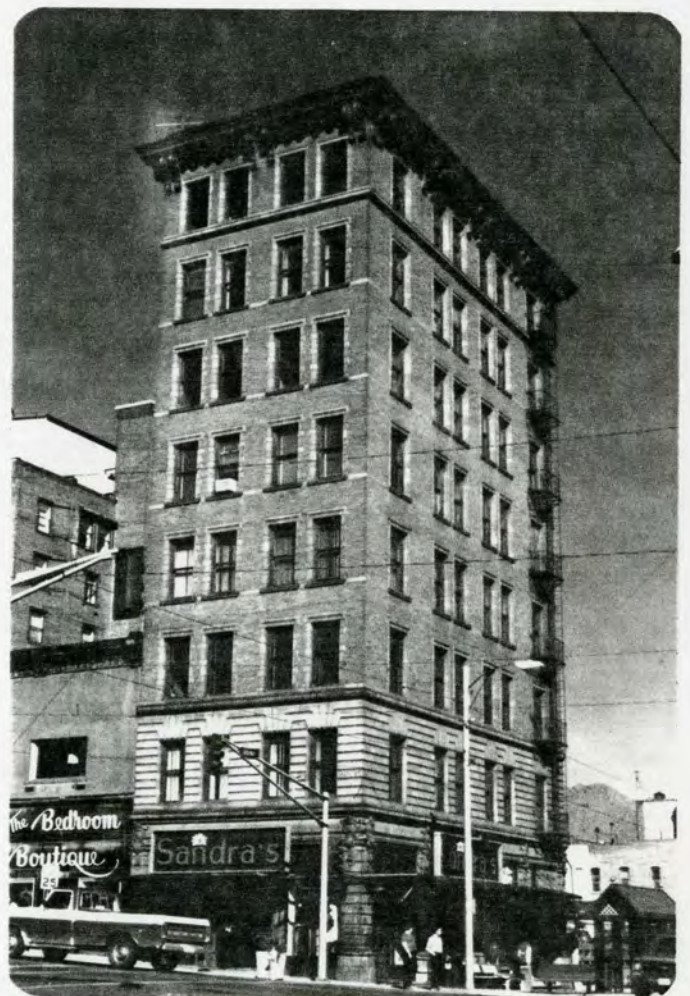
²⁵Ibid., p. 85.



VOCABULARY



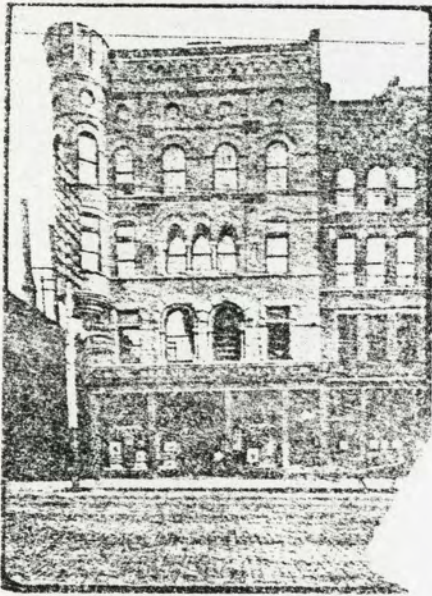
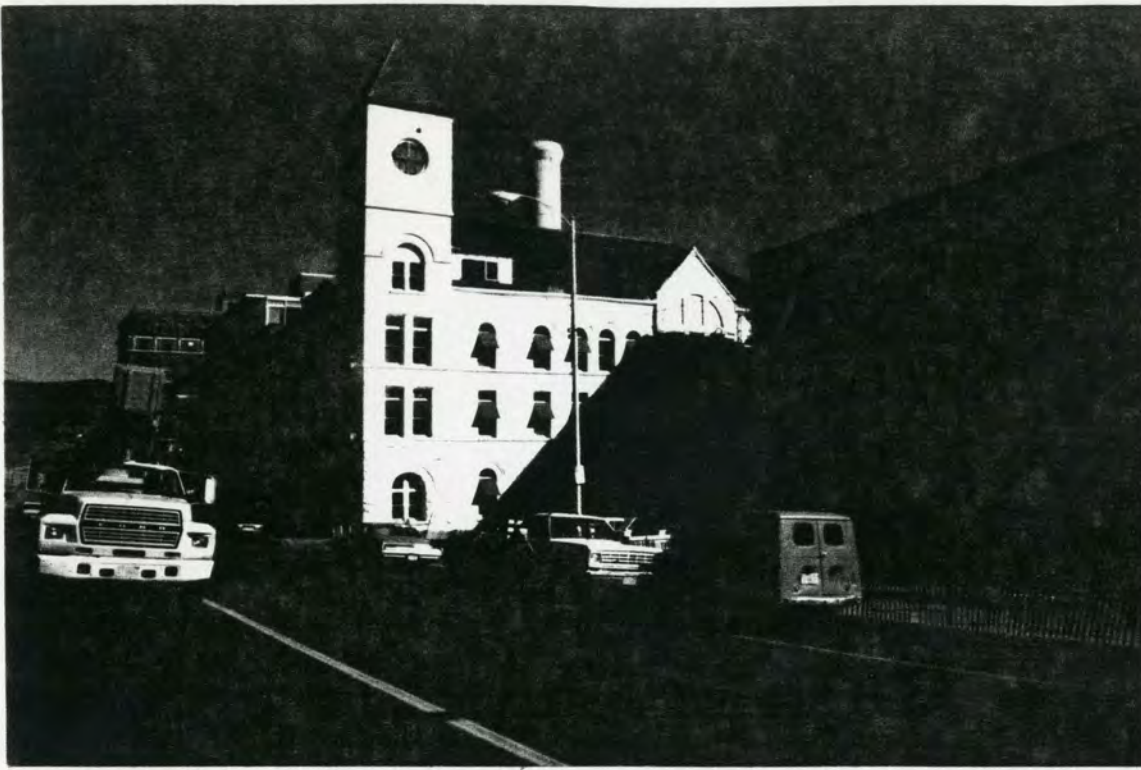
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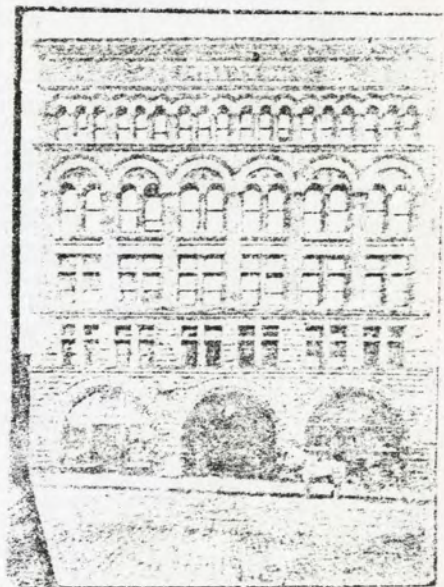
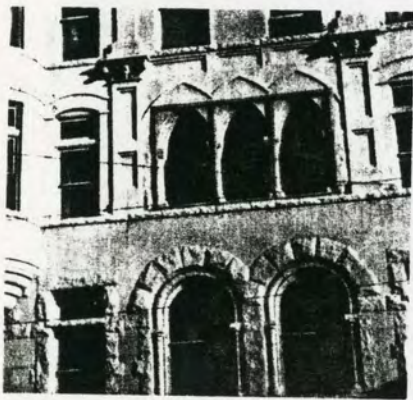
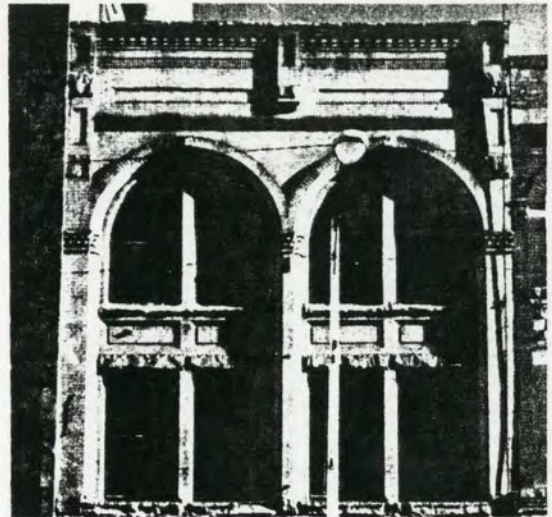
CORNICE



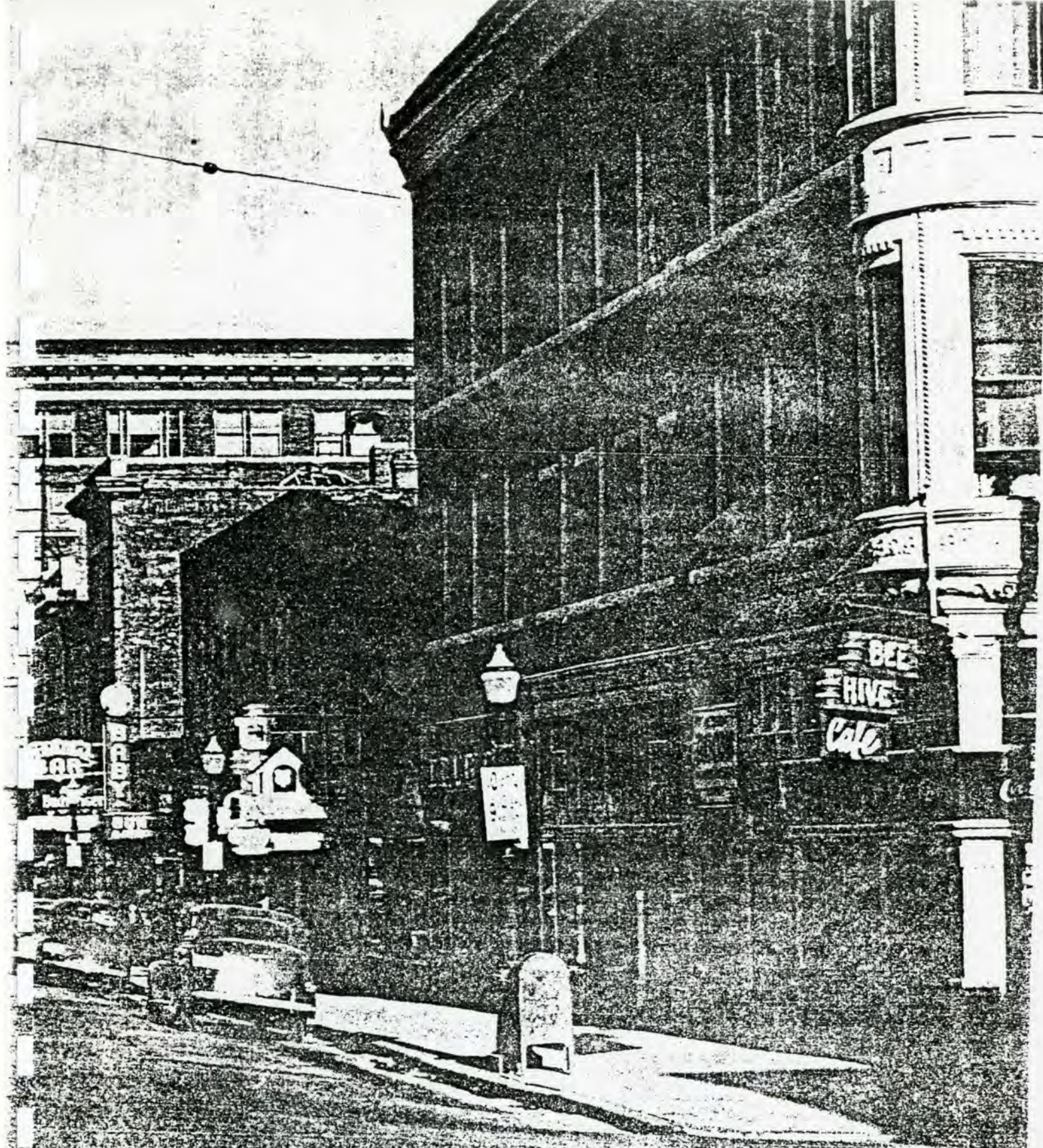
ENTRY



TOWER



WINDOW



DESIGN DESCRIPTION

DESIGN DESCRIPTION

As previously stated, the objective of Thesis II is to create an activity center in the 1½ block area surrounding Park and Main Streets. This will be accomplished by reinforcing nuclear facilities and other strengths in the area, as well as creating a strong overall character for the area. If successful, this character will hopefully spread to the rest of the C. B. D., as described in the Master Plan. The following is a reiteration of the project's Design Goals, as well as the individual elements of the design which meet these goals.

GOALS

Utilize alleys to create a hierarchical network of pedestrian circulation.

Upgrade the pedestrian circulation system.

Create a centrally located pedestrian plaza.

PRESCRIPTION

- A. Create a pedestrian mall in east - west alleys, leaving north - south alleys for vehicular service
 - 1. Repave alleys with granite block pavers
 - 2. Remodel the ground level of the alley facades to make them both more inviting to people and to respond to desired alley imagery
 - 3. Provide an overhead canopy for weather protection which reflects the existing industrial character of the alley
 - 4. Provide benches and seating areas periodically throughout alleys
 - 5. Clearly announce entries to system at its end points
- B. Upgrade condition of existing sidewalks
 - 1. Provide paving changes at strategic points to give continuity to area

C. Major pedestrian plaza

1. Two major axes: perpendicular from street to entry of Visitor's Center, and at an angle to correspond to the relationship between the area's two Landmarks; City Hall and the Metals Bank
2. Provide ramps on these axes to accomodate level changes for the handicapped
3. Provide two major and one minor focal point in plaza
 - a. major--entry to City Hall/Visitor's Center, fountain at center of existing mural
 - b. minor--seating area at midpoint of the angled axis
4. Three level changes at three feet each provided to break down scale of plaza and to accomodate level change from sidewalk to City Hall/Visitor's Center
 - a. stairs, benches, seating areas, and planters provided on each level
5. Create enclosure on three sides of the plaza by providing trees on the west side
6. Continue character of alley mall into plaza by providing overhead canopies at City Hall/Visitor's Center entry, and along the perpendicular axis
7. Materials: 4' x 4' concrete pavers, 2' x 4' concrete pavers, 6' x 6' granite pavers, brick (walls and planters), wood benches

D. Minor pedestrian plaza

1. Same materials and character as above
2. Ramps and stairs to accomodate level changes
3. One major focal point (fountain) at center of plaza
4. Trees on pedestrian mall axis to represent relationship between it and the plaza

GOAL

Create an environment for increased night-time use

PRESCRIPTION

- A. Increase business hours of existing retail facilities
- B. Provide adequate lighting throughout area
- C. Provide activities which can occur in the plazas

GOALS

Provide uses for vacant and under-utilized buildings

Replace buildings which detract from the desired character of the C. B. D.

- A. Reuse City Hall building as a combined Visitor's Center/Butte Archives
(upper floors)
- B. Provide apartments in the two buildings to the west of the major plaza
 - 1. Fifteen one-bedroom units (435 s. f. each)
 - a. bedroom, living room, kitchen, bath
 - b. use existing entries in buildings which are separate from entries for ground floor facilities
 - c. upgrade elevator and fire escape facilities
- C. Infill building on the northwest corner of Park and Main
 - 1. Women's clothing store (3800 s. f.)
 - a. First floor-entry
 - (1) window display cases on south and east sides
 - (2) changing rooms
 - (3) storage with alley entry
 - (4) stairs to upper floor

b. second floor-display areas

(1) office

(2) exit to fire escape

2. Formal issues

a. height of building corresponds to tops of arches of M & M Bar

(1) reinforces significance of M & M Bar by making it the tallest building

b. second floor windows correspond to those of Curtis Music Hall to the west

c. top of first floor corresponds to that of the M & M

d. building and story heights, window proportion and sizes, and bay sizes are taken from context

e. main entry at a 45° angle responds to major plaza and creates a pedestrain flow through area

f. strong brick base taken from buildings such as Metals Bank and City Hall

3. Materials

a. red and cream colored roman brick to create polychromy

b. concrete for cornice and projections on base

c. steel and glass for display windows

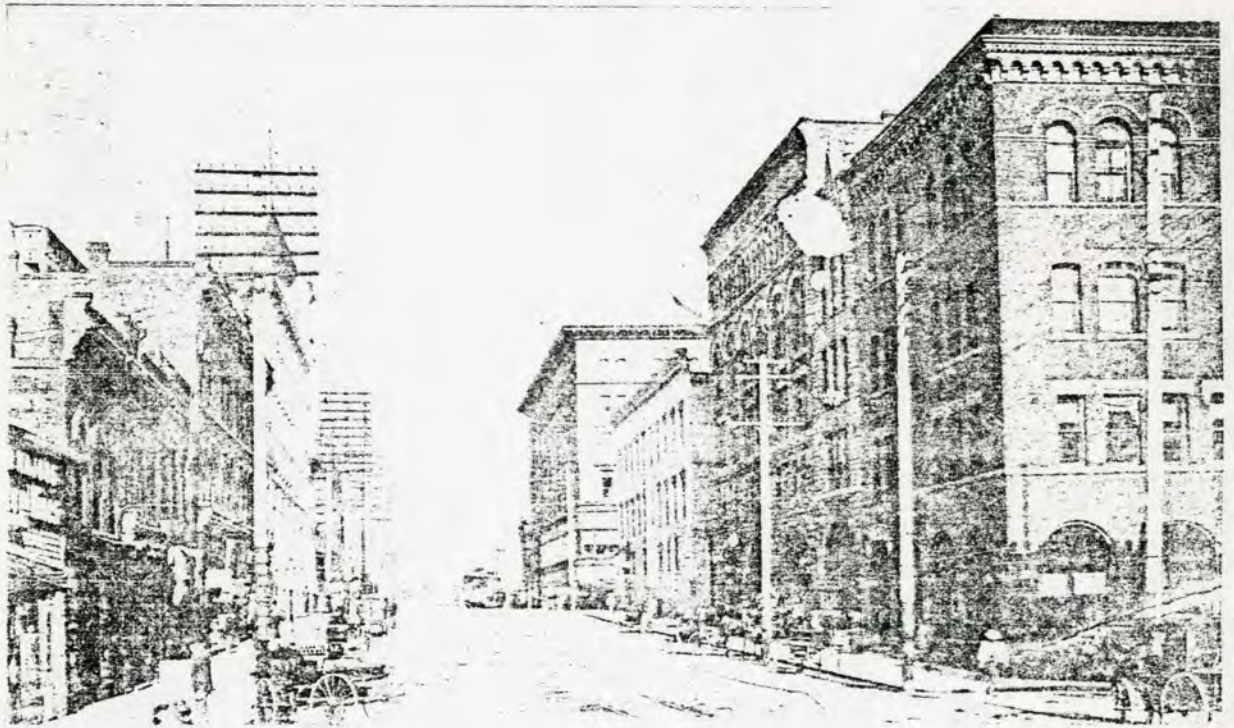
d. tinted prismatic glass for transoms

4. Provide uses for vacant upper floors in buildings, such as apartments or offices

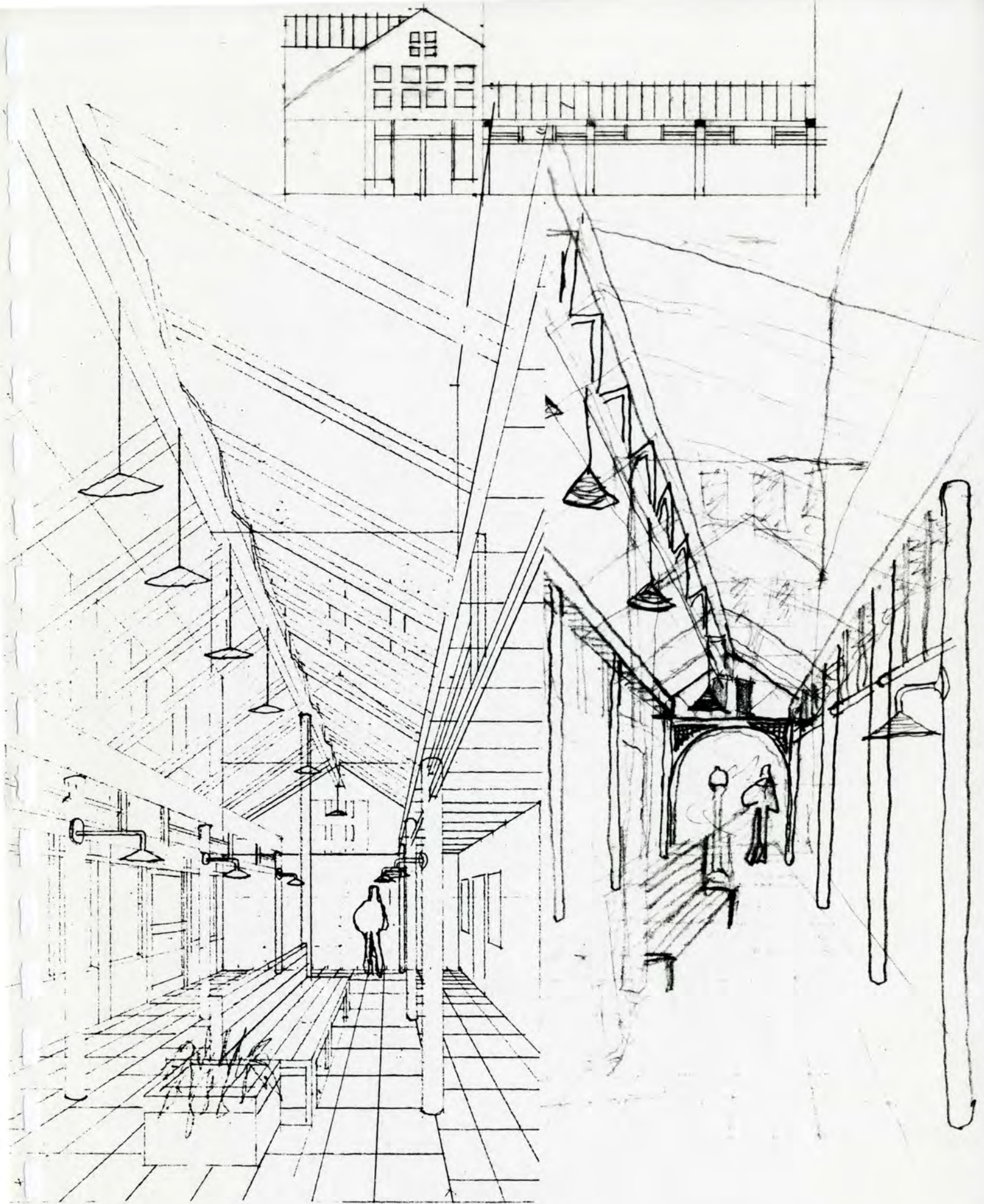
D. Parking

1. Twenty-three car landscaped lot to the west of City Hall/Visitors Center

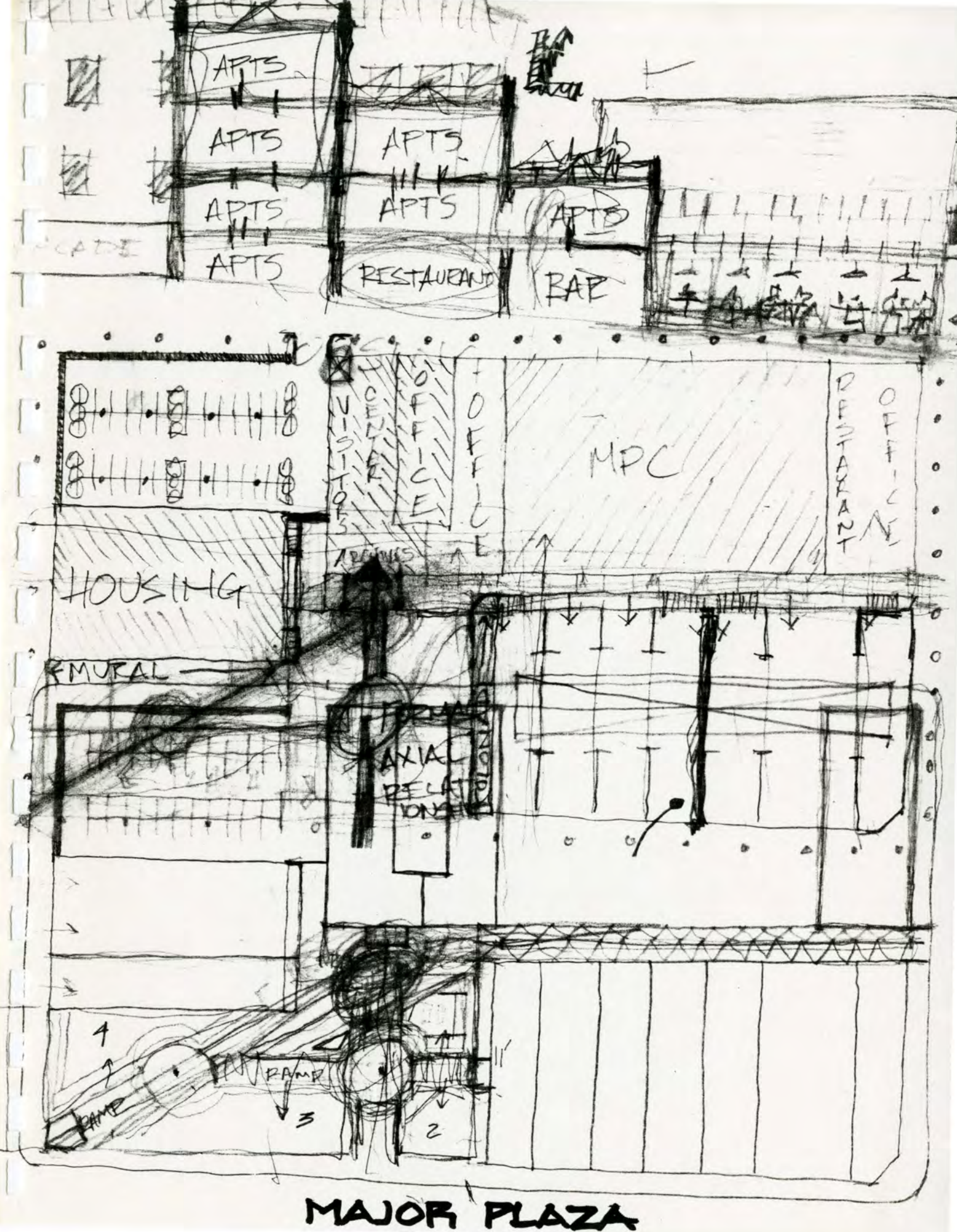
2. Existing on-street parking
3. Parking garage directly to the north of City Hall/Visitor's Center

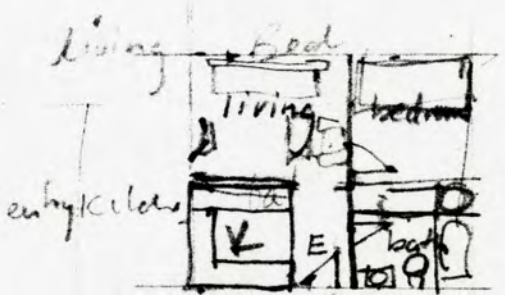
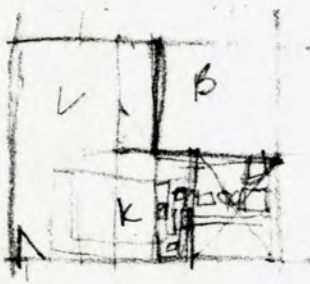
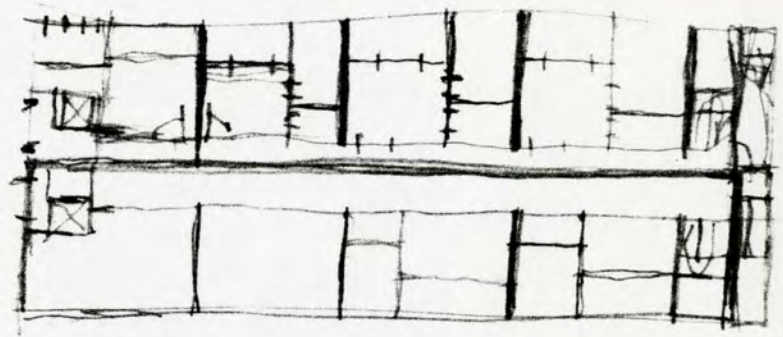
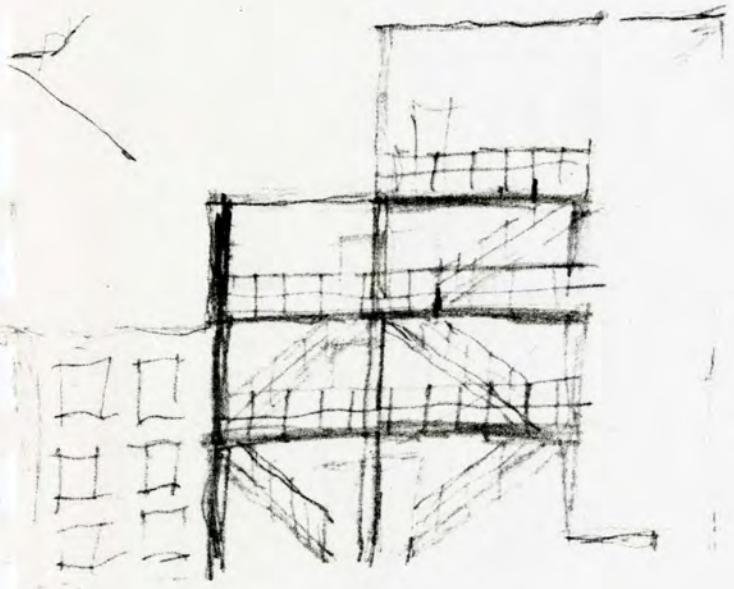
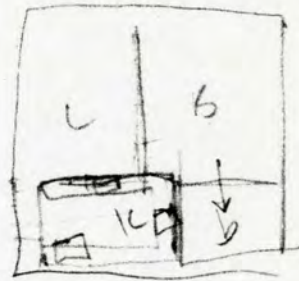
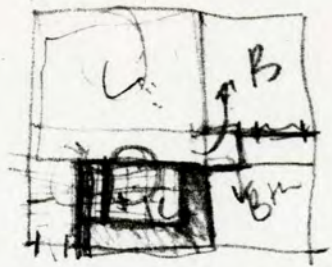
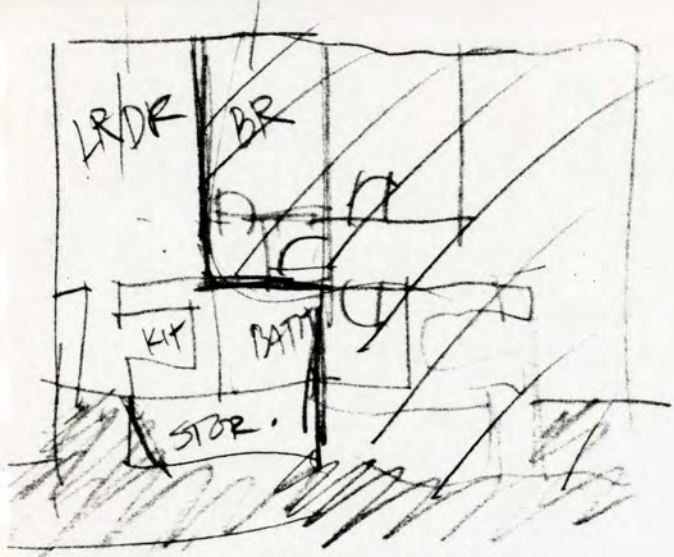


DOCUMENTATION

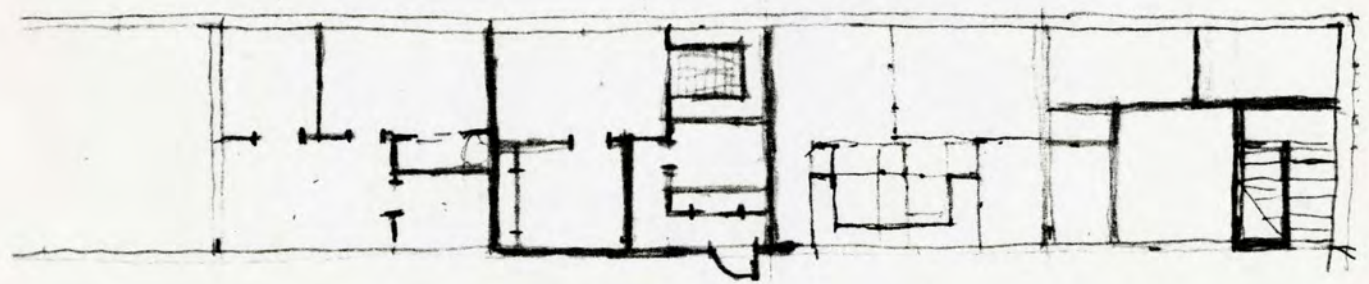


PEDESTRIAN MALL

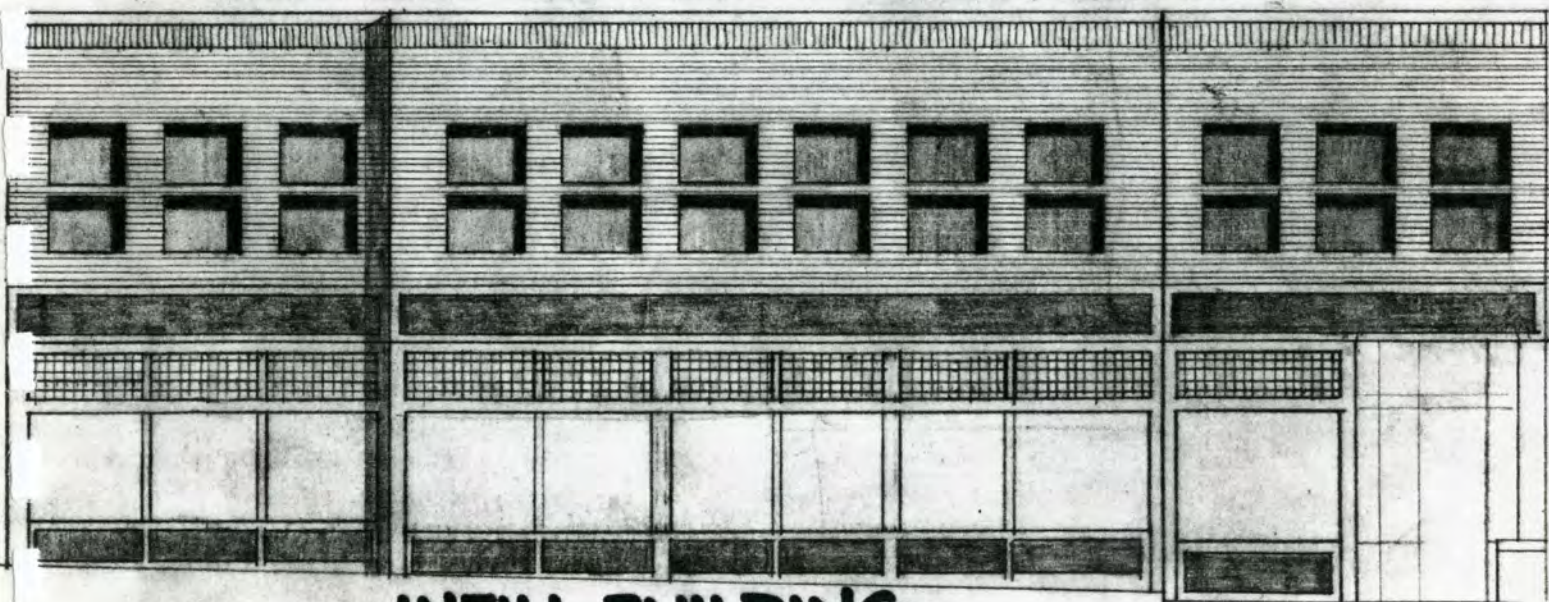
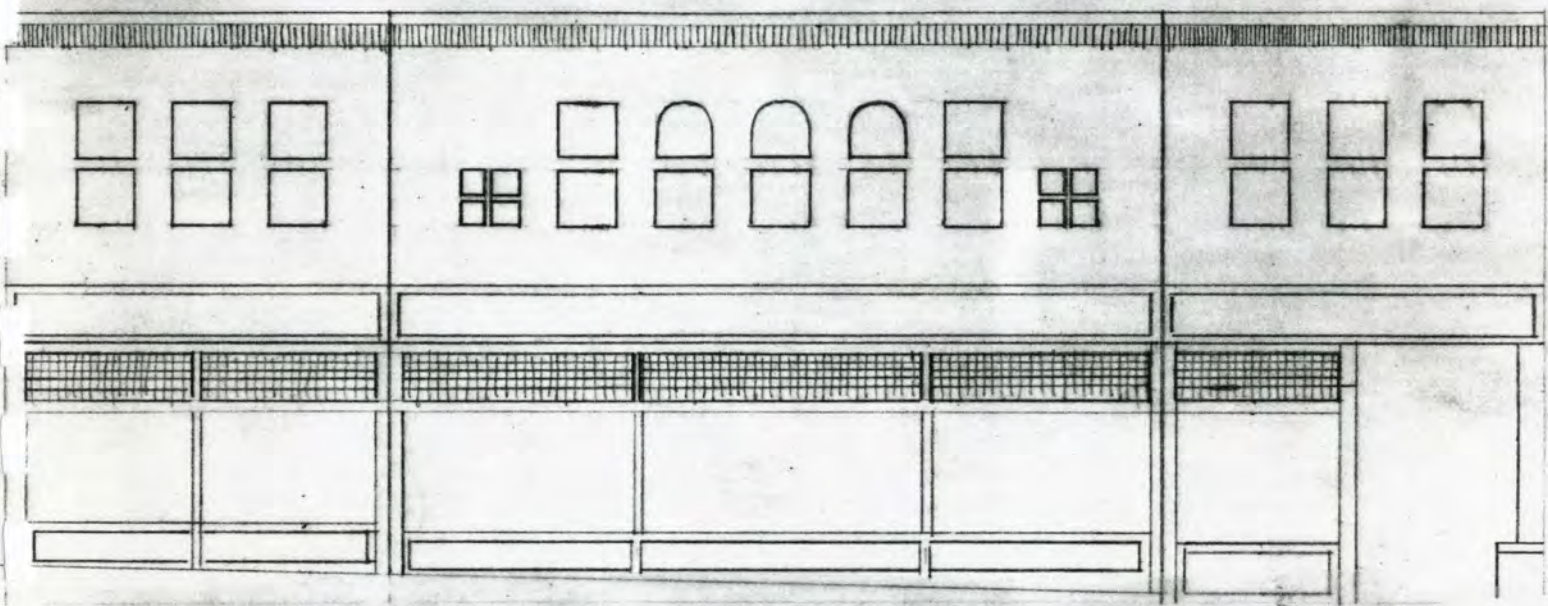
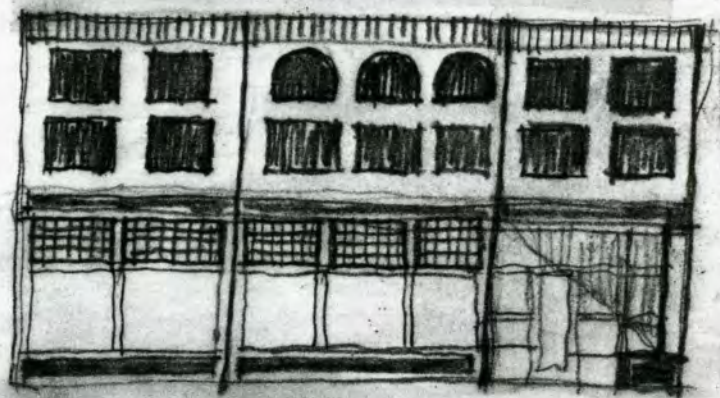
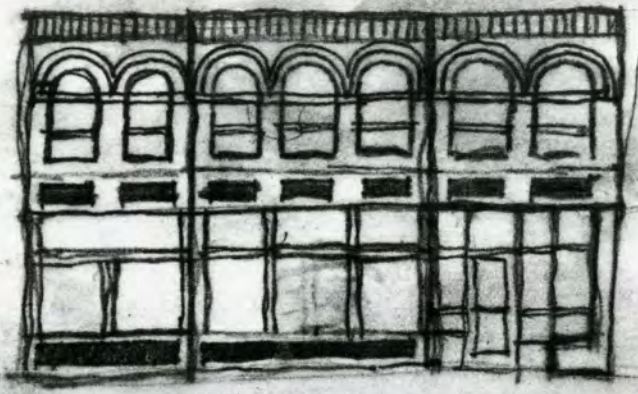
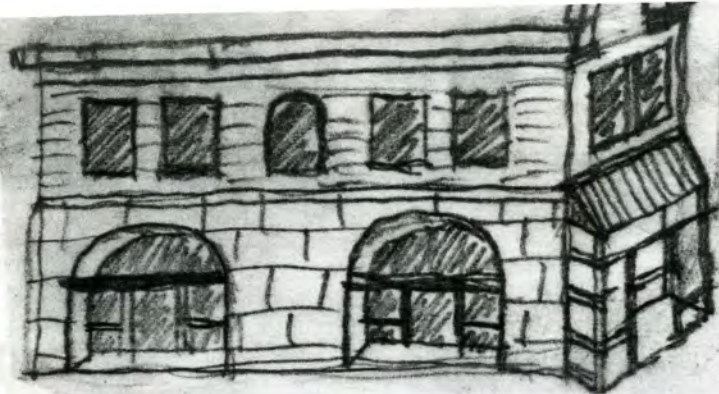




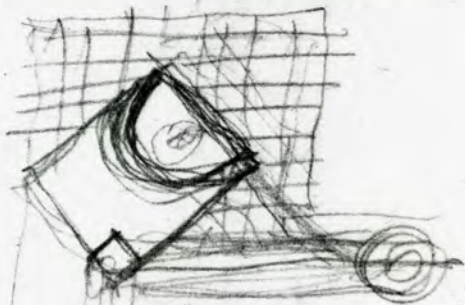
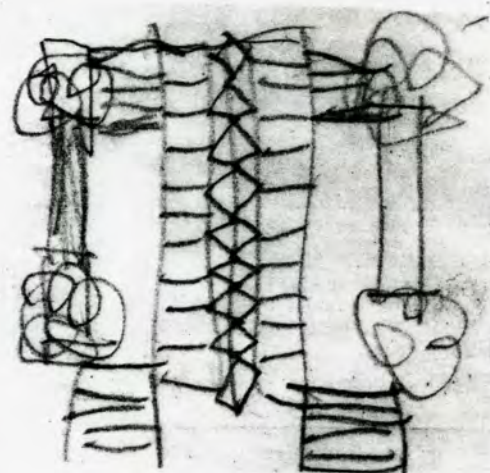
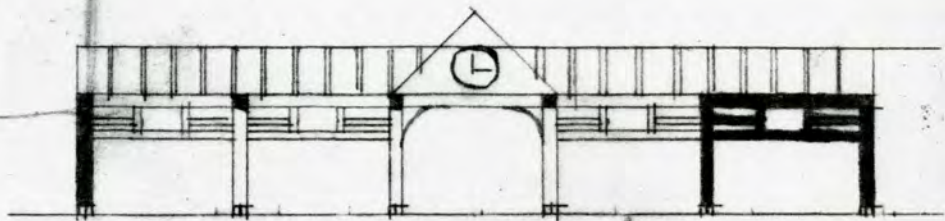
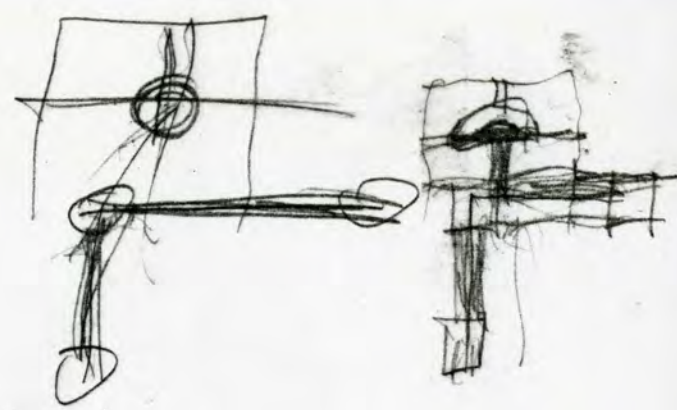
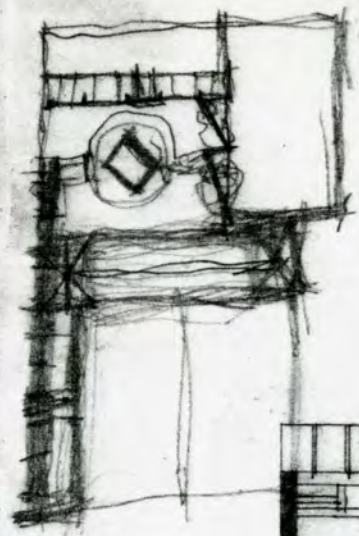
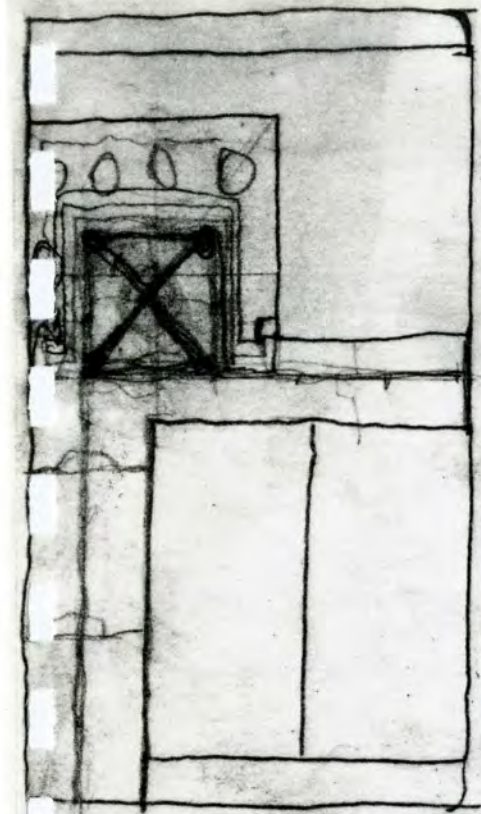
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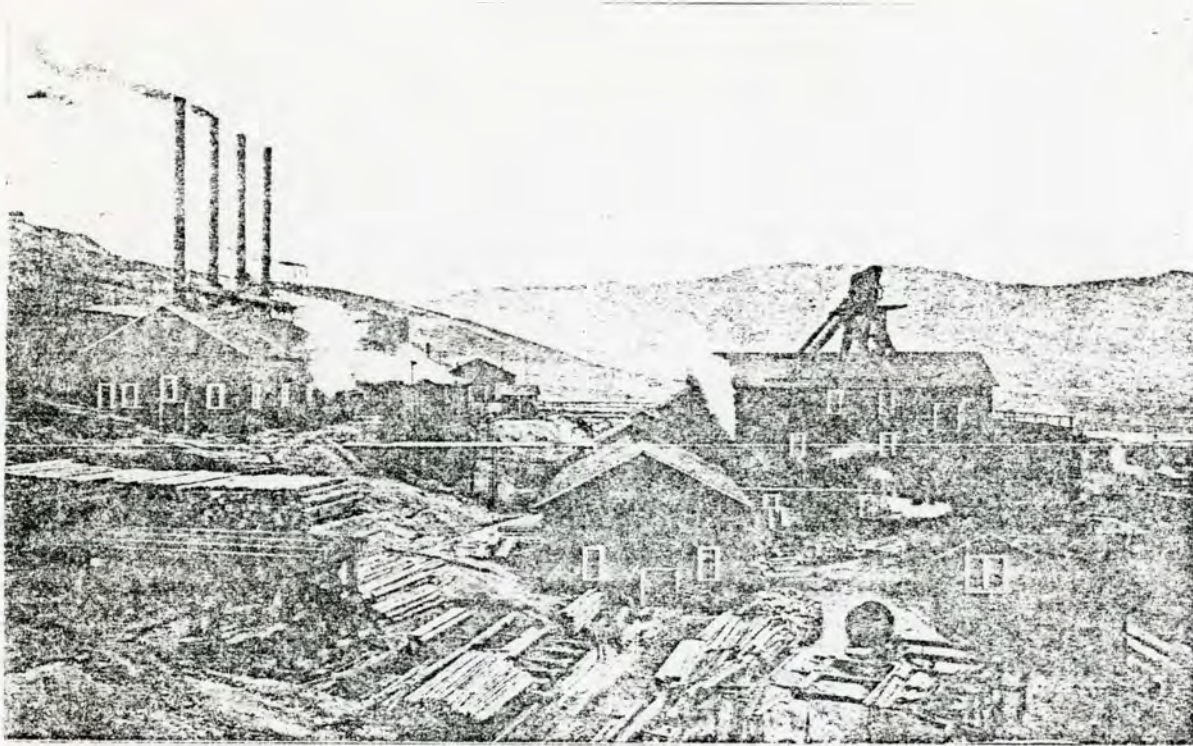
APARTMENTS



INFILL BUILDING



MINOR PLAZA



APPENDIX

THE SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

CODE REQUIREMENTS

(Uniform Building Code, 1982 Edition)

Retail Infill Building (classified as B2)

A. Exits

1. Minimum of two exits other than elevator required when number of occupants exceed
 - a. 50 - ground floor
 - b. 10 - upper floors
2. Access by means of ramp or elevator must be provided for the physically handicapped

B. Light, Ventilation and Sanitation

1. Natural light from exterior glazed openings equal to 1/10 of total floor area required
2. Natural ventilation by means of exterior openings equal to 1/20 of total floor area required
3. Every building where persons are employed shall be provided with at least one water closet
 - a. Separate facilities required when number of employees exceeds four, and both sexes are employed

C. Shaft Enclosures

1. In other than Group I Occupancies, an enclosure will not be required for a stairway, ramp, or escalator serving only one adjacent floor and not connected with corridors or stairways serving upper floors
2. Stair Requirements
 - a. Stairways serving an occupant load of 50 or more shall be not less than 44 inches in width

- b. Each landing shall have a dimension in the direction of travel equal to the width of the stairway
- c. There shall not be more than twelve feet vertically between landings

Apartments (classified as R1)

A. Exit Facilities

- 1. Every sleeping room below the fourth story shall have at least one operable window or exterior door

B. Light, Ventilation and Sanitation

- 1. All habitable rooms within a dwelling unit shall be provided with natural light by means of exterior glazed openings 1/10 of floor area of room (minimum of 10 square feet)
- 2. Bathrooms provided with natural ventilation by means of openable exterior openings of an area of 1/20 of floor area (minimum of 1 1/2 square feet)
- 3. Required exterior openings for natural light and ventilation shall open directly onto a street, public alley, or yard or court
- 4. Every dwelling unit shall be provided with a kitchen equipped with a kitchen sink
- 5. Every dwelling unit shall be provided with a bathroom equipped with facilities consisting of a watercloset, lavatory and either a bathtub or shower

C. Yards and Courts

- 1. Every yard shall be not less than three feet in width for one and two-story buildings. For buildings more than two stories, the width of the yard shall increase at the rate of one foot for each additional story

D. Room Dimensions

1. Habitable space shall have a ceiling height of not less than 7' 6"
2. Kitchens, halls and bathrooms shall have a ceiling height of not less than seven feet
3. Every dwelling unit shall have at least one room with not less than 150 square feet of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet
4. Habitable rooms other than a kitchen shall be not less than seven feet in any dimension

E. Efficiency Dwelling Units

1. The units shall have a living room of not less than 220 square feet of superficial floor area
2. The unit shall be provided with a separate closet
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower

F. Access to Dwellings and Facilities

1. Buildings containing more than twenty units shall be accessible to the physically handicapped by a level entry, ramp, or elevator
2. One unit must be accessible to the physically handicapped
3. Rooms in this unit shall be accessible by level floors, ramps, or elevators, and doorways to such rooms shall have a clear, unobstructed width of not less than 32 inches

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