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Carbon County Preservation Plan

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INTRODUCTION

The first Carbon County Historic Preservation Plan was prepared in 1987 as a portion of the requirements for the Montana Certified Local Governments Program. The program is permitted by the Historic Preservation Act of 1966 as amended, and in fulfillment of the conditions of a grant to Carbon County from the Montana State Historic Preservation Office of funds allocated to the state by the National Park Service, Department of the Interior.

This document was designed to conform with 36 CFR 6177, State Preservation Plans. Each part includes:

- (a) an explanation of the philosophy or rationale behind the program component;
- (b) report on the current status of the program component;
- (c) an evaluation of the effectiveness of the program, and
- (d) a projection of future plans.

Updated 2022

PART ONE: ORGANIZATION

A. Philosophy

The residents of Carbon County, in particular the members of the Red Lodge Area Chamber of Commerce, the Carbon County Historical Society, and interested individuals throughout the area, determined that this county contained historical and archaeological sites which were important to understanding their heritage. In an effort to organize, identify, protect, and enhance such properties, in 1984 a committee of volunteers applied to establish a county historic preservation office. The Board of Commissioners, in cooperation with the Chamber of Commerce, successfully applied to the state Historic Preservation Officer for funding to initiate such an office.

B. Status

The volunteer committee, organizing themselves as the Carbon County Historic Preservation Advisory Committee, advertised & hired the position of Historic Preservation Officer (HPO). The office opened the doors on June 4, 1984.

The Carbon County Historic Preservation Office was first located at 9th St. & Broadway in Red Lodge, in the Carbon County Courthouse Annex. In the late 1980's Carbon County declined to fund their portion of the Historic Preservation Officer's (HPO) salary, and the Carbon County Historical Society & Museum (CCHS & M) stepped forward. The CCHS & M agreed to provide space for the HPO and to provide funding for the portion of the HPO's salary not covered by Montana State Historic Preservation Office (SHPO). The office of the Carbon County HPO is currently located at the CCHS & M at 224 Broadway Avenue N., Red Lodge, MT 59068.

The staff is comprised of one part-time (20 hours weekly) Carbon County Historic Preservation Officer.

The Carbon County Historic Preservation Commission (CCHPC) authorized by the Carbon County Board of Commissioners Resolution dated April 10, 1986, is comprised as follows:

This Commission shall consist of eight (8) residents of Carbon County ,and, to the extent possible, shall consist of the following mix:

- 1) Three members to be appointed by the Board of the Carbon County Commissioners with professional expertise in the disciplines of history, planning, archaeology, architecture, architectural history, or other historic preservation related disciplines such as cultural geography or cultural anthropology. If local historic preservation expertise is not available to serve on the Commission, persons residing outside of Carbon County may be appointed as members of the Commission.
- 2) One member is to be appointed by the governing body of each incorporated city or town in Carbon County, Montana (Red Lodge, Joliet, Bearcreek, Bridger, Fromberg). All commission members shall have a demonstrated interest, competence, or knowledge in historic preservation.

Carbon County is administered by the Commission form of Government, with three elected commissioners. The Historic Preservation Officer has effective access to the decision making authority during regularly scheduled meetings, or at any time by appointment.

C. Effectiveness

Ideally a preservation program is comprised of professionals in the fields of history, archaeology, architectural history, and architecture. While expertise is lacking to conduct each field of preservation as effectively as could be desired, given the constraints of one position, the HPO attempts to deal with problems and opportunities in each area. Due to the limited staff time the program is primarily reactionary, responding to development applications, evaluating potential impacts, and recommending mitigation as appropriate. Lack of sufficient professional attention is somewhat mitigated by assistance from the State Historic Preservation Office staff, archaeological staff of

federal land managing agencies, and contracted services with professional archaeologists, architectural historians, and historic architects.

D. Future Plans

Funds available to operate the office from State, County, and the CCHS & M are insufficient for a full time, year-round office. The County encourages the HPO and CCHS & M to apply for grants or contracts to secure more funds for the operation of the historic preservation program. Carbon County became a Certified Local Government (CLG) in 1989. As a result of Carbon County's CLG status a CLG grant covers \$6000 of the HPO's salary on an annual basis. Additionally, Carbon County also provides \$10,000 that is used to cover the salary and expenses for the HPO so that the position can maintain 20 hours per week. The CCHS & M still covers all other expenses for the HPO. The CCHS & M is responsible for providing office space, telecommunications equipment, and the balance of the salary for the-HPO, printing and office supplies as needed. Given the presence of historic & prehistoric assets and the importance of historic preservation in Carbon County, the CCHS & M, the HPO and Carbon County will seek additional funding to provide long-term stability for the program and conversion of the part-time HPO position to a full-time position.

PART TWO

IDENTIFICATION OF HISTORIC PROPERTIES

A. Philosophy

The history of the human use, occupation, and development of Carbon County can be identified, understood, interpreted and appreciated through the sites, features, and buildings that dot its present day landscape, Carbon County has an exciting, diverse portfolio of historic and prehistoric sites worthy of preservation. It is important to seek out, record, study and interpret such sites in order to raise the public level of appreciation and understanding sufficiently high that the public and private support will help ensure preservation of the highest priority sites, thus keeping them for future generations knowledge and appreciation.

The National Park Service has published Standards and Guidelines on identification and evaluation of historic and prehistoric properties. Local inventories following the recommended steps and procedures easily fit into state-wide and national inventories. The Carbon County HPO will keep the Standards and Guidelines, and have them available for anyone doing inventory and evaluation work in the county, and will adhere to those directions when inventorying and evaluating sites.

B. Current Status

In 1986 historical/architectural inventories were completed in the communities of Bridger, Bearcreek and Joliet. These inventories encompassed most of the buildings and residences that were eligible for the National Register of Historic Places (NRHP) at that time. At the same time inventories of the Hi Bug Residential District and Red Lodge Commercial Historic District resulted in both being listed on the National Register of Historic Places.

The National Park Service has inventoried sites in the extreme eastern portion of the County along the Big Horn River-Recreation area. The Lockhart Ranch Complex, which is listed on the NRHP, received

preservation stabilization treatment, and the Pretty Creek Archaeological site has been excavated and analyzed. The Hough Creek Ranch is used as a Ranger Station, and has been carefully rehabilitated to serve that purpose. Another well-known site under Park Service jurisdiction is the Hillsboro town-site complex. In order to discourage vandalism, the management has closed the road into the site, permitting only walk-in traffic. Most of the historic sites on the land under its jurisdiction have been identified. It is believed that only a fraction of the archaeological sites under the National Park Service jurisdiction have been identified. The National Park Service has also developed a management plan which defines its treatment of the new sites

The Bureau of Land Management (BLM) has jurisdiction over a significant number of surface acres of federal land in the County, and even greater number of acres of federal mineral estate. BLM currently manages 26,921,861 acres in Montana. As required by Executive Order 11593 the BLM inventories historic and archaeological sites prior to authorizing projects which could disturb such properties. This practice has resulted in a partial, but not systematic, inventory of the public lands. A prehistoric overview in which to evaluate sites has been prepared. BLM has extensively photographed and recorded Petroglyph Canyon, a collection of prehistoric panels which is listed in the Nation Register of Historic Places, and Weatherman Draw, another rock art site under its jurisdiction. Both of the sites are remote, in rough terrain, and in low traffic areas. BLM has posted a warning in Petroglyph Canyon that disturbance of the site is in violation of the Antiquities Act.

Primary uses of federal lands managed by the BLM in Carbon County are oil and gas leasing, exploration and production, recreation and livestock grazing. Actions such as drill site approval, and range improvements such as stock ponds and fences require surveys to determine whether historic or archaeological sites would be impacted. As site impact evaluations occur, the inventory of sites increases.

The National Forest Service manages a significant amount of acreage in Carbon County. The National Forest Service currently manages 3.2 million acres in Montana. Forest Lands are primarily located in the

Beartooth and Pryor Mountains. Much of the Beartooths are in Wilderness Areas, where no undertaking is permitted, except recreational use. The Pryor Mountains, however, are subject to lease for livestock grazing, and for timber harvesting. All National Forest lands, except those that have been withdrawn are open for mining. The Forest Service also surveys lands to identify historic and archaeological properties, prior to authorizing any land disturbance. The Forest Service sites are evaluated in context with a forest archaeological overview.

The former Department of State Lands, now the Department of Natural Resources (DNRC) and the Department of Environmental Quality (DEQ), conducted inventories of abandoned coal mine sites in the Red Lodge-Bearcreek – Bridger - Fromberg areas in advance of planning reclamation work. This site information had been shared with the Carbon County HPO, and the inventory forms are part of the office site files.

The Montana Department of Transportation (MDT) has also contributed to the inventory of sites in Carbon County. In advance of planning road construction projects, the MDT does surveys to identify, record, and evaluate any historic or prehistoric sites in or near the area to be disturbed. The Teesdale Homestead north of Bridger was determined eligible for listing on the NRHP as a result of one of the Highway survey projects. The old bridge at Roscoe was inventoried as was a bridge across the Clark's Fork River near Bridger as mitigation for removing the bridges.

The Department of Fish, Wildlife and Parks has also conducted surveys to identify and inventory prehistoric and historic sites in Carbon County. In particular, the Cooney Dam Recreation Area and fishing access areas have been surveyed, and sites identified.

The Department of Natural Resources and Conservation Major Facilities Siting Division has required that inventories of cultural resources be completed in advance of transmission lines, pipelines, or other utilities rights of way. The results of the inventories are published as part of an environmental impact statement. Northwestern Energy, in particular, has added to County survey data through compliance with the Major Facilities Siting Act.

The SHPO granted funds for an inventory of the homesteads in the Pryor Mountains, which was conducted by the University of Maine. A report of the findings is available from the HPO. The work did not include nominations to the National Register.

Private individuals have also contributed to the inventorying of historic and prehistoric sites in Carbon County. In particular, Dr. Lawrence Loendorf identified prehistoric sites in the Clarks Fork Valley as part of his course work at the University of Montana, and members of the Billings Archaeological Society visited and recorded several archaeological sites.

The Carbon County Historic Preservation has added a considerable amount of inventory data to the County files. In the past 13 years Historical & Architectural sites have been inventoried as follows:

- 5 ½ Blocks in the Red Lodge Commercial Historic District
- Hi Bug in Red Lodge
- Smith Mine Historic District
- Montana & Wyoming Southern Railroad Depot
- Red Lodge Communal Mausoleum
- Red Lodge-Cooke City Approach Road Historic District
- Sage Creek Ranger Station
- Kero Farmstead Historic District
- Rock Creek Ranger Station Historic District
- Yodler Motel
- Bearcreek Cemetery

The above listed sites have all been listed in the National Register of Historic Places.

All of the sites recorded in the county are given a site number by the SHPO and the state maintains site records for all jurisdictions in Carbon and Montana's other counties. Information from these files is available to the HPO. Sensitive site locations are protected.

The City of Red Lodge guiding documents, the Red Lodge Revitalization Master Plan and the 2020 Carbon County Growth Policy include goals and policies in support of historic preservation.

Red Lodge Revitalization Master Plan: <https://www.cityofredlodge.net/com-dev/page/red-lodge-revitalization-master-plan>

2020 Carbon County Growth Policy: https://co.carbon.mt.us/wp-content/uploads/2020/03/2020-Growth-Policy-Approved-FINAL_032020.pdf

C. Effectiveness

Each survey served the needs of the agency by whom it was initiated, which in most cases, was to comply with Section 106 of the Historic Preservation Act. Executive Order 11593, or the State Antiquities Act. With the exception of the surveys initiated by the Carbon County Historic Preservation office, these surveys were never intended to build a representative County data base on prehistoric, historic and architectural sites. The County historical and architectural inventories of the communities likewise are part of a comprehensive data base maintained by SHPO.

Surveys are imperative to the preliminary identification of sites to potentially be impacted by a proposed project.

Awareness of sites in a given area may encourage-planners to avoid impacts by moving project boundaries in the early stages of project planning. In County land use planning, when sites are known to exist on the proposed project site, the planners can provide for preservation or, if impacts to the site(s) are unavoidable, mitigation prior to project approval.

D. Future Plans

The priority items for the CHPO are:

1. To develop a plan to systematically identify and record historic and prehistoric properties in the County.
1. Develop a detailed historic context to understand and evaluate the significance of the County's historic and prehistoric assets.
2. Request copies of all the federal work that have been done in the county

PART THREE

NATIONAL REGISTER OF HISTORIC PLACES

A. Philosophy

The National Register of Historic Places is the official list of the Nation's heritage resources worthy of preservation. Authorized under the National Register as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior. Properties listed on the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering and culture. These resources contribute to an understanding of the historical and cultural foundations of the United States.

Americans are proud of their heritage and are honored when properties in their communities are entered in the National Register. Historic properties in a community are tangible links with the Nation's past that help to provide a sense of identity and stability, and have helped many to appreciate the richness and variety of their heritage.

Listing properties in the National Register often changes the way communities perceive their historic resources and gives credibility to efforts of private citizens and public officials to preserve these resources as living parts of our communities. Listing in the National Register, however, does not interfere with a private property owner's right to alter, manage or dispose of property. Rather, it makes owners aware of the historic value, and encourages them to preserve the property for the benefit of the community.

B. Current Status

The National Register of Historic Places in the county tell a rich story of the past and are diverse and geographically distributed across the landscape. As of December 1, 2021 Carbon County sites listed on the National Register of Historic Places include:

Bad Pass Trail, Warren (75000215)
Baker & Lovering Store, Joliet (86000885)
Baldwin Building, Fromberg (92001777) Demoished
Bearcreek Bank, Bearcreek (04000251)
Bearcreek Cemetery, Bearcreek (1100017)
Bluewater Creek Bridge, Fromberg (11000017)
John Blewett House, Fromberg, (92001789)
Bridger Coal Company House, Bridger (87001215)
Bridger Opera House, Bridger (87001217)
Calvary Episcopal Church (86002928)
Caroline Lockhart Ranch, Dead Hill (89000155)
Cedarvale Hilsboro, Hilsboro (75000161)
Clarks Fork National Bank, Fromberg
Corey House, Bridger (87001219)
Dr. Carl Marcus House, Bridger (87001243)
Dr. Theodore J. Benson House, Fromberg (92001780)
Ewing-Snell Ranch, Dryhead (77000114)
Fire Hall, Joliet (86000884)
Forsman House, Bridger (87001233)
Frank Brooder House, Fromberg (92001787)
Fromberg Concrete Arch Bridge, Fromberg (92001790)
Fromberg High School, Fromberg (92001788)
Fromberg Methodist-Episcopal Church, Fromberg (92001781)
Fromberg Opera House, Fromberg (92001779)
Gebo Barn, Fromberg (05000512)
Gebo Cemetery, Fromberg (93000291)
Glidden House, Bridger, (87001236)
Glidden Mercantile, Bridger, (8700127)
Heatherington Boarding House, Bridger (87001240)
Hester E. Suydam Boarding House, Fromberg (92001783)
Hi Bug Historic District, Red Lodge (86001932)
House on Railroad Ave., Joliet (8600089)
IOOF Hall & Fromberg Cooperative Mercantile, Fromberg (92001778)
John Blewett House, Fromberg (92001789)
John Gibson House, Fromberg (92001785)
Joliet Bridge, Joliet (86000888)

Joliet High School, Joliet (86000887)
Joliet Residential Historic District, Joliet (86000892)
Kent Dairy Round Barn, Red Lodge (95000381)
Kose Hall, Belfry (13000152)
Methodist Episcopal Church and Parsonage, Bridger (870001244)
Montana, Wyoming and Southern Railroad Depot, Belfry (12000828)
Northern Pacific Railroad Depot, Fromberg (92001776)
Petroglyph Canyon, Warren (75001079)
Raymond Hough House, Bridger (87001242)
Red Lodge Brewing Company/ Red Lodge Canning Company (07000947)
Red Lodge Commercial Historic District, Red Lodge (83001057)
Red Lodge Communal Mausoleum, Red Lodge (11000114)
Red Lodge-Cooke City Approach Rd. Historic District, Red Lodge (14000219)
Red Lodge Cemetery, Red Lodge, (11000114)
Rock Creek State Bank, Joliet (86000890)
Sage Creek Ranger Station, Bridger vicinity (10000545)
Samuel Greenbatt House, Fromberg (92001784)
Smith Mine Historic District, Bearcreek (09000788)
Southern Hotel, Joliet (86000891)
Tracy McCall House, Fromberg (92001782)
Camp Senia Historic District, Red Lodge (88000441)
Demijohn Flat Archeological District, Bridger (74001092)
Henry Gebo House, E. of Bridger, (87001234)
Kero Farmstead Historic District, Roberts (07000815)
Nutting Rental, Bridger (87001245)
Francis Rahrer House, Fromberg (92001786)
Rock Creek Ranger Station Historic District, Red Lodge vicinity (16000729)
T.W. Smith House, Joliet (86000886)
Wool Warehouse, Bridger (87001246) *demolished
Warila Boarding House, Red Lodge (85003382)
Yodeler Motel, Red Lodge (14000078)

The Carbon County Historic Preservation Commission holds a public meeting to review proposed nominations and to determine whether to recommend them to the State Review Board. The meeting includes a presentation on the history and the significance of the properties under

consideration, a discussion of the implication of listing on the National Register, questions and answers on the National Register, and public comment on the nomination.

Prior to the public meeting the owner of each property under consideration is notified in writing of the meeting, and is sent copies of the inventory form for his/her property, information about the National Register, and a permission to nominate form. The owner thus has the opportunity to familiarize him or herself with the process and the site significance prior to his/her attendance at the Commission meeting. He/She is given the opportunity to express themselves verbally or in writing at the meeting prior to the Commission determining whether to nominate.

C. Effectiveness

Nominations for Bad Pass Trail, Hillsboro, Pretty Creek Archaeological Site,, Demijohn Flats Archaeological District, Ewing-Snell Ranch, Petroglyph Canyon, and the first Red Lodge Commercial Historic District were prepared in the 1980's and were not as detailed as nominations prepared later. Since listing the Bureau of Land Management had contracted extensive inventory and analysis of the Petroglyph Canyon, which substantially increased the data on the National Resource. In the 1980's, The Carbon County Historic Preservation Office, operating with a grant from the State Historic Preservation Office re-inventoried, updated and expanded the Red Lodge Commercial Historic District, bringing that nomination up to standards.

Resubmitting forms for sites already listed on the National Register of Historic Places is not a high priority, but should be accomplished when time and funding permit. The better documentation on all sites, the easier it will be to use the National Register listing as a tool for comparative evaluation of other sites, and their potential eligibility for listing on the National Register of Historic Places. Better documentation will also assist agency and planning personnel in establishing priorities for preservation.

Since the establishment of the Carbon County Historic Preservation Office, the nominations submitted from Carbon County are based on intensive inventory data and considerable historical research. The office, located in

the CCHS & M building maintains files of instructional and guidance materials prepared by the National Register staff, and selects professionally qualified personnel to prepare nominations. The County should seek to keep the quality of nominations sufficiently high to ensure prompt listing.

The Carbon County Historic Preservation Office must secure signed permission to nominate forms from all of the owners of private properties independently nominated to the National Register, and a minimum of 50% of the owners of private properties within a historic district to be nominated.

D. Future Plans

The Carbon County Historic Preservation Office will continue to identify properties in Carbon County that qualify for listing on the Nation Register and will actively seek out funding sources so the properties may be inventoried, nominations prepared and presented to the Historic Preservation Review Board.

Care will be taken to identify sites best representative of the County's development and historic themes, as well as prehistoric sites, and to nominate such sites to the National Register as a means to clearly establish their historic importance, and thus encourage their preservation.

Acquiring the funding necessary to evaluate and list properties, districts, pre-historic sites is the largest barrier to submitting National Register nominations. Most site nominations require hiring historical/architectural experts. The most recent nomination to the National Register was funded with a grant from the Montana Coal Board. Additional nominations to the National Register were done as mitigation for other sites. Carbon County is currently updating their Growth Policy. The Carbon County HPO is participating in updating the portions of the plan pertaining to preservation issues within the Carbon County Growth Policy.

The HPO will be available to help private individuals and business owners to avail themselves of the federal tax incentives for the preservation of historic buildings.

PART FOUR: REVIEW AND COMPLIANCE

A. Philosophy

More than a decade before the passage of the National Environmental Policy Act, which required all federal agencies to identify and disclose the effects of their actions on the environment, Congress required them to identify the effect of their actions on historic properties. As early as 1906 when the Antiquities Act was established, Congress acknowledged the importance of preserving our historic past for the benefit of ourselves and future generations. In 1935 Congress authorized the purchase and preservation of historic places to insure their protection. But Congress found that while one arm, the National Park Service, protected historic places, other branches of the government were inadvertently destroying them. So in 1966 it passed a comprehensive law, the National Historic Preservation Act, to involve public and private agencies in the preservation of the past. Section 106 of the act requires that all federal agencies consider the effect of their actions on historic properties.

To implement this section, and to assist federal agencies in complying with it, a President's Advisory Council on Historic Preservation (ACHP) was established. The council is composed of all the heads of federal agencies, or their representatives, and members appointed by the President from the public at large. In order to carry out these day to day operations the council has a director, and staff located in Washington, D.C.

The President's Advisory Council developed regulations, 36CFR800, to instruct federal agencies in how to comply with Sec. 106 of the Historic Preservation Act, which is known as "Review and Compliance". The purpose of these regulations is to be sure that federal agencies follow the appropriate procedure, and to permit the Council to comment on undertakings that would have an effect on historic properties.

B. Current Status

Numbers of federal undertakings occur regularly in Carbon County, particularly on lands administered by the Bureau of Land Management, the

U.S. Forest Service and the National Park Service. Both agencies have staff responsible for review and compliance. When local governments are a part of a federal undertaking, however, they are often unfamiliar with the process, and require help. Examples of federal undertakings on the local level are grant projects through the Community Development Block Grant program, Urban Development Grants, Section 8 Housing, Environmental Protection Agency Water and Waste Water grants, and Economic Development Administration Public Works Grants. When such projects have an effect on existing buildings, an architectural and historic building inventory will likely be required. When ground disturbing projects are proposed, an archaeological survey may be required. If sites are found in the proposed project area, the State Historic Preservation Officer is notified, and requested to determine whether the site or sites meet the criteria for listing on the National Register of Historic Places. If the site or sites appear to be eligible for the National Register, it should next be determined if the project could be altered to avoid impacting the site and if not, whether the proposed project would have adverse effect on the site, and if so, what mitigating measures could be taken.

Evaluation of impacts to historical and archaeological sites is also required by the Montana Environmental Policy Act and the Montana Major Facilities Siting Act. When a question exists as to whether an archaeological/historical review is required, the State Historical Preservation Office (SHPO) should be consulted by calling (406) 444-7715. The SHPO can provide information on existing sites and inventories if that information is not locally available.

C. Effectiveness

The review and compliance process is effective in identifying historical and archaeological sites, and occasionally is effective in protecting or mitigating impacts to them. The Pretty Creek Archaeological site was identified; avoidance was not possible so it was excavated as a mitigation measure prior to construction of the highway. As the site was determined eligible for listing on the National Register based on the potential to yield scientific information, excavation of that site to obtain information was acceptable mitigation for impacting it.

The Bad Pass Trail was also identified and impacted by the same highway project which was constructed by the National Park Service. The mitigation for this site involved an inventory of the site and a listing to the National Register.

The Teesdale Homestead north of Bridger was identified as part of a review and compliance project by the Montana Department of Highways. The homestead was found eligible for the National Register, and the Department of Highways designed its construction project so as to not destroy it. The Teesdale Homestead predates the town of Bridger (1900) and is representative of the early settlements when that land was withdrawn from the Crow Reservation in 1892.

Carbon County was awarded a Treasure State Endowment Program (TSEP) to replace a number of bridges in Carbon County. The HPO and the CCHPC entered into a review of the bridges to be removed, in order to identify any mitigation needs. The East Rosebud Bridge, located at Roscoe, MT was identified as being eligible for a nomination to the National Register of Historic Places and the county contracted for a Historic American Engineering Record (HAER) for mitigation. This was completed before the bridge was replaced.

The Carbon County Historic Preservation Office is not involved in the review and compliance process of federal agencies, unless the agency requests comments as a matter of courtesy, or a unit of local government needs assistance. SHPO notifies the Carbon County HPO concerning on-going federal projects in the County and asking for comments.

D. Future Plans

To the extent possible with existing staff and resources, the Carbon County Historic Preservation Office will assist local governments in the review and comment process as the opportunity arises. The office will also continue to conduct historic and architectural inventories to identify potentially eligible National Register Historic Places prior to planning projects. Site information will be made available to local governments, the SHPO and any agency planning a project in the vicinity.

The CCHPC and the HPO will consult with federal agencies on appropriate mitigation issues on federal lands as requested.

PART FIVE: INTEGRATING PRESERVATION PLANNING

A. Philosophy

Review and compliance is a process to preserve historic properties. Sometimes a project is so far along when potentially-eligible sites are identified, it is not possible for their preservation. When sites are identified in advance, however, projects can often be designed to avoid impacts to them. The identification of historic and archeological sites should be undertaken as a part of the County description in the existing environment, so that priorities can be established and preservation planned.

B. Current Status

The Carbon County Growth Policy lays the groundwork for historic preservation planning. Many of the unique and diverse qualities of any area are reflections of its history. Identification of historical assets is the first step toward their preservation. The value of old buildings and other features as irreplaceable cultural assets should be assessed before allowing development that may inadvertently destroy important remnants of our heritage.

The Carbon County Subdivision Regulations (<https://co.carbon.mt.us/wp-content/uploads/2018/02/III-REVIEW-PROCEDURES-FOR-MAJOR-SUBDIVISIONS-2018March.pdf>) require that an applicant for a subdivision complete an environmental assessment which includes historic features as follows: 1) "Describe and locate on a plat overlay or sketch map any known possible historic, paleontological, archaeological or cultural sites, structures, or objects which may be affected by the proposed subdivision." Additionally, the subdivision regulations for Carbon County require SHPO be contacted and a file search completed. A copy of the file search must be submitted as part of the permitting process.

The City of Red Lodge has a comprehensive planning document for historic preservation in the Red Lodge Revitalization Master Plan (c.1986). This plan describes the existing condition of all the buildings in the Historic Commercial District, makes recommendations for appropriate rehabilitation treatment of

the buildings, and recommends a variety of ways to improve the appearance and the economic viability of the district. It recommends a course of action for building owners, consumers and the City to follow to reach the revitalization goals. This plan is used, along with the Red Lodge Development Code Design Review, for the Red Lodge Commercial Historic District to insure that historic properties within the district are protected. The HPO is frequently called to research and prepare design reviews for projects in this district as well as the Community Entrance Zoning, the Central Business Transition Zoning, and the Central Business Zoning District.

C. Effectiveness

The implementation of the Carbon County Growth Policy is being carried out through surveys to identify historic properties, the nominations to the National Register of Historic Places, the development of the Red Lodge Revitalization Master Plan and the vision of this plan (2022). The communities which contain the highest density of historic properties have been first priority for survey work. But they also require the greatest concentrated effort and expense. Surveys have been completed in incorporated communities in the county. There has been an extensive barn inventory in Carbon County, but the rural, privately owned lands remain largely un-surveyed.

Rural areas are the places most likely to be impacted by change of use, particularly the archaeological sites which are not so easily recognized, and may be sub-surface

The Red Lodge Revitalization Master Plan has been a very effective tool to stimulate business owners to rehabilitate and improve the appearance of their buildings, and in guiding them to preserve the historic character when work is done. It has also been very useful to guide the contractor or carpenter who is employed to do the rehabilitation work. The plan has served as a means of welcoming new businesses to town and informing them of appropriate treatment for their particular building. Many new businesses want to make a “statement” with their grand opening, and the plan suggests façade improvements that would make the buildings more attractive, yet consistent with the historic character of Red Lodge.

D. Future Plans

Local historic groups within the county should be encouraged to work toward the preservation of important historical places in or near their community, and preserve them for the benefit of the public. The Clarks' Fork National Bank building in Fromberg, the Opera House in Bridger, the Bearcreek Bank building in Bearcreek, and the Red Lodge Brewery in Red Lodge, are good examples of historic places that could be developed as local attractions, or to accommodate public gatherings, this is already true of the Bearcreek Bank building. Such preservation projects would be joint local government/private contribution as in the "Liver Eatin' Johnson cabin restoration and the Labor Temple restoration project currently housing the CCHS & M.

Historic Preservation can support & advance preservation planning in a number of ways including:

- Working with local groups
- Becoming involved in project design & planning
- Developing and implementing policies to support preservation
- Identifying sources of funding appropriate for specific projects

Preserving historic and archaeological sites is more effective when potential conflicts are identified in a timely fashion. Requiring a file search of already identified sites through Montana SHPO has addressed some of these issues. Carbon County will need to continue to work closely with the Carbon County HPO and the CCHPC to insure that historic and prehistoric sites continue to be identified and protected.

Using historical site information at the earliest possible stages offers more options for preservation. The municipalities have maps that display permitted use. It has been recommended that the municipalities indicate in the map the historic places and historic district boundaries so as to remind the planning boards, the elected officials, and potential developers what places have historic significance. A planning map should also show the areas that have been surveyed to identify historical and architectural sites, so areas not yet surveyed can be reviewed with caution to protect any potentially eligible sites.

Zoning regulations can also be used to preserve historic scenes and permit uses which might enhance opportunities for preservation. At one time the Red Lodge Zoning Ordinance required that buildings be set back from the property line, and that buildings be of a fire-proof material. The ordinance has since been amended to include a maximum front yard setback of one (1) foot, exterior materials are limited to brick and stone, with one-story buildings being the exception.

In the City of Red Lodge, the Central Business District and the Central Business Transition Zones now permit residential use. This increases the economic return of the commercial buildings and encourages their full use. Mixed zoning uses enliven the commercial district, as people shop there, work there, live there, and recreate there.

Sign ordinances also provide a mechanism to protect historic commercial signs and to prevent new signs from compromising the historic integrity. Significant historic signs should be exempted from municipal restriction, so long as they do not pose a safety hazard. It should be permitted for historic signs to be removed for repair, and then be replaced. A sign ordinance that protects historic signs and encourages historic type signs for historic commercial buildings should be prepared and submitted to the municipalities for consideration as amendments or replacements for the existing ordinances.

The municipalities can also encourage preservation of historic buildings through the incentive options for rehabilitation, and through the use of Community Development Block Grants for rehabilitation.

PART SIX: PUBLIC INFORMATION AND EDUCATION

A. Philosophy

An awareness of historic places and historic values heightens interest and appreciation of them, which promotes a desire to preserve and protect them. Information regarding appropriate treatment of buildings assists in guiding building owners to use proper methods in caring for their structures. Education on tax benefits of historic preservation promotes rehabilitation and helps local businesses save tax dollars to invest in their property. Historic preservation planning precludes inadvertent destruction of historic properties.

B. Current Status

The Carbon County Historic Preservation Office, established in 1984, has received positive local news coverage. The newspapers have notified readers of surveys being done, meetings to discuss surveys and to recommend nominations to the National Register of Historic Places, and have provided information to the public on buildings actually listed on the Register.

The CCHP office works to educate and inform the public of their historic heritage. The CCHPO mailed copies of survey forms to Individual property owners, a brochure on the National Register of Historic Places, and a letter requesting their permission to nominate their property to the National Register. Property owners in the Red Lodge Commercial Historic District were sent copies of their business inventory, and analysis of the existing condition, recommendations for rehabilitation, and a vacancy survey for and vacant space to the CHPO. The CHPO also sent a copy of the Red Lodge Revitalization Plan.

The Carbon County Historic Preservation Office has publicized information on tax credits for historic rehabilitation of income producing properties in press releases, public meetings, service organizations, and in letters to historic property owners. Individual property owners have received additional information, conferences and onsite visits to assist them in

planning rehabilitation projects and preparing applications for certification as requested. Particular attention has been given to advising historic building owners of the Standards for Rehabilitation and on specific information available in the Preservation Briefs.

The CCHPC sponsors an annual Carbon County Historic Preservation Award given to a deserving project or individual in Carbon County. The award and the celebratory dinner call attention to the high caliber and diverse preservation work being done in Carbon County, recognizes individuals for their hard work and dedication and generates publicity in Carbon County and beyond.

The “Tour Historic Red Lodge & Carbon County Montana” Walking and Driving Map is being distributed through the CCHS&M and the Red Lodge Chamber of Commerce. Featuring the Red Lodge Downtown Commercial Historic District as well as other National Register sites in Carbon County, it is popular with tourists and residents alike. This map is also available on the Montana Historical Society website.

C. Effectiveness

Public information has more effectively reached persons in the Red Lodge area than it has other parts of the county due to the fact that the community houses the only weekly newspaper. In order to disseminate information in the other community’s public meetings have been held outside of Red Lodge, and talks have been scheduled at service organizations at every opportunity.

Elected officials, particularly in Red Lodge, have become more informed about the value of historic properties through input provided by the HPO, and planning efforts and comments on development projects.

D. Future Plans

The Carbon County Historic Preservation Office will continue to accept invitations to make public presentations throughout the county. The CHPO will present information appropriate for the audience.

The HPO and the CCHPC will continue to partner with the CCHS & M to sponsor public programs related to historic and prehistoric resources.

As surveys are completed the Preservation Office will make an effort to publicize the results, and to have the Carbon County Historic Preservation Commission meet in communities where nominations are proposed in order to allow the local people an opportunity to comment. The CCHPC will also reach out to other local governments in Carbon County.

PART SEVEN: GRANTS PROGRAM

A. Philosophy

The National Park Service, Department of the Interior, distributes a congressional Appropriation to the states through the State Historic Preservation Offices (SHPO). The purposes of the grant program are:

To foster conditions under which our modern society and our prehistoric and historic resources can exist in productive harmony and fulfill the social, economic, and other requirements of present and future generations;

To provide leadership in the preservation of prehistoric and historic resources of the United States;

To contribute to the preservation of non-federally owned prehistoric resources and give maximum encouragement to organizations and individuals undertaking preservation by private means;

To encourage the public and private preservation and utilization of all useable elements of the nation's historic built environment; and

To assist state and local governments and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities.

The State Historic Preservation Office grants a portion of their appropriation to the Certified Local Governments to administer a historic preservation program. Funds are also granted to local governments or historic societies for survey and planning projects. Carbon County currently receives \$6,000.00 annually as their appropriation.

Carbon County was designated a Preserve America community in 2005 and has received grants to fund nominations to the National Register of Historic Places and the development, printing and distribution of the Carbon County Walking/Driving Tour.

B. Current Status

The Carbon County Historic Preservation Office was established in 1984 with funds granted by the SHPO and an appropriation from the Carbon County Board of Commissioners. The office is currently receiving from the Carbon County Commissioners \$10,000.00 annually to support the Carbon County Historic Preservation Office.

In addition to grants for office administration, Carbon County, CCHS&M and the Carbon County Preservation Office have applied for and received survey and planning funds for the following projects:

- Red Lodge Hi Bug Survey
- Red Lodge Commercial Historic District Revitalization Plan
- Historical & Architectural Survey of Joliet
- Historical & Architectural Survey of Bridger
- Carbon County Prehistoric Rock Art
- Barn Inventory Project
- Red Lodge Brewery/Cannery listing to the National Register
- Kero Farmstead listing to the National Register
- Smith Mine Complex listing to the National Register
- Bearcreek Cemetery
- Red Lodge Cemetery

Currently, all grant work and reporting has been completed within the allotted time frames.

C. Effectiveness

Funding received by Carbon County from the State Historic Preservation Office has been extremely effective in establishing a local preservation program, in conducting local surveys to identify historic, architectural, and archaeological properties, to nominate sites to the National Register of Historic Places, and to plan for the rehabilitation of the Historic Commercial District.

Additionally, grants acquired through the Preserve America program have resulted in inventories of over 35 historic barns in Carbon County, the development, printing and distribution of new Walking/Driving Tour maps of Carbon county, re-evaluation of some of the buildings in the Historic Commercial District in downtown Red Lodge, and the listing of various properties to the National Register of Historic Places.

D. Future Plans

Carbon County will continue to apply for Certified Local Government (CLG) administrative funding from SHPO. Additionally, Carbon County is currently funding \$10,000 annually to support the Historic Preservation Office. At this time, in order to hire a Historic Preservation Officer full-time the monetary expenditure for such a position would be approximately \$30,000 annually. The County will need to secure funding to help pay the cost of staffing and operating a local, full-time preservation office.