

From: [Elizabeth Johnson](#)
To: [Dave DeGrandpre](#)
Subject: RE: Korkolo- SHPO Request
Date: Wednesday, September 8, 2021 5:01:15 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Dave,

Thank you for sending this information over for review. After discussing this a bit further with Laval and taking SHPO's recommendation into consideration, it is the position of the historic preservation office that, because a historic structure known to be over 50 years old will be impacted, historic documentation should be provided for the property.

This documentation should include, at a minimum, the following:

- a detailed site history that documents the physical development of the property/landscape;
- photographs of all four exterior elevations and the interiors of each building on the property to be removed;
- reproductions of any available historic images or documents related to the property.

This report would align with SHPO's recommendation that all known historic resources be recorded and documented.

A historical research consultant can help compile this report. It's worth mentioning here that there may be additional mitigation requirements pending CSKT comment. If it's determined that archaeological surveying may be necessary, it may be easiest for the applicant to hire one consultant to handle the survey and documentation.

Thank you,

Elizabeth Johnson | She/Her/Hers | Historic Preservation Officer d
Community Planning, Development & Innovation
406-552-6638 | johnsone@ci.missoula.mt.us



Promoting equitable growth and a resilient, sustainable community.

From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Sent: Monday, August 30, 2021 12:45 PM
To: Elizabeth Johnson <JohnsonE@ci.missoula.mt.us>
Cc: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>
Subject: RE: Korkolo- SHPO Request

Hi Elizabeth,

If you would like some context to help you get up to speed please let us know.

Dave DeGrandpre, AICP | Land Use Supervisor
Community Planning, Development & Innovation
435 Ryman Missoula, MT 59802
406.529.0709 | degrandpred@ci.missoula.mt.us



Promoting equitable growth and a resilient, sustainable community.

From: Kaitlin McCafferty
Sent: Monday, August 30, 2021 9:51 AM
To: Elizabeth Johnson <JohnsonE@ci.missoula.mt.us>

Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Subject: FW: Korkolo- SHPO Request

Hello!

Not sure if Laval has talked to you yet about this potentially historic house re: Greenough Heights subdivision. See below email thread and attached for where it sits now.

From what I understand the state SHPO recommended a historical/cultural assessment and the applicants' initial dig into details shows it is not likely. What type of documentation or next steps do yall recommend?

Here is their full application : I:\Land Use\Subdivision\Projects - Alphabetical\1_City\Greenough Heights

From: Dave DeGrandpre

Sent: Monday, August 30, 2021 9:24 AM

To: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Subject: FW: Korkolo- SHPO Request

Hi Kaitlin,

Do you have some time this week to study this situation and talk through what we should require, if anything? It also might be helpful to talk with Elizabeth Johnson.

Thanks,

Dave

From: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Sent: Thursday, August 26, 2021 11:21 AM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>; Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Subject: RE: Korkolo- SHPO Request

Hi Dave,

Thank you for getting back to me. I wanted to further clarify some information with you and Kaitlin. I realize, for myself at least, this is a new experience. We had our client reach out to a historian about the cultural survey. We used someone from the State Historic Preservation Office's list. We've found out that completing this survey would be a lengthy and expensive process. We discussed with Roy Korkalo (the owner) about the Mansfield reference and he stated that Senator Mansfield just stayed there. It was not for a very long stint and he did not construct the home. As you'll see in the email, there is little chance of archeological or prehistoric information to be found on the property. Given that the cultural study was recommended and is at your determination we were hoping this would not have to be completed. I didn't see anything in the State Regulations regarding completing one for the subdivision. However, I do realize these questions are in the application and historic preservation items may be outside of the platting act. Would the City be open to us not completing the full cultural survey and delaying this project and spending a lot of money? Could we have some sort of middle ground? Is there possibly just the ability to register the house and place a plaque, if the national historic foundation requires one? Maybe that could save time and money. Like I've stated, this is my first experience with this. I'm hoping you could provide some sort of middle ground for this portion.

Thanks,

Anna M. Vickers
Land Use Planner



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From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Thursday, August 26, 2021 9:54 AM

To: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>; Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Subject: RE: Korkolo- SHPO Request

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Hi Anna,

Sorry for the slow response – I have been away from the office.

Yes, feel free to resubmit the application materials for 2nd element review. Kaitlin and I will consider the historic / cultural resources issue a matter of sufficiency, not completeness. In other words, even if we deem the application to be complete, we will not deem it sufficient for review without a more detailed assessment of historic and cultural resources. If you have any questions, please let us know.

Dave DeGrandpre, AICP
Land Use Supervisor
City of Missoula Development Services

From: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Sent: Thursday, August 19, 2021 3:24 PM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>

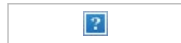
Subject: RE: Korkolo- SHPO Request

Hi Dave,

The client's are currently working to find an approved person to perform the cultural resource inventory and survey. We are under the impression that this may take some time. Are we allowed to resubmit the subdivision and note our known information and mention the assessment to be addressed when findings are complete? Would this create any issues for this subdivision submittal and progression?

Thank you,

Anna M. Vickers
Land Use Planner



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From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Monday, August 16, 2021 4:28 PM

To: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>; Elizabeth Johnson <JohnsonE@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>; Murdo, Damon <dmurdo@mt.gov>; Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>

Subject: RE: Korkolo- SHPO Request

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Hi Anna,

Related to this discussion, the subdivision application form asks three things:

1. Are there any known historic, paleontological, archaeological, or cultural sites, structures, or objects on or within a half-mile of the proposed subdivision? **(Review by SHPO Damon Murdo indicates known sites are in the vicinity.)**
2. If yes, identify any known historical, paleontological, archaeological, or cultural sites, structures, and/or objects within a half-mile of the proposed subdivision, provide a site map identifying these features which may be affected by the subdivision, and describe any plans to protect such sites or properties. **(At the neighborhood meeting held prior to application submittal, an attendee stated Senator Mike Mansfield lived at the home on the property, which was apparently built in the 1940s and is planned for demolition as part of this subdivision. This needs to be verified. There may be other sites, structures, and/or objects as well.)**
3. If yes, discuss the impact of the proposed development on any historic features, and the need for inventory, study and/or preservation with the State Historic Preservation Office. Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study, and/or preservation and any mitigation planned to overcome any adverse impacts. **(Damon Murdo suggested a cultural resource inventory is appropriate. Such an inventory is carried out by a consultant who specializes in this type of work. This would be the first step and should be included with the subdivision application. If there are historically or culturally significant resources, the inventory should contain recommendations for how to preserve, protect, or mitigate. If we are talking about the home, it sounds like preserve and protect is probably not in the plans, but maybe the structure could be moved to a museum site; maybe the development team could seek comments and recommendations from the Mansfield Library, maybe some of the materials could be re-used in some fashion, maybe a plaque or marker could be erected on the site to let passersby know the site has historical significance...just some thoughts, but ideas for mitigation should come from the historic and cultural resources consultant.)**

Dave DeGrandpre, AICP | Land Use Supervisor
Community Planning, Development & Innovation
435 Ryman Missoula, MT 59802
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Promoting equitable growth and a resilient, sustainable community.

From: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>
Sent: Monday, August 16, 2021 2:19 PM
To: Murdo, Damon <dmurdo@mt.gov>; Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Paul T. Forsting <Paul.T.Forsting@imegcorp.com>; Elizabeth Johnson <JohnsonE@ci.missoula.mt.us>
Subject: RE: Korkolo- SHPO Request

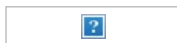
Hi Dave and Kaitlin,

So from what I'm digging in to find out SHPO states that you may request an inventory be done of the process. Is this something we need to do? What are the parameters of what I need to discuss with whoever I would use for an inventory.

Damon – Would the inventory be conducted by someone on your site? Am I understanding this process correctly? When you say survey do you mean a land survey? We already completed a survey for the preliminary subdivision. The house would be removed with our current plan. According to the tax system the house is from 1940. Whether this is 100% true or not is unknown. Whether Senator Mansfield lived there or the neighbor just stated this is unknown to be true. Based on the property history, this was homesteaded by Benjamin Korkalo in 1925 and passed down through many Korkalo's. So I'm unsure that this is fact.

Thanks for everyone's help. I would really like to move this project forward and this is our last piece.

Anna M. Vickers
Land Use Planner



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From: Murdo, Damon <dmurdo@mt.gov>

Sent: Monday, August 16, 2021 1:31 PM

To: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Cc: lmeans@ci.missoula.mt.us; johnsone@ci.missoula.mt.us

Subject: RE: Korkolo- SHPO Request

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Hi Anna,

If there is a home, on the property over fifty years of age, and it will be altered, then yes this would have an impact to a historic property. If the property won't be impacted at all, then it would not.

The county would have records that indicate property ownership in Missoula, we do not have that information. If Senator Mansfield did live in that house, then it might be eligible.

The parcel of land in question borders the Lower Rattlesnake Historic District (24MO0372), which is listed on the National Register of Historic Places. Greenough Park is located within the Lower Rattlesnake Historic District and is SE of this parcel of land. So, while not technically within the district, it is close.

My recommendation would be to survey the property and record anything over fifty years of age and go through that process. However, It is up to the city/county on whether or not they would request and inventory be conducted.

Damon Murdo | Cultural Records & Data Manager

Montana Historical Society | State Historic Preservation Office

406-444-7767 dmurdo@mt.gov

www.montanahistoricalsociety.org

SHPO would like your input as we revise two key documents:

[Revising Montana's Preservation Plan](#)

[Revising Consulting with SHPO](#)

From: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Sent: Monday, August 16, 2021 12:40 PM

To: Murdo, Damon <dmurdo@mt.gov>

Cc: lmeans@ci.missoula.mt.us; johnsone@ci.missoula.mt.us

Subject: [EXTERNAL] RE: Korkolo- SHPO Request

Hi Damon,

I'm following back up on this project. I reached out to Laval Means and she had no concerns about the project. I also followed up with Elizabeth Johnson the Historic Preservation Office. Both Elizabeth and Laval are CC'd on this email. The planning office in Missoula has asked a number of questions about the site and I would like to address their concerns. Please see their questions listed below:

- **What are the historic or cultural resources on and in the vicinity of the property or that could be impacted by the subdivision?** No, based on your prior research at SHPO.
- **Does the site have historic significance?** There is a home on the property that is from the 1940s. Someone at the neighborhood meeting mention that Senator Mansfield lived there in prior. I'm unsure. Elizabeth is continuing to look into this and we are hoping you could help.
- **Is it within one of Missoula's historic districts? If it is, what does that signify?** No
- **Would the home or use qualify for listing on the National Register of Historic Places?** I'm guessing it would if it was the former home. But can you help us determine this?

Give me a call if you want to discuss. I know you mentioned a cultural resources inventory. I'm unsure if my next step is to hire someone from the website or to ask for your advice and Elizabeth's research. Please advise.

Thank you,

Anna M. Vickers
Land Use Planner

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From: Murdo, Damon <dmurdo@mt.gov>

Sent: Friday, March 5, 2021 3:10 PM

To: Anna M. Vickers <Anna.M.Vickers@imegcorp.com>

Subject: RE: Korkolo- SHPO Request

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Big Sky. Big Land. Big History.

Montana
Historical Society

March 5, 2021

Anna Vickers
IMEG, Corp.
1817 South Ave W
Missoula MT 59801

RE: KORKOLO FAMILY/GREENOUGH HEIGHTS 20-LOT SUBDIVISION, MISSOULA COUNTY. SHPO Project #: 2021030502

Dear Anna:

I have conducted a cultural resource file search for the above-cited project located in Section 22, T13N R19W. According to our records there have been several previously recorded sites within the designated search locale. None of the previously recorded sites are within the project area. In addition to the sites there have been a few previously conducted cultural resource inventories done in the areas. I've attached a list of these sites and reports. If you would like any further information regarding these sites or reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are within the Area of Potential Effect, and are over fifty years old, we would recommend that they be recorded, and a determination of their eligibility be made prior to any disturbance taking place.

Based on the lack of previous inventory and the ground disturbance required by this undertaking we feel that this project has the potential to impact cultural properties. We, therefore, recommend that a cultural resource inventory be conducted in order to determine whether or not sites exist and if they will be impacted.

Since this project is located within the city of Missoula, we would also ask that you contact Laval Means at the Missoula Historic Preservation Office for any concerns that she may have regarding this project. She may be reached at 406-552-6628, or lmeans@ci.missoula.mt.us.

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records Manager

State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2021