



Yellowstone Historic Preservation Board
A Certified Local Government (CLG)
Program representing four governing bodies:

City of Billings
City of Laurel

Yellowstone County
Crow Tribe

MEETING MINUTES
November 20, 2018
First Floor Conference Room
2825 3rd Avenue North

Members Present – Sue Mueller, Evan Bruce, Becky Jeter, Tracy Livingston and Kevin Nelson

Members Absent – Allen Rapacz and Blain Fandrich

Staff Present – Lora Mattox and Lauren Hunley

Others Present – Derek Swenson, Kevin Lundin, Kody Johnson, Randy Swenson, Connie Begger, Alan Miller, and Kelly Donovan

Minutes - The minutes of the October meeting were approved on a motion by Sue, seconded by Tracy.

Public Comment – No public comment.

Certificate of Appropriateness – 2624 Montana Avenue – This was a request for a COA for the following work: reinstall historically appropriate windows including the expansion of window sills on the Montana Avenue side, install new ADA entrance on east of building where the existing bricked in garage door openings are located, repair portions of deteriorated brick, seal parapet cap, clean and repoint brick and mortar joints, re-open original opening on 27th Street side. Lora opened this item with a presentation on the building and the proposed work. Lora also shared comments by Blain Fandrich who couldn't attend the meeting in person but wanted to provide comment. Blains comments included: 1) This building is contributing to the district, unknown whether eligible for individual listing; 2) The proposed window alteration creates a false historic character; and 3) Does not follow the SOI Standards for Rehabilitation. Lora also stated that the State Historic Preservation Office reviewed this request and has no comments or recommendations. Kevin Nelson opened the public hearing and invited the applicant's agent up. Kody Johnson, EEC, presented on the proposed rehabilitation and how they tried to keep the historic character of most of the building. The Montana Avenue side windows are very high and small and do not allow for much natural light or for persons to view outside. They are proposing to lower the window sills approximately 1.5 feet to match an existing window on the east side of the building. The windows on the North 27th Street side are fine and will remain as they are. The basement windows will remain as they are. The rear of the building that faces the tracks will be cleaned and repaired. There is an opening in the building at the back that was cut in by St. Vincent for a discarded item shoot to the loading dock, this opening will be repaired back to original. There will be a new entrance to meet building code at the back of the building near the loading dock to provide for ingress/egress. On the front (Montana Avenue side), there is a pair of garage doors that were used for loading/unloading of items, this area will be expanded to include an ADA entrance. Randy Swensen, owner, stated that this is a prime corner and

they want to bring it back to life and vibrant. They have strived to maintain as much original historic character as possible. Kelly Donovan, owner of the Empire Parking Garage spoke in favor of the rehabilitation. The applicant also submitted 2 letters of support, one from DBA and the other from BSEDA. The public hearing was closed. Evan moved for conditional approval, Kevin seconds. Discussion: Sue asked how long an inventory form would take for this building to determine individual listing eligibility? Lauren stated approximately 40 hours. Kevin states that the owner and EEC worked hard to maintain character for this building, some in the districts have not taken that much time and effort. Tracy motions to amend the original motion to conditionally approve the request based on the staff recommendations and to add an additional condition that the covering of the basement windows not include signage but appropriate covering treatment, seconded by Kevin. Conditionally approved. Conditions include:

1. This request is for the items of renovation stated above, any additional exterior renovations will require an additional COA as determined by the Historic Preservation Officer.
2. All exterior work shall be constructed as presented in the COA per drawings submitted. Any changes shall be presented to the Historic Preservation Officer for review.
3. The applicant shall apply for a Sign Permit through the City of Billings Planning Division.
4. The exterior basement windows shall retain the original opening that can be covered with appropriate material treatment such as glass, artwork, or a solid material to blend in with building. No basement window signage allowed.

Consultant's Report – *Attached at the end of the minutes.*

Historic Preservation Officer Report – Lora shared the following with the board:

- Next month's meeting is scheduled to be at the Moss Mansion for Christmas. Refreshments will be served.
- The board next month will be asked to review the Work Plan for any edits or additions/deletions.
- Dr. Edgerton, History Professor with MSU-B has amended his class schedule and plans to apply for the YHPB board.
- March YHPB Roundtable event will also be discussed next month, the event will be held at the Western Heritage Center.
- MDT is hosting a public open house on November 27th at 5:30 p.m. to discuss alternatives for the railroad tracks at 27th Street. The meeting will be held in the Community Room of the Billings Public Library.

Board Roundtable – None

The next meeting – December 18th

Consultant's Report:

Yellowstone Historic Preservation Board (YHPB)

Western Heritage Center (WHC) Consultant Report for November 2018

Lauren Hunley – November 20, 2018

Goals & Objectives of YHPB:

- I. Promote the preservation of historic buildings, sites, or neighborhoods
- II. Increase community awareness on the benefits of historic preservation activities
- III. Promote increased awareness of preservation activities and the work of the YHPB through the four governing bodies represented on the Board
- IV. Comply with the duties and responsibilities of historic preservation organizations under the state Certified Local Government Program and the requirements of the Inter-local Agreement

National Register Nomination Research

Ann Kooistra-Manning has concluded the final twenty hours of research on the Billings Mausoleum at Mountview Cemetery and Riverside Park in Laurel.

Community Work

WHC continues its work with the Quest teachers to help plan their student's community preservation projects. This includes conducting historic walking tours (Historic Homes, Downtown, and the North Elevation) and gathering information on buildings throughout Billings for student projects. Lauren Hunley will be visiting these classes the first week of December.

Lauren Hunley fielded questions about getting historic signage for homes on the 200 block of Avenue D. She discussed the current National Register District and the process of adding to the Register. She directed the inquiry to Laura Mattox if the homeowner wanted to pursue the project.

WHC was contracted to conduct 8 hours of research for 134 Clark Avenue by the homeowner. The final report was presented Friday, November 16, 2018.

Anna Paige with the Billings Gazette is researching the Babcock and Fox Theaters for an upcoming story.

On the Horizon

Yellowstone Historic Preservation Board Preservation Roundtable: Determine date and location?