



## ***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**

**January 19, 2016**

**First Floor Conference Room**

**2825 3rd Avenue North**

**Members Present** –Liz Harding, Blain Fandrich and Kevin Nelson

**Members Absent** – Nancy Curriden and Judy Goldsby

**Staff Present** –Elisabeth DeGrenier and Lora Mattox

**Others Present** – Kim Olsen of O2 Architects, Allen Rapacz of Schutz Foss Architects, Bill Haynes of Collaborative Design and Lisa Donnot of Family Promise of Yellowstone County

**Minutes** - The minutes of the November and December meeting were approved with a correction on the roll call of the December minutes.

**Public Comment** – None.

**Certificate of Appropriateness – 2203 Montana Avenue** – Lora Mattox opened the item with a presentation on the proposed project and what exterior work is being proposed. The request includes re-point/repair the exterior brick face, window replacement, gutter and downspouts and add exterior lighting.

This property as described by the National Register Nomination for the Montana Avenue Historic District states that this structure was constructed approximately in 1907, although current tax records date the property back to 1903. The building is described as an Industrial Style, builder unknown, one and one half stories, red brick. Façade is characterized by a thick band of corbelled brick beneath the parapet.

Questions for Lora regarding the work included a question from Blain Fandrich asking if the windows can be a divided window. Marvin windows has a similar window. Kevin Nelson asks for clarification on which windows will be replaced. The north side windows are the ones being replaced.

The public hearing was opened at 8:44 a.m. Allen Rapacz, agent for the applicant discussed which windows will be replaces, they are located on the north side west of the garage. Kevin asks the plans for occupation in the future. Allen states that ½ will be for storage and the other ½ is for production by Sam’s Tap Room from Red Lodge. Blain states that the work proposed is compatible with the Secretary of Standards for Rehabilitation but would recommend that Allen and the applicant review the divided window and see if it could be included with the proposed work. Kevin asks about the gutter replacement. Allen states that a membrane will be installed within the gutters, downspouts will be replaced where needed with compatible material. Roof has also been replaced with a new membrane. Allen mentions that he has contacted Lisa Harmon from the Downtown Partnership to see if there are any of the period lighting left to continue down Montana Avenue to this location.

No other members of the audience spoke during the public hearing. Public hearing closed at 8:48 a.m. Blain motions to conditionally approve the request with the condition being that more exploration of the window configuration be taken into consideration. Liz Harding seconded the motion. No further discussion, approved.

**Certificate of Appropriateness – 10 South 26<sup>th</sup> Street** – Lora Mattox opened the item with a presentation on the proposed project and what exterior work is being proposed. The request includes to complete selective demolition, exterior cleaning and restoration, new roofing and insulation, and new windows.

This property as described by the National Register Nomination for the Old Town Historic District states that this structure is a two-story commercial brick building and one of the two historic buildings remaining in the entire block. The building stands vacant and all openings throughout the building except for three façade metal doors are covered with wood.

After staff presentation, the public hearing was opened at 8:56 a.m. Bill Haynes, agent for the applicant spoke to condition and work planned for the exterior of the structure. The windows above the ground floor are 1/1 configuration and the replacement windows will also be 1/1. Family Promise wants to keep as much of the historic character of the building as possible, inside and out. Ground floor will be offices and a gathering space with a kitchen. Upstairs will be a day center for up to 4 families and includes restrooms/showers. The center will close at 5 daily with no overnight stay.

There is a rear window that has been converted to a doorway and allows access to a secure play area for children. Kevin asks what the finishing on the outdoor space will be. Bill states that Family Promise would like to have local art installed on the wall and then covered with an anti-graffiti covering.

Blain states that it appears that the new front windows are more flush with the building exterior than the original. Bill states that it appears that when the garage doors were installed later on they built up the framing and the original framing is non-existent.

Elisabeth DeGrenier asks if they have any interior pictures that could be shared with the Western Heritage Center.

Kevin asks if they had to replace the roof structure. Bill, no, just a new membrane.

There was no further comment. Public hearing closed at 9:10 a.m.

Liz motions to approve the request, Blain seconds. Discussion. Blain stated that since this is a contributing building to the Old Town Historic District and much of the historic integrity is gone, will this affect the district? Lora will look further into this and will be discussed with the board at a later date. No further discussion, approved.

**New Member Applications** – Lora began the discussion stating that the YHPB received four applications for three open spots that are appointed by the County. There is one opening as a County representative and two At-Large openings (with historic expertise). The four applicants are:

- Allen Rapacz – Architect with Schultz Foss Architects and a county resident;
- Tracy Livingston – Social Media Director – The Extreme History Project, Billings resident;
- Sue Mueller – Retired from YCDF – BA in History and a Billings resident;
- Ed Saunders – Retired US Army – Military history (Veterans Cemetery Board) and western history interest and a Laurel resident

After discussion and review of the applications Liz motions that the board recommend to the Board of County Commissioner the following:

Allen Rapacz – Yellowstone County Representative  
Tracy Livingston – At-large  
Ed Saunders – At-large

Seconded by Blain, approved.

**2016-2017 YHPB Work Plan** – Lora opened this item with a background on the work plan. After some review, Liz recommends adding the AT & T MOU project. Lora will edit and update the dates and content of the work plan and bring back to the board next month.

**2016 YHPB Roundtable** – This year’s event will be held at the Yellowstone Art Museum in the Visible Vault. An announcement of the event and information regarding the awards will be posted and publicly released. Next month the board will review previous attendees and make contact to determine interest in presenting. Lora encourages Kevin to talk to McKinley and Broadwater Schools on submitting a Best Practices nomination.

**Local Government Visits** – Lora discussed that in the past Kevin, Lora and board members would visit the Laurel City Council, Billings City Council and the County Commissioners and provide an update on board activities. This hasn’t been done is awhile and Lora suggests with all the work done by the board the last couple years that we should. Would like to interact with the City of Laurel more and determine if there are any projects they have an interest in. Blain would suggest if we identify a project and if it has any tie to the railroad, we approach MRL and BSNF for funding.

**Consultant’s Report –  
North Elevation**

We are still waiting to receive edits from SHPO on the full nomination. Kevin contacted Kate Hampton for an update on their progress.

Historical research is close to completion on the added properties. Elisabeth completed research on the added properties via newspapers.com, Library of Congress Chronicling America, and Newspaperarchives.com. Robert Martin, a WHC part-time staff member, completed all the Polk Directory searches for the new properties. Once the weather turns around, Kevin will go and take photos of the new properties and garages. As of right now, we are waiting on feedback from the state before delving in too deep.

**2016 Roundtable**

Kevin and Elisabeth created the invitation to the 2016 Roundtable. Partnering with Lisa at WHC, an email blast will be sent out after the meeting on January 19<sup>th</sup>. **Award nominations are tentatively due on February 22.**

Kevin will be going to Bozeman this Friday to do a lecture at the School of Architecture at 8am.

**Historic Preservation Officer Report** - Lora didn't have any additional items.

**Board Roundtable** – Elisabeth invited the board to Julie Dials' going away party that is scheduled for Thursday, January 28<sup>th</sup> from 5-7. Julie is moving on from the WHC to KOA! Joyce Mayer is interim director. Joyce was the Director at the Moss Mansion for many years.

The next meeting will be held on February 16, 2016 at 8:30 a.m. Location to be Moss Mansion.

Meeting adjourned.