



## ***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  
August 15, 2017, 2017  
First Floor Conference Room  
2825 3rd Avenue North*

**Members Present** –Kevin Nelson, Sue Mueller, Nancy Curriden, Tracy Livingston, Blain Fandrich and Ed Saunders

**Members Absent** –Allen Rapacz

**Staff Present** –Elisabeth DeGrenier, Monica Plecker and Lora Mattox

**Others Present** – Kim Olsen, Rodney Lee, Michelle Lee, and Eric Schmidt

**Minutes** - The minutes of the July meeting were approved as presented.

**Public Comment** – No public comment.

Introductions were made around the room. Lora also introduced Monica Plecker as the new Planning Division Manager for Planning.

**Certificate of Appropriateness – 2718 Minnesota Avenue** – Lora presented to the board the request for a Certificate of Appropriateness for 2718 Minnesota Avenue.

This **Contributing** property as described by the National Register Nomination for the Old Town Historic District states:

The Crystal Saloon is a two-story commercial brick building that faces north onto Minnesota Avenue. It has a commercial space on the first floor and historically lodgings and now apartments on the second floor. This building, constructed between 1900 and 1903, first held a cigar shop in its east half and the Crystal Saloon in the west half. By 1912, a restaurant replaced the cigar shop while the saloon remained. Restaurants occupied this location into the 1940s.

Of the western commercial architectural style, the symmetrical second-story façade is relatively intact. Framed by brick pilasters, the upper façade features two pairs of one-over-one double-hung windows with round-arched hood moldings and rusticated stone sills. Above the windows, the parapet is decorated with courses of angle-laid and corbelled brick. A classic neon sign displaying a camel and cactus projects from the upper façade wall.

In contrast, the lower façade was insensitively altered in 1952 and exhibits split log siding and small window openings between modern metal doors. The only original historic fabric that remains is two slender cast iron columns supporting an in-seam and masonry of the upper floor. A simple molding band crosses the wall at the division between the lower and upper facades.

The Old Town Historic District itself is listed to the National Register under two Statements of Significance, the first is that the district is associated with events that have made a significant contribution to the broad patterns of our history, and two that the district embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possessed high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Period of Significance is 1882-1950.

The applicant is proposing the following work (structure):

1. Exterior

Remove the log façade that was installed in 1952. Install two new entrances towards the left side of the main building. A new storefront will be installed on the right side of the building constructed with tempered glass with metal trim. The two existing decorative columns will remain (only original elements left on main floor).

### **STAFF RECOMMENDATIONS**

Staff has reviewed this application and the impacts to the historic integrity of the building and the impact to the Old Town Historic District. In 1952, a log façade was placed on the original building and was not in the context of the original construction nor does it fit with the period of significance of the district. The only remaining original feature of the main level of the building is the two decorative columns, these will remain and be incorporated into the new storefront design. The installation of entrances and storefront will lessen the impact to the historic district and present a building more in line with the time period of significance.

Staff recommends that the Yellowstone Historic Preservation Board approve the Certificate of Appropriateness application for this property.

Lora completed the presentation, Nancy asked if the board had any questions for Lora or the applicant. Nancy asked if we knew what was under the log façade. The applicant stated that on the inside the wall was dry-walled in, don't know what the original building looks like under the log façade or interior under the drywall. Tracy asks if the color of the columns will change, yes, they appear to be galvanized. Kevin asked for clarification that the store front will be glass with metal frame? Yes. Nancy opened the public hearing. Michelle Lee, applicant stated that the first bids for the work came in way over budget and they are in the process of sending it to others for review. The color and building will have a similar look as High Plains Architects next door. Nancy asked about the use, Michelle stated that they have mixed-use in mine. The main floor will be ADA for commercial use and residential use could be upstairs. Elisabeth asked if any work was going to happen on the alley side, not at this time. Nancy closed the public hearing. Kevin motions to approve the COA as presented, Sue seconded, approved unanimously.

**One Big Sky** – The council approved a 6-month extension to the One Big Sky Developers. We will watch for the next activity around December.

**Consultant's Report – next page**

## **Western Heritage Center Consultants Report**

Elisabeth DeGrenier

August 15, 2017

### **North Elevation & McKinley School**

As a part of the Western Heritage Center's Hoof-it With a Historian series, the North Elevation and McKinley school walking tour was hosted twice this year. A total of 30 people joined the tours in 2017.

### **Progressive Dinner**

MSUB hosted a silent auction and included an item for a progressive dinner hosted at 4 houses in the North Elevation neighborhood. The addresses are 1140 North 32<sup>nd</sup> Street, 3115 10<sup>th</sup> Ave North, 1024 North 31<sup>st</sup> Street, and 1020 North 31<sup>st</sup> Street. The last three homes are included in the National Register. Elisabeth pulled the historic property records for all four homes and provided them to Jeanie from MSUB so they can include the history of the homes during the dinner.

### **Pioneer Park Research**

Elisabeth met with Nick Powell from Terracon archaeology on Friday July 21. Nick was beginning research on Pioneer Park and Dorothy Gray for the National Register nomination of the park. Elisabeth is keeping in touch with him on any progress made and if he finds any additional research we're missing.

### **Globe Hotel and Oasis Signs**

Elisabeth spoke with Peggy Gibson about the 'Globe Hotel' once located at 2716 Minnesota Ave. She has the historic neon sign and is planning on giving it to Steve Henry so he can restore it. Steve also purchased the Oasis sign and reached out to Elisabeth to find any historic photos to restore it. Unfortunately, at this time the WHC has no historic photos of the 2700 block of Minnesota Ave. Steve mentioned that he has the following historic signs; Kit Kat, Oasis, Golden Phoenix, Western Bar, \*Globe Hotel (\*once Peggy donates it to him). Elisabeth is drafting bios for him on 2716 & 2718 Minnesota to include with the restored signs. Once Steve completes restoring the Globe and Oasis signs, she will take photos of his collection.

### **Labor Temple Ghost Sign**

Elisabeth photographed the ghost sign located on the north facing wall of the Labor Temple on Monday August 14<sup>th</sup> based on Lora's email that they will soon be beginning construction on the building.

### **2610-2604 Montana Ave**

Elisabeth was contacted by Jeremiah Young for a research and photo request on 2610 Montana Ave. He is planning on restoring the front of the building to its original window design. After providing him with the research, Elisabeth was contacted by Rudi Marten for the adjoining building. No additional research was found and the 1920s image (attached) is the best for both buildings.



**Historic Preservation Officer Report** – Lora shared the brochure for the 44<sup>th</sup> Annual Montana History Conference scheduled in Helena from September 21-23, 2017. Elisabeth and Ed both will be presenting this year! Lora also mentioned the Section of the Historic Preservation Ordinance in regards to absences, the Ordinance states:

(c) *Absences and removal:*

- (1) Each member shall inform the preservation officer at least one (1) day before the meeting of the inability to attend a board or committee meeting. Such an absence shall be considered an excused absence.
- (2) If any member accrues three (3) or more consecutive unexcused absences from regular meetings, notice of which has been given at his/her usual place of work or residences, or by announcement at a meeting attended by him/her, the president may call such absences to the attention of the board which may then recommend to the appointing authority that such member be asked to resign and then another person be appointed to serve out the unexpired term.

**Board Roundtable** – None.

The next meeting - TBD