



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 8, 2019
First Floor Conference Room
2825 3rd Avenue North

Members Present – Sue Mueller, Evan Bruce, Becky Jeter, Allen Rapacz, Keith Edgerton and Kevin Nelson

Members Absent – Blain Fandrich

Staff Present – Lora Mattox and Lauren Hunley

Others Present – Dennis Deppmeier

Minutes - The minutes of the December meeting were approved on a motion by Allen, seconded by Evan.

Public Comment – No public comment.

Certificate of Appropriateness – 2401 Montana Avenue – This was a request for a COA for the following work:

- Windows – Two windows to be replaced with a bi-fold, original openings and transoms to remain. The bay window that was approved as a new construction element to the original building by the Yellowstone Historic Preservation Board on August 23, 2003 will be removed and a window will be installed that will match the existing south facing window.
- The roof will be replaced (not visible from street level).

Lora provided the board a presentation on the proposed project including history of the building. The building was constructed in 1912 and is a contributing structure to the Billings Historic District. Lora explained how the building has gone through several significant renovations throughout the years. In 1998, the 1-story addition with an elevator was constructed. In 2003, the Yellowstone Historic Preservation Board approved the removal of an original door to allow the construction of a fireplace insert on a bay window-type structure. The work proposed by the applicant will bring the original building back into a better conformance historically than what was previously done. Keith asked when was the south top roof detail removed. Unknown. Keith also asked when the project would be completed, Dennis Deppmeier, agent for the applicant, states that the project is scheduled to be complete by July. There were no more questions for staff or agent, Kevin opens public hearing. There was no public present and no comments received. Public hearing was closed. Becky moves to conditionally approve the Certificate of Appropriateness as presented with staff conditions, seconded by Sue. No additional discussion, motion approved. Conditions of approval are:

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.

Consultant's Report – Attached at the end of the minutes with one addition. Lauren spoke with Melissa from Pioneer Elementary School regarding a National Register nomination for the school. Not sure what Melissa is looking for but Lauren answered a couple questions and then recommended that she speak with Lora.

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

- Lora expects that SHPO will be sending notice out for the round of Certified Local Government Grants. This funding provides \$5500/year towards historic preservation activities.
- Lora passed around notice of the Montana SHPO Historic Preservation awards event scheduled for January 18. Yellowstone County properties included the Huntley Irrigation District Office and recognition to Randy Hafer for his preservation work.

Board Roundtable –

- Evan announced that the Yellowstone Historical Society will be offering a discussion about an outlaw and the Rex Hotel. In addition, a ghost sign has been saved from complete destruction by the Creamery owner in Laurel. They will work with the property owner to incorporate and preserve the ghost sign.
- Lauren states that walls are coming down and new exhibits are being planned at the Western Heritage Center. A grand re-opening is planned for February 28, 2019/

The next meeting – February 19

Adjournment.

Consultant's Report:

Yellowstone Historic Preservation Board (YHPB)

Western Heritage Center (WHC) Consultant Report for December 2018

Lauren Hunley – January 8, 2019

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

Community Work

WHC has begun planning for the March 2019 Roundtable. This includes updating event invitations, the Eugene Carroll Nomination, and the Best Practices Nominations. All three are included with this report for Board approval.