



***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 19, 2014  
Yellowstone County Museum  
1950 Terminal Circle*

**Members Present** – Judy Goldsby, Nancy Curriden, Kevin Nelson

**Members Absent** – Tabatha Butler, Ellen Kuntz, Liz Harding, Logan Hendricks

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

**Others Present** – None

**Introductions** -

The minutes of the June meeting were postponed due to a lack of a quorum.

**Public Comment** – None.

**Certificate of Appropriateness - 1 South Broadway** - Lora explained that this application is for the replacement of the basement windows located at the Armour Cold Storage building located in the Old Town Historic District. A public hearing and meeting on this application is scheduled for Wednesday, September 3, 2014 at 8:00 a.m.

**North Elevation Historic District Grant** - Lora provided the board an update on the status of the special grant from SHPO to complete individual property records for the proposed district. At this time the contract is with city administration for signing. Lora proposes that next month instead of having two meetings (September 3rd and September 16th), the board conduct regular business at the Special Meeting scheduled for the 3rd and hold a work session meeting later in the month to review tasks associated with the completion of grant activities. Lora will also invite those individuals from the North Elevation Task Force that may be of assistance. Additionally, WHC and the HPO will meet with Ed Gulick on Monday, September 25th to walk the neighborhood and gauge his interest in sub-contracting for the architectural discussion. Lora will keep the board updated on the grant process.

**Consultants Report** – attached

## YELLOWSTONE HISTORIC PRESERVATION BOARD

**Tuesday, August 19, 2014**

Report by Elisabeth DeGrenier and Kevin Kooistra

### **Community News**

#### **Oral History Interview (Billings' Southside Historic Neighborhood)**

Following up on a board request, Elisabeth DeGrenier interviewed former City Council member and long-time Southside resident, Jim Ronquillo. Elisabeth completed the transcription of the Ronquillo interview, sent a draft to Mr. Ronquillo, and is waiting for his edits of place and people names to complete the final.

#### **North Elevation Historic District / McKinley School National Register**

The focus project over the last two months has been organizing the property records for the North Elevation neighborhood. Elisabeth created two full binders with every property records for each property, 126 at last count, and has gone through each one to see what is left to be done. She has begun a Deeds & Records search to define each property history. It is time consuming.

The North Elevation Task Force recently assigned a new committee to re-energize the project, with Shauna Kerr in charge. This would be the first residential district in Yellowstone County and add another 120 properties to the National Register of Historic Places. Shauna met with Elisabeth and Kevin on July 31<sup>st</sup>. We are set up for a walk-a-bout in the neighborhood with architect Ed Gulick on Monday August 25<sup>th</sup> to determine the architectural styles of each of the properties and to define the parameters of the District. There has been some discussion about adding three of the better-known Cohagen properties that line the edge of the district.

#### **The 20% Historic Rehabilitation Tax Credit**

A question was raised about the 20% federal tax credit for the rehabilitation of historic properties. The tax credit is only available to properties that will be used for a business or other income-producing purpose, and a "substantial" amount must be spent rehabilitating the historic building. There are tax incentives to rehabilitate wood frame houses and similar properties that will be used for rental properties. The building needs to be certified as a historic structure by the National Park Service. Within a historic district, the property needs to fit within the defined time period, such as "early twentieth century, 1900 to 1930." If your property is located in a National Register district, it still must be designated by the National Park Service as a structure that retains historic integrity and contributes to the historic character of the district, thus qualifying as a "certified historic structure."



Rehab work has to meet the Secretary of the Interior's Standards for Rehabilitation. The cost of a project must exceed the greater of \$5,000 or the building's adjusted basis. A property owner planning a project estimated to cost \$60,000 could realize a tax credit of \$12,000 in federal income taxes. The Montana State Historic Preservation Office would serve as first point of contact for Montana property owners.

### **Historic Preservation Review / Community Assistance / News**

Began process of re-examining historic agricultural properties / barns in Yellowstone County and left a message with Tim Rust at MSU-Billings.

We have been documenting the renovations of Broadwater Elementary and McKinley Elementary and posting the progress on the YHPB Facebook page. Photographed a demolition at 1<sup>st</sup> Avenue South, across from the Fairgrounds.



2014 and 1958 (Probably the National Guard Armory building on US Highway 87). The first National Guard unit in Billings was established in 1887. This building was built after 1926 (from a photo) and before 1957. The National Guard Armory, west of the Airport, was built in 1957 (with a 1972 addition).

### **Montana Preservation News**

We received a notice from the Montana Preservation Alliance (MPA) in Helena, which is trying to save the Central School and 7th Avenue Gym of Helena. The School District is now applying to the City of Helena for a permit to demolish these National Register buildings. For more information about how other communities have reused historic schools and how Helena's Central School and 7th Avenue gym can and could be preserved, please contact Chere Jiusto at MPA at 406-457-2822 and learn more at [http://helenair.com/news/local/city-approval-is-needed-to-knock-down-seventh-avenue-gym/article\\_677fdf60-098a-11e4-8171-001a4bcf887a.html](http://helenair.com/news/local/city-approval-is-needed-to-knock-down-seventh-avenue-gym/article_677fdf60-098a-11e4-8171-001a4bcf887a.html)

**Historic Preservation Officer Report** - Lora stated that other than stated above she also provided a draft contract to WHC for the grant. Also, she has been in contact with Halycon LaPoint regarding an application to the board. She has it completed but has yet to submit.

**Board Roundtable –**

- Judy informed the board that she will be retiring from her job of 19 years and has accepted a position as the Laurel Community Historian. She will be located at the library. One of her first task will be starting to collect all the historic documents and photographs she can find.
- Kevin N. discussed the at the County will be demolishing 3 of the old livestock barns at the fairgrounds. After the demolition, a new, larger barn will be built. This will leave approximately 15-20 barns livestock barns left at the fairgrounds.
- Elisabeth shared that the WHC will be holding one of their major fundraisers of the year on September 27th, Cocktail Culture.

The next meeting will be on September 3rd in the first floor conference room.