



City of Billings  
Community Development Division

2825 3<sup>rd</sup> Avenue North, Billings, MT 59101 406.657.8281 Fax: 406.294.7595 [www.ci.billings.mt.us/comdev](http://www.ci.billings.mt.us/comdev)

September 25, 2019

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR REHABILITATION – 1020 TERRY AVENUE, BILLINGS**

We come before you today to review the above mentioned property according to the Programmatic Agreement requiring identification, evaluation and treatment of historic resources associated with the expenditure of federal assistance from HUD.

The above mentioned property is slated for rehabilitation using federal funds. Proposed work not excluded from historic review is the replacement of windows, replacement of the overhead garage door, and repair/painting or replacement of siding, soffits, fascia and trim.

Sincerely,

Tam Rodier  
CD Program Coordinator

TLR

## HISTORIC PRESERVATION REVIEW REQUEST

As required by Secretary of Interior due to project use of HUD funding

City of Billings  
Community Development Division  
Housing Rehabilitation/Minor Home Repair Programs

**Address:** 1020 Terry Ave., Billings, MT 59102

**Owner:** Sandy Breeding

**Year Built:** 1920

**Proposed Work:** (Work that is not excluded from SHPO review according to the terms of Amendment #1 of our programmatic agreement)

- MAIN & REAR ENTRY DOORS: Doors are weathered and damaged. Replace with solid core, energy efficient exterior doors.
- CONCRETE WALKWAYS / STEPS / STOOPS: Repair or replacement of concrete to remove tripping hazards.
- STAIRWAY HANDRAILS: Installation of code compliant handrails on stairways.
- HOUSE, GARAGE AND BREEZEWAY ROOFS: The roofs needs to be replaced. Roof replacement is to include removal of all layers, replacement of decking (if necessary), installing new valleys, replacement of underlayment, installation of ice shield, installation of flashings, replacement of roof vents and rubber boots, and installation of new asphalt shingles.

CD Coordinator Tam Rodier

Date: September 25, 2019

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office  
Montana Historical Society  
PO Box 201202, 1410 8<sup>th</sup> Ave  
Helena, MT 59620-1202

Property Address: 1020 Terry Ave

City/Town: Billings, MT

County: Yellowstone

Site Number:

(Note UM Arch Records: Please contact SHPO with site number at 406-444-7718)

History of Property <http://gis.mt.gov/>  
(Much of this info can be gathered from on-line Cadastral maps.)

Current Ownership  Private  Public

Current Property Name: 1020 Terry Ave

Owner(s): Breeding, Sandy

Legal Location [www.nris.state.mt.us/gis/](http://www.nris.state.mt.us/gis/)  
(All of this information can be gathered from the NRIS site.)

PM: **Montana** Township: 01S Range: 26E

¼ Section: 05

24K Quadrangle Name:

**NOTE:** Link noted above is broken; unable to obtain 24K Quadrangle Name (used Yellowstone County GIS for other data)

Historic Use: Private residence

Current Use: Private residence

Construction Date: 1920  Estimated  Actual

Original Location  Moved Date Moved:

UTM Zone [www.nris.state.mt.us/gis/](http://www.nris.state.mt.us/gis/)

NAD 83

Zone: Easting: Northing:

Zone: 12 Easting: 691102.11 Northing: 5071972.98

**NOTE:** Link above broken; used Google Earth to obtain information

## National Register of Historic Places

Name of Historic District if Applicable:

This Property is listed in the National Register: NO

This Organization/Agency believes this property is eligible for NRHP listing:  Yes  No

## Recorder Information

Date of this document: September 25, 2019

Form Prepared by: Tam Rodier

Organization/Agency: City of Billings – Community Development Division

## MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

## SHPO Comments:

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

**ARCHITECTURAL DESCRIPTION**

Architectural Style, i.e. Victorian Era, Arts & Crafts, Mid 20th Cent., vernacular, **other: Ranch**

Property Type, i.e. residential, commercial, agri., government, religious, institutional: **Residential**

**ARCHITECTURAL INTEGRITY**

Property can be described as:

- Excellent, unaltered historic character-defining features are intact
- Good, architecture is altered, but building retains its form and many character-defining features
- Fair, architectural features are missing, but building form is recognizable as historic
- Poor, architectural features are missing and form is unrecognizable as historic

Describe the property and alterations below. Number the buildings and features on property to correlate with the Site Plan on the next page.

**This property features a one-story 2,240 square foot ranch style house, with a full basement, on a 14,000 square foot lot. The basement has a separate entrance and the area has been used as an apartment in the past. The home's exterior walls are covered with maintenance-free siding. There is a concrete walkway from the curb walk along Terry Avenue to two concrete steps under a covered front stoop. The house was built in 1920. Yellowstone County property records do not indicate the home has been remodeled. The gable roof has asphalt shingles. The home is in poor to fair condition. Most of the windows have been replaced and are vinyl and wood, insulated, single hung, sliding or picture.**

**There is a detached double garage with front carport situated west of the home and accessed from the Terry Avenue. The garage is constructed of wood materials.**

**The home's front yard is surrounded by an approximately 3-4' wood picket fence. The back yard is partially fenced with a 5-6' wood fence.**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

SITE PLAN (drawn & labeled with street names and addresses)



# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

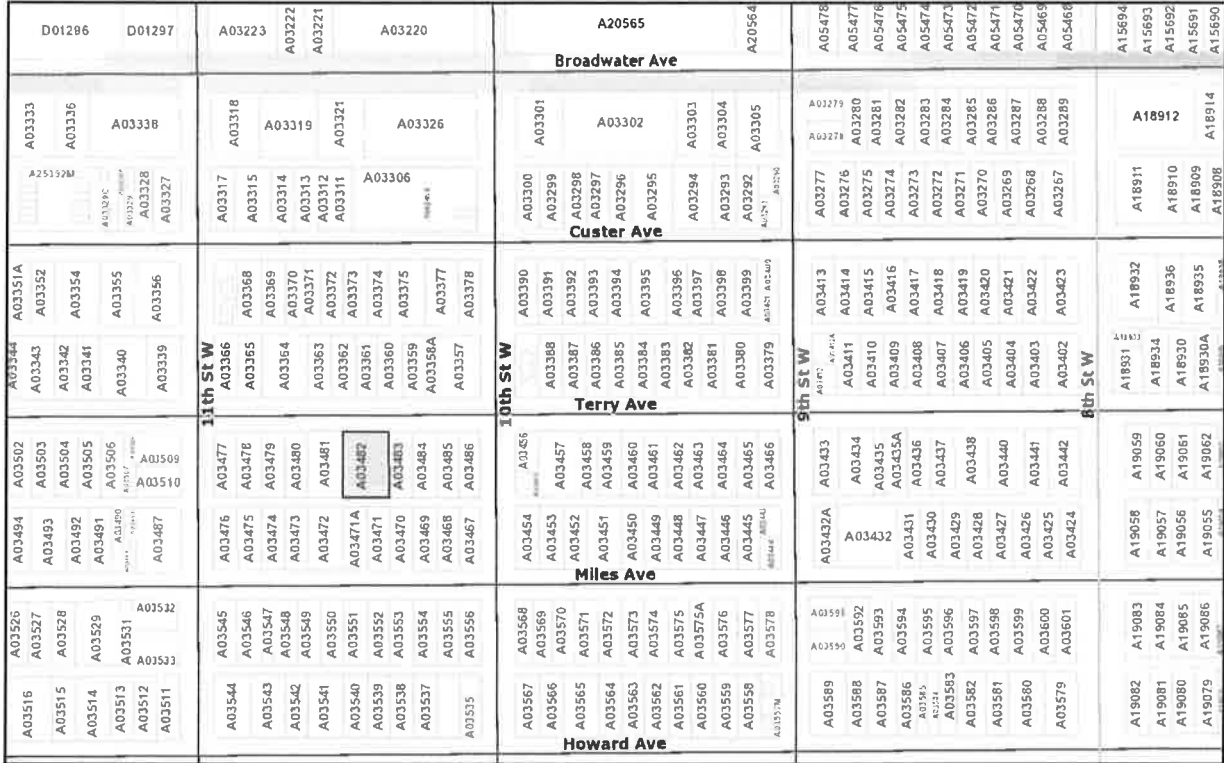
PAGE 4

Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

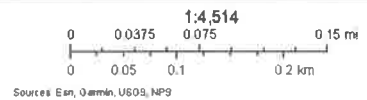
TOPOGRAPHICAL MAP [www.nris.state.mt.us/gis](http://www.nris.state.mt.us/gis)

## 1020 Terry Ave



September 25, 2019

- polygonLayer**
- █ Override I
  - ▬ Federal/State Arterial
  - ▬ Interstate
  - ▬ Federal/State Hwy
  - ▬ County Rd, Collector
  - ▬ Principal Arterial
  - ▬ Local/Private
  - ▬ Local Street or Rd
  - ▬ Ramp
  - ▬ Undeveloped Rd
  - ▬ Private Rd
  - ▬ BARRIERS
  - ▬ Parcels



Housing Rehab

Topographic Quadrangle, 1:24,000 scale from the link above.  
Do not reduce or enlarge map; legal locations are checked with a template.  
Label the property location in a method that will photocopy well. No highlighters please.

NOTE: Link above broken; used Yellowstone County GIS instead

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
*Photocopy this page for additional photos*



Subject: 1020 Terry Ave., Billings, MT 59102  
Description: Front façade; photographer facing south



Subject: 1020 Terry Ave., Billings, MT 59102  
Description: Alternative view of the front (north) side of the home

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
*Photocopy this page for additional photos*



Subject: 1020 Terry Ave., Billings, MT 59102  
Description: View of the east side of the house



Subject: 1020 Terry Ave., Billings, MT 59102  
Description: View of the back (south side) of the house

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **130 Adams Street, Billings, MT 59101**

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

*Photocopy this page for additional photos*



Subject: 1020 Terry Ave., Billings, MT 59102

Description: View of the east side of the detached garage



Subject: 1020 Terry Ave., Billings, MT 59102

Description: View of west side of detached garage

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
*Photocopy this page for additional photos*



Subject: 1016 Terry Ave., Billings, MT 59102

Description: Neighboring property immediately to the east of the review property



Subject: 1026 Terry Ave., Billings, MT 59102

Description: Neighboring property immediately to the west of the review property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 8

Property Name: **1020 Terry Ave., Billings, MT 59102**

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
*Photocopy this page for additional photos*



Subject: 1019 Terry Ave., Billings, MT 59102

Description: Neighboring property across the street to the east of the review property



Subject: 1025 Terry Ave., Billings, MT 59102

Description: Neighboring property across the street to the west of the review property