

*Yellowstone Historic Preservation Board*  
*A certified local government (CLG)*  
*Program representing four governing bodies:*

City of Billings  
City of Laurel

Crow Tribe  
Yellowstone County

## **AGENDA**

**Tuesday**

**October 15, 2019 at 8:30 a.m.**

**2825 3<sup>rd</sup> Avenue North, 1<sup>st</sup> Floor Conference Room**

Presented below is the agenda for the next Yellowstone Historic Preservation Board (YHPB) meeting. If you have any questions regarding the agenda, items to add, or are unable to attend the meeting, please call me at 247-8622. Lora Mattox, Historic Preservation Officer

1. Call to Order-YHPB: Welcome! YHPB Chair
  
2. **PUBLIC COMMENT PERIOD** – As required ( minute maximum per person.) *Any member of the public may be heard on any subject that is not on the agenda. The Yellowstone Historic Preservation Board will not take any action on these items at this time, but could choose to add an item to the next meeting's agenda for discussion.*  
  
*Attendees: Please sign in on the provided meeting attendance sheet.*
  - a. **Comments on items on the non-public agenda items.**
  
3. Motion. Approval of the minutes of: August 20, 2019
  
4. New Business
  - a. CDBG Review - 1020 Terry Avenue
  - b. Consultant Report
  - c. Historic Preservation Officer Report
  
5. **Board Roundtable**

- a. **Announcement:** The next Yellowstone Historic Preservation Board meeting will be held as announced: TBD

6. **Future Agenda Items**

7. **Adjournment**

**YHPB Agenda**

**3.**

**Meeting Date:** 10/15/2019

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**Subject**

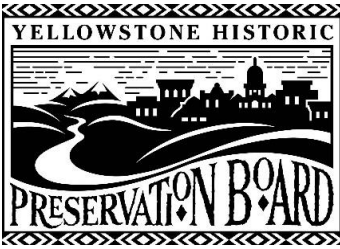
Motion. Approval of the minutes of: August 20, 2019

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**Attachments**

8/20/2019 Minutes

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***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 20, 2019**  
**First Floor Conference Room**  
**2825 3rd Avenue North**

**Members Present** – Sue Mueller, Evan Bruce, Becky Jeter, Blain Fandrich, Keith Edgerton and Kevin Nelson

**Members Absent** – Allen Rapacz

**Staff Present** – Lora Mattox and Lauren Hunley

**Others Present** –

**Minutes** - The minutes of the May meeting were approved on a motion by Sue, seconded by Kevin.

**Public Comment** – No public comment.

**National Register Nomination – Billings Communal Mausoleum** – Lauren passed around the updated nomination form. Ann Manning has just about completed all the narrative and criterion discussion. Blain suggested some of the language that was in Criterion C discussion could be moved to Criterion A. The plan is to complete the nomination and submit to SHPO National Register Review Board by the end of the year.

**Montana History Conference** – Lora shared the agenda for the Montana History Conference scheduled for the end of September in Helena. Thursday, September 26<sup>th</sup> is the CLG training, Lora is planning on attending.

**Consultant’s Report** – *Attached at the end of the minutes.*

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

- There is a new format for the agenda and supporting documents for the meetings. Lora will continue to work out the kinks. For those that cannot access the city website for the packets, Lora will send directly.

**Board Roundtable** –

- Blain asked about the Pioneer Park nomination development. Lora hasn’t heard any updates, she will contact SHPO and inquire.
- Blain asked if there was any info from Laurel on Riverside Park. No, but Lora will ask for an update.
- Becky asked if Wise Wonders has asked for any assistance with expanding their exhibits with local factual history in their new location. Lauren does not believe so. There may be opportunities to incorporate historical elements after they have settled in.

The next meeting – September 17 (if needed)

Adjournment.

**Consultant Report:**

**Yellowstone Historic Preservation Board (YHPB)**

Western Heritage Center (WHC) Consultant Report for August 2019

**Lauren Hunley – August 20, 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

**National Register Work**

Ann Manning has compiled a draft National Register Nomination for the Billings Communal Mausoleum. Draft is included with this report.

This summer, WHC is offering walking tours through historic neighborhoods including the Southside, Moss Mansion district, and the North Elevation. Kevin presented to Big Sky Economic Development on Coulson Park, and the WHC continues answer questions regarding historic properties throughout the region including 311 Clark Ave

YHPB Agenda

4. a.

**Meeting Date:** 10/15/2019

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**Subject**

CDBG Review - 1020 Terry Avenue

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**Attachments**

Terry Rehab Packet

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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**

PAGE 2

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

PAGE 3

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

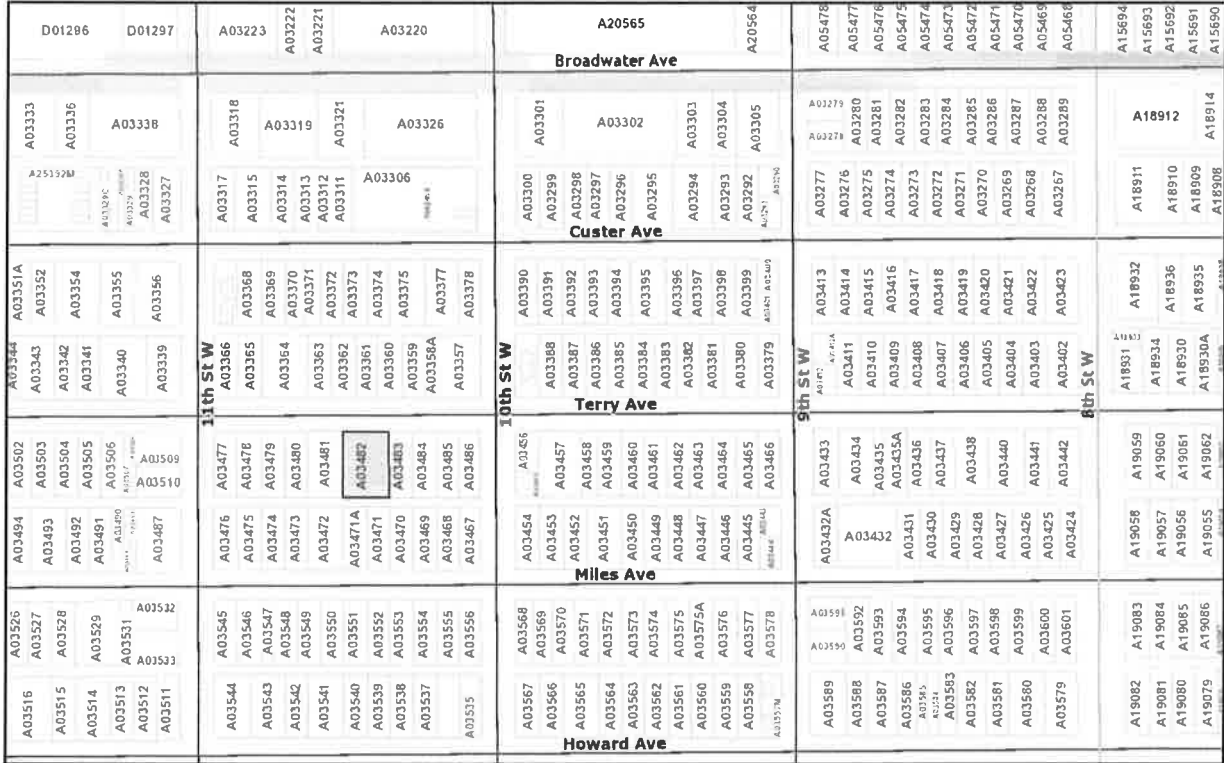
PAGE 4

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

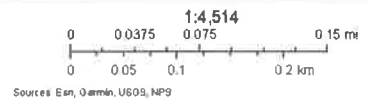
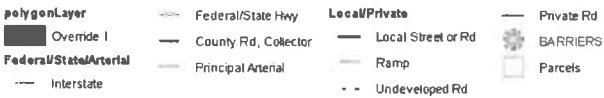
Site Number:

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

## 1020 Terry Ave



September 25, 2019



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**

PAGE 5

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**

PAGE 6

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**

PAGE 7

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**

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: 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