



City of Billings
Community Development Division

2825 3rd Avenue North, Billings, MT 59101 406.657.8281 Fax: 406.294.7595 www.billingsmt.gov/comdev

July 24, 2020

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR REHABILITATION – 910 SOUTH 27TH STREET, BILLINGS

City staff comes 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.

This property is slated for rehabilitation using federal funds. Proposed work not excluded from historic review include the installation of handrails on the front steps to meet current building code requirements; replacement of the wood shingle roof; repair or replacement of wood exterior siding, trim, and eaves-soffits-fascia; replacement of windows with energy efficient low-E insulated windows and interior/exterior trim; and replacement of the garage overhead door.

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: 910 South 27th Street, Billings, MT 59101

Owner: Robyn Schleining & Gary Perez

Year Built: 1900

Proposed Work: (Work that is not excluded from SHPO review according to the terms of Appendix B of our programmatic agreement)

- **FRONT STEP HANDRAIL:** Installation of handrail(s) on the front steps to meet current building code requirements.
- **SIDING, TRIM, EAVES-SOFFITS-FASCIA:** Repair or replacement of damaged wood exterior siding, trim, eaves, soffits, and fascia.
- **ROOF:** Replace wood shingle roof.
- **WINDOWS:** Replacement of windows with energy efficient low-E insulated windows and interior/exterior trim
- **OVERHEAD GARAGE DOOR:** Replacement of the overhead garage door .

CD Coordinator

Tam Roder

Date: July 24, 2020

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 8th Ave
Helena, MT 59620-1202

<p>Property Address: 910 South 27th Street</p> <p>City/Town: Billings, MT County: Yellowstone</p>	<p>Site Number:</p> <p>(Note UM Arch Records: Please contact SHPO with site number at 406-444-7718)</p>
<p>History of Property http://gis.mt.gov/ (Much of this info can be gathered from on-line Cadastral maps.)</p> <p>Current Ownership <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public</p> <p>Current Property Name: 910 South 27th Street</p> <p>Owner(s): Robyn Schleining & Gary Perez</p>	<p>Legal Location www.nris.state.mt.us/gis/ (All of this information can be gathered from the NRIS site.)</p> <p>PM: Montana Township: 01 Range: 26E</p> <p style="padding-left: 40px;">¼ Section: 03</p> <p>24K Quadrangle Name:</p> <p>NOTE: Link noted above is broken; unable to obtain 24K Quadrangle Name (used Yellowstone County GIS for other data)</p>
<p>Historic Use: Private residence</p> <p>Current Use: Private residence</p> <p>Construction Date: 1900 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual</p> <p><input checked="" type="checkbox"/> Original Location <input type="checkbox"/> Moved Date Moved:</p>	<p>UTM Zone www.nris.state.mt.us/gis/</p> <p><input type="checkbox"/> NAD 83</p> <p>Zone: Easting: Northing:</p> <p>Zone: 49T Easting: 305250.28 Northing: 5071741.36</p> <p>NOTE: Used Google Earth to obtain lat/long then converted to UTM @ https://www.latlong.net/lat-long-utm.html</p>
<p>National Register of Historic Places</p> <p>Name of Historic District if Applicable:</p> <p>This Property is listed in the National Register: NO</p> <p>This Organization/Agency believes this property is eligible for NRHP listing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Recorder Information</p> <p>Date of this document: July 28, 2020</p> <p>Form Prepared by: Tam Rodier</p> <p>Organization/Agency: City of Billings – Community Development Division</p>
<p>MT SHPO USE ONLY</p> <p>Eligible for NRHP: <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D</p> <p>Date:</p> <p>Evaluator:</p>	<p>SHPO Comments:</p>

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 2

Property Name: **910 South 27th Street, Billings, MT 59101**

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 1,523 square foot ranch style house, with an 200 square foot basement, on a 7,000 square foot lot. There is a 960 square foot detached, finished accessory building/garage constructed of similar materials to the home. The home and accessory building's exterior walls are covered with wood siding and wood shingles. There is a concrete walkway from the curb walk along South 27th Street to four concrete steps and a covered front stoop. The house was built in 1900. Yellowstone County property records do not indicate the home has been remodeled. The gable roof has wood shingles. The home is in fair condition. Most of the windows have been replaced and are aluminum, insulated, sliding or picture.

There are two detached structures on the lot; a 360 square foot detached shed and 273 square foot detached garage. Residents are using an unimproved off-street parking area on the adjacent lot located south of the house and accessory building/garage that is accessed from the alley.

The home's south yard is partially fenced with wood and/or wire materials.

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 3

Property Name: **910 South 27th Street, Billings, MT 59101**

Site Number:

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



MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

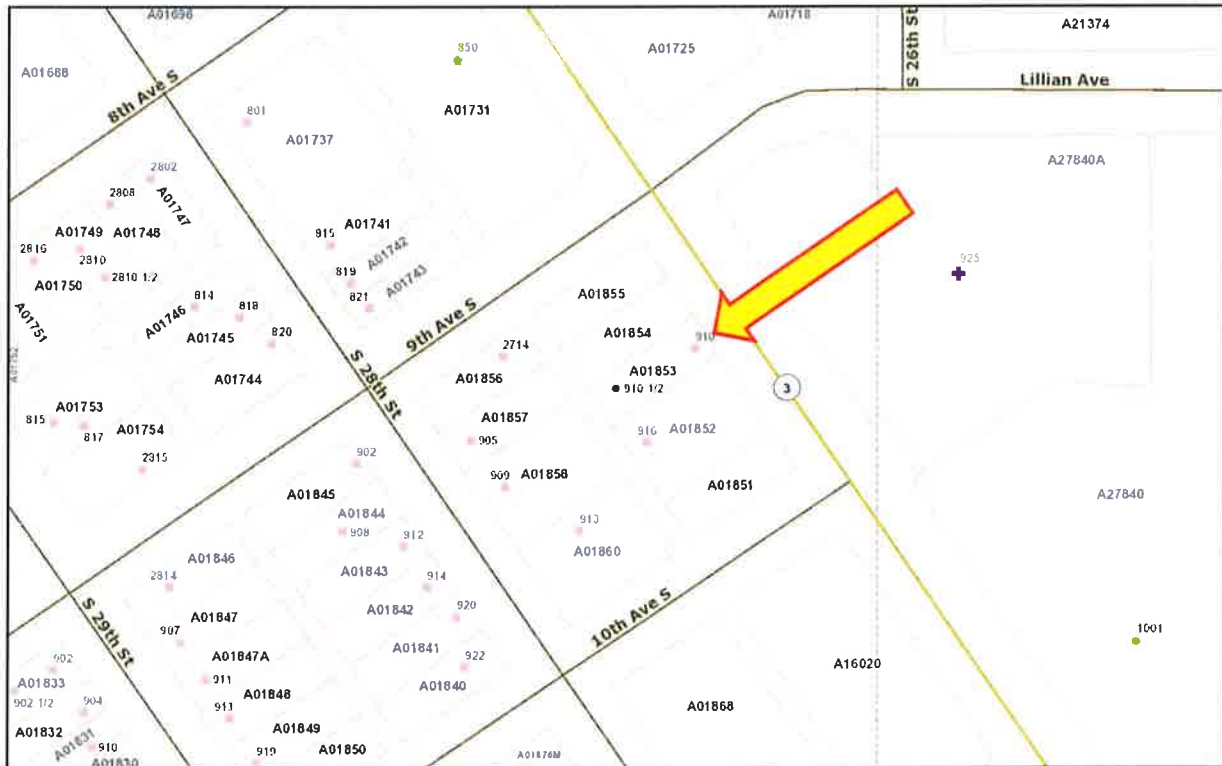
PAGE 4

Property Name: 910 South 27th Street, Billings, MT 59101

Site Number:

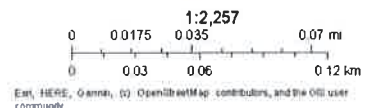
TOPOGRAPHICAL MAP www.nris.state.mt.us/gis

910 S 27th Street



July 23, 2020

- | | | | |
|------------------------|----------------------|--------------------|----------------|
| Boundary | Federal/State Hwy | Local/Private | Undeveloped Rd |
| Federal/State/Arterial | County Rd, Collector | Local Street or Rd | Private Rd |
| Interstate | Principal Arterial | Ramp | BARRIERS |



Yellowstone County

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: **910 South 27th 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: 910 South 27th Street, Billings, MT 59101
Description: Front façade (photographer facing west)



Subject: 910 South 27th Street, Billings, MT 59101
Description: View of the south side of the house

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 6

Property Name: **910 South 27th 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: 910 South 27th Street, Billings, MT 59101

Description: Alternate view of the south side of the house and accessory building/garage



Subject: 910 South 27th Street, Billings, MT 59101

Description: View of the north side of the home

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 7

Property Name: **910 South 27th 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: 910 South 27th Street, Billings, MT 59101
Description: North and west sides of the detached shed along the alley



Subject: 910 South 27th Street, Billings, MT 59101
Description: (L) view of the south side of the shed, (C) view of the rear of the house (east side), (R) view of the north side of the detached accessory building/garage

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 8

Property Name: **910 South 27th 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: 910 South 27th Street, Billings, MT 59101

Description: Rear (west) side of the detached accessory building/garage



Subject: 910 South 27th Street, Billings, MT 59101

Description: (L) South side of the detached accessory building/garage

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 8

Property Name: **910 South 27th 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: 916 South 27th Street, Billings, MT 59101

Description: Neighboring property to the south of the review property (photographer facing east)



Subject: 906 South 27th Street, Billings, MT 59101

Description: Neighboring property to the north of the review property (photographer facing west)

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 8

Property Name: **910 South 27th 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: 925 South 27th Street, Billings, MT 59101

Description: View of commercial property across the street from the review property
(photographer facing east)