

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

City of Billings
City of Laurel

Crow Tribe
Yellowstone County

Presented below is the agenda for the next Yellowstone Historic Preservation Board (YHPB) meeting. Due to COVID-19, the meeting will be held through a virtual platform. Public comment will be taken only during the Public Comment periods as indicated on the agenda. Comments may be sent to the Board via email before 5:00 p.m. on Monday, August 17, 2020. All emails received prior to this time will be read into the record for public comments.

The Public may call in during specific Public Comment periods at (406) 237-6196. All callers will be in a queued system and are asked to remain on hold and be patient. Call will be taken in the order in which they are received. Callers will be restricted to 3-minute periods of testimony as is customary. Live coverage can be viewed:

<https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260/?ref=bookmarks>

1. Call to Order-YHPB: Welcome! YHPB Chair
2. **PUBLIC COMMENT PERIOD** – As required (3 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.*

Please state your name and address for the minutes.
3. **Motion. Approval of the minutes of: February 25, 2020**
4. Old Business: None
5. New Business
 - a. New member application for At-Large Member: Zachary Garhart
 - b. CDBG Review: 910 South 27th Street
 - c. Granny's Attic Update
 - d. National Register Update
6. **Other Business**
 - a. **Announcement:** The next Yellowstone Historic Preservation Board meeting will be held as announced:
7. **Future Agenda Items**

8. **Adjournment**

YHPB Agenda

3.

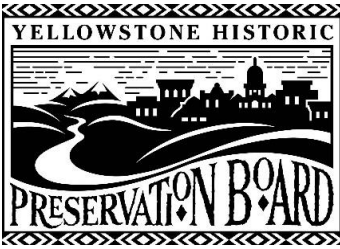
Meeting Date: 08/18/2020

Subject

Motion. Approval of the minutes of: February 25, 2020

Attachments

February 25, 2020 Minutes



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
February 25, 2020
First Floor Conference Room
2825 3rd Avenue North

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

Members Absent – Blain Fandrich

Staff Present – Lora Mattox and Lauren Hunley

Others Present – Perry Moler

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

Public Comment – No public comment.

New Business:

2020 YHPB Roundtable:

Awards: The board received one nomination for each category.

Eugene Carroll Award – Blain Fandrich nominated Lynelle Peterson. Blain submitted the following:

“Lynelle Peterson has over 35 years of cultural resource management experience in Montana and surrounding states. As president of the Plains Anthropological Society, she raised awareness of of cultural preservation in Yellowstone County by bringing the Plains Anthropology Conference to Billings in 2004. She is an active member of the Montana Archaeological Society, where she has held numerous offices, including president and treasurer. Newspapers have interviewed her for expert information about archaeological sites throughout the region. She has also worked to help preserve and interpret nationally important sites such as Chief Plenty Coups State Park”. Sue motions to accept Lynelle as this year’s Eugene Carroll Award winner, seconded by Evan, approved.

Best Practices Award – A&E Design nominated the 124 Group, LLC and the McDonald Building for the award. The McDonald building is located at 124 N. 29th Street and is home to the original YMCA and most recently Wendy’s and office space. Through the redevelopment, the main level and second floor serve as office space for A&E, the 3rd floor offers 12 apartments. Keith motions to accept the McDonald Building as the award recipient for the Best Practices, Sue seconds, approved.

Blain will present the Eugene Carroll award and Kevin will present the Best Practices award.

Refreshments: Over the last couple year, YHPB members have brought refreshments to share with Roundtable festivities. This year WHC will provide the coffee/water, Sue will bring cheese/grapes, Becky will bring muffins, Lora will bring some mandarins, and Kevin will bring some donuts. We should be covered!

Old Business:

Laurel-Riverside Park – Lora provided an update on activities in regards to Riverside Park. Nick, Laurel City Planner is applying for the Department of Commerce historic preservation economic development grant. It is due on February 28 and Lora has been assisting as needed. The Laurel City Council did approved a resolution to move forward with a National Register nomination for the park. After the Roundtable is over in March, the board will discuss the best way to move forward with assisting Laurel on the nomination. Lora asks Lauren and WHC to review the current workload and see if we can allocate hours each month towards the project. Lora will keep everyone in the loop as we move forward.

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

Historic Preservation Officer Report – Both WHC and Lora have been in discussion on the expansion or additional historic districts in the North Elevation area with Perry Moler. Perry was in attendance today and asked the best way to approach as the Next Door neighborhood group is looking at changing names to the “Historic North Elevation, Pioneer Park, McKinley Neighborhood”. Perry is interested specifically at this time to include the east side of the 800 Block of N. 31st Street. Lora said she could talk to the state and see the best way to expand, either the current district or develop new (through the different subdivisions). Lora also stated that this would not be able to start quickly due to capacity and work load, but is next on the list to explore.

Board Roundtable – Lauren states that the Western Heritage Center will re-open on March 3, 2020 and provided flyers on the different exhibits. The exhibits include:

- Now a Montanan, Stories of Immigrant Women in Yellowstone County;
- Saints & Sinners, Women Breaking Tradition;
- When Culture Meets Fashion, Apsalooke Crow Style; and
- Hazel Hunkins, Billings Suffragist

The next meeting – YHPB Roundtable, March 17, 2020

Adjournment.

Consultant Report:

National Register Work

WHC has reviewed the Mausoleum Nomination Packet and presents it to the Board for approval and permission to submit to SHPO. Kevin has also been coordinating work to advance the McKinley School nomination.

WHC prepared and mailed 48 Roundtable invitations for the March 17th Event. Each invitation also included nomination forms for the Eugene Carroll and Best Practices awards. To date, the Montana Historical Society and Chief Plenty Coups State Park have confirmed attendance. Reminders will be sent the first week of March.

The WHC continues to help community members research historic properties in Yellowstone County. This include work with Onearc Films on the Northern Hotel and helping Perry Molier explore a possible extension to the North Elevation District.

The WHC also reports that Cecelia Gavinsky, Collections Manager at the Western Heritage Center, will be transitioning as the new liason to the Yellowstone Historic Preservation Board.

YHPB Agenda

5. a.

Meeting Date: 08/18/2020

Subject

New member application for At-Large Member: Zachary Garhart

Attachments

Zac Garhart Application

FEB 27 2020

BOARD APPLICATION FORM
YELLOWSTONE COUNTY, MONTANA

NAME: Zachary Garhart HOME PHONE: (307) 575-4478
 ADDRESS: 2166 Dallas Drive WORK PHONE: (406) 256-6811
 CITY: Billings STATE: MT ZIP: 59102
 BUSINESS OR JOB: Yellowstone County Museum
 E-MAIL ADDRESS: info@gemhistory.org
 BOARD OR COMMISSION APPLIED FOR: Yellowstone Historic Preservation Board

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

See Attached

Why do you wish to serve on this Board or Commission?

See Attached

Additional information that you feel is pertinent (attach additional sheets if needed):

N/A

Zachary Garhart
Signature

2/25/2020
Date

Return application to: Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000

OFFICE USE ONLY:

APPOINTED: YES NO DATE _____

TERM EXPIRATION DATE: _____

(Circle one)

ORIGINAL APPOINTMENT REAPPOINTMENT TERM NO: _____

Zachary Garhart
Yellowstone Historic Preservation Board Application

Please describe your experience or background that you believe qualifies you for service on this Board or Commission:

- 1) Master of Arts in Anthropology earned in 2017 from the University of Wyoming
- 2) 10 years of experience working on preservation projects
- 3) Staff member at the Yellowstone County Museum
- 4) Intimate knowledge of Northwest Plains and Rocky Mountain prehistoric sites
- 5) A passion for historic preservation

Why do you wish to serve on this Board or Commission?

I would like to serve on the Yellowstone Historic Preservation Board to ensure it has easy and direct access to the resources at the Yellowstone County Museum. I have a passion for historic preservation and a desire to be directly involved with community projects.

YHPB Agenda

5. b.

Meeting Date: 08/18/2020

Subject

CDBG Review: 910 South 27th Street

Attachments

910 S 27th CDBG



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

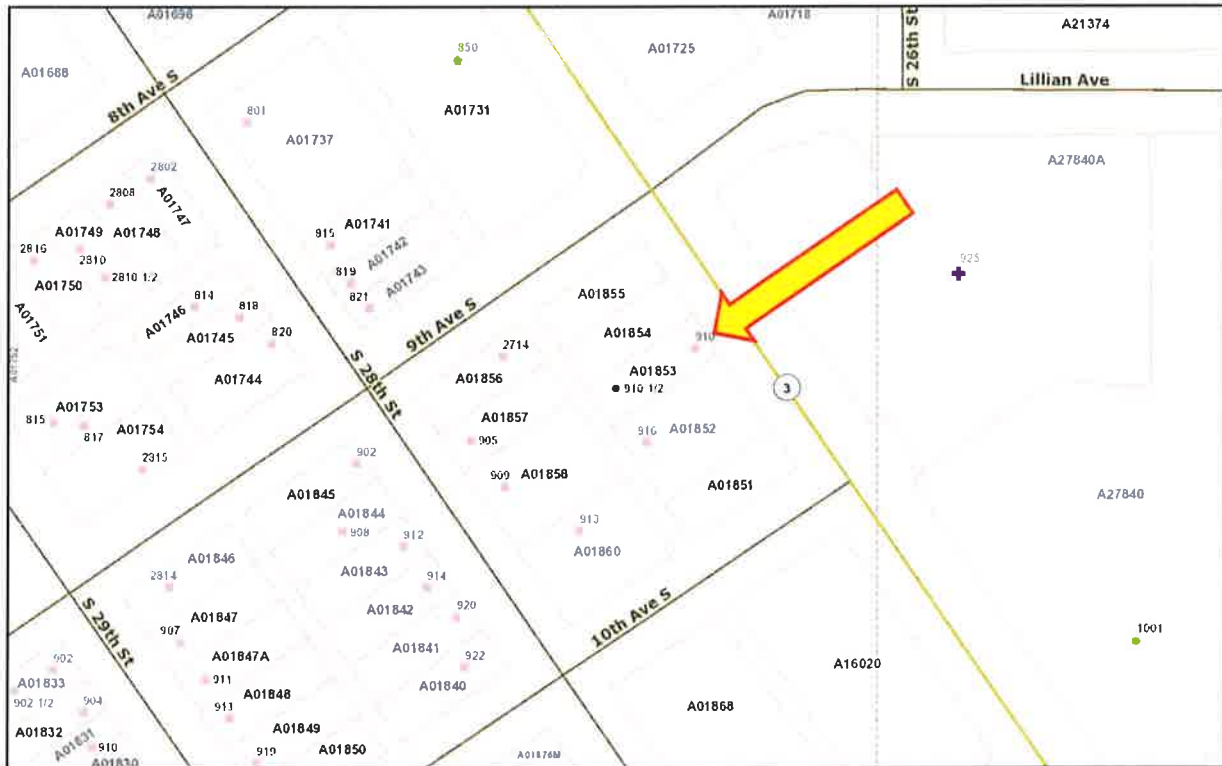
PAGE 4

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

Site Number:

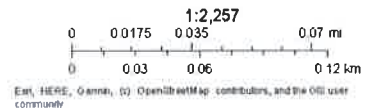
TOPOGRAPHICAL MAP www.nris.state.mt.us/gis

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)