



## **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**

**OCTOBER 19, 2021, MEETING TIME: 8:30 a.m.  
1st Floor Large Conference Room, Miller Building  
2825 3rd Avenue North, Billings, Montana 59101**

1. **Call to Order-YHPB: Welcome! YHPB Chair**
  - a. **Public Comment Period** - As required (3 minute maximum per person). Any member of the public may be heard on any subject that is not scheduled as a public hearing. If there is a public hearing scheduled for the YHPB, members of the public are invited to speak during the public comment period of the public hearing. Items not on the agenda may be commented on, however, the Yellowstone Historic Preservation Board will not take any action on those items at this time, but could choose to add an item to the next meeting's agenda for discussion.
2. Motion: Approval of the minutes of August 17, 2021
3. **Old Business: None**
4. **New Business**
  - a. 3311 2nd Avenue North - Community Development Review
  - b. 220 N 25th Street Community Development Review
  - c. 220 N 27th Street Community Development Review
  - d. Montana History Foundation Grant: Electronic Walking Tour App
  - e. Board & Commission Meeting Protocols
5. **Other Business**
  - a. Consultant Report
  - b. Historic Preservation Officer Report
  - c. Board Roundtable
6. **Future Agenda Items: Potential for a COA: The Burger Dive**  
**Next meeting scheduled for November 16, 2021.**
7. **Adjournment**

YHPB Agenda

2.

Meeting Date: 10/19/2021

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Subject

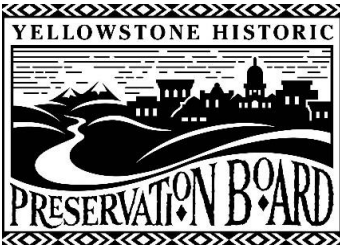
Motion: Approval of the minutes of August 17, 2021

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**Attachments**

August 17, 2021 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 17, 2021**  
**Yellowstone County Museum**  
**1950 Terminal Circle, Airport**

**Members Present** – Zachary Garhart, Becky Jeter, Brenna Moloney, Linda Lien, Kevin Nelson and Keith Edgerton

**Members Excused** – Evan Bruce and Blain Fandrich

**Staff Present** –Lora Mattox and Kevin Kooistra

**Others Present** – None

**Call to Order and Welcome** – The board welcomes Linda to the board! Lora provided a brief overview of the board, how it is funded through the State and National Park Services, some of the projects and duties and how lucky the board is to have Western Heritage Center as our consultant. Linda introduced herself to the board and is happy to be here, also, she was available to attend the Fratt School open house Saturday and shared the brochure that was given out.

**Public Comment** – No public comment.

**Minutes** – The July minutes were approved on a motion by Becky, seconded by Keith. Approved.

**Old Business:**

**2021 YHPB Roundtable** – Brief update on the status of the Roundtable. Lora suggest that we include an encouragement of mask wearing by participants attending this year’s event. There is concern with the uptick of the Delta Covid virus and its impact on in-person events. We will move forward for now as planned. Lora will send an email out closer to the event on board volunteers for snacks, WHC will provide coffee and water.

**YHPB Award Nominations** – Lora shared that one nomination was received for the Best Practices award and was submitted by Cushing Terrell for the renovation of the Alberta Bair Theater. Reviewing the parameters of the award, the board determined that although a wonderful economic benefit to the downtown and community with its continued use as a theater, it didn’t meet the historic preservation definitions in the award nomination. However, the project and Cushing Terrell deserve recognition, therefore, the board will present an acknowledgement of recognition at the Roundtable.

Eugene Carroll Award nominations from the board included Dr. Tom Rust from MSU-B. On a motion from Kevin, seconded by Brenna, Dr. Rust was approved as this year’s Eugene Carroll Award recipient. Keith abstained from the vote due to his association with Dr. Rust.

Best Practices Award nominations from the board included the Moss Mansion for their rehabilitation work in association with the Montana State Tourism Grant and the continued maintenance of the Moss Mansion. Keith motions to award the Best Practices Award to the Moss Mansion, seconded by Brenna, approved unanimously.

**New Business: None**

**Other Business:**

**Consultant Report** – Kevin Kooistra reported the following activities by the WHC:

**NATIONAL REGISTER NOTES:**

Announcement for Billings Mausoleum accepted on the Register by July 1. Sent promotional notice to YHPB Facebook and news media.

Send Blaine and Lora a list of properties we sent SHPO for the North Elevation Historic District.

**RESEARCH DOCUMENTATION:**

Kooistra photographed and digitally archived images of the Lazy KT Motel, a historic property in Billings facing demolition.

Cecelia Gavinsky, Collections Manager, completed a research request for 20 North 29th Street for the Downtown Billings Alliance (DBA).

Sent out 60 notices through snail mail about the September 21 YHPB Roundtable and asking for award nominations by August 14.

**HPO Report** – Lora Mattox stated that the first half CLG report will be due at the end of next month.

**Board Roundtable** – WHC announces that they were approved for the landscaping updates to the lawn area of the museum. The shrubbery will be removed and new fencing will be installed in the back. Zac let the board know of some of the updates to the County Museum building including the windows which will be kept original with painted frames. He's excited to show the board the changes in other locations of the museum.

**Future Agenda Items:** YHPB Roundtable!

**Next YHPB Meeting:** September 21, 2021 at 8:30 a.m. for the YHPB Roundtable.

YHPB Agenda

4. a.

Meeting Date: 10/19/2021

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Subject

3311 2nd Avenue North - Community Development Review

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**Attachments**

3311 2nd Ave N Review

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September 28, 2021

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) FUNDS FOR REHABILITATION  
3311 2<sup>nd</sup> AVENUE N, 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 repair the current boiler, install new heating / air conditioning units, and making necessary repairs to water damaged units.

Sincerely,

Tam Rodier  
CD Program Coordinator

TLR

**Community  
Development  
Division**

2825 3rd Ave. N  
Billings, MT 59101  
6th Floor  
P 406.657.8281  
TTY 711

## HISTORIC PRESERVATION REVIEW REQUEST

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

City of Billings  
Community Development Division  
Community Development Block Grant (CDBG) Programs

**Address:** 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

**Owner:** HAB Development, an instrumentality of the Housing Authority of Billings (also known as HomeFront)

**Year Built:** 1961

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

- Repair or replace the current boiler,
- Install new heating / air conditioning units, and
- Making necessary repairs to water-damaged units.

CD Coordinator Tam Rodier

Date: September 28, 2021

# 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:** 3311 2nd Avenue North

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: Off the Streets, 3311 2nd Avenue N

Owner(s): HAB Development, an instrumentality of the Housing Authority of Billings (also known as HomeFront)

**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: 1S Range: 26E

¼ Section: 03

24K Quadrangle Name:

**NOTE:** Link above broken; used info within legal description

**Historic Use:** Motel (Western Inn Motel)

Current Use: Low-barrier shelter and quarantine / isolation services

Construction Date: 1961  Estimated  Actual

Original Location  Moved Date Moved:

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

NAD 83

**UTM:**

Zone: 49T Easting: 307373.67 Northing: 5072583.95

**NOTE:** Link above broken; used Google Maps to obtain

## 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 28, 2021

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: 3311 2nd Avenue North

Site Number:

**ARCHITECTURAL DESCRIPTION**

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

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

**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 low-rise, two-story, single motel building with two wings comprising a total of 40 units plus an office. The building is in average condition. The exterior walls are wood-framed and concrete block with exterior surfaces of concrete block atop a concrete foundation. There is no basement. The motel was built in 1961 and Yellowstone County property records indicate the building was remodeled in 1993. The gable roof has asphalt shingles.

Each unit has at least two sliding glass windows.

A covered concrete walkway is located adjacent to the ground floor units (no steps). There is a covered, exterior stairway leading to second floor units. The stair treads are metal and concrete and lead to covered walkway providing access to second floor units.

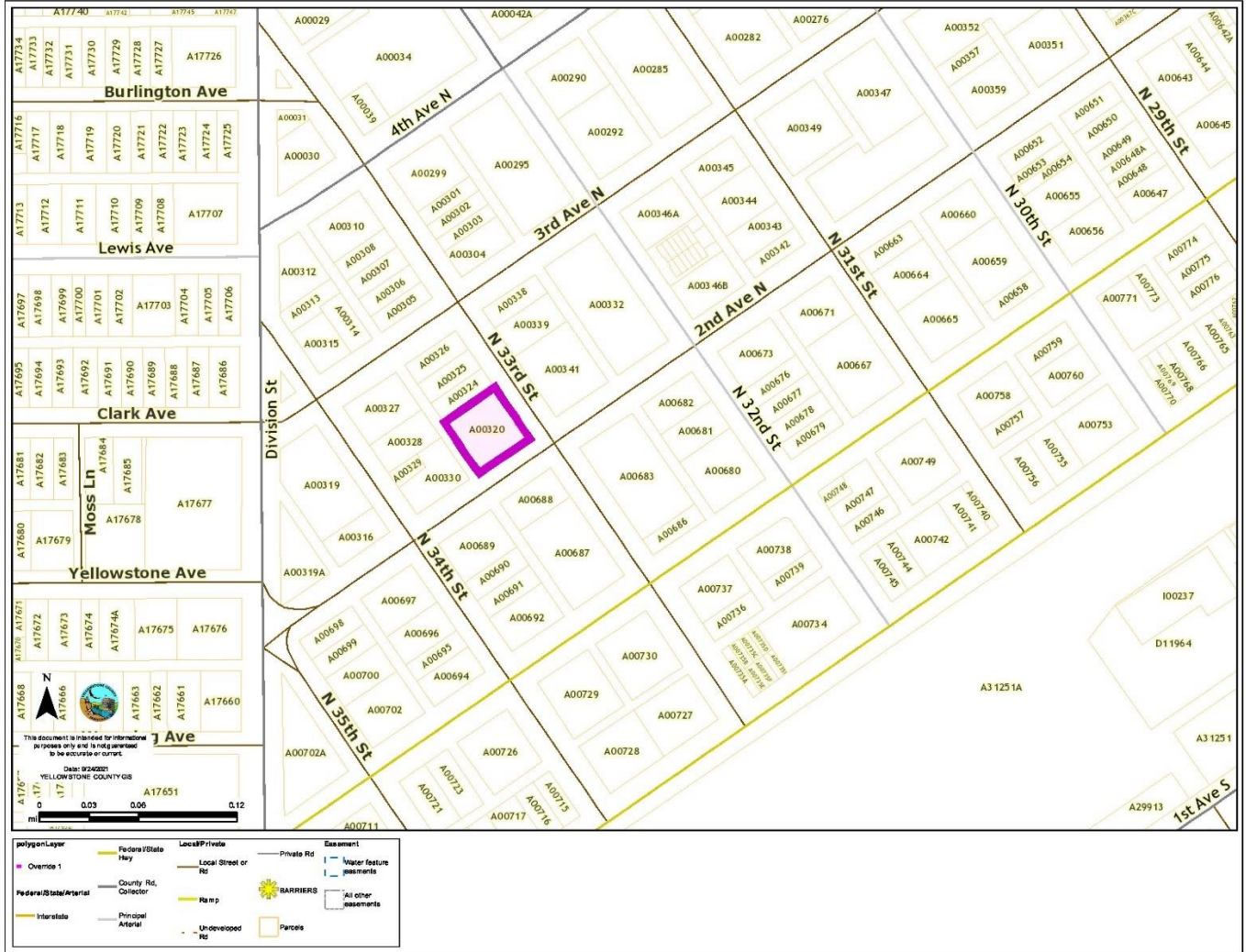
There is on-site parking in front of the building and along the alley at the back, boulevard sidewalks, and boulevard green space and trees.

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

Property Name: 3311 2nd Avenue North

Site Number:

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



MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES

PAGE 4

Property Name: 3311 2nd Avenue North

Site Number:

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



**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 3311 2nd Avenue North

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 of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

Photo is taken looking: West



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

Photo is taken looking: North

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 6

Property Name: 3311 2nd Avenue North

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 of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Northeast from alley at 2<sup>nd</sup> Ave. N



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Southeast from alley

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 7

Property Name: 3311 2nd Avenue North

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 of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Southwest from 2nd Avenue N



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Northwest from the intersection of 2nd Avenue N & N 33<sup>rd</sup> Street

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 8

Property Name: 3311 2nd Avenue North

Site Number:

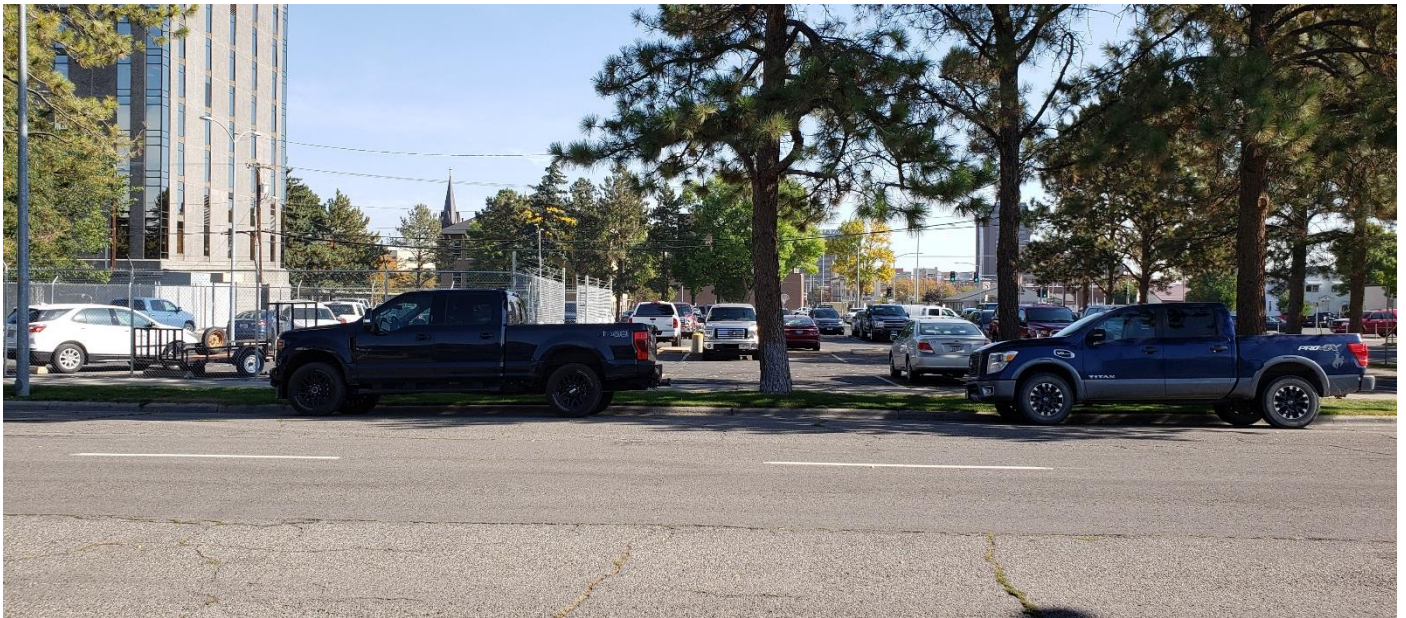
PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
***Photocopy this page for additional photos***



Subject of photo: 216 N 33<sup>rd</sup> Street, Billings, MT 59101

**Property immediately to the north of the subject property**

Photo is taken looking: Southwest from 2nd Avenue N



Subject of photo: BILLINGS ORIGINAL TOWNSITE, Block 53, Lots 18-24 (Tax Code A00341)

**Property across N 33<sup>rd</sup> Street to the east of the subject property**

Photo is taken looking: East from the subject property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 3311 2nd Avenue North

Site Number:

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

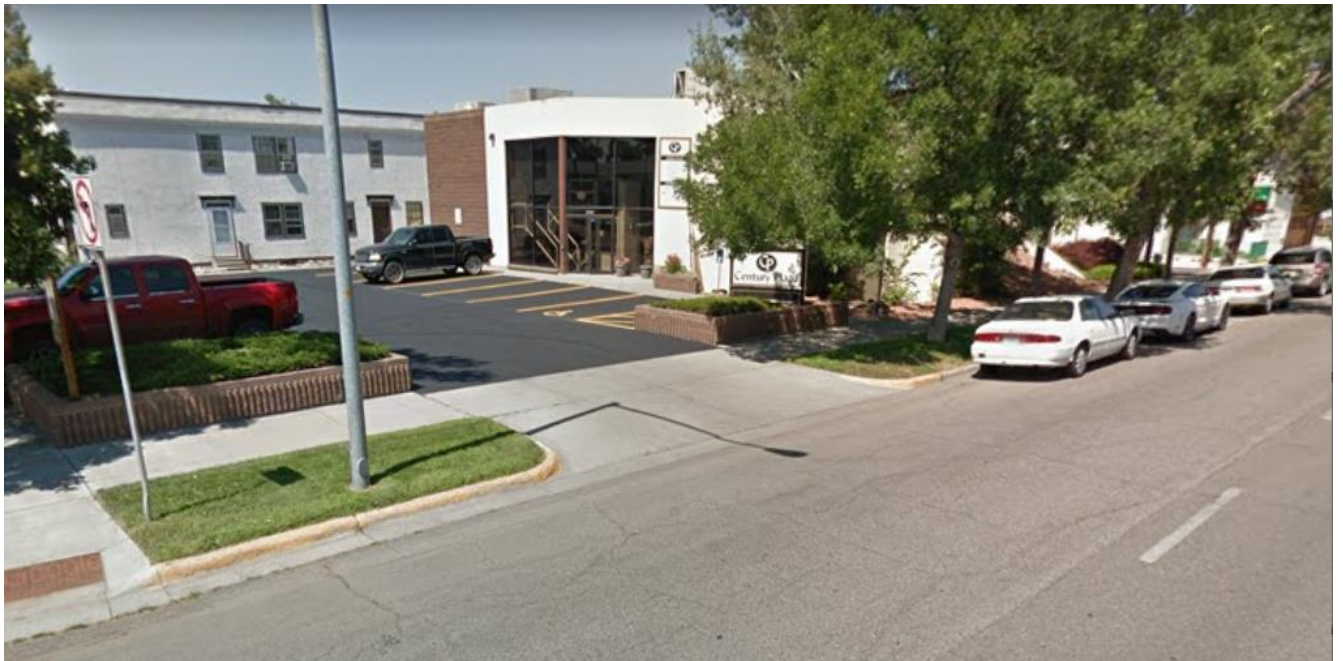
***Photocopy this page for additional photos***



Subject of photo: 3300 2<sup>nd</sup> Avenue N, Billings, MT 59101

**Property across 2<sup>nd</sup> Avenue North to the south of the subject property**

Photo is taken looking: South from the subject property



Subject of photo: 3333 2<sup>nd</sup> Avenue N, Billings MT 59101

**Property across the alley to the west of the subject property**

Photo is taken looking: Northeast

YHPB Agenda  
Meeting Date: 10/19/2021

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4. b.

Subject  
220 N 25th Street Community Development Review

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**Attachments**

220 N25th

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October 13, 2021

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) FUNDS FOR INSTALLATION OF NEW PUBLIC  
HANDWASHING STATION / RESTROOM UNIT(S) AT  
220 NORTH 25<sup>TH</sup> STREET, 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 the installation of one or two new pre-fabricated, stand-alone, public handwashing station / restroom units on the site using federal funds. Proposed work includes the installation the unit(s).

Sincerely,

Tam Rodier  
CD Program Coordinator

TLR

**Community  
Development  
Division**

2825 3rd Ave. N  
Billings, MT 59101  
6th Floor  
P 406.657.8281  
TTY 711

## HISTORIC PRESERVATION REVIEW REQUEST

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

City of Billings  
Community Development Division  
Community Development Block Grant (CDBG) Programs

**Address:** 220 North 25<sup>th</sup> Street, Billings, MT 59101

**Owner:** City of Billings

**Year Built:** 1990

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

- Installing one or two pre-fabricated, stand-alone, public handwashing station / restroom units on the site

CD Coordinator Tam Rodier

Date: October 13, 2021

# 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:** 220 North 25<sup>th</sup> Street

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: 220 North 25<sup>th</sup> Street

Owner(s): City of Billings

**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: 01N Range: 26E  
¼ Section: 33

24K Quadrangle Name:

**NOTE:** Link above broken; used info within legal description

**Historic Use:** City Hall

Current Use: MET Transit Transfer Station

Construction Date: 1990  Estimated  Actual

Original Location  Moved Date Moved:

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

NAD 83

**UTM:**

Zone: 12T Easting: 6994519.44 Northing: 5073284.07

**NOTE:** Link above broken; online tools to determine UTM Zone, Lat/Long:

[What UTM Zone am I in ? - Interactive Web Map \(mangomap.com\)](#)

[Lat Long to UTM Converter](#)

## 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: October 12, 2021

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: 220 North 25<sup>th</sup> Street, Billings, MT 59101

Site Number:

**ARCHITECTURAL DESCRIPTION**

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

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

**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 single-story, bus transfer station and associated office building. The building and other structures (shaded waiting areas, kiosks, benches, etc.) are in average to good condition. The exterior walls are wood-frame / joist / beam with exterior surfaces of concrete block, stone, metal, glass, atop a concrete foundation. It is believed based on City of Billings building permit records that the building and other structures were constructed in 1990. The building permit records reviewed indicate the previous use was as a bank drive through.

There are concrete sidewalks adjacent to the ground level offices in the center of the property with no step entrances to the building. There are also sidewalks along the property perimeter on North 25<sup>th</sup> Street, 2<sup>nd</sup> Avenue North, and 3<sup>rd</sup> Avenue North, and adjacent to the on-site parking along the alley. There are bushes and trees within the property boundaries.

There is on-site parking adjacent to the alley on the west side of the property. There is no on-street parking on North 25<sup>th</sup> Street, 2<sup>nd</sup> Avenue North, or 3<sup>rd</sup> Avenue North.

**NOTE:** This historic review is undertaken to contemplate the installation of one (1) or two (2) pre-fabricated, stand-alone, public handwashing station / restroom facility(ies) on the property. It is believed no changes to the existing structures will be necessary, other than connecting water, sanitary sewer and electricity to the unit.

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

PAGE 3

Property Name: 220 North 25<sup>th</sup> Street, Billings, MT 59101

Site Number:

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



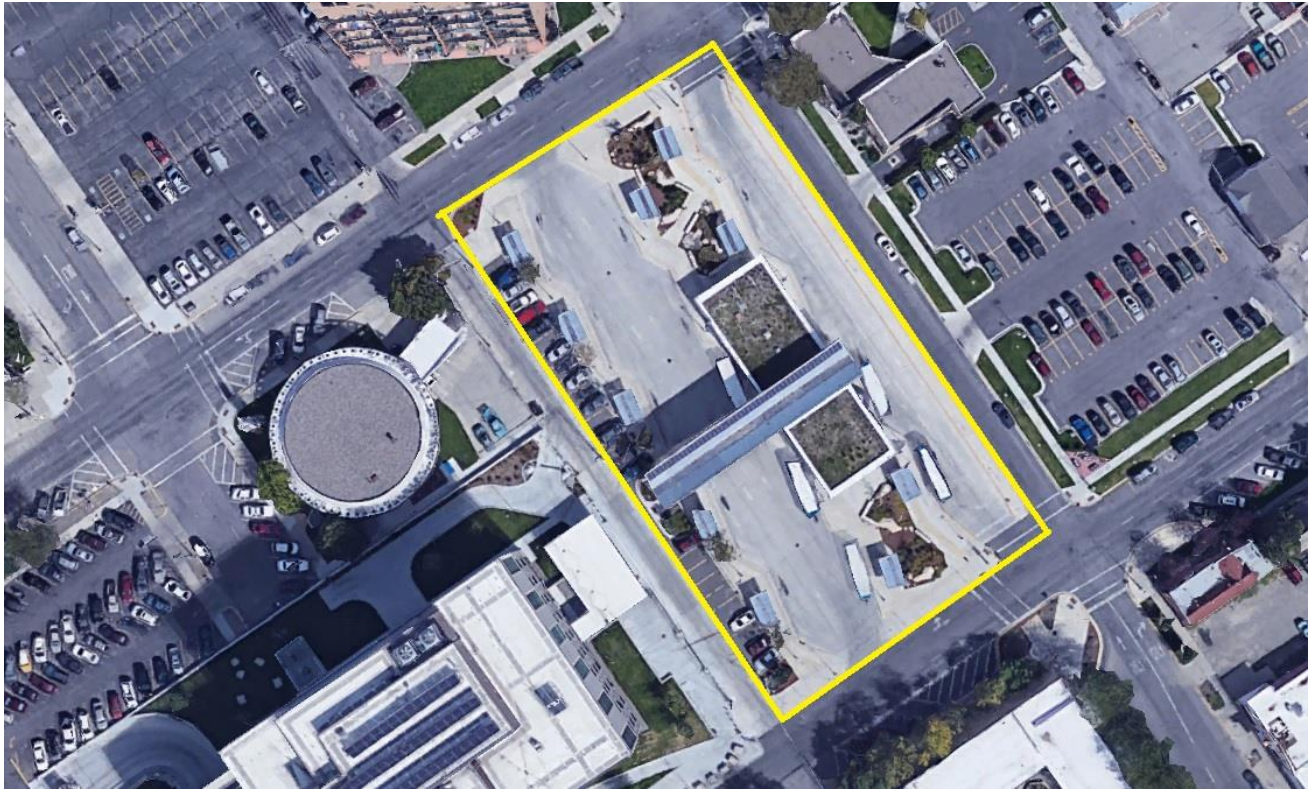
**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 4

Property Name: 220 North 25<sup>th</sup> Street, Billings, MT 59101

Site Number:

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



Potential sites for the installation of one or two pre-fabricated, stand-alone, public handwashing stations / restrooms at the MET Transit transfer station property.

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 220 North 25<sup>th</sup> 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 of photo: 220 North 25<sup>th</sup> Street, Billings, MT 59101  
Photo is taken from above, looking west



Subject of photo: 220 North 25<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: Southwest from 2<sup>nd</sup> Ave N & N 25<sup>th</sup> St intersection

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 6

Property Name: 220 North 25<sup>th</sup> 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 of photo: 220 North 25th Street, Billings, MT 59101  
Photo is taken looking: South from 3<sup>rd</sup> Ave N



Subject of photo: 220 North 25th Street, Billings, MT 59101  
Photo is taken looking: North from 2<sup>nd</sup> Ave N

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 7

Property Name: 220 North 25<sup>th</sup> 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 of photo: Federal Courthouse / 2601 2<sup>nd</sup> Ave N, Billings, MT 59101

**Property across alley from the subject property**

Photo is taken looking: North from 2<sup>nd</sup> Ave N



Subject of photo: Back of the Clock Tower Inn / 2511 2<sup>st</sup> Ave N, Billings, MT 59101

**Property across 2<sup>nd</sup> Ave N from the subject property**

Photo is taken looking: South from the subject property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 8

Property Name: 220 North 25<sup>th</sup> 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 of photo: Yellowstone County parking lot / 201 North 25<sup>th</sup> Street, Billings, MT 59101

**Property across North 25<sup>th</sup> Street from the subject property**

Photo is taken looking: East from the subject property



Subject of photo: Altana FCU / 219 N 25<sup>th</sup> Street, Billings, MT 59101

**Property across N 25<sup>th</sup> Street to the east of the subject property**

Photo is taken looking: Southeast

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 9

Property Name: 220 North 25<sup>th</sup> 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 of photo: The Terrace Apartments / 300 North 25th Street, Billings, MT 59101

**Property across 3<sup>rd</sup> Avenue N from the subject property**

Photo is an aerial view of the property taken looking: North from 3<sup>rd</sup> Avenue N



Subject of photo: Sheriff's Dept. / 2550 3<sup>rd</sup> Ave, Billings, MT 59101

**Property across the alley west of the subject property**

Photo is taken looking: Southeast from 3<sup>rd</sup> Avenue N

**YHPB Agenda**  
**Meeting Date:** 10/19/2021

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**4. c.**

**Subject**  
220 N 27th Street Community Development Review

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**Attachments**

220 N27th

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October 13, 2021

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) FUNDS FOR INSTALLATION OF A NEW PUBLIC  
HANDWASHING STATION / RESTROOM AT  
220 NORTH 27<sup>TH</sup> STREET, 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 the installation of a new pre-fabricated, public handwashing station / restroom unit on the site using federal funds. Proposed work includes the installation of the unit.

Sincerely,

Tam Rodier  
CD Program Coordinator

TLR

**Community  
Development  
Division**

2825 3rd Ave. N  
Billings, MT 59101  
6th Floor  
P 406.657.8281  
TTY 711

## HISTORIC PRESERVATION REVIEW REQUEST

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

City of Billings  
Community Development Division  
Community Development Block Grant (CDBG) Programs

**Address:** 220 North 27<sup>th</sup> Street, Billings, MT 59101

**Owner:** City of Billings

**Year Built:** 1940

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

- Installing one pre-fabricated, stand-alone, public handwashing station / restroom on the site

CD Coordinator Tam Rodier

Date: October 13, 2021

# 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:** 220 North 27<sup>th</sup> Street

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: 220 N 27<sup>th</sup> Street

Owner(s): City of Billings

**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: 03

24K Quadrangle Name:

**NOTE:** Link above broken; used info within legal description

**Historic Use:** City Hall

Current Use: City Hall / Park 3 Garage

Construction Date: 1940  Estimated  Actual

Original Location  Moved Date Moved:

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

NAD 83

**UTM:**

Zone: 12 Easting: 692197.21 Northing: 5073983.75

**NOTE:** Link above broken; online tools to determine UTM Zone, Lat/Long:

[What UTM Zone am I in ? - Interactive Web Map \(mangomap.com\)](#)

[Lat Long to UTM Converter](#)

**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: October 13, 2021

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: 220 North 27<sup>th</sup> Street, Billings, MT 59101

Site Number:

**ARCHITECTURAL DESCRIPTION**

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

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

**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 four-story, office building (police, courts, attorneys, City Council / Court chambers, information technology, etc.) and attached three-story Park 3 parking garage with ground floor offices (City Hall, finance, administration, parking, meeting rooms, etc.). The building(s) are in average to good condition. The exterior walls are wood-frame / joist / beam with exterior surfaces of concrete block, stone, metal, glass, atop a concrete foundation. It is believed the police portion of the building was built in 1940; there have been multiple interior remodels since then. It is believed the Park 3 Garage / office building was constructed in about 1990.

There are concrete sidewalks adjacent to the ground level offices along North 27<sup>th</sup> Street, 3<sup>rd</sup> Avenue North, and 2<sup>nd</sup> Avenue North with no step entrances to the buildings. There are boulevard bushes and trees located along North 27<sup>th</sup> Street, 3<sup>rd</sup> Avenue North, and 2<sup>nd</sup> Avenue North.

There is a fully-enclosed skybridge leading from the 2<sup>nd</sup> floor of the police / court building to the 2<sup>nd</sup> floor of the Yellowstone County Courthouse across North 27<sup>th</sup> Street. There is a second a fully-enclosed skybridge leading from the 2<sup>nd</sup> floor of the Park 3 garage 2<sup>nd</sup> level to second floor of the Valley Credit Union building across the alley west of the subject facility.

There is minimal on-site parking on the 3<sup>rd</sup> Avenue North side of the police / court facility. There is also some on-site parking along the alley to the west of the police / court facility. There is on-street metered parking along 2<sup>nd</sup> Avenue North, south of the Park 3 parking garage.

**NOTE:** This historic review is undertaken to contemplate the installation of a pre-fabricated, stand-alone, public handwashing station / restroom unit outside the southwest corner of the Park 3 garage adjacent to the alley. It is believed no changes to the existing structures will be necessary, other than connecting water, sanitary sewer and electricity to the unit.

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

Property Name: 220 North 27<sup>th</sup> Street, Billings, MT 59101

Site Number:

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



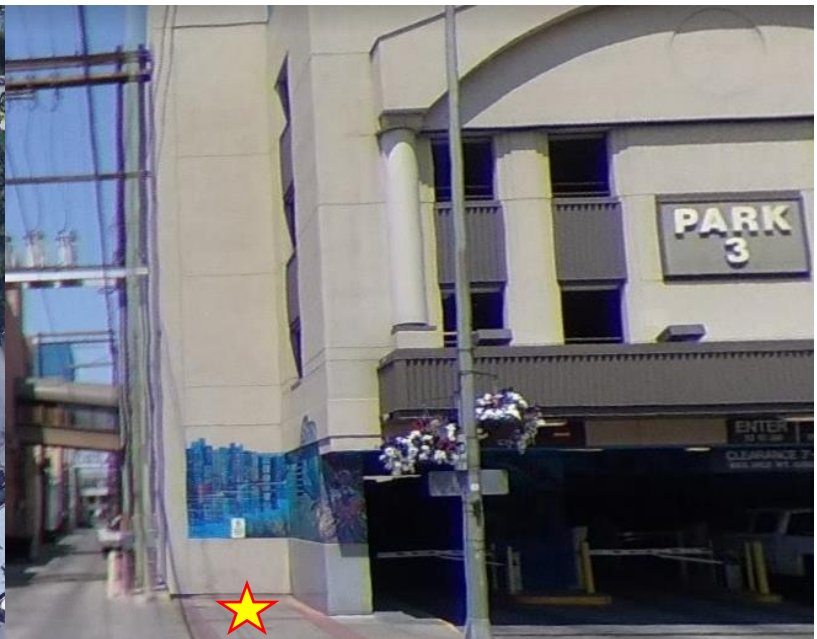
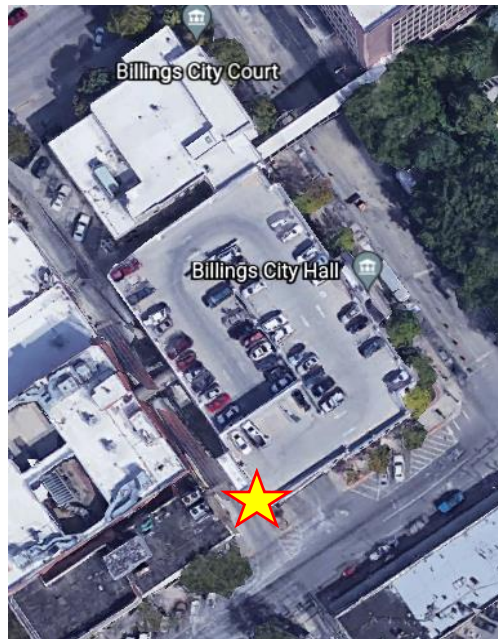
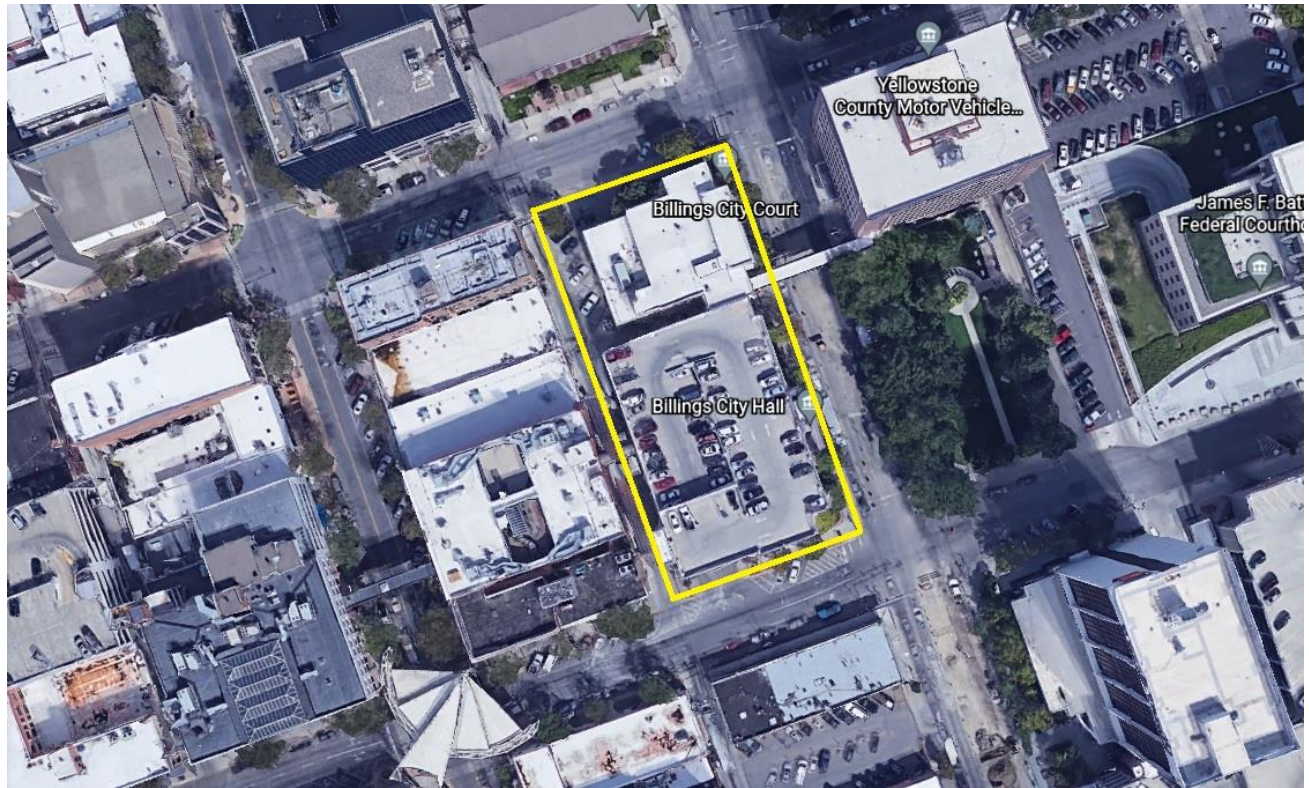
MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES

PAGE 4

Property Name: 220 North 27<sup>th</sup> Street, Billings, MT 59101

Site Number:

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



★ Potential site for the installation of a pre-fabricated, stand-alone, public handwashing station / restroom unit near the SW corner of the Park 3 garage, adjacent to alley

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 220 North 27<sup>th</sup> 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 of photo: 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: West



Subject of photo: City Hall / Park 3 Garage end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: West

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 6

Property Name: 220 North 27<sup>th</sup> 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 of photo: Park 3 / City Hall end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: North from 2<sup>nd</sup> Ave. N



Subject of photo: Park 3 / City Hall end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: North showing alley

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 7

Property Name: 220 North 27<sup>th</sup> 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 of photo: Police & Court end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: Southwest from the intersection of N 27<sup>th</sup> Street & 2nd Avenue N



Subject of photo: Police & Court end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: West from North 27<sup>th</sup> Street

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 8

Property Name: 220 North 27<sup>th</sup> 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 of photo: Police & Court end of the subject property / 220 North 27<sup>th</sup> Street, Billings, MT 59101  
Photo is taken looking: South from 3<sup>rd</sup> Avenue N



Subject of photo: Yellowstone County Courthouse / 217 North 27<sup>th</sup> Street, Billings, MT 59101  
**Property across North 27th Street from the Police / Court end of the subject property**  
Photo is taken looking: East from the subject property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 9

Property Name: 220 North 27<sup>th</sup> 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 of photo: Yellowstone County Courthouse Lawn / 217 North 27<sup>th</sup> Street, Billings, MT 59101  
**Property across North 27<sup>th</sup> Street from the City Hall / Park 3 end of the subject property**  
Photo is taken looking: East from the subject property



Subject of photo: 2716 3<sup>rd</sup> Avenue N, Billings, MT 59101  
**Property across the alley to the west of the Police / Court end of the subject property**  
Photo is taken looking: South

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 10

Property Name: 220 North 27<sup>th</sup> Street, Billings, MT 59101

Site Number:

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

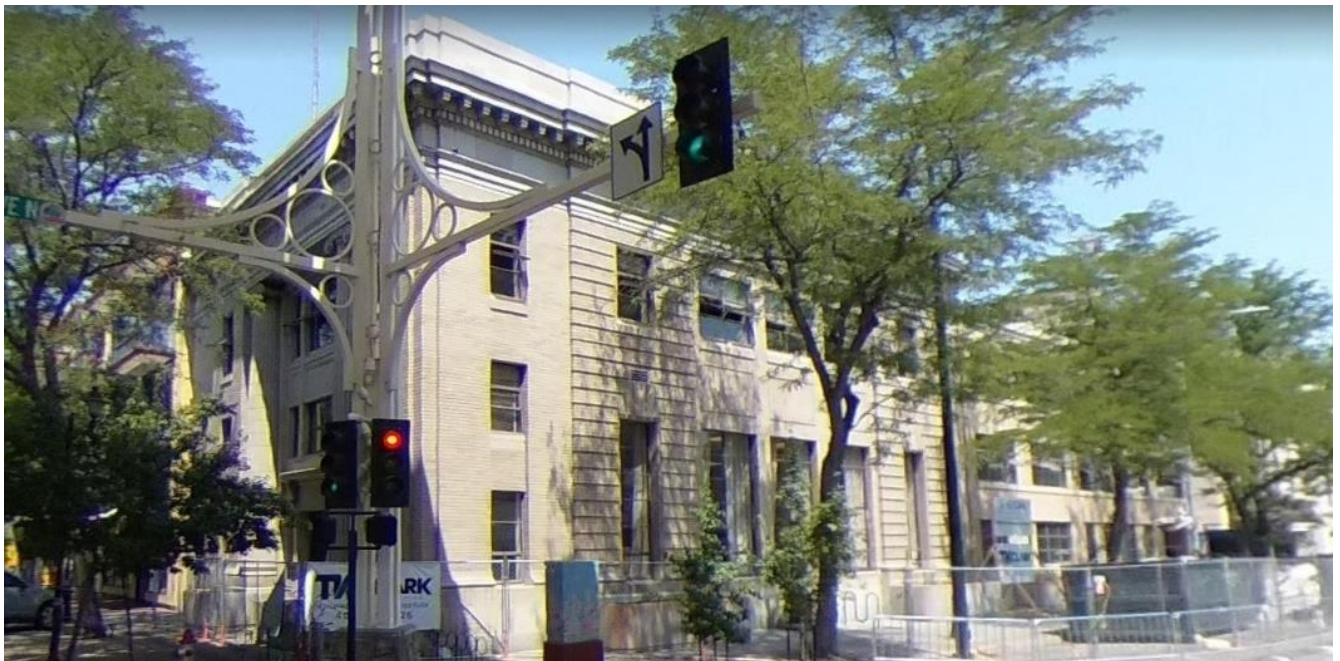
***Photocopy this page for additional photos***



Subject of photo: 201 North Broadway, Billings, MT 59101

**Property across alley west of City Hall / Park 3 end of the subject property**

Photo is taken looking: Northwest from 2<sup>nd</sup> Avenue N



Subject of photo: Alternate view of 201 North Broadway, Billings, MT 59101

**Property across the alley west of the City Hall / Park 3 end of the subject property**

Photo is taken looking: Northeast from the North Broadway & 2<sup>nd</sup> Avenue N intersection

**YHPB Agenda**  
**Meeting Date:** 10/19/2021

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**4. e.**

**Subject**  
Board & Commission Meeting Protocols

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**Attachments**

Remote Meeting Protocols

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September 28, 2021

**Re: PCSD Board and Commission Member Remote Meeting Protocols**

The Planning and Community Services Department supports 11 boards, commissions and committees. Many of these entities have high levels of responsibility to carry out local, state and federally mandated quasi-judicial actions that include public hearings. Others are more advisory and provide important but less formal recommendations to the City Council and Board of County Commissioners.

As the PCSD has navigated the COVID-19 pandemic, the importance of providing the public remote access to our meetings, hearings, and board and commission deliberations per state public meeting law, has been a critical piece of our processes. Also, we have seen the value in allowing board and commission members to participate remotely for health and safety reasons. While the pandemic has not ended, we have brought our boards and commissions back together in person. However, City Administration has directed that providing public access remotely should remain part of our operations. And providing some opportunity for board and commission members to participate remotely under some circumstances is also an objective.

Given these directives, going forward, board and commission members will have limited opportunity to attend meetings remotely via Zoom subject to the following protocols:

- Attendance in person is preferred at all meetings
- Remote attendance is allowed for special circumstances - i.e. - traveling out of town; unable to attend physically for health reasons but able to participate remotely; scheduling conflict that limits travel time to the meeting place
- Remote attendance must be via Zoom and the member must be visible and audible to participate in official business of the Board, Commission or Committee
- Please use discretion so that we can maintain meeting processes, meet the public meeting requirements and follow the preference that members attend meetings in person.

These protocols apply to all board, commission and committee meetings starting October 1, 2021. We will monitor the progress and make adjustments as needed.

Thank you.



Wyeth Friday, AICP  
PCSD Director