

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
October 19, 2021
1st Floor Conference Room
Miller Building, 2825 3rd Avenue North

Members Present – Zachary Garhart, Evan Bruce, Brenna Moloney, Linda Lien, Kevin Nelson and Keith Edgerton

Members Excused – Becky Jeter and Blain Fandrich

Staff Present –Lora Mattox, Tam Rodier and Kevin Kooistra

Others Present – None

Call to Order and Welcome

Public Comment – No public comment.

Minutes – The August minutes were approved on a motion by Linda, seconded by Evan Approved.

Old Business: None

New Business:

Community Development Review:

- a. **3311 2nd Avenue North** – This property was previously known as the Western Inn Motel. The Housing Authority of Billings (Homefront) purchased this building to develop a low barrier shelter. As part of the rehabilitation of the building, the Housing Authority applied for funds to repair or replace the boiler, install new heating/air condition units, and make necessary repairs to water-damaged units. Lora explained for Linda’s behalf that the board is the local historic preservation review board for any projects receiving federal funds. Entities that receive federal funds are required to have local review of the project by the local historic preservation office to inquire if the project would have impacts to historic resources. On a motion by Keith, seconded by Evan, the proposed rehabilitation was approved unanimously.
- b. **220 North 25th Street** – The Downtown Billings Alliance (DBA) applied for local CARES Act funds to install two restrooms in the downtown area. This is the first location. Since these funds are federal, review by the local historic preservation board is required. The restroom is piloted after Portland Loos which have been in use in Portland for 10 years and have been successful. The restroom includes an exterior hand-washing station. The requirements for the units include access to water/sewer and visible from the public street for safety. DBA will maintain the units.

- c. **220 North 27th Street** – Second restroom location. On a motion from Keith to approved both requested locations, seconded by Zach, approved unanimously.

Montana History Foundation Grant – Electronic Walking Tour App – Lora informed the board about the upcoming grant opportunity to update or redo the walking tour app. The YHPB was one of the first in the state to develop an electronic walking tour for downtown and after 10 years, the app is broken and needs to be redone. An applicant can apply for up to \$10,000 with a 25% match, the YHPB received an anonymous donation of \$4,000 a couple years ago and this would be a perfect use. Kevin is meeting with a rep from a firm called Factor Earth. Kevin had a preliminary conversation with them and it sounds like this app would meet the desired result. He is meeting with him in person and will get some additional information and share with the board. The application cycle opens November 1 with the grant being due on January 14th. This will be on the November agenda for additional discussion.

Meeting Protocols – New meeting procedures were given to staff regarding the ability to use Zoom for board members. It is preferred to have all meetings in person, however, if a member of the board is out of town, ill (but able to participate) or other conflict, Zoom may be an option. Again, in-person is the preferred alternative. Brenna stated that this might be a good option for getting a representative from the Crow Tribe.

Other Business:

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

Yellowstone Historic Preservation Board Minutes

Special Event: Annual Yellowstone Historic Preservation Roundtable

Host Site: Western Heritage Center, downtown Billings

Sept 21, 2021: 8:30am-10:00am

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Present at Roundtable: Blain Fandrich (Board President) and Evan Bruce (Laurel representative), Kevin Nelson (Vice chair), Zach Garhart, Becky Jeter, Linda Lien, Lora Mattox (Historic Preservation Officer), and Kevin Kooistra (WHC consultant).

Lora Mattox and Kevin Kooistra hosted the annual Roundtable, normally a March happening, as Covid-19 concerns bumped the event into late September. We expect it to be back in the spring of 2022. We had fewer participants than in year's past, but it was a great time with our friends and colleagues. Thanks to the Board members for bringing food. Much of the month was occupied with press releases, letters, and coordination of the event.

The following organizations gave one minute presentations:

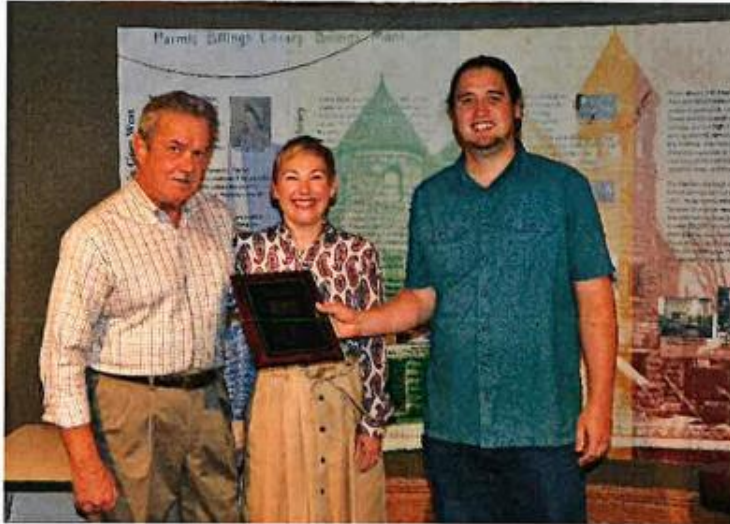
Billings Public Library, Huntley Project Museum of Irrigated Agriculture, Montana Fish and Wildlife (Plenty Coups), Moss Mansion, Visit Billings, Western Heritage Center, Yellowstone County Museum and the Yellowstone Historic Preservation Board.

The following individuals and organizations were recipients of special awards:

Dr. Thomas Rust – Eugene Carroll Historic Preservation Award. Photo below: YHPB Board member Becky Jeter presents Dr Tom Rust with the award.



Moss Mansion (and O2 Architects) – Best Practices Award for Historic Preservation.
Photo below: Don Olsen of O2 Architects, Jenna Peete, Moss Mansion director, with YHPB board member Zach Garhart.



Cushing and Terrell – special recognition for their Alberta Bair Theater renovations. Kevin Nelson of Cushing and Terrell talks about their recent completion of work at the ABT.



The Roundtable event was completed by 10:30 AM. Other activities this month included research requests, digitizing the barn survey materials, some research for the Riverside Park nomination, and photographing the beginnings of the Yegen block demolition on Minnesota Avenue, as well as working with architect in charge of the project to get historic photos of the building.

HPO Report – Lora Mattox stated that the first half CLG report was submitted last week. She also reminder board members of upcoming terms including 2 members who will be termed out. She encouraged the board to let others know of the vacancies.

Board Roundtable –

Zach recently toured the homestead house located in the Dover Park area. The homestead, circa 1890's is in good shape and YRPA intends to restore the building. The intend to use the structure for education, youth engagement and interpretive displays. This would be a good opportunity for the YHPB to work with them on a National Register nomination. Kevin Kooistra announced the opening of the WHC's new exhibit that looks at disease and contagions. He also announced a special tour at Mountview Cemetery called Voices of the Past.

This live action tour includes actors sharing stories of some of Billings most colorful characters. Finally, Kevin Nelson let the board know that Romney Hall at MSU is finally about finished with its renovations. Much of the exterior was repaired and maintains its original form. The interior has been altered from a gym to additional classroom space.

Future Agenda Items: Certificate of Appropriateness – Burger Dive/Western Bar

Next YHPB Meeting: November 16, 2021 at 8:30 a.m.