



January 7, 2022

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) – CORONAVIRUS (CDBG-CV) FUNDS FOR
COMANCHE PARK IMPROVEMENTS, 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 improvements using federal funds. Proposed work not excluded from historic review is the possible installation of hardware, conduit, wiring, and/or cables necessary to provide new public Wi-Fi within the park.

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

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

Property Address: S Plainview Street & Kalmar Drive
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.)

Legal Location www.nris.state.mt.us/gis/
(All of this information can be gathered from the NRIS site.)

Current Ownership Private Public

PM: **Montana** Township: 01S Range: 26E
¼ Section: 08

Current Property Name: Comanche Park

24K Quadrangle Name: Billings West / Billings East (?)

Owner(s): City of Billings

NOTE: Link above broken; used info within legal description

Historic Use: City Park

UTM Zone www.nris.state.mt.us/gis/

Current Use: City Park

NAD 83

Construction Date: 1970 Estimated Actual

UTM:

Zone: 49T **Easting:** 309233.08 **Northing:** 5070768.08

Original Location Moved Date Moved:

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

Recorder Information

Name of Historic District if Applicable:

Date of this document: January 7, 2022

This Property is listed in the National Register: Unknown

Form Prepared by: Tam Rodier

This Organization/Agency believes this property is eligible for NRHP listing: Yes No

Organization/Agency: City of Billings
Community Development Division

MT SHPO USE ONLY

SHPO Comments:

Eligible for NRHP: yes no

Criteria: A B C D

Date:

Evaluator:

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, Billings, MT 59101

Site Number:

ARCHITECTURAL DESCRIPTION

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

Property Type, i.e. residential, commercial, agri., government, religious, institutional: **Landscape / Public Park**

ARCHITECTURAL INTEGRITY No typical existing architectural elements

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 is currently in use as a public park known as Comanche Park. At least one reference to Comanche Park was found within the City of Billings' Parks, Recreation and Public Lands Department records which suggests the property may have come into City ownership in 1968. An undated park design drawing was also located that includes the name of the City Engineer (Richard Nesbit) and references "W.O. 891." A review of City Engineer's Office work order (W.O.) book shows W.O. 891 was constructed in 1970.

Yellowstone County online property records indicate the park area is 63,728 square feet (approximately 1.5 acres).

Current park features include a playground area, basketball area (not a full court), trees, bushes and grass. Curbs and gutters have been constructed on three sides of the park (S Plainview Street, Kalmar Drive, and S 12th Street W); the fourth side is alley right-of-way. Adjacent roadway and alley surfaces are unpaved.

There is currently no on-site parking within the park. There is free, on-street parking along S Plainview Street, Kalmar Drive, and S 12th Street W.

NOTE: This historic review is undertaken to contemplate the installation of new playground equipment and fall protection, in the same location as the existing playground, and the possible installation of hardware, conduit, wiring, and/or cables necessary to provide new public Wi-Fi within the park within the park.

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, Billings, MT 59101

Site Number:

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



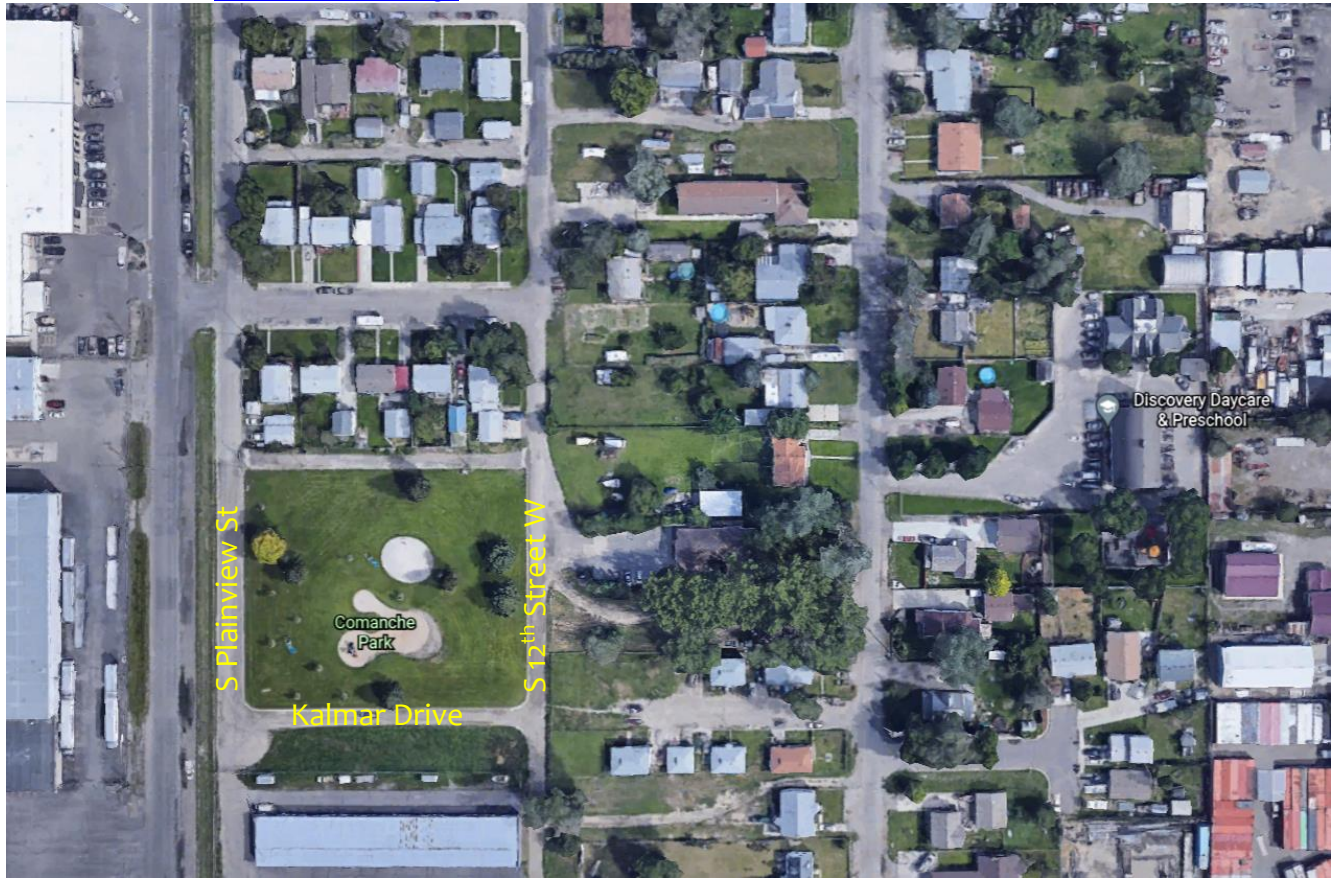
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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, Billings, MT 59101

Site Number:

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





**MONTANA HISTORIC PROPERTY RECORD
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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, 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: Comanche Park from S Plainview Street, Billings, MT 59101
Photo is taken looking: East



Subject of photo: Comanche Park from the alley, Billings, MT 59101
Photo is taken looking: South

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, 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: Comanche Park from corner of S Plainview Street & Kalmar Drive, Billings, MT 59101
Photo is taken looking: Northeast



Subject of photo: Comanche Park Playground & Basketball Area / Billings, MT 59101
Photo is taken looking: North

**MONTANA HISTORIC PROPERTY RECORD
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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, Billings, MT 59101

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)
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Subject of photo: Entrance to Comanche Park Area via S Plainview Street, Billings, MT 59101
Alley entrance lower left corner
Photo is taken looking: South



Subject of photo: Comanche Park Area via S 12 Street W, Billings, MT 59101
Photo is taken looking: North

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, 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: Commercial properties along S Plainview Street, Billings, MT 59101

Property across the street to the west of the subject property



Subject of photo: Commercial properties along S Plainview Street, Billings, MT 59101
Property across the street to the west of the subject property

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, 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: Commercial property along Kalmar Drive, Billings, MT 59101

Property across the street to the south of the subject property



Subject of photo: Residential properties along S 12th Street West, Billings, MT 59101
Property across the street to the east of the subject property

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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, 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: Residential properties along S 12th Street W, Billings, MT 59101

Property across the street to the east of the subject property



Subject of photo: Residential properties along S 12th Street W, Billings, MT 59101

Property across the street to the east of the subject property

**MONTANA HISTORIC PROPERTY RECORD
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Property Name: Comanche Park / S Plainview Street & Kalmar Drive, Billings, MT 59101

Site Number:

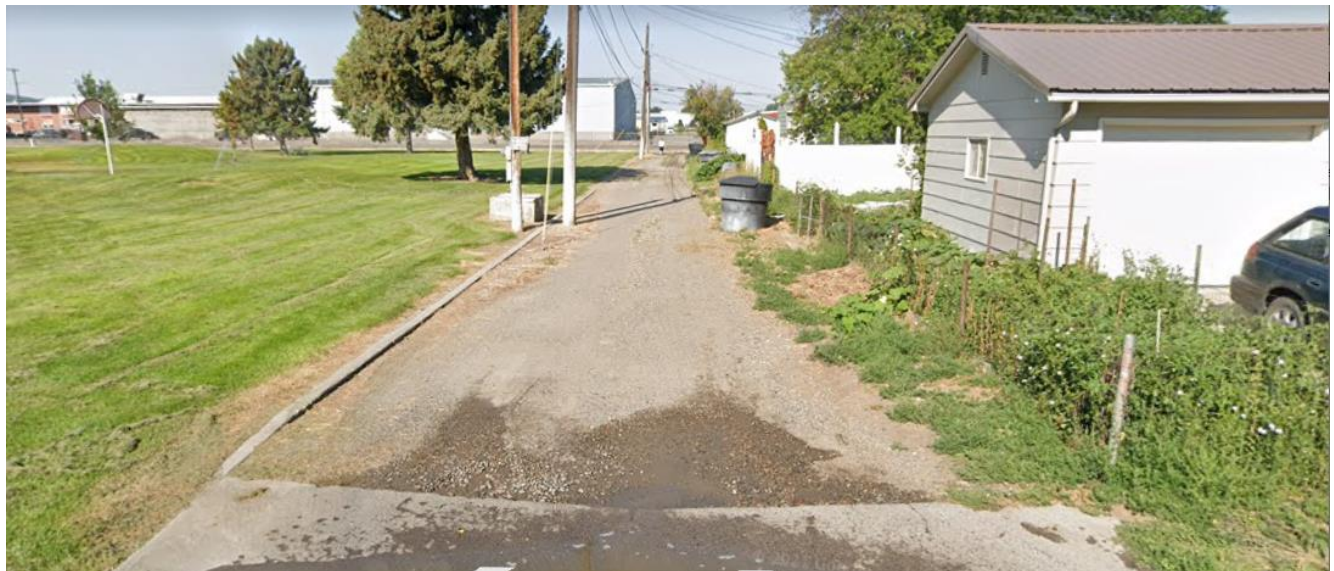
PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

Photocopy this page for additional photos



Subject of photo: Residential property along S 12th Street W, Billings, MT 59101

Property across the street to the east of the subject property



Subject of photo: Back of the residential properties along the alley north of Comanche Park, Billings, MT 59101

Photo Taken Looking: West