



## **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**

**JANUARY 18, 2022, 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. Election of Chair and Vice-Chair
  - b. Public Comment Period - As required (3 minute maximum per person. Any member of the public can 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.
  - c. Comments on items not on the agenda.
2. **Motion. Approval of the minutes of: December 14, 2021**
3. **Old Business: None**
4. **New Business**
  - a. Motion: North Park - Use of CDBG-CV Funds
  - b. Motion: Comanche Park - Use of CDBG-CV Funds
  - c. Motion: Submittal of FY22-23 CLG Grant
5. **Other Business**
  - a. March YHPB Roundtable
  - b. Consultants Report
    1. Lauren Hunley from WHC will present on Factor Earth and ThingLink
  - c. Historic Preservation Officer Report
  - d. Board Roundtable - Any items of interest from YHPB board members
6. **Future Agenda Items: Potential COA for the Burger Dive; Work Plan Review/Development/Roundtable  
Next Meeting scheduled for February**
7. **Adjournment**

YHPB Agenda

2.

Meeting Date: 01/18/2022

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Subject

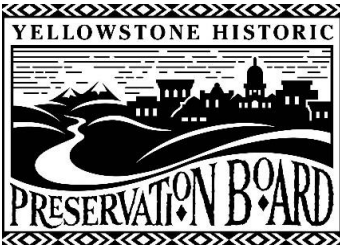
Motion. Approval of the minutes of: December 14, 2021

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**Attachments**

December 14, 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**  
**December 15, 2021**  
**Moss Mansion**

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

**Members Excused** –

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

**Others Present** – None

**Call to Order and Welcome**

**Public Comment** – No public comment.

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

**Old Business:**

**Electronic Downtown Walking Tour** – After discussion with Kevin from the Western Heritage Center, it was decided to now apply for a Montana History Foundation grant this year. WHC is still reviewing using ThingLink and Lora will continue to explore other communities and their platform. More on this is found in the Consultant’s Report.

**New Business: None**

**Other Business:**

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

**Research requests (sample)**

- Working with Denise Bohlman, City Clerk, to address 500 boxes of documents stored at City Hall. They are moving in 2023 to the Stillwater building. Suggestion to visit Butte Silver Butte Archives to assist them on their decision making process.
- Photographs sent to High Plains Architects of the Monet Carlo building on the corner of N 28<sup>th</sup> and First Avenue North. 2824 1st Ave North.
- 2154 Burnstead Drive research.
- 2019 Montana Avenue research.
- 3838 State Avenue research.
- Sturm and Drake building downtown, at 14 N 29<sup>th</sup>.
- Invited to photograph new Burger Dive location on Minnesota Avenue.

**Demolition Documentation:** Whalen Tire site on 1<sup>st</sup> Avenue North to develop of a five-story 32-unit two-bed apartment building located at 2316 1st Ave North.

**Demolition Documentation:** Home 815 North 31<sup>st</sup> by McKinley (torn down in late Nov)

**Demolition Documentation:** Cecelia Gavinsky and Kevin Kooistra spent several hours documenting the three floors of the Yegen Block on Minnesota Avenue slated for demolition in January of 2022. Over 500 photographs were taken with labels for images. They are stored in the digital shared drive demolition folder for YHPB at the Western Heritage Center



815 North 31<sup>st</sup>



Yegen Block Building (Granny's Closet) on Minnesota Avenue



## **NATIONAL REGISTER NOTES**

Riverside Park, Laurel: Staff has a working draft for the National Register nomination.

## **YHPB ANNUAL ROUNDTABLE**

Scheduled for Tuesday 8:30-10:00AM, March 15, 2022. Question about nominations for projects, since the Board hosted the YHPB Roundtable on September 22, 2021. Nominations for Eugene Carroll and Best Practices and Roundtable announcement will go out in early January, 2022. Nominations to be accepted until March 1, 2022.

## **FACTOR EARTH and THINGLINK**

Two potential ways to begin re-creating or downtown historic buildings survey and history / downtown walking tour. Kooistra will do more research, but here are some basics. There are questions of, who is the audience we're targeting, the short term and long-term costs, sustainability and ability to make updates (coding), how many web sites can run the program, who creates the images (360 for Factor Earth), and how do we market for the program we select.

Lauren and Kevin will present more findings at January 18 meeting.

**Factor Earth:** Has a \$3,500 start-up cost for its 360 degree 3D web based program. They use Virtual Reality (VR) and Augmented Reality (AR) and a program would generally appeal to folks 30 and under. You have to stand on the spot and point your device toward the building. We would also consider start-up costs for gathering photos and research, as well as the annual fee for running the program.

**ThingLink:** Western Heritage Center already paid the \$1,500 start up for this program that we use for our on-line exhibits. We can also embed the program, a 2D map, on several web sites. Folks would look at a map and click on the building of interest, similar to what we had before. We can also do some audio and video components. For another \$1,500, plus some start-up costs for gathering photos and research, we would have an additional three years of service and maintenance (2023-2025).

### **GRANT CONSIDERATION**

The Montana Department of Commerce Announces the Montana Historic Preservation Grant (MHPG) is open! Deadline to apply is February 28, 2022. Kevin Kooistra signed up for Community Development Division MHPG Application Workshop on January 12, 2022 from 3:00 - 4:30 pm. Grants are available for public and private entities to support the preservation of historic sites, historical societies, or history museums; this includes “brick-and-mortar” improvements to address various infrastructure, maintenance, building code, security, climate control, or fire protection issues. Funding decisions will be made during the 2023 January legislative session.

**HPO Report** – Lora Mattox stated that the first half CLG funds have been received. Also, a reminder that the board will have 2 openings to fill since this is Blain and Kevin’s last meeting. Finally, Lora presented Blain and Kevin with Certificates of Appreciation for their generous support of the board. Kevin and Blain both thanked the board and enjoyed their time on the board. Blain also gave one piece of advice moving forward, the board should implement a process in the Certificate of Appropriateness and demolitions that includes developing HABS/HAER photographs.

**Board Roundtable – None**

**Future Agenda Items:** Certificate of Appropriateness – Burger Dive/Western Bar and the election of a Chair/Vice Chair

**Next YHPB Meeting:** January 18, 2022 at 8:30 a.m.

YHPB Agenda

4. a.

Meeting Date: 01/18/2022

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Subject

Motion: North Park - Use of CDBG-CV Funds

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**Attachments**

North Park CDBG-CV

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December 28, 2021

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**Community  
Development  
Division**

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

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) – CORONAVIRUS (CDBG-CV) FUNDS FOR  
NORTH 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

# 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

<p><b>Property Address:</b> 6<sup>th</sup> Ave N, between N 19<sup>th</sup> &amp; N 22<sup>nd</sup> Streets <b>City/Town:</b> Billings, MT <b>County:</b> Yellowstone</p>	<p><b>Site Number:</b></p> <p>(Note UM Arch Records: Please contact SHPO with site number at 406-444-7718)</p>
<p><b>History of Property</b> <a href="http://gis.mt.gov/">http://gis.mt.gov/</a> (Much of this info can be gathered from on-line Cadastral maps.)</p> <p><b>Current Ownership</b>    <input type="checkbox"/> Private    <input checked="" type="checkbox"/> Public</p> <p><b>Current Property Name:</b> North Park</p> <p><b>Owner(s):</b> City of Billings</p>	<p><b>Legal Location</b> <a href="http://www.nris.state.mt.us/gis/">www.nris.state.mt.us/gis/</a> (All of this information can be gathered from the NRIS site.)</p> <p>PM: <b>Montana</b> Township: 01N Range: 26E ¼ Section: 33</p> <p>24K Quadrangle Name: Billings West / Billings East (?)</p> <p><b>NOTE:</b> Link above broken; used info within legal description</p>
<p><b>Historic Use:</b> City Park</p> <p><b>Current Use:</b> City Park</p> <p><b>Construction Date:</b> 1900s – 1990s    <input checked="" type="checkbox"/> Estimated    <input type="checkbox"/> Actual</p> <p><input checked="" type="checkbox"/> Original Location    <input type="checkbox"/> Moved    Date Moved:</p>	<p><b>UTM Zone</b>    <a href="http://www.nris.state.mt.us/gis/">www.nris.state.mt.us/gis/</a></p> <p><input type="checkbox"/> NAD 83</p> <p><b>UTM:</b> <b>Zone:</b> 38T    <b>Easting:</b> 500000.00    <b>Northing:</b> 5070921.58</p> <p><b>NOTE:</b> Link above broken; online tools to determine UTM Zone, Lat/Long: <a href="#">What UTM Zone am I in ? - Interactive Web Map (mangomap.com)</a> <a href="#">Lat Long to UTM Converter</a></p>
<p><b>National Register of Historic Places</b></p> <p>Name of Historic District if Applicable:</p> <p>This Property is listed in the National Register: Unknown</p> <p>This Organization/Agency believes this property is eligible for NRHP listing: <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p><b>Recorder Information</b></p> <p><b>Date of this document:</b> December 28, 2021</p> <p><b>Form Prepared by:</b> Tam Rodier</p> <p><b>Organization/Agency:</b> City of Billings Community Development Division</p>
<p><b>MT SHPO USE ONLY</b></p> <p>Eligible for NRHP: <input type="checkbox"/> yes    <input type="checkbox"/> no Criteria: <input type="checkbox"/> A    <input type="checkbox"/> B    <input type="checkbox"/> C    <input type="checkbox"/> D Date: Evaluator:</p>	<p><b>SHPO Comments:</b></p>

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 2

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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**

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 North Park. One record found at the City of Billings' Parks, Recreation and Public Lands Department suggests it may have been donated to the City in 1903 and that it was subsequently used as a "war garden" during World War I. The City's Parks Board was organized in 1911 and City staff is attempting to find additional records regarding the early years of this public park property. The North Park Master Plan was completed in January 1977.

Yellowstone County online property records indicate the park was built in 1970.

Current park features include a one-story North Park Recreation Center (approximately 5600 square feet, with a small gym, kitchen, meeting room, and restrooms), three park shelters, parking lot, splash park, playground, tennis courts, basketball courts, baseball diamond, and restroom building.

The North Park Recreation Center is in Poor to Fair condition. The exterior walls appear to be pre-fabricated concrete panels. The structure has been altered by the addition of exterior handball courts and chain link fencing. The building was constructed in 1978 using federal funding.

The original park restroom was built sometime in the 1920s or 1930s. The current restroom building in the center of the park was constructed in 1981. The building is in Poor to Fair condition. The exterior walls appear to be pre-fabricated concrete panels sitting atop a slab-on-grade concrete foundation. The structure has been altered by the addition of security bars / security fencing to limit access during the winter and when the park is closed to the public.

The two larger park shelters were constructed in 1981.

One tennis court existed in 1923 and three tennis courts were constructed in 1981. The courts were resurfaced again in 2004, which is when it is believed two tennis courts were converted to basketball courts.

The original wading pool existed in the 1920s. The splash pad was redone in 1981 and in 1993-94.

The playground was constructed in 2003 along with the shelter near the playground.

The baseball diamond seating was constructed in 1981, but the baseball field and lighting existed before the seating was constructed. It is unknown when baseball field itself was actually created. However, there is a long history of baseball games played at North Park dating back into the early to mid-1900s.

Concrete walkways traverse the park in N-S and E-W directions as well as surrounding the park's perimeter on 6<sup>th</sup> Avenue North, North 22<sup>nd</sup> Street, 8<sup>th</sup> Avenue North, and North 19<sup>th</sup> Street. Bushes, trees and green space are found throughout the park. The interior E-W walkway has an S-curve section.

There is minimal on-site parking on the North 19<sup>th</sup> Street side of the park, adjacent to the North Park Recreation Center. There is on-street, free parking along North 22<sup>nd</sup> Street, 8<sup>th</sup> Avenue North, and North 19<sup>th</sup> Street.

**NOTE:** This historic review is undertaken to contemplate the installation of a new pre-fabricated, stand-alone, public restroom, in the center of the park (replacing the existing restroom building), the construction of an adult exercise pod and equipment, the construction of a new park shelter, and the widening the existing E-W walkway to remove tripping hazards. Improvements to the North Park Recreation Center are limited to improving air flow / HVAC, installing touchless features within the building and restrooms, and making other ADA-compliant additions.

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

PAGE 4

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, Billings, MT 59101

Site Number:

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



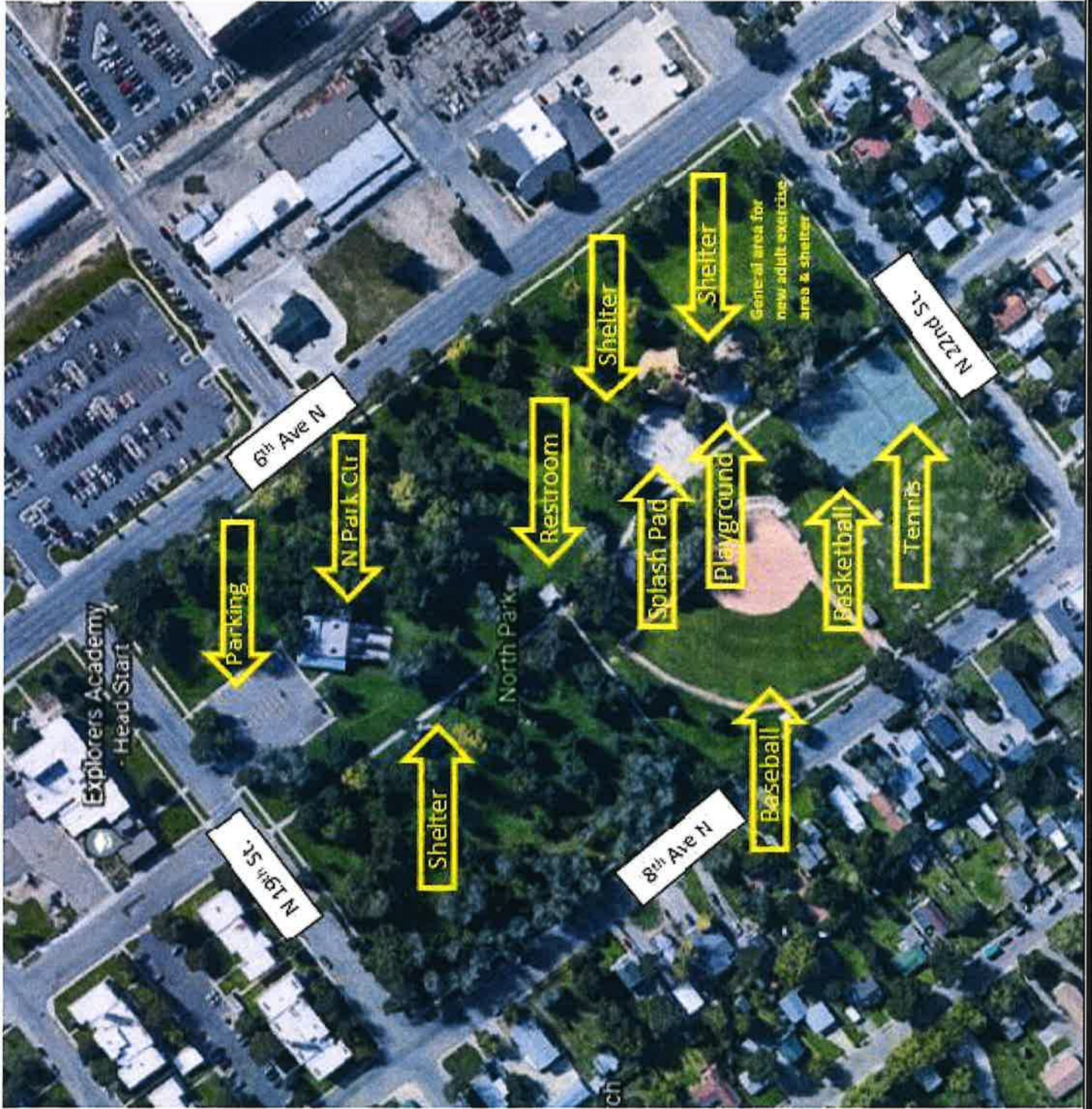
**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: North Park / North 19th – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, Billings, MT 59101

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 6

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: North Park Recreation Center / Access from parking lot along North 19th Street, Billings, MT 59101  
Photo is taken looking: West



Subject of photo: North Park Recreation Center / Billings, MT 59101  
Photo is taken looking: North

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 7

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: North Park Recreation Center / Handball Court Addition, Billings, MT 59101  
Photo is taken looking: East



Subject of photo: North Park Recreation Center / Billings, MT 59101  
Photo is taken looking: South

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 8

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: North Park Restroom, Billings, MT 59101

Photo is taken looking: South



Subject of photo: North Park Restroom, Billings, MT 59101

Photo is taken looking: Southeast

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 9

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: North Park E-W walkway and picnic shelter, Billings, MT 59101

Photo is taken looking: West



Subject of photo: North Park Wading Pool & Playground, Billings, MT 59101

Photo is taken looking: West

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 10

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: North Park Basketball Courts, Billings, MT 59101  
Photo is taken looking: North



Subject of photo: North Park Tennis Courts & E-W walkway, Billings, MT 59101  
Photo is taken looking: East



Subject of photo: North Park Baseball Diamond, Billings, MT 59101  
Photo is taken looking: South

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 11

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 N 22<sup>nd</sup> Street, Billings, MT 59101  
**Property across the street to the west of the subject property**



Subject of photo: Residential properties along N 22<sup>nd</sup> Street, Billings, MT 59101  
**Property across the street to the west of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 12

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, Billings, MT 59101

Site Number:

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Subject of photo: Residential properties along N 22<sup>nd</sup> Street, Billings, MT 59101  
**Property across the street to the west of the subject property**



Subject of photo: Residential properties along N 22<sup>nd</sup> Street, Billings, MT 59101  
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**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 13

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 & Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**



Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 14

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, Billings, MT 59101

Site Number:

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Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**



Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 15

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, Billings, MT 59101

Site Number:

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Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**



Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 16

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**



Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 17

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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: Residential properties along N 19<sup>th</sup> Street, Billings, MT 59101  
**Property across the street to the east of the subject property**



Subject of photo: Residential properties along 8<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the north of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 18

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 N 19<sup>th</sup> Street, Billings, MT 59101  
**Property across the street to the east of the subject property**



Subject of photo: Commercial property along N 19<sup>th</sup> Street, Billings, MT 59101  
Former North Park School / Now Head Start  
**Property across the street to the east of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 19

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 N 19<sup>th</sup> Street, Billings, MT 59101  
Former North Park School / Now Head Start

**Property across the street to the east of the subject property**



Subject of photo: Commercial property along N 19<sup>th</sup> Street, Billings, MT 59101  
Former North Park School / Now Head Start

**Property across the street to the east of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 20

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 above photos: Commercial properties along 6<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the south of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 21

Property Name: North Park / North 19<sup>th</sup> – North 22<sup>nd</sup> on 6<sup>th</sup> Ave N, 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 above photos: Commercial property (The Salvation Army) along 6<sup>th</sup> Avenue N, Billings, MT 59101  
**Property across the street to the south of the subject property**

YHPB Agenda

4. b.

Meeting Date: 01/18/2022

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Subject

Motion: Comanche Park - Use of CDBG-CV Funds

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**Attachments**

Comanche Park CDBG-CV

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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 8<sup>th</sup> 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/](http://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/](http://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**

PAGE 2

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 12<sup>th</sup> 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.



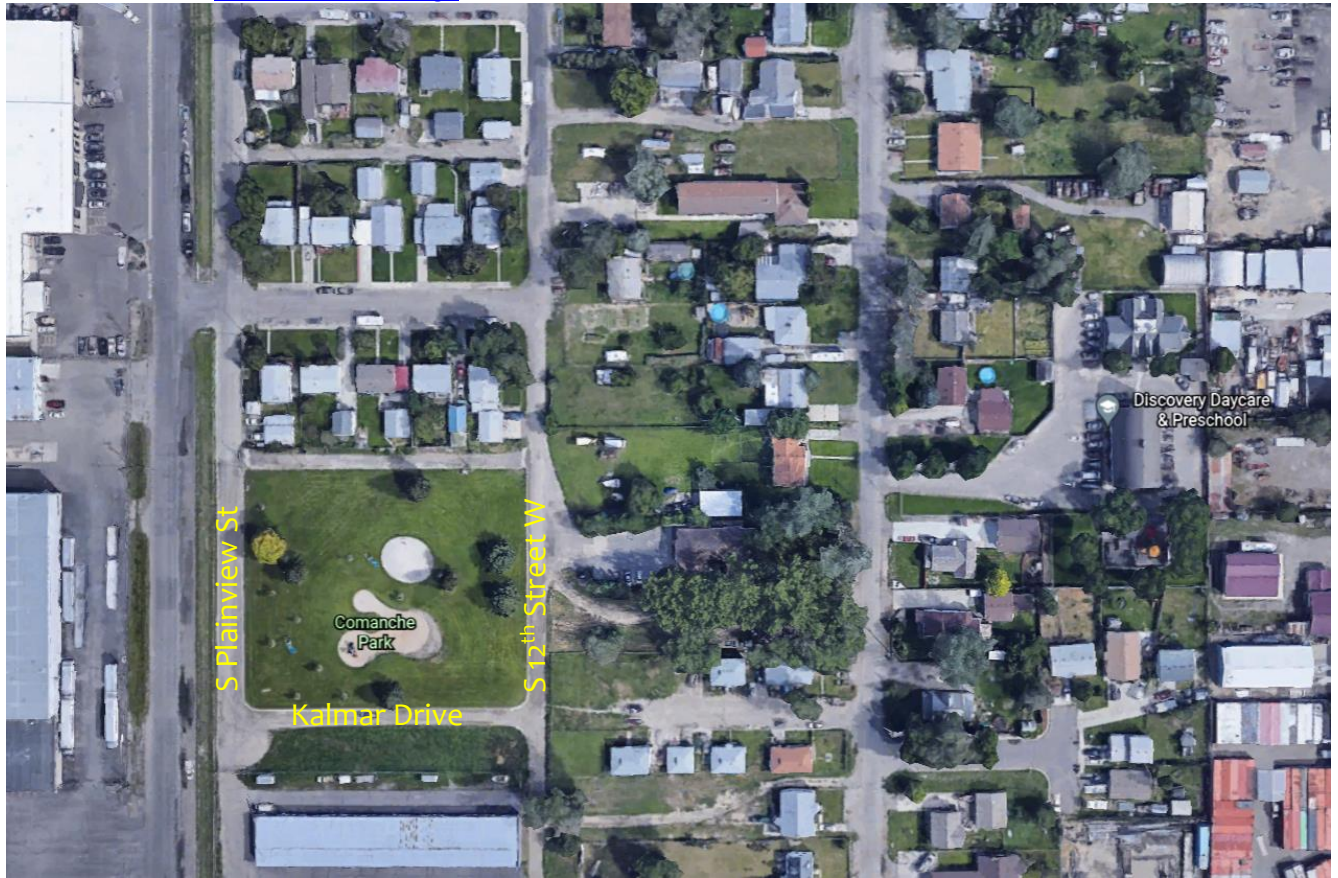
**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 4

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

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: 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**

PAGE 6

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  
FOR HUD PROPERTIES**

PAGE 7

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: Entrance to Comanche Park Area via S Plainview Street, Billings, MT 59101  
Alley entrance lower left corner  
Photo is taken looking: South



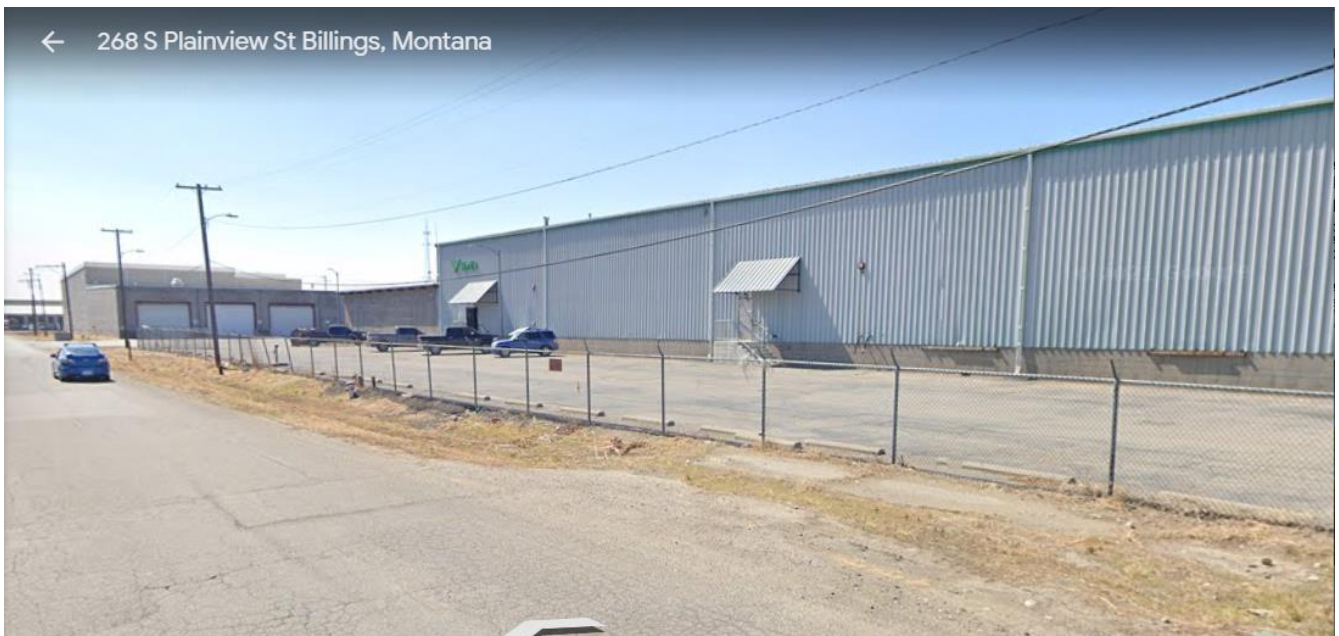
Subject of photo: Comanche Park Area via S 12 Street W, Billings, MT 59101  
Photo is taken looking: North

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES  
PAGE 8**

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**

**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: 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 12<sup>th</sup> Street West, Billings, MT 59101  
**Property across the street to the east of the subject property**

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 10

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 12<sup>th</sup> Street W, Billings, MT 59101

**Property across the street to the east of the subject property**



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

**Property across the street to the east of the subject property**

**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:

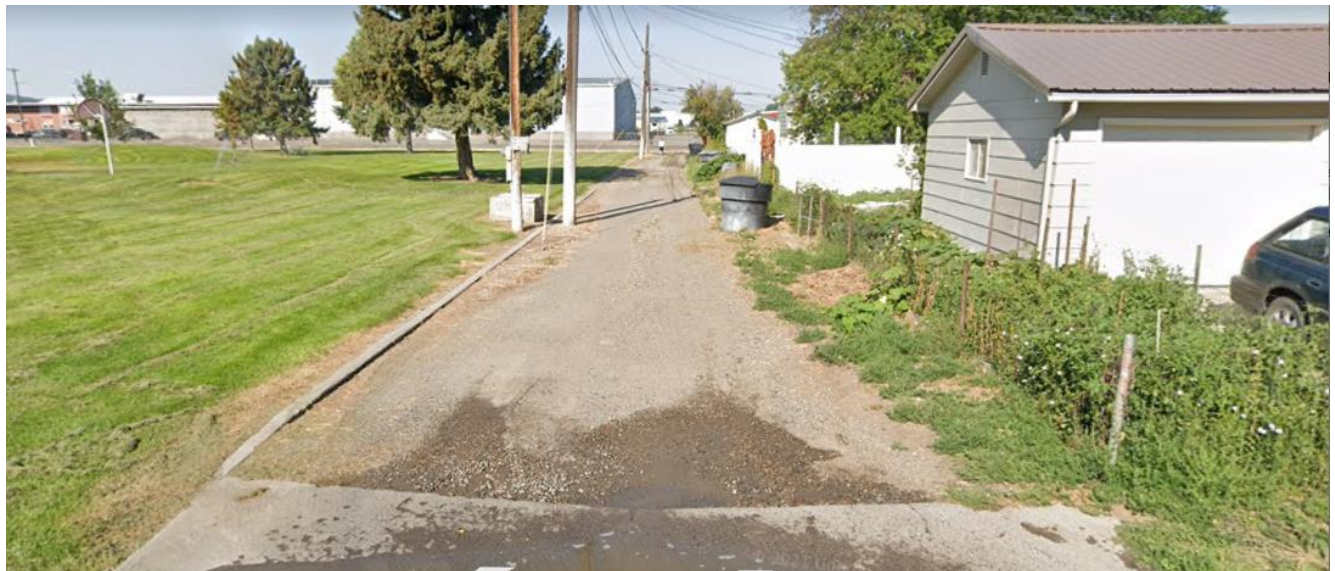
PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

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



Subject of photo: Residential property along S 12<sup>th</sup> 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

YHPB Agenda

4. c.

Meeting Date: 01/18/2022

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Subject

Motion: Submittal of FY22-23 CLG Grant

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**Attachments**

CLG Application

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**Certified Local Government  
Grant Application**

**For the grant period  
April 1, 2022 to March 31, 2023**

**Application Deadline**

**February 15, 2022**

**Montana State Historic Preservation Office  
PO Box 201202  
Helena, MT 59620-1202  
(406) 444-7715**

## 2022-2023 GRANT APPLICATION

### CERTIFIED LOCAL GOVERNMENT PROGRAM

Certified Local Government: City of Billings/Yellowstone County

Address: 2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor, Billings, MT 59101

Contact Person: Lora Mattox, AICP, Historic Preservation Officer, Transportation Planner

Tax ID: 816001237

Period of Grant Request: April 1, 2022 to March 31, 2023

**Scope of Work:** The National Park Service asks we grant funds to CLGs for kinds and levels of work that reflect increasing sophistication, skills, and roles by the Preservation Officers, in other words, tasks that reflect improvement in community thinking. For this section, please itemize regular work duties, special projects, products or projects starting or completing, meetings to be attended, etc., and specifically, ways in which the federal grant funds will help the local program to grow and develop. Please tie your tasks to your community's Preservation Plan. If not, please explain.

Check if Scope of Work is continued on additional pages.)

The Cities of Billings and Laurel, Yellowstone County, and the Crow Tribal Council entered into an inter-local agreement in July 1993 establishing the Yellowstone Historic Preservation Board (YHPB). Along with the inter-local agreement, the four governmental entities adopted ordinances setting up a multi-government YHPB, appointed nine (9) qualified board members, and a Historic Preservation Officer. Since that time, the YHPB has been meeting monthly as warranted and has continued to develop and refine an encompassing Historic Preservation Program. The board continues to implement the 2016 Growth Policy for the Billings Urbanized Area. An area of the policy identified "Place Makers" as a community goal and states, "The Billings area should continue to make places that we all enjoy by preserving and improving public space as well as the natural and historic landscapes to bring the community together where people are comfortable and share activities. These places are ones that you go back to, share with visitors and recall when someone asks you to describe your community". One of the objectives includes protection and preservation such as historic preservation controls, preservation of view sheds, preservation of natural areas and the preservation of historic places.

2021 was again a challenging year with COVID and its variants. Meetings for the first part of the year were held virtually until July and we were forced to move the annual YHPB Roundtable to September. We will resume the Roundtable to March this year. We also continue to offer a virtual option for board members that are out of town or ill and still want to participate.

This year the CLG funding for half-time staff is \$6,000. The local cash match for these funds is provided by the City of Billings, City of Laurel, and Yellowstone County in the amount of \$2,500. This amount combined with the \$6,000 from the CLG provides \$8,500 for consulting services provided by the Western Heritage Center. In addition to the local funds, the Planning Division also provides in-kind match through the HPO salary, room usage, all though we anticipate to continue using Zoom for meetings, and supplies. Also, Historic Preservation Board member's time is also counted toward the in-kind match. As mentioned above, the CLG and local funds are used to contract services with the Western Heritage Center and assist in carrying out the following activities:

- Assist the Board and Historic Preservation officer in undertaking action to meet short and long-range goals established by the Board. See Attachment A.
- Provide professional services to assist the Board, Historic Preservation Officer, and the City in performing duties and responsibility identified in the City's Historic Preservation Ordinance MCA 27-500.
- Act as a historic preservation center by providing technical assistance, direction, and literature on the following:
  - Historic preservation tax credits
  - National Register
  - Federal historic preservation regulations, and
  - Secretary of Interior Standards related to historic preservation activities.
- Attend community meetings related to preservation activities, on behalf of the Board upon request.
- Plan and coordinate activities and publicity during National Preservation Week in May.
- Carry out the responsibilities for the CLG program as outlined in "The Certified Local Government Program in Montana".
- Submit semi-annual reports on the historic preservation efforts of the community carried out by the City under the CLG grant.

**BUDGET**

4-1-2022 to 3-31-2023 Budget	Cash Amount	Cash Source	In-kind Amount	In-kind Source	Total
<b>A. Salaries, Wages, Benefits</b>	\$42,240.00	HPO-\$44/hr x 80 hrs/mo x 12 mos CI/CO			\$42,240.00
<b>B. Office Rental</b>			\$400.00 Conference room @ 2 hrs/mo x \$50/hr x 8 mtgs/yr	CI/CO	\$400.00
<b>C. Equipment</b>			*	CI/CO	
<b>D. Supplies &amp; Materials</b> Itemize major categories			*	CI/CO	
<b>E. Postage</b>			*	CI/CO	
<b>F. Telephone &amp; Internet</b>			*	CI/CO	
<b>G. Photocopies</b>			*	CI/CO	
<b>H. Preservation Commission</b> Number of hours X * rate X number of members X number of meetings			\$2,422.08 6 members x 2 hrs/mo x \$25.23 x 8 mtgs/year	YHPB	\$2,422.08
<b>I. Volunteers</b> Hours X * rate X number of volunteers.					

<b>J. Travel Mileage</b> Number of miles X \$0.56. Include funds for HPO and/or Commissioners to attend CLG annual training			*	CI/CO	
<b>K. Travel Meals</b> # of Meals X rate: Breakfast - \$7.50 Lunch - \$8.50 Dinner - \$14.50			*	CI/CO	
<b>L. Lodging</b> \$96.00 plus tax X number of nights			*	CI/CO	
<b>M. Project (s) Expenses</b> – fully itemized	\$6,000.00 \$2,500.00	F CI/CO			\$8,500.00
<b>N. Other Expenses</b> – fully itemized.					
<b>M. Total Expenses</b>	\$50,740.00		\$2,822.08		\$53,562.08

**SOURCE KEY:**

- F-Federal
- CI-City
- CO-County
- NP- Private/Non-Profit

\* Federally approved minimum rate for volunteers is \$25.23 per hour.

**SOURCES OF REVENUE/FUNDING**

**AMOUNT**

**Itemized Cash Match Source**

<u>City of Billings (Tax ID #: 816001237)</u>	<u>\$ 1,031.00</u>
<u>City of Billings</u>	<u>\$42,240.00</u>
<u>City of Laurel</u>	<u>\$ 469.00</u>
<u>Yellowstone County</u>	<u>\$ 1,000.00</u>

**Itemized In-Kind Match Source**

<u>Room rental for board meetings</u>	<u>\$ 400.00</u>
<u>YHPB member time</u>	<u>\$2,422.08</u>

**Federal HPF Grant Request from SHPO**

<u>CLG Funds</u>	<u>\$6,000.00</u>
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**TOTAL REVENUE**

\$53,562.08

**Certified Local Government**  
**Historic Preservation Commission Chairperson or President**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (typed) \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

\*\*\*\*\*

**Certified Local Government**  
**Chief Elected Official**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (typed) William A. Cole

Title Mayor, City of Billings

Address Mayor, City of Billings

Telephone 406-657-8433

(The local government administrator may sign **in addition** to the Chief Elected Official.)

\*\*\*\*\*

**Certified Local Government**  
**Historic Preservation Officer**

Signature Lora Mattox Date 1/29/2021

Name (typed) Lora Mattox

Address 2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor, Billings, MT 59101

Telephone 406-247-8622

\*\*\*\*\*

Please attach the meeting minutes (or an alternate way in writing) at which your application was discussed and approved by the Preservation Board/Commission.

Please attach a list of the historic preservation board members' names citizen membership, terms (year ending), their professional discipline or status as a citizen member on the board, and contact information.