



February 8, 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
SOUTH 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

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 (CDB) Programs

Address: South Park, 3016 6th Avenue S, Billings, MT 59101

Owner: City of Billings

Year Built: 1910s(estimated)

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

- Possible installation of hardware, conduit, wiring, and/or cables necessary to provide new public Wi-Fi within the park.

CD Coordinator

Tam Rodier

Date:

February 8, 2022

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: 3016 6th Avenue South
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: 03

Current Property Name: South 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: 1910s Estimated Actual

UTM:

Zone: 49T **Easting:** 305614.81 **Northing:** 5071927.68

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

Name of Historic District if Applicable:

Recorder Information

This Property is listed in the National Register: Unknown

Date of this document: February 8, 2022

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

Form Prepared by: Tam Rodier

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: South Park / 3016 6th Avenue S, 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.

1909: Struggle with Minnesota and Montana Land Improvement Company and Northern Pacific Railroad for future park development – disagreement over parks in railroad rights-of-way — who is responsible for what? MN & MT Land Improvement Co vs. City of Billings for unpaid taxes by railroad for over \$13K (2017 = \$350K). Examine deeds for both North and South Park. Railroad will give deeds to parks (North and South Park) and \$9K in taxes. The City pays and buys parks for \$3K.

This property is currently in use as a public park known as South Park. April 1909 articles in the *Billings Gazette* mention a "...drawing of a design for the improvement of South Park..." and note the "...passing of a bond issue that would enable the City to improve South Park..." In addition, a "South Side Park" drawing c. 1912 was found within the Western Heritage Center files. A July 1914 article in *The Billings Evening Journal* indicates the park was designed by Minneapolis Landscape Architect Ramsdell.

South Park is comprised of approximately 16.5 acres.

South Park has been used for community and cultural events and activities including concerts, farmers markets, festivals, car shows, Easter egg hunts, sporting events, and many other public gatherings.

Current park features include a playground pod and equipment, pool and pool house, a storage building (northwest corner), a Gazebo in the center of the park, two park shelters, a splash park, tennis court (1), basketball courts (5), softball diamonds (2), and a restroom building.

The original pool appears to have been constructed by City crews in about 1914. At the time, City Engineer Durland stated it was the largest artificial open-air natatorium in the United States and the largest free municipal pool in the west. The inside pool dimensions are 62 feet by 170 feet with a depth of 9 feet at one end and 2 feet at the other. When full, the pool held 37,000 cubic feet of water. The pool was modernized in 1935 and refurbished in 1993 when a new shell was constructed that sits inside the original pool. The bath house was also constructed in about 1914. It was designed by Link & Haire architects. The building is currently in Fair to Poor condition.

The original South Park wading pool was built in 1916 and located in the northeast corner of the park near the restrooms, but it has since been filled in and covered with vegetation.

The South Park bandstand was constructed in July 1923 at a cost of \$315. In 2013, the bandstand was replaced by the current gazebo, which is in Good Condition.

The two park shelters were constructed in 1981; they are in Good Condition.

The original park restroom remains near the northeast corner of the park. The building is in Poor to Fair condition. The exterior walls appear to be brick, wood, and concrete block 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 original tennis courts were possibly constructed in the 1960s. Additional tennis courts were constructed in about 1935 and were resurfaced at least once. All except one of the tennis courts have since been converted to basketball courts.

The splash park was constructed 2018.

It is unknown when the original playground was constructed; the current playground was constructed in 2016.

A concrete walkway traverses the park in roughly a northeast direction from 8th Avenue South to 6th Avenue South. Beginning at the mid-point of this walkway, another walkway begins traveling east to the main park entrance on North 28th Street. Paved curbs, gutters and sidewalks surround the park's perimeter on 6th Avenue South, North 28th Street, 8th Avenue South, and North 31st Street. Bushes, trees and green space are found throughout the park.

There is no on-site parking within the park boundaries. There is free on-street parking surrounding the park along 6th Avenue South, North 28th Street, 8th Avenue South, and North 31st Street.

NOTE: This historic review is undertaken to contemplate the possible installation of hardware, conduit, wiring, and/or cables necessary to provide new public Wi-Fi within the park.

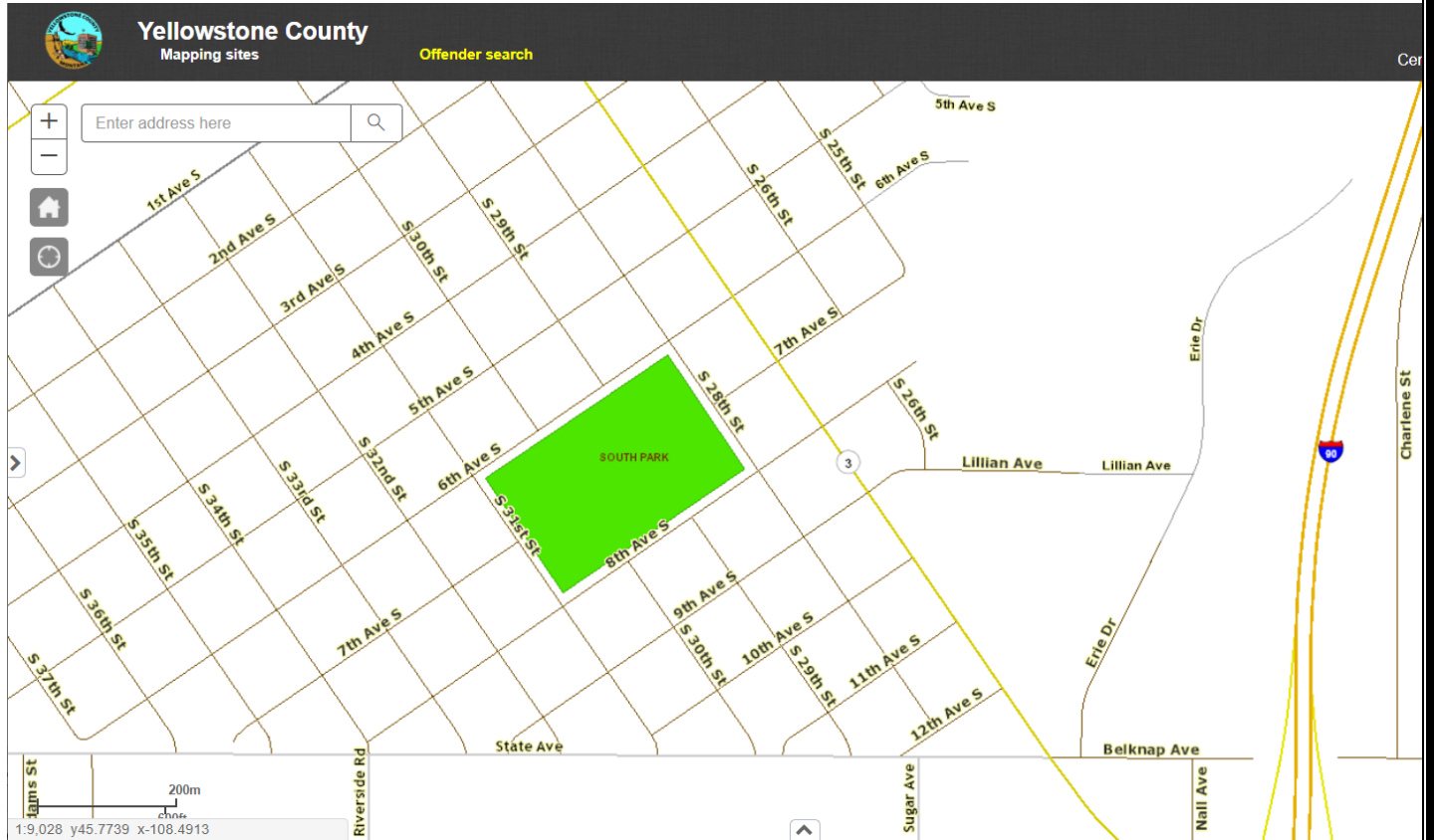
MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES

PAGE 4

Property Name: South Park / 3016 6th Avenue S, 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: South Park / 3016 6th Avenue S, Billings, MT 59101

Site Number:

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

★ = Existing power locations ○ = Potential power location



**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 6

Property Name: South Park / 3016 6th Avenue S, 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: South Park from the intersection of 6th Avenue S & South 28th Street, Billings, MT 59101
Photo is taken looking: Southwest



Subject of photo: Main Entrance to South Park from South 28th Street, Billings, MT 59101
Photo is taken looking: West



Subject of photo: South Park from the intersection of 8th Avenue S & South 28th Street, Billings, MT 59101
Photo is taken looking: Northwest

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 7

Property Name: South Park / 3016 6th Avenue S, 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: South Park Basketball Courts and Playground taken from 8th Avenue S, Billings, MT 59101
Building in the background is the Pool House
Photo is taken looking: North



Subject of photo: South Park from the intersection of 8th Avenue S & South 31st Street, Billings, MT 59101
Photo is taken looking: Northwest



Subject of photo: South Park from the intersection of 6th Avenue S & South 31st Street, Billings, MT 59101
Building nearest the corner is a storage building
Photo is taken looking: Southeast

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 8

Property Name: South Park / 3016 6th Avenue S, 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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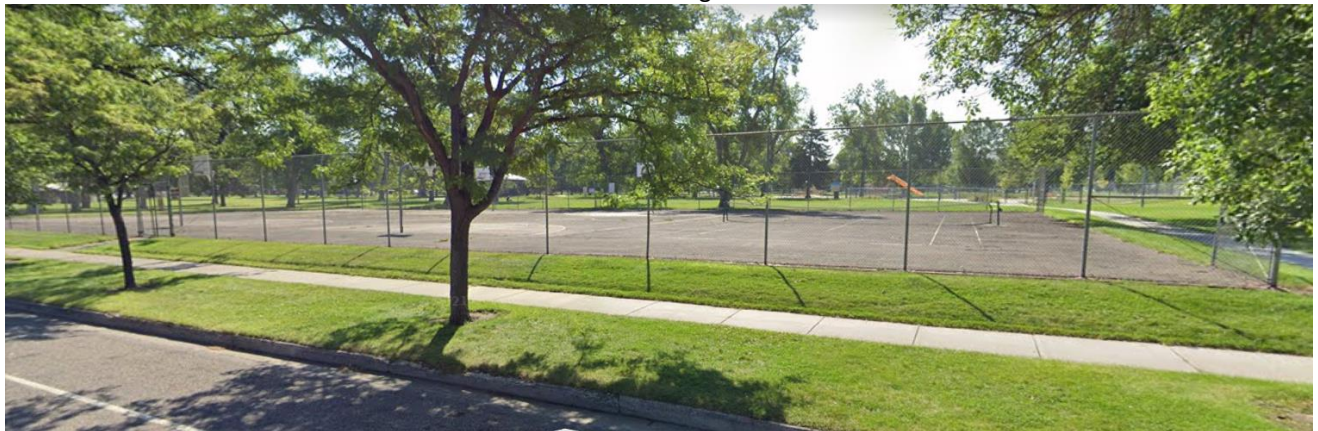


Subject of photo: South Park pool house, Billings, MT 59101
Photo Taken Looking: North



east

Subject of photo: South Park pool and pool house, Billings, MT 59101
Photo Taken Looking: Southeast



Subject of photo: South Park tennis and basketball courts, Billings, MT 59101
Photo Taken from 6th Avenue South Looking: South

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 9

Property Name: South Park / 3016 6th Avenue S, Billings, MT 59101

Site Number:

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

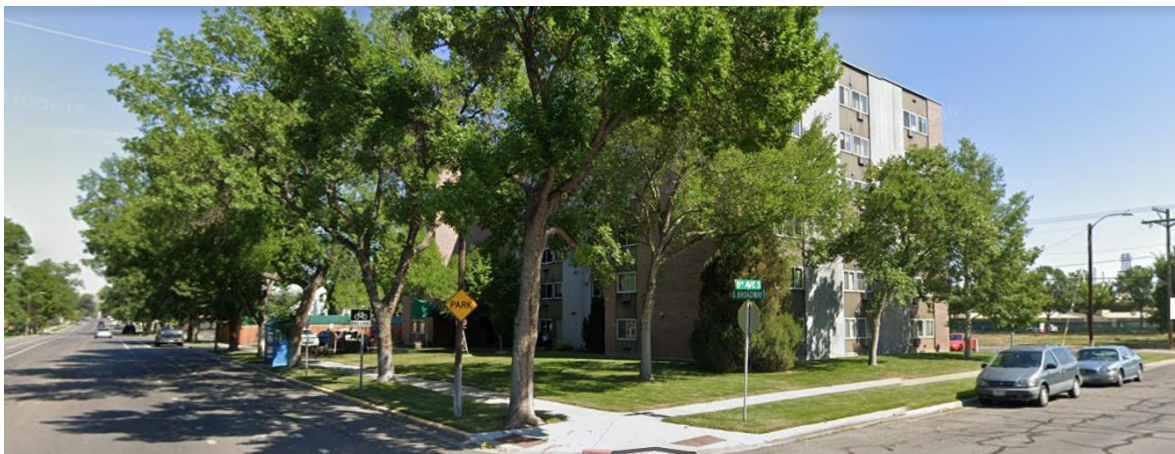
Photocopy this page for additional photos



Subject of photo: Commercial property (Nursing Home) along South 28th Street, Billings, MT 59101
Property across the street to the east of the subject property



Subject of photo: Residential & commercial properties along South 28th Street, Billings, MT 59101
Property across the street to the east of the subject property



Subject of photo: Commercial property along South 28th Street, 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: South Park / 3016 6th Avenue S, Billings, MT 59101

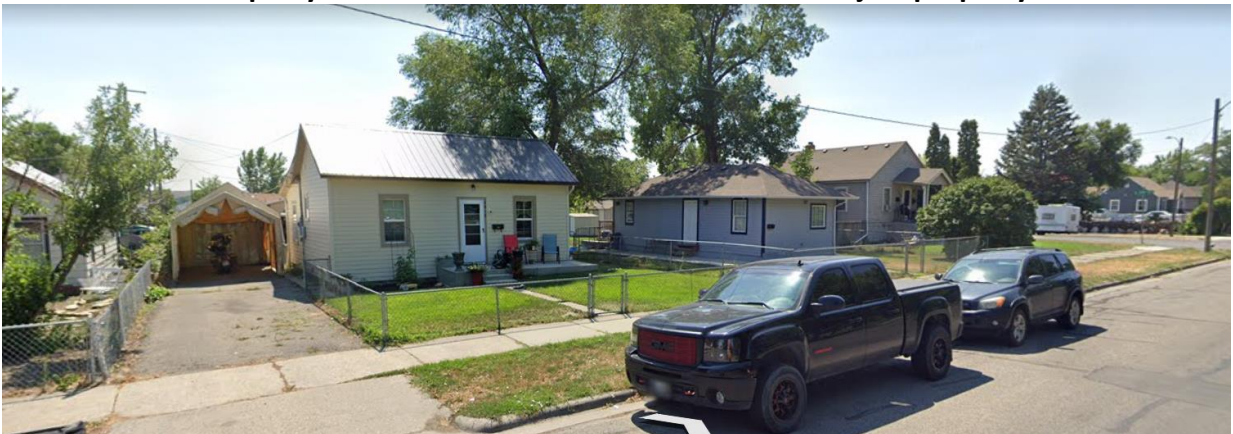
Site Number:

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

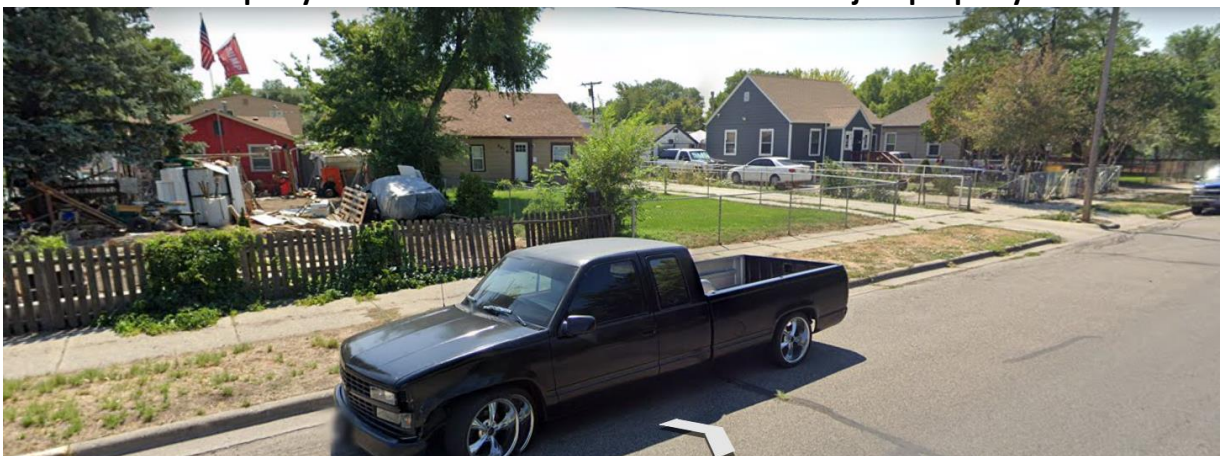
Photocopy this page for additional photos



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 11

Property Name: South Park / 3016 6th Avenue S, Billings, MT 59101

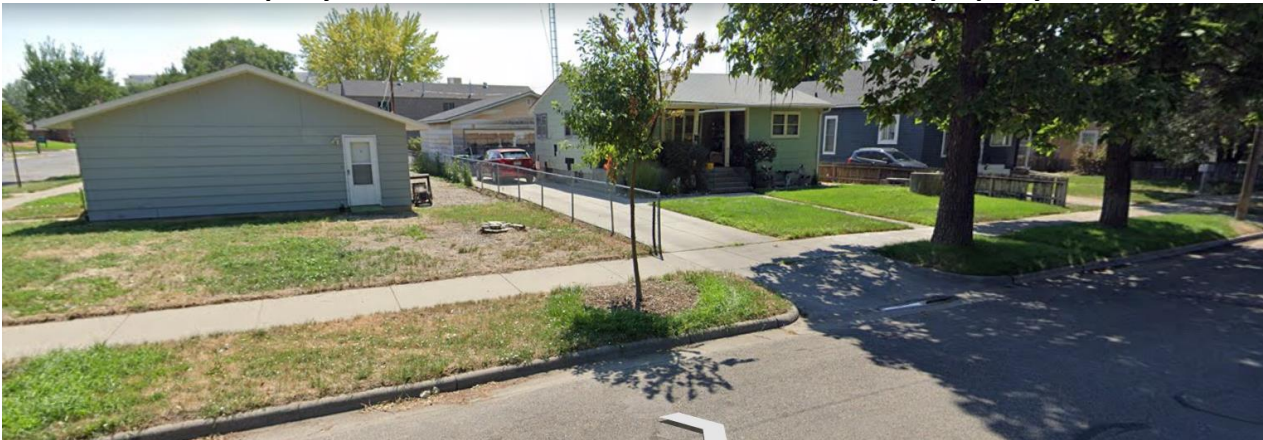
Site Number:

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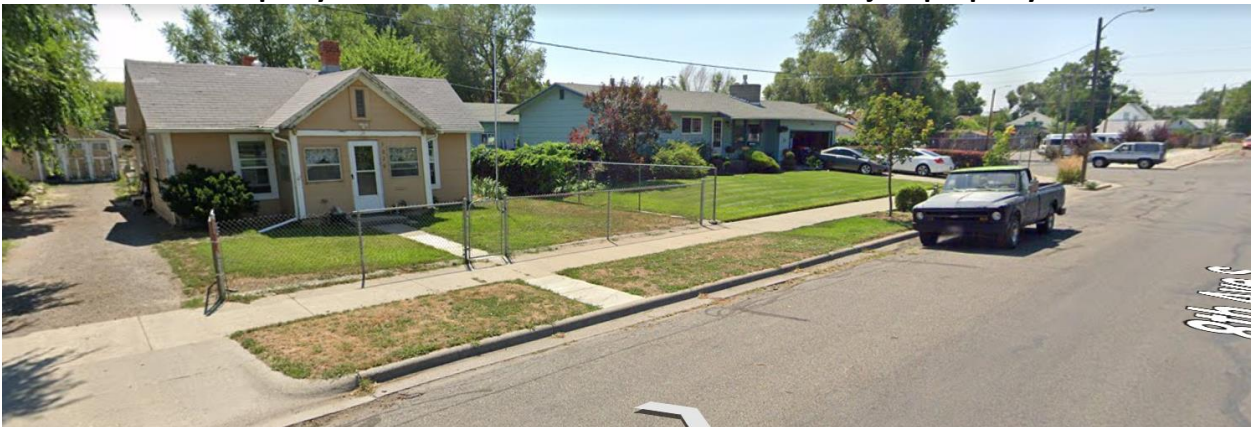
Photocopy this page for additional photos



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property



Subject of photo: Residential properties along 8th Avenue South, Billings, MT 59101
Property across the street to the south of the subject property

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 12

Property Name: South Park / 3016 6th Avenue S, Billings, MT 59101

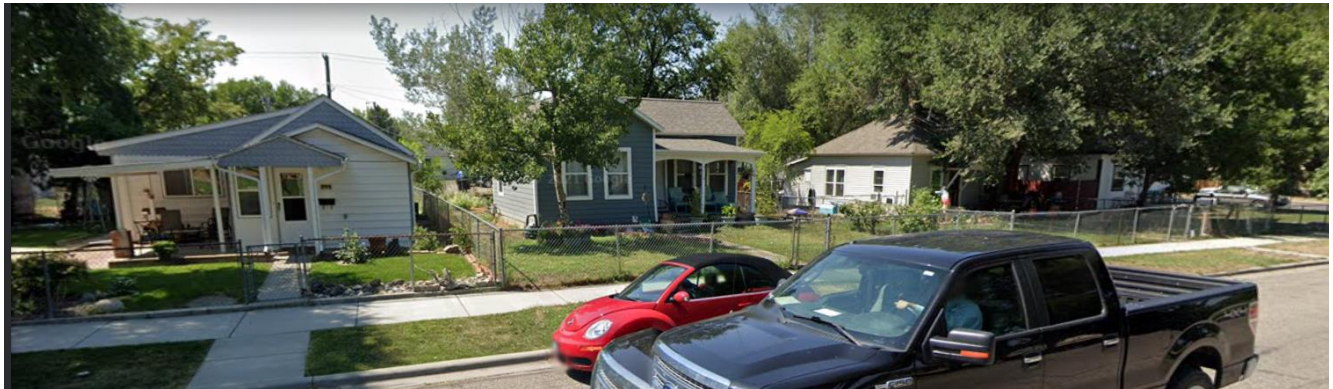
Site Number:

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

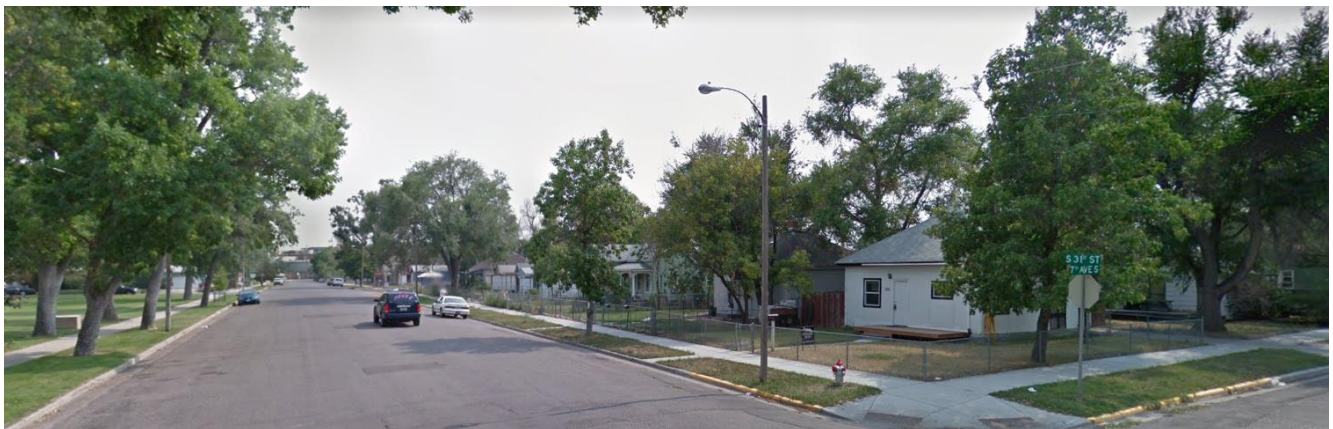
Photocopy this page for additional photos



Subject of photo: Residential properties along South 31st Street, Billings, MT 59101
Property across the street to the west of the subject property



Subject of photo: Residential properties along South 31st Street, Billings, MT 59101
Property across the street to the west of the subject property



Subject of photo: Residential properties along South 31st Street, Billings, MT 59101
Property across the street to the west of the subject property

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 13

Property Name: South Park / 3016 6th Avenue S, Billings, MT 59101

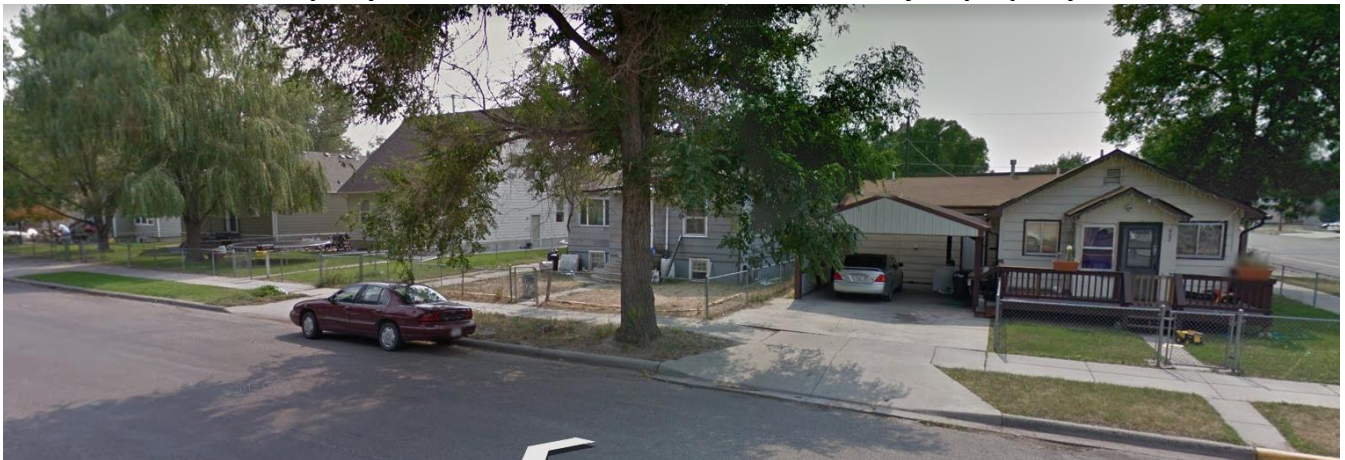
Site Number:

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

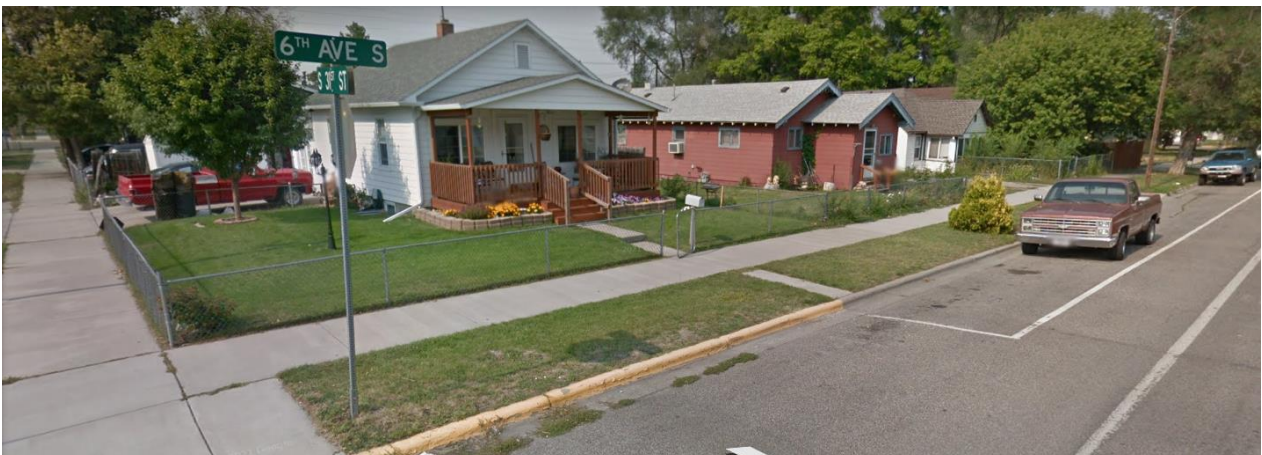
Photocopy this page for additional photos



Subject of photo: Residential properties along South 31st Street, Billings, MT 59101
Property across the street to the west of the subject property



Subject of photo: Residential properties along South 31st Street, Billings, MT 59101
Property across the street to the west of the subject property



Subject of photo: Residential properties along 6th Avenue South, 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: South Park / 3016 6th Avenue S, Billings, MT 59101

Site Number:

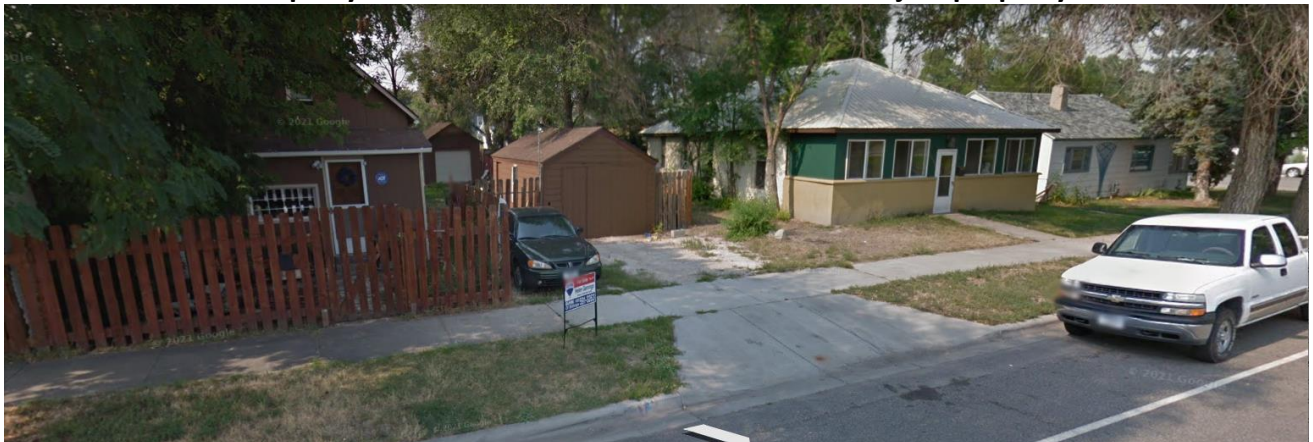
PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

Photocopy this page for additional photos



Subject of photo: Residential properties along 6th Avenue South, Billings, MT 59101

Property across the street to the north of the subject property



Subject of photo: Residential properties along 6th Avenue South, Billings, MT 59101

Property across the street to the north of the subject property



Subject of photo: Residential properties along 6th Avenue South, 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: South Park / 3016 6th Avenue S, Billings, MT 59101

Site Number:

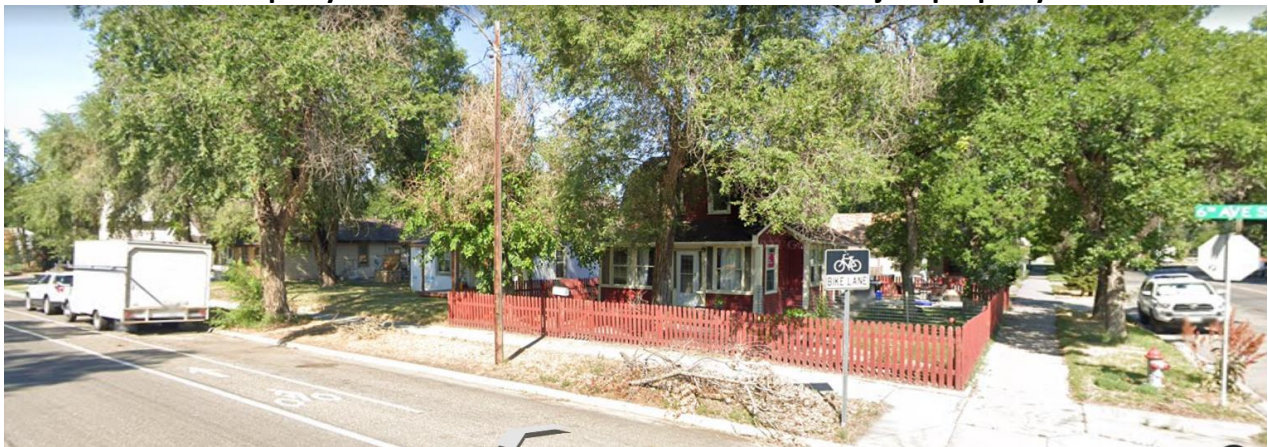
PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

Photocopy this page for additional photos



Subject of photo: Residential properties along 6th Avenue South, Billings, MT 59101

Property across the street to the north of the subject property



Subject of photo: Residential properties along 6th Avenue South, Billings, MT 59101

Property across the street to the north of the subject property



Subject of photo: Commercial property at the northeast corner of 6th Avenue S & South 29th Street, 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: South Park / 3016 6th Avenue S, 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 at the northwest corner of 6th Avenue S & South 28th Street, Billings, MT 59101

Property across the street to the north of the subject property