



November 9, 2023

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**Community  
Development  
Division**

2825 3rd Ave. N  
Suite 610  
Billings, MT 59101  
P 406.657.8281  
TTY 711

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) FUNDS FOR REHABILITATION – 1709 SAINT JOHNS AVE,  
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 the:

- Replacement of walk-through front and rear doors and storm doors,
- Replacement of the front and rear step handrails,
- Replacement of roofing materials, perhaps including decking,
- Removal of the chimney,
- Repair and/or replacement of siding, soffits, fascia and trim,
- Repair and/or replacement of windows and sliding glass door, and
- Trimming and/or removal of trees, bushes and other vegetation as necessary to protect the house and detached garage from damage.

Sincerely,

Tam Rodier  
CD Program Coordinator

# HISTORIC PRESERVATION REVIEW REQUEST

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

City of Billings  
Community Development Division  
Foreclosure, Acquisition / Rehabilitation Program

**Address:** 1709 Saint Johns Avenue, Billings, MT 59102

**Owner:** City of Billings

**Year Built:** 1966

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

- Replacement of walk-through front and rear doors and storm doors,
- Replacement of the front and rear step handrails,
- Replacement of roofing materials, perhaps including decking,
- Removal of the chimney,
- Repair and/or replacement of siding, soffits, fascia and trim,
- Repair and/or replacement of windows and sliding glass door, and
- Trimming and/or removal of trees, bushes and other vegetation as necessary to protect the house and detached garage from damage.

CD Coordinator



Date: November 9, 2023

# 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

<b>Property Address:</b> 1709 Saint Johns Ave. <b>Historic Address (if applicable):</b> N/A <b>City/Town:</b> Billings <b>County:</b> Yellowstone	<b>Site Number:</b> N/A  (Note UM Arch Records: Please contact SHPO with site number at 406-444-7718)
<b>History of Property</b> (Much of this info can be gathered from on-line <a href="#">Cadastral maps.</a> ) <b>Historic Name:</b> 1709 Saint Johns Ave. <b>Original Owner(s):</b> Unknown <b>Current Ownership:</b> <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public <b>Current Property Name:</b> 1709 Saint Johns Ave. <b>Owner(s):</b> City of Billings / Community Development Division <b>Owner Address:</b> PO Box 1178, Billings, MT 59103 <b>Phone:</b> 406.657.8284	<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.) <b>PM:</b> Montana <b>Township:</b> 01S <b>Range:</b> 26E <b>¼ Section:</b> 06 <b>Legal Description:</b> Block 3, Lot 3, Wells Subdivision  <b>NOTE:</b> Link noted above is broken; unable to obtain 24K Quadrangle Name (used Yellowstone County GIS for data)
<b>Historic Use:</b> Residential <b>Current Use:</b> Residential <b>Construction Date:</b> 1966 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual <input checked="" type="checkbox"/> Original Location <input type="checkbox"/> Moved    Date Moved: N/A	<b>UTM Zone</b> <a href="http://www.nris.state.mt.us/gis/">www.nris.state.mt.us/gis/</a> <input type="checkbox"/> NAD 83 <b>UTM Zone:</b> 12T <b>Easting:</b> 689734.44 <b>Northing:</b> 5071557.28 <b>NOTE:</b> Link above broken; used <a href="http://www.latlong.net">www.latlong.net</a> and <a href="http://www.latlong.net/lat-long-utm.html">www.latlong.net/lat-long-utm.html</a> to find data
<b>National Register of Historic Places</b> <b>NRHP Listing Date:</b> N/A <b>Name of Historic District (if Applicable):</b> N/A <b>NRHP Eligible:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Recorder Information</b> <b>Date of this document:</b> November 9, 2023 <b>Form Prepared by:</b> Tam Rodier, CD Program Coordinator <b>Organization/Agency:</b> City of Billings – Community Development Division
<b>MT SHPO USE ONLY</b>  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:	<b>SHPO Comments:</b>

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1709 Saint Johns Ave, Billings, MT 59102**

Site Number:

**ARCHITECTURAL DESCRIPTION**

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

Property Type, i.e. residential, commercial, agri., government, religious, institutional: **Residential / Single-Family**

**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.**

Yellowstone County online property records indicate the house was built in 1966. These online records do not indicate if the home has been remodeled.

This property features a one-story 1,000 square foot ranch style single-family house, with a full basement, on a 6,072 square foot lot. The home's exterior walls are covered with vinyl siding. Eaves, soffits, and fascia are wood and/or vinyl or metal wrapped. There is a concrete sidewalk along Saint Johns Avenue in front (south side) of the house. There is a concrete driveway from Saint Johns Avenue going north from the street to a detached 2-car garage; the driveway runs along the east side of the house. A concrete walkway goes from the driveway to three (3) concrete steps leading to the front door. There is a rear concrete patio west of the driveway and north of the house. There are two concrete steps leading to a hinged walk-through door at the northeast corner of the house. There is also a sliding glass door to the back patio. A wooden handicapped accessible ramp has been constructed over three (3) concrete stairs leading to the sliding glass door. The gable roof has asphalt shingles. It is believed the windows have been replaced and are not original to the house. The current windows are metal frames or wood frames, slider or crank-out type, and double glazed. The house has not received adequate maintenance over the years and is in poor to fair condition.

The detached 2-car garage's exterior is Masonite or hardboard sided and is in poor condition. There is both a walk-through and overhead door on the south side of the detached garage. There is also an overhead door on the north side of the garage leading to the alley.

There are multiple types of fencing around the back yard. The back yard is not entirely enclosed. Fencing materials include 4' and 6' chain link and wood.

The property is overgrown with trees, bushes, and grasses. Trees were planted too close to the house and garage and have damaged the structures.

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: 1709 Saint Johns Ave, Billings, MT 59102

Site Number:

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



1. House
2. Detached Garage

MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES

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Property Name: 1709 Saint Johns Ave, Billings, MT 59102

Site Number:

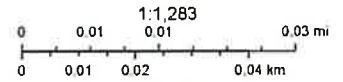
TOPOGRAPHICAL MAP [www.nris.state.mt.us/gis](http://www.nris.state.mt.us/gis)

1709 Saint Johns Ave, Billings, MT 59102



11/9/2023, 9:24:51 AM

- County Border
- Sections
- Local/Private Roads
- Township
- City address
- Local Street or Rd
- Residential
- Parcels



OpenStreetMap, Mapbox, Esri, HERE, Garmin, Swire, GeoTechnology, Inc., METI/ANSA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA (see web site for details)

Topographic Quadrangle, 1:24,000 scale from the link above.  
Do not reduce or enlarge map; legal locations are checked with a template.  
Label the property location in a method that will photocopy well. No highlighters please.

NOTE: Link above broken; used Yellowstone County GIS instead

**MONTANA HISTORIC PROPERTY RECORD  
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Property Name: **1709 Saint Johns Ave, Billings, MT 59102**

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: 1709 Saint Johns Ave, Billings, MT 59102  
Description: Front façade; photographer facing north



Subject: 1709 Saint Johns Ave, Billings, MT 59102  
Description: Alternative view of the front and east side of the house & detached garage

**MONTANA HISTORIC PROPERTY RECORD  
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Property Name: **1709 Saint Johns Ave, Billings, MT 59102**

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: 1709 Saint Johns Ave, Billings, MT 59102

Description: View of the west side of the house



Subject: 1709 Saint Johns Ave, Billings, MT 59102

Description: View of the back (north side) of the house

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1709 Saint Johns Ave, Billings, MT 59102**

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: 1709 Saint Johns Ave, Billings, MT 59102

Description: View of the north side of the detached garage (picture taken from alley)



Subject: 1707 Saint Johns Ave, Billings, MT 59102

Description: Neighboring property immediately east of the review property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: **1709 Saint Johns Ave, Billings, MT 59102**

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: 1715 Saint Johns Ave, Billings, MT 59102

Description: Neighboring property immediately to the west of the review property



Subject: 1708, 1712, 1714 Saint Johns Ave, Billings, MT 59102

Description: Neighboring properties across the street, south of the review property