



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

DECEMBER 19, 2023, MEETING TIME: 8:30 a.m.

Moss Mansion, 914 Division

Billings, Montana 59101

1. **Call to Order-YHPB: Welcome! YHPB Chair**
 - a. 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 board, members of the public are invited to speak during the public hearing scheduled for the board, 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 board will not take any action on those items at this time, but could choose to add an item to next meeting's agenda.
 - b. Historic Preservation Officer Changes - Welcome Dave Green!
2. **Motion. Approval of the minutes of: October 17, 2023**
3. **Old Business**
 - a. Window Restoration Kit Update
4. **New Business**
 - a. CDBG Review/Action: 1709 Saint Johns Avenue
5. **Other Business**
 - a. Consultant Report
 - b. Historic Preservation Officer Report
 - c. Board Roundtable: Any items going on outside of board activities.
 - d. **Announcement:** The next Yellowstone Historic Preservation Board meeting will be held January 16, 2024
6. **Future Agenda Items: 2024 YHPB Work Plan, CLG Grant, Roundtable**
7. **Adjournment**

YHPB Agenda

2.

Meeting Date: 12/19/2023

Subject

Motion. Approval of the minutes of: October 17, 2023

Attachments

October 17, 2023 Minutes



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 17, 2023 1st Floor Conference Room Planning Division – Miller Building

Members Present – Keith Edgerton, Zachary Hassler, Brenna Moloney, Zachary Garhart, Evan Bruce, Ginger Aldrich and Linda Lien

Members Excused – Becky Jeter

Staff Present –Lora Mattox, Kevin Kooistra, Tam Rodier, and Elyse Monat

Others Present – James Klanke, resident

1. Call to Order and Welcome

a. President Edgerton opened the meeting. No public comment.

Ginger was joining the board for her first meeting, introductions were made around the table.

2. Minutes – The August minutes were accepted.

3. Old Business:

a. Toolkit Update – Lora informed the board that SHPO is granting \$5,000 towards the development of 2 toolkits. Lora has been in contact with Preserve Montana on the development of these kits. As part of these kits, a public workshop on how to use the kit will be scheduled for April. In addition, a housing location, checkout system needs to be researched and developed. A location needs to be secured for the workshop. Lora has asked for assistance from the board to accomplish these tasks. Lora will develop a spreadsheet to share for board members to sign up for tasks.

4. New Business:

a. Art Sculpture at Pioneer Park – Lora gave some background on the effort to establish an Arts Committee and the work being done to incorporate more art into the community. Tam Rodier of the Community Development Division was present to discuss the project and the process required for Section 106 Review for the use of Federal funds on this project. She is asking the board for

Artist's Sculpture Rendering:



for Pioneer park. The sculpture subtle solar lighting will

Discussion included Evan asking if the top was glass? Tam responded that it was heavy duty plastic that can withstand hail and the elements. Zach H and Evan had no concerns with the installation. Brenna states that contributing features are important but parks are always evolving and has no problems with the project. Chairman Edgerton allowed public comment from James Klanke, 625 Lewis Avenue states that the proposed structure does not enhance park experience, not a natural experience which Pioneer Park excels in. Maybe this structure is not right for this place. Linda states that on the historic sides, she is trying to reconcile this piece to the history of the park. Evan states that he could see the stained-glass part being changed out in the future to different themes. On a motion by Evan, seconded by Zach H, the board concurs with the staff recommendation that no adverse effect to the parks historic character by the installation of the art structure. Passed unanimously.

5. Other Business:

a. Consultant Report:

ACTIVITY

Lauren Hunley is leading the digital walking map project - due March 1, 2024.

Kevin sent slides to the MHS preservation workshop, which they shared, but Kevin was sidelined with a nasty flu. Lora Mattox was present the whole day (Sept 28) in Helena. Both Kevin and Lora attended the *Building on the Past, Annual Montana History Conference* Sept 29-30.

NATIONAL REGISTER UPDATES

Reviewing and writing the Riverside Park, Laurel, nomination. Received examples from SHPO for Livingston Park and Pioneer Park. We are about 90% completed. Kooistra put in 30 hours with writing and research in the past month, including a site visit to verify the Caretakers Home has been demolished (it was). There are five buildings of historic interest. Each building has several names, but I did match some historic images with present images.



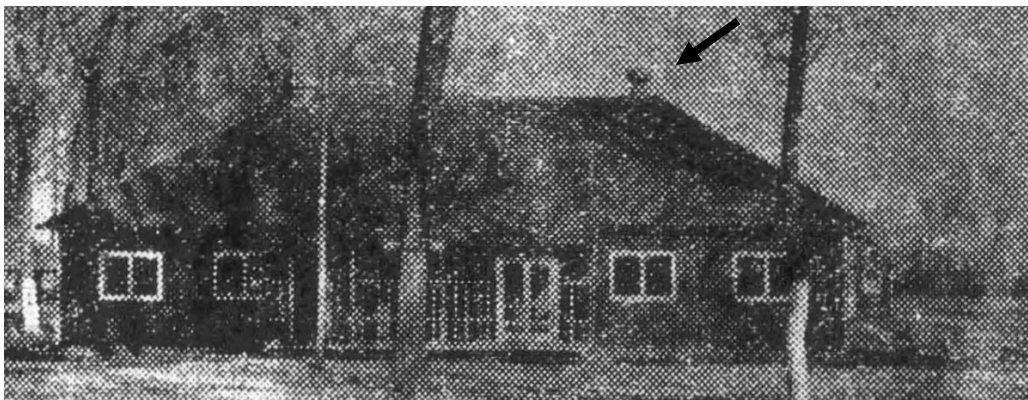
October 11, 1936 Photo - "Calamity Jane's Dance Hall," built during Transient Camp period 1935-1936. 2023 photo shows what is the west end of the Rifle Club building. The Rifle Club joined two historic buildings together, they were both 73 by 42 feet, by tearing out the east end of west building and west end of the east building, and then joining them together in 1955 with a center section 63 feet long.



Where the two buildings meet (1935 and 1955), Red dye color in older buildings.



Similar red dye separation to the American Legion building, which is just west of Calamity's Dance Hall (Rifle Club long building).



May 1936 – Dining Hall (before stone veneer) and Jaycee building, October 2023.



LOCAL BUSINESSES AND HOME RESEARCH:

- City Bridge Project – Historic Montana Avenue research for Ted Wilson.
- Create thumb drive for Dave Wanzneried for Boothill Cemetery Project.
- Research about former Mexican Colonia for former resident.
- Look for location for 2024 YHPB Roundtable.

b. Historic Preservation Officer Report – No additional comments.

c. Board Roundtable – Evan shared that 101 E. Main has a new business in it. The original bank elements have been kept including some windows, exposed brick and use of the original doors. Keith mentions the upcoming free events at MSU-B that center around the 1920's. Brenna shared an update on the Chief Plenty Coup building stabilization project and Pictograph Cave. Both of these projects received National Park Service grant funds.

a. Announcement: Next meeting TBD.

YHPB Agenda

4. a.

Meeting Date: 12/19/2023

Subject

CDBG Review/Action: 1709 Saint Johns Avenue

Attachments

CDBG Review-St. John



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 8th Ave
Helena, MT 59620-1202

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

**MONTANA HISTORIC PROPERTY RECORD
FOR HUD PROPERTIES**

PAGE 2

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**

PAGE 3

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**

PAGE 5

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
FOR HUD PROPERTIES**

PAGE 6

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**

PAGE 7

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**

PAGE 8

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