



July 10, 2024

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 –1302 PARKHILL DR., 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 includes:

- Lead-based paint and asbestos testing and, if found, abatement as required by the U.S. Department of Housing & Urban Development (HUD),
- Replacement of front and rear doors and storm doors,
- Replacement of house, garage, and carport roofing materials, perhaps including decking,
- Repair, replacement, or covering of stucco siding, shiplap siding, soffits, fascia, shutters, and trim,
- Replacement of windows including installing egress windows where required by the Building Code, and
- Replacement of rear yard fencing.

Sincerely,

A handwritten signature in blue ink that reads "Tam Rodier".

Tam Rodier
CD Program Coordinator

AER FORM 1

ARCHITECTURE & ENGINEERING RECORD

Introduction

REMEMBER! The Principal Investigator is responsible for ensuring that the information in this form is complete and accurate as per the Montana SHPO Consultation Guide standards for recording cultural and architectural resources in Montana.

LEARN HOW TO COMPLETE THIS FORM AND DOWNLOAD THE MOST RECENT VERSION AT: <https://mhs.mt.gov/shpo/forms>

Please contact [Montana SHPO Cultural Records staff](#) at (406) 444-4724 with questions.

- **Documenting Sites** (Section 2.3, [MTSHPO ConsultationGuide.pdf](#))
- ^ **Requesting Smithsonian Numbers for Site Records: What to Submit** ([smithsonian-qr2.pdf](#))
- * **How to Create a Complete Site Record: Forms, Photos, Maps, and GIS** ([siteform-instructions.pdf](#))
- + **How to Apply National Register Criteria for Evaluation.** National Park Service, National Register Bulletin. 1997.
Online: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

1. Identification

HISTORIC / PROPERTY NAME			SMITHSONIAN NUMBER (issued by SHPO)^	
1302 Parkhill Drive			24YL1644	
PROJECT NAME		PROJECT NUMBER		
1302 Parkhill Drive		N/A		
DATE	FIRST RECORDED BY	PHONE (000) 000-0000	EMAIL	ADDRESS
8/12/24	Tam Rodier	406.657.8284	rodier@billingsmt.gov	PO Box 1178, Billings, MT 59103
DATE	UPDATED BY	PHONE (000) 000-0000	EMAIL	ADDRESS

2. Location

COUNTY	LOT/BLOCK	SUBDIVISION	STREET ADDRESS	CITY / TOWN (NEAREST)							
Yellowstone	L47 / Block 12	Evergreen Subd., 2nd Filing	1302 Parkhill Drive	Billings							
UTM COORDINATES OR LAT-LONG FOR THE CENTER OF THE SITE, TO THE 6 TH DECIMAL				DATUM (E.g., NAD27, WGS84, etc.)							
Zone 49; Easting 309485; Northing 5073615				NAD83							
TOWNSHIP	N/S	RANGE	E/W	SECTION	QUARTER	TOWNSHIP	N/S	RANGE	E/W	SECTION	QUARTER
1	N	25	E	36	36						

NARRATIVE / NOTES ON ACCESS (OPTIONAL)

The above details found on the Yellowstone County Property Tax Data for Tax Code A06862 ([Yellowstone County, Montana - Treasurer - Itemized Property Tax Detail \(yellowstonecountymt.gov\)](#))

3. Ownership and Use

CURRENT ADMINISTRATIVE/SURFACE OWNERSHIP	CURRENT USE
City of Billings Montana	Residential
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	

ARCHITECTURE & ENGINEERING RECORD

ORIGINAL ADMINISTRATIVE/SURFACE OWNERSHIP

Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. See details in the Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437

ORIGINAL/HISTORIC USE

Speculation

- Public
- Private

4. Historic Property/Architecture Description

PROPERTY TYPE*

Residential Single-Family

ARCHITECTURAL STYLE

Cape Cod (?) / vernacular-style

TIME PERIOD

1952 - 1986

ARCHITECT NAME/FIRM

Unknown

ARCHITECT CITY, STATE

Unknown

BUILDER NAME/COMPANY

Unknown

BUILDER CITY, STATE

Unknown

CONSTRUCTION DATE

Estimated 1952

STATUS

NOTES ON STATUS CHANGE

- Original location
- Addition/alteration
- Moved/relocated
- Destroyed
- Other

NARRATIVE DESCRIPTION OF PROPERTY

This property features a 1½ story 1,013 square foot Cape Cod (?) / vernacular-style single-family house, with a full basement, and a 540 square foot attic on a 7,000 square foot lot. The home's exterior walls are predominately stucco, but the attic dormer appears to have clapboard siding. Eaves, soffits, and fascia are wood and/or vinyl or metal wrapped. There is a concrete sidewalk along the front of the house on Parkhill Drive and on the east side of the house along 13th Street West. There is a concrete driveway from 13th Street West going westerly from the street to the detached 2-car garage and carport south of the house. A concrete walkway goes from the sidewalk adjacent to Parkhill Drive to four (4) concrete steps leading to the front door. There is a concrete walkway / concrete patio north of the driveway and south of the house with a zero-step entry into the rear of the house. The gable roof has asphalt shingles. The windows are wood and may be original to the house. The wood frames are severely rotted and are no longer weather right and must be replaced. At least a few windows are cracked. The current windows are double hung and double glazed. Wood decorative shutters are present adjacent to some windows, but they are in poor condition. The home is in poor overall condition.

The detached 2-car garage's exterior is Masonite or hardboard sided and is in fair condition. A carport has been attached on the north side of the detached garage; south of the house. There is a metal shed at the west end of the carport. Detached garage built in about 1980; Carport and shed attached to garage in about 1986

There are multiple types of fencing enclosing the back yard. Fencing materials include approximately 4' and 6' chain link, metal panels, and wood.

ARCHITECTURE & ENGINEERING RECORD

HISTORY OF PROPERTY

The following appears in the Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437:

Alexander McDonald obtained the patent to the southeast quarter of Section 36, T1N, R25E in May 1889. McDonald filed on the 160-acre parcel in April 1884 and converted it to cash. He was one of four individuals in the section who all filed preemption homestead claims in the section in 1884 and then all obtained patents to their claims through cash entry in early 1889. McDonald did not remain in the Billings area for long, eventually settling on a farm near Custer by 1890 (Montana Land Tract Books; US Census Records 1880, 1900).

Billings attorney Lou Chapple sold this property to James Fraser in January 1953. Fraser owned and operated an investment firm and purchased the property on speculation. The house was likely constructed in 1953. Then ownership of the house passed circulated between Fraser and husband and wife real estate developers Ingvald and Lillian Anderson until June 1957 when Charles and Marie Hunkins owned and occupied the house. Charles was the Chief Petroleum Engineer for the Northern Pacific Railway. It is listed as vacant in 1963 when the Hunkins sold it to Lloyd Loe. He was a service rep for Fairbanks-Morse Scales. Loe purchased it for speculation purposes and began renting it in 1964. He sold it to Wallace and Alice Lambrecht in February 1966. Wallace was a clerk with the US Postal Service. They retained it until July 1967 when they sold it to Mary Propson. Mary worked as a secretary for Rocky Mountain College. The Lambrecht's and Propson also rented it to tenants. Mary married Leonard Valentine in 1968 and then sold the house to the Reverend Roger C. Johnson in July 1971. Johnson was the pastor of the nearby First Assembly of God Church. He owned the house until 1978 and then sold it to Myrna Sickler (Deed Book 446: 48, 52; Ibid Book 494: 326; Ibid Book 608: 348; Ibid Book: 780: 176; Ibid Book 833: 495; Ibid Book 943: 495,496; Billings City Directories)

Subsequent historical information was obtained from the Yellowstone County online property ownership records, which only goes back to 2016. The property was owned by Adam Erekson from 2016 until the property was foreclosed upon on October 4, 2023.

5. National Register Evaluation and Assessment

HAS A FORMAL ELIGIBILITY DETERMINATION BEEN PREVIOUSLY ISSUED FOR THIS SITE/PROPERTY?

No formal determination
 Yes, determined NOT eligible
 Yes, determined eligible
 Yes, NR listed
 Unknown

PROVIDE YOUR ASSESSMENT OF THE SITE'S/PROPERTY'S ELIGIBILITY FOR THE NATIONAL REGISTER

Meets criteria as an individual property
 Meets criteria as a contributing element to a historic district
 Does not meet criteria
 Does not meet criteria, and is a non-contributing element to a historic district

Historic District Name: Potential Parkhill Residential Historic District

APPLICABLE NR CRITERIA⁺

ARGUMENT FOR OR AGAINST EACH NR CRITERION

A – Events	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437
B – Persons	<input type="checkbox"/> YES <input type="checkbox"/> NO	
C – Characteristics	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437
D – Information	<input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS

It is not believed the “potential Parkhill Residential Historic District” was ever officially created.

ARCHITECTURE & ENGINEERING RECORD

INTEGRITY (LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING, ASSOCIATION)

The home is located in mid-town Billings at the southwest corner of the signalized intersection of 13th Street West and Parkhill Drive. There is a MET bus bench on the sidewalk north of the house on the south side of Parkhill Drive. The neighborhood is almost exclusively a residential. The nearest non-residential properties are a dental office on the east side of 13th Street West and a church on the west side of 13th Street West at Avenue D (roughly three blocks south).

The home is in poor to fair condition. However, to this layperson, the original workmanship seems fairly good. The home has character both inside and outside. Every attempt will be made to retain this character during an extensive rehabilitation project.

See additional information in the Architectural Integrity section.

POSSIBLE IMPACTS TO THE SITE

Rehabilitation to the home, detached garage, and carport / shed.

6. Information Sources

LIST CITATIONS FOR INFORMATION SOURCES USED TO COMPLETE THIS FORM.

Cultural Resource Inventory and Assessment; Parkhill Drive / 13th Street West – Billings; HSIP 1099(51); Control No. 6089; YL 4 029437;

Yellowstone County Property Tax Data for Tax Code A06862 ([Yellowstone County, Montana - Treasurer - Itemized Property Tax Detail \(yellowstonecountymt.gov\)](https://yellowstonecountymt.gov))

7. List of Photos and Maps

IMPORTANT: DO NOT insert images for photos, maps, and other figures to this document. Supporting photographs, maps, and other figures referenced in the table below need to be formatted, saved, and submitted according to SHPO's *Guidelines and Samples for CSR/AER Form Attachments*. For more detailed mapping and photography standards, please review *Montana SHPO Consultation Guide, 2023*.

FIGURE NUMBER	DESCRIPTION / CAPTION	PHOTOGRAPHER	PHOTO DATE
1	Front Façade, photographer facing south, 1302 Parkhill Drive	Tam Rodier	6/25/2024
2	Rear Façade, photographer facing north, 1302 Parkhill Drive	Tam Rodier	6/25/2024
3	East side of home, photographer facing northwest, 1302 Parkhill Drive	Tam Rodier	6/25/2024
4	West side of home, photographer facing southeast, 1302 Parkhill Drive	Tam Rodier	6/25/2024
5	Detached garage & carport, photographer facing west, 1302 Parkhill Dr.	Tam Rodier	6/25/2024
6	East side of house and fence, photographer facing northwest, 1302 Parkhill Drive	Tam Rodier	6/25/2024
7	Signalized intersection & home, photographer facing southwest, Parkhill Drive & 13th Street West	Tam Rodier	6/25/2024
8	Neighboring property, photographer facing south, 1308 Parkhill Dr.	Tam Rodier	6/25/2024
9	Neighboring property, photographer facing north, 1303 Parkhill Dr.	Tam Rodier	6/25/2024
10	Neighboring property, photographer facing northeast, 1249 13th St. W	Tam Rodier	6/25/2024
11	Neighboring property, photographer facing southeast, 1244 Parkhill Dr	Tam Rodier	6/25/2024
12	Neighboring property, photographer facing northwest, 1301 Avenue F	Tam Rodier	6/25/2024

ARCHITECTURE & ENGINEERING RECORD

13	Plat Map – Evergreen Subdivision 2nd Filing	Yellowstone County GIS	7/10/2024
14	Aerial view, 1302 Parkhill Drive, Billings	Google Earth	7/10/2024

(tab from last cell to add rows to photos and maps table)



Photo 1; Front Façade
Photographer Facing: South

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 2; Rear Façade
Photographer Facing: North

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 3: East side of home
Photographer Facing: Northwest

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 4: West side of house (driveway NOT part of property)
Photographer Facing: Southeast

Description: 1302 Parkhill Drive, Billings



Photo 5: Detached Garage & Carport
Photographer Facing: West

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 6: East side of house & fence
Photographer Facing: Northwest

Description: 1302 Parkhill Drive, Billings, MT 59102



Photo 7: Signalized Intersection & House
Photographer Facing: Southwest

Description: Parkhill Drive & 13th Street West



Photo 8: Neighboring Property
Photographer Facing: South

1308 Parkhill Drive, Billings, MT 59102



Photo 9: Neighboring Property
Photographer Facing: North

1303 Parkhill Drive, Billings, MT 59102



Photo 10: Neighboring Property
Photographer Facing: Northeast

1249 13th Street West, Billings, MT 59102



Photo 11: Neighboring property
Photographer Facing: Southwest

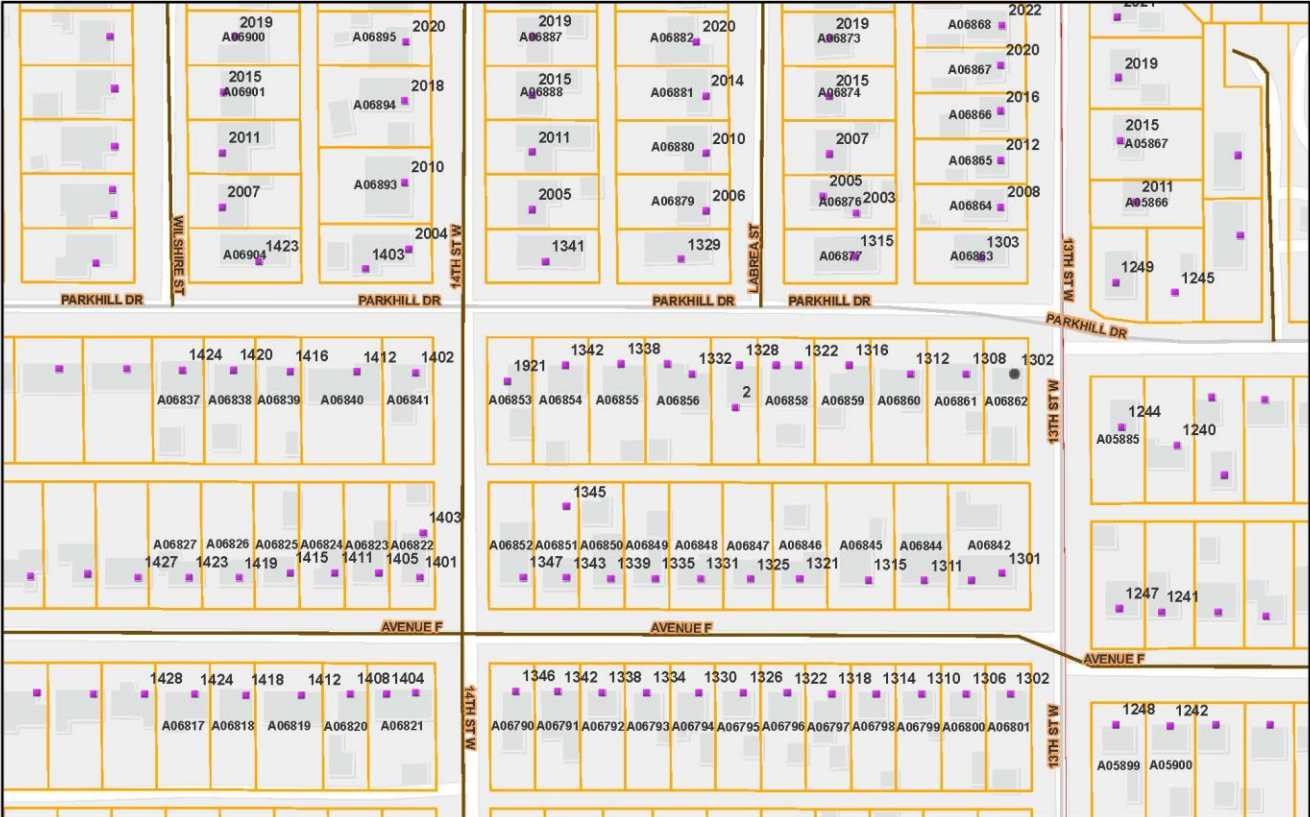
1244 13th Street West, Billings, MT 59102



Photo 12: Neighboring property
Photographer Facing: Northwest

1301 Avenue F, Billings, MT 59102

Plat Map - Evergreen Subdivision 2nd Filing



Map 13: Plat Map – Evergreen Subd., 2nd From Yellowstone County GIS
[Yellowstone County \(arcgis.com\)](http://Yellowstone County (arcgis.com))



Aerial Photo 14; 1302 Parkhill Drive, Billings Downloaded from Google Earth ([Google Earth](#))