



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 **January 20, 2009**

Members Present –Emelie Eaton, Maisie Sulser, Warren Osik, Brian Roberts, Bill DuBeau

Members Absent – Kathleen Armstrong, Kate Hamlin, excused.

Staff Present – Kevin Kooistra-Manning, Lora Mattox and Dave Green

Others Present – Randy Hafer

The meeting was called to order at 8:08 a.m. by chair Emelie Eaton. The minutes of the December meeting were approved by a motion made by Brian, seconded by Warren. Minutes approved.

Public Comment – None.

Klos Building – Randy Hafer – Mr. Hafer is here to ask the YHPB for a support letter for the National Register Nomination of this building located at 2720 Minnesota Avenue. Mr. Hafer has submitted the paperwork for this building to the National Parks Service(NPS), however, NPS has placed a hold on this nomination due to its' recommendation that the addition to the roof (mechanical) is not in compliance with Article 9.

The building itself was constructed between 1893-94 by Nicolas Klos as a saloon. The building is constructed of brick. The last use of the building was as the Yukon Bar but has been vacant the last 20 years. This building is located mid-block. Mr. Hafer stated that potentially in the future another structure could be built on the corner next to the Klos building which would obscure the roof addition. Currently, the addition is only visible from the side. Street wise, the unit is not visible.

High Plains Architect bought this building and converted the use to an office in the front and an artist studio in the back. Part of the rehabilitation of this building included the addition of the mechanical unit to the roof. This unit serves 3 functions: 1) generates electricity, 2) provides natural light, and 3) provides building ventilation. This building is slated to be rated LEED Platinum Certified.

During discussion, a concern about the roof unit was raised. At this time without another structure abutting the existing building, the unit is out of scale and look of the building. Board member DuBeau would like to see some alternatives to disguising or limiting the effect on the building either through painting or covering. These alternatives may help with the scale of the

roof unit. The concern is that a new building may not be constructed to obscure the roof unit for some time.

Emelie asked for Mr. Hafer's timeline for the letter and he stated that he would like to include a letter from the YHPB next week; however, he would wait if the board needed more time. Brian and Warren felt this was an excellent example of a historic reuse of a building and that NPS may need to relax some rules to accommodate LEED and green building efforts.

On a motion from Brian and a second by Warren, the board on a 4-0 vote approved sending a letter of support to Mr. Hafer on the National Register nomination for the Klos building. Maisie Sulser abstained from the vote due to her employment at High Plains Architects.

CDBG Property Rehab Reviews – The board reviewed 3 properties for Community Development Block Grant Rehabilitation Program through the Community Development Division. The addresses are: 4630 Lux Avenue, 4334 Stone Street and 2024 Clark Avenue. After review of the proposed work on each property, the board voted on a 5-0 vote to concur with Community Development that the properties are probably not eligible for the National Register and the proposed work for the rehab was appropriate.

Ordinance Update – An update on the text amendment of the Historic Preservation Code was given. The City Zoning Commission at its January 6th meeting did initiate the text amendment. After this was initiated, Lora sent the ordinance to city legal for review. Also, it was noted that within the Ordinance, that a 2/3 majority of a residential neighborhood could petition to be placed on the local register for Certificate of Appropriateness review. This 2/3 translates to 66%. This may need to be clarified in the Ordinance.

Channel 7 Interview – Lora informed the board of an invitation to speak on Community Channel 7 on February 2, 2009. Lora suggested that Emelie, Brian and either Dave or Lora conduct this interview. Discussion topics could include the North Elevation Historic District and the Ordinance text amendment.

Committee Reports –

Historic Preservation Month Committee – None

Publicity Committee – None.

Building Permit Review Committee – None

Project Reports - None

Consultant Report – See next page

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YELLOWSTONE HISTORIC PRESERVATION BOARD

Kevin Kooistra-Manning met with Randy Hafer to look at historic photographs of his Minnesota Avenue property. Kevin checked for architectural drawings of McKinley Elementary School for CTA.

Kevin photographed demolitions of the low income housing complex at 6th and Central (for a new Pharmacy) and 3116 2nd Avenue North.



Donna Healey / Billings Gazette will be doing an article about Ingvald Anderson, the local builder, who built some homes in the North Elevation neighborhood.

The article will be published in February.

Phone calls and questions about house histories for North Elevation property have slowed down to a trickle. Brian Roberts, Kevin Kooistra-Manning, and Kaili Payne met to discuss the strategy for gathering the rest of the house histories. Kaili will finish the latest forms with her research on the WHC shared drive. Kaili completed mailing addresses for the North Elevation Task Force and they were sent to the Shauna Kerr.

The December 16 Task Force meeting was canceled due to the weather.

Kevin has been asked to moderate a panel session on historic preservation on the evening of January 28, 2009. Brian Roberts, Stephen Aaberg, Kim Olsen, Tom Rust, and Randy Hafer are on the panel. The public is invited.

Kevin Kooistra-Manning re-mailed a couple letters and emails for the March 17, Yellowstone Historic Preservation Board Annual Roundtable. We sent an invitation letter, updated the two award forms, and created two pages highlighting each of the past preservation award recipients. The award nominees must be submitted by February 6, 2009.

Historic Preservation Officer Report –

Board Roundtable –

- Bill and Brian need submittal information for the Roundtable awards as they have parties interested in nominating persons or projects.

- Bill would like to see the YHPB write a letter to School District 2 to keep McKinley and Broadwater Elementary Schools maintained and in good condition. Letter should recommend that SD #2 do its part to be responsible to historic preservation standards. Should maintain properties in historic state. Bill will write a draft and send out for comments.

Next month the main agenda item will be review of the website.

The next YHPB meeting will be held on Tuesday, February 17th at 8:00 a.m. in the large conference room, 4th floor, library.

Meeting adjourned. 9:12 a.m.