



## **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**

**September 15, 2009**

**Members Present** – Emelie Eaton, Kathleen Armstrong, Bill DuBeau, and Kyle Rickhoff

**Members Absent** – Maisie Sulser, Julie Larsen, Brian Roberts, Warren Osik

**Staff Present** – Lora Mattox and Kevin Kooistra-Manning, Lynda Woods from Community Development

**Others Present** – Tammy Johnston

The meeting was called to order at 8:00 a.m. by chair Emelie Eaton. The minutes of the August meeting were approved by a motion made by Bill, seconded by Kyle. Minutes approved.

**Public Comment** – None.

**Building Permit Review** – The Women's and Family Shelter located at 2520 1<sup>st</sup> Avenue North has requested approval for a building permit to repair and maintain the existing stucco located on the exterior entrance of the property. Part of this repair and maintenance will include a new coat of paint. Emelie Eaton opened the public hearing. There were no speakers and the public hearing was closed. Bill DuBeau motioned to approve the request, Kathleen Armstrong seconded. Motion approved on a 4-0 vote.

**Community Development Block Grant Rehab Project Review** – The YHPB reviewed 3 properties proposed to use CDBG funds for property rehabilitation. Properties reviewed: 3924 2<sup>nd</sup> Avenue South; 4541 Ryan Avenue; and 403 17<sup>th</sup> Street West. The Yellowstone Historic Preservation Board has reviewed the request for historic review of the abovementioned properties. The board voted on a 4-0 vote that these properties are probably not eligible for the National Register and feel the use of HUD funds for rehabilitation is appropriate.

The board did provide the following comments on the rehabilitations:

3924 2<sup>nd</sup> Avenue South and 4541 Ryan:

- No comments
- 403 17<sup>th</sup> Street West:
- The board would like to recommend if feasible that the window replacement on the front of the house maintain a 3 paneled view.

**Naval Reserve Building** – The City of Billings is requesting comment from the YHPB in regards to the city's plan to demolish the Naval Reserve Building located in North Park. In 2005, the US Navy relocated to a new facility. The City has procured several engineering studies to determine the best possible and most feasible use for this property. Environmental studies performed at this property have determined significant and pervasive asbestos and mold contamination problems throughout the building structures. These hazardous conditions must be eliminated. A study was performed in 2007, estimated that remodeling for basic office use would cost

between \$800,000 and \$1.2 million. This cost is prohibitive for rehabilitation. The City has received a federal appropriation grant to perform asbestos removal and demolition. The two options for reuse of this property after demolition include reverting the land back to parkland or to construct a new E911 Communication Center.

The board discussed this project and overall feel that if the building is demolished, the land should revert to parkland and not have a new building constructed on it. The buildings themselves have real no historic features as they were built after WWII and the main construction was the use of metal Butler Buildings. The board would like to tour this building prior to any recommendations. Lora will contact Bruce McCandless and try to set up a tour date and time.

### **Committee Reports –**

**Historic Preservation Month Committee** – None.

**Publicity Committee** – Kyle reported that the YHPB now has a Facebook and Twitter Page. He will email out the information.

**Building Permit Review Committee – See above**

**Project Reports** - None

### **Consultant Report – Attached**

#### *YELLOWSTONE HISTORIC PRESERVATION BOARD* **September 15, 2009**

*Report by Kevin Kooistra-Manning.*

##### *North Elevation National Register Nomination:*

Kevin met with Shawna Kerr twice to gather neighborhood surveys. Shawna delivered research from about 15 homes. Kaili and Kevin continued to research properties and Kaili input the Neighborhood survey forms for the North Elevation. There are still about 75 homes that need full research.

Julie Mayala Larsen, YHPB Board member, took photographs of the North Elevation properties. This data needs to be input this month.

##### *Downtown Through the Decades:*

Kevin received a call from CTA Architects about the *Downtown Through the Decades* project indicating that the project had been approved. Kevin forwarded some of the research to CTA. Pete Brown, of the SHPO, wrote GSA and Big Sky Economic Development in support the YHPB effort to create a portable *Downtown through the Decades* exhibit chronicling Billings's architectural resources such as the MDU Building's history.

##### *Other:*

Kevin was contacted by Jan Falstad at the Billings Gazette about the Yellowstone Garage building on Montana Avenue. The new owners believed their building was not in the Billings Townsite Historic District. Kevin double checked and found it was in the District. Kevin sent Jan several photographs and research concerning the property.

Kevin met with Sara Adamson twice Laurel Historic Downtown research.

Kevin and Lora Mattox reviewed and photographed a city property at the 2600 block of Minnesota Avenue.

Kevin reviewed several review requests from the Community Development Division.

**Historic Preservation Officer Report** – Lora informed the board of 2 upcoming conferences, the first being the Main Street Conference scheduled for September 28<sup>th</sup> and 29<sup>th</sup> in Helena. The second is the annual Montana History Conference from October 15<sup>th</sup> through the 17<sup>th</sup> in Great Falls. Lora will be attending the Montana History Conference.

**Board Roundtable –**

- Bill informed the board that the pub near the Old Faithful Inn has been determined to sit on a thermal site and therefore will probably not be rebuilt.
- Kyle mentioned the interesting post the Billings Gazette had online about William Henry Jackson.
- Emelie shared that the Laurel Preservation Society hosted their first fundraiser, an old fashioned melodrama and collected over \$1000. The board is already looking forward to the next one.
- Kevin informed the board that on Friday, September 18<sup>th</sup> the WHC will be hosting a community garage sale at 115 N 31<sup>st</sup> (next to Good Earth Market).

The next YHPB meeting will be held on Tuesday, October 20 at 8:00 a.m. The meeting will be held at the Western Heritage Center.

Meeting adjourned. 8:52 a.m.