

Yellowstone Historic Preservation Board

A certified local government (CLG)

Program representing four governing bodies:

City of Billings
City of Laurel

Crow Tribe
Yellowstone County

MEMORANDUM

TO: Yellowstone Historic Preservation Board
FROM: Lora Mattox, Historic Preservation Officer
SUBJECT: August 15, 2017 MEETING

Presented below is the agenda for the next Yellowstone Historic Preservation Board (YHPB) meeting. If you have any questions regarding the agenda, items to add, or are unable to attend the meeting, please call me at 247-8622.

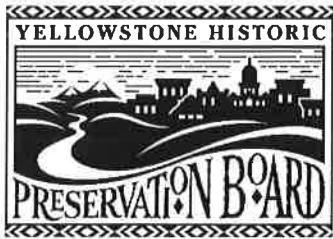
AGENDA

Tuesday

August 15, 2017 at 8:30 a.m.
2825 3rd Avenue North, 1st Floor Conference Room

ORDER	AGENDA ITEM	PERSON RESPONSIBLE	PROCESS
1.	Welcome	Chair	-
2.	Approval of Minutes – June	Chair	Action
3.	Public Comment Period	Chair	Public Input
4.	2718 Minnesota - Certificate of Appropriateness	Lora Mattox	Presentation/Public Hearing/Action
5.	One Big Sky	Lora Mattox	Update
6.	Consultant's Report	Elisabeth DeGrenier	Report
7.	Historic Preservation Officer's Report	Lora Mattox	Report
8.	Board Roundtable Discussion	YHPB	Comments on activities outside the YHPB
9.	Adjournment		

Future Agenda Items:



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MEETING MINUTES

June 20, 2017, 2017

**First Floor Conference Room
2825 3rd Avenue North**

Members Present –Kevin Nelson, Sue Mueller, Nancy Curriden, Tracy Livingston, Blain Fandrich and Ed Saunders

Members Absent –Allen Rapacz

Staff Present –Elisabeth DeGrenier and Lora Mattox

Others Present – Councilman Mike Yakawich, David Goodridge, Dave Hagstrom, Brian Reay, Aaron Reay, Abram Hagstrom, Jim Berve, Eric Schmidt, Nick Pancheau, Eric Basye, Lisa Reinschmidt, Jeff Kanning, Kari Kraske, Don Olsen

Minutes - The minutes of the May were approved as corrected on a motion by Sue, seconded by Tracy.

Public Comment – No public comment.

Certificate of Appropriateness – 24 South 29th Street – Lora presented to the board the request for a Certificate of Appropriateness for 24 South 29th Street.

This Contributing property as described by the National Register Nomination for the Old Town Historic District states:

The Otis-Kiichi Candy Company Building is a one and one-half-story commercial brick warehouse situated on the northwest corner of South 29th Street and First Avenue South. The Otis-Kiichi Candy Company, a candy and cigar wholesaler built this building in 1919. However, it doesn't appear the company lasted long at this location, since the city directories show a string of baking companies occupied the building throughout the 1920s and 1930s.

In 1944, the Yellowstone County Trades and Labor Assembly purchased this building and opened their headquarters here late in the year. In 1949, they initiated a comprehensive remodeling of the building and constructed the west end addition. By the end of 1949, twenty-five unions and four auxiliaries affiliated with the American Federation of Labor utilized the Labor Temple. The Labor Temple served the unions in Billings until it closed its doors by the turn of the century.

Chandler Cohagen designed the Otis-Kiichi Candy Company building. Mr. Cohagen was one of the most prominent and influential architects in Montana during the first half of the twentieth century.

Between 1915 and 1923, he designed four substantial warehouses in downtown Billings, all which exhibit distinctive architectural element characteristics of Cohagen, like dark brown heavy brick construction, brick pilasters and stone/concrete accents.

The primary façade faces east onto South 29th Street. Both the east and south facades facing the street are built of brown running bond brick and feature design elements and ornament including linear concrete forms. The east façade is symmetrical in design and six brick pilasters divide the façade into five bays of different widths. The center bay is the widest and features a recessed entry with a heavy concrete surround. Above the entry, the concrete is stamped with three simple geometric reliefs. Above the surround are three rectangular glass blocks evenly spaced within the bay and separated by two small brick pilasters. The flanking bays feature large rectangular window openings with concrete sills placed high on the wall. The inside bay openings have been covered over with plywood while the end bays exhibit six-over-six multi-pane double-hung original wood windows. Concrete decorative elements are found at the top of the pilasters and two thick concrete bands wrap the east and south facades.

The street facade (south) wall of the original building features similar design elements as the east façade. Brick pilasters divide the wall into symmetrically spaced bays of different widths. Some window openings have been altered along this wall. The 1949 remodel of the building constructed a single story west end addition. The south wall of the addition does not feature pilasters nor is it divided into bays but the concrete bands continue to extend across the wall. There are eight 12-pane windows with concrete sills evenly spaced across the top of the wall and corresponding openings at the basement level. The north wall exhibits six window openings also high on the wall. A large fading band sign reads "Otis-Kiichli Candy Co. and a second sign below reads "Chocolates, Made in Salt Lake, sold from Alaska to Australia."

The Old Town Historic District itself is listed to the National Register under two Statements of Significance, the first is that the district is associated with events that have made a significant contribution to the broad patterns of our history, and two that the district embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possessed high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Period of Significance is 1882-1950.

The applicant is proposing the following work (structure):

1. Addition

A 2-story addition will cover approximately 50% of the original structure. The addition will eliminate the cornice band at the top of the original building. The cornice was not decorative and consisted of a 4" masonry cap. The additional is proposed to be multi-story to accommodate residential units. To support this original and new addition, a portion of the original building will be removed to install a structural brace frame. The additional stories will require an egress stair tower on the north side.

2. Exterior

The exterior brick will be restored. Windows on the main level will be replaced with new windows (openings remain the same size) with the original divided window pattern. They will maintain the original entrance door on the South side but it will be inoperable for public safety.

STAFF RECOMMENDATIONS

Staff has reviewed this application and the impacts to the historic integrity of the building and the impact to the Old Town Historic District. The design includes a white clad exterior with large window openings and grey trim. Although contemporary design is not discouraged Section 27-514(9) states:

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

As presented, the proposed addition would remove the historic architectural integrity, and is not compatible with the size, scale or character of the property or other similar properties in the neighborhood. In addition, the support frame would require the removal of portion of the south wall.

Staff conferred with Pete Brown, Historic Architecture Specialist with the State Historic Preservation Office (SHPO), specifically to ask for examples of a multi-story addition, SHPO did not have any examples of additions that meet the intent of the Secretary of Interior Standards. In addition, SHPO stated that as proposed, the multi-story addition and alterations proposed for this structure would most likely cause the structure to become a candidate for de-listing as a contributing structure to the Old Town Historic District.

Based on the review, staff is recommending that the Yellowstone Historic Preservation Board deny this application. Staff feels like there are options to repurpose this building for multi-story use in a manner that would not cause such an extreme contrast to the district. This could include:

1. Construct the addition adjacent to the existing building, the lot is 21,000 square feet and zoned Central Business District (CBD). The existing building has an existing footprint of 7,000. Under CBD zoning there are no minimum/maximum parking requirements.
2. If a free-standing addition is not feasible, the following would be recommended for a multi-story addition to the existing building:
 - a. Brick cladding and neutral, but compatible features on the addition;
 - b. Retain or replace existing windows with matching units;
 - c. Maintain a similar window size, configuration and, spacing pattern on the upper floors;
 - d. Retain and repair the historic cornice; and
 - e. Set the addition back from the historic building cornice to separate the historic forms from the new.

Lora completed the presentation, Nancy asked if the board had any questions for Lora. Ed asked if the cornice line is the union of old to new. Lora responded that yes that was the beginning of the new addition. Nancy stated that she was having trouble visualizing the building with the new addition set back from the side. Blain asked if there were any drawings from Chandler Cohagen on potential story additions. Elisabeth and Lora responded that none have been located.

Nancy opened the public hearing and invited the applicant or applicant's agent to speak. Nick Pancheau from Collaborative Design gave a presentation to the board. Nick reviewed Collaborative's process in developing the design. At the end of the presentation, Nick outlined the changes that were made in the last few days to try and address staff's concerns. The color palette has been proposed as a neutral scheme (but not as impactful as the white) as not to be such a visual impact, there will also be a horizontal band of lighter color that will take away the appearance of such a vertical change in the building. The single pane windows will now be in a divided pane configuration to match a divided window in the original building.

Nancy asked for proponents of the application. Eric Basye, the Executive Director of CLDI spoke to the board about the important service CLDI would be providing the South Side and offered letters of support to the board. Eric read the letter submitted by Marion Dozier. Jim Berve, Jeff Kanning, Abram Hagstrom, David Goodridge, Dave Hagstrom, Daryl Bonner and Kyle Young all spoke in favor of the application. No one spoke in opposition. Nancy closed the public hearing. Kevin motion conditionally approve the application based on the proposed modifications brought to the meeting by Collaborative Design, Sue seconded. Discussion included a

question by Blain about building the multi-story portion over a garage adjacent to the original building. Nick Pancheau responds that the configuration wouldn't fit the neighborhood. Blain also asks about framing and brick veneer, Nick responds that they are going for the lightest material possible. Kevin suggests that the dark and white bands that separate the new from old may be better to be reversed as to not still portray the new addition as so heavy. Blain likes the darker color with the horizontal white banding, mirrors the original and makes the building look so vertical. Nancy states that the addition as proposed won't meet National Register standards, the building could be delisted, however, Blain states that the modifications will help but the building may lose individual status but could remain in the district. Sue suggest using the white banding on the new addition that mirrors the original building. Discussions ended. There is a motion and second on the floor to conditionally approve the application, approved unanimously.

Certificate of Appropriateness – 2525 Minnesota Avenue - Lora presented to the board the request for a Certificate of Appropriateness for 2525 Minnesota Avenue.

This Contributing property as described by the National Register Nomination for the Old Town Historic District states:

The Bissinger and Company Building is within the railroad right-of-way on the north side of Minnesota Avenue. Built in the early 1910s as a hide and fur warehouse, Bissinger and Company occupied the building by 1921. Bissinger and Company originated out of San Francisco and specialized in hides, wool and other furs throughout the west. They occupied the building into the 1940s.

This small, single-story brick warehouse has an elevated concrete foundation and is rectangular in its massing. Five window and door openings are spaced across the facade (south) wall that fronts Minnesota Avenue. Each opening is capped by three courses of brick in segmental arches. The north wall adjacent to the tracks also features five segmental arched openings across the wall and displays a ghost sign that reads "Bissinger and Co." Most historic openings have experienced some alterations.

The Old Town Historic District itself is listed to the National Register under two Statements of Significance, the first is that the district is associated with events that have made a significant contribution to the broad patterns of our history, and two that the district embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possessed high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Period of Significance is 1882-1950.

The applicant is proposing the following work (structure):

1. Exterior

The exterior brick will be repointed. New windows will be installed within existing frames. The applicant is considering matching the existing window mullions if feasible which would give the divided lite appearance. The new entrance will be an existing opening that was equivalent of a garage door, the original sliding door on the interior will be preserved. A standard door that was installed will be removed to preserve the original character. New entrance stairs and accessibility ramp will be installed for ADA. On the track side of the building, the two existing boarded up openings will be reopened and include new doors.

STAFF RECOMMENDATIONS

Staff has reviewed this application and the impacts to the historic integrity of the building and the impact to the Old Town Historic District. The design includes removing non-historic elements with the intent to restore the building to original design.

Staff recommends that the Yellowstone Historic Preservation Board approve the Certificate of Appropriateness application for this property.

Nancy opened the public hearing and invited the applicant to speak. Don Olsen stated that the garage located at the far east of the mill property was demolished (non-contributing). The boarded up openings will be re-opened and restored. Nancy asked if the ghost sign will remain, Don responds yes. Kevin asked what the proposed use will be, 2/3 will be a home furniture store, and the remaining is being proposed as a salon. Don Olsen stated that the owner will not be going after tax credits and that O2 did ask SHPO and the National Register about the rehabilitation and received approval. Tracy asks if the window replacement will be time sensitive. Don responds yes, 6/6. Blain motions for approval based on the staff recommendations, Tracy seconds. Approved.

One Big Sky – Due to the request by the developer to delay action on the Development Agreement, YHPB is tabling the letter and discussion until more is revealed.

Consultant's Report –

Western Heritage Center Consultants Report
Elisabeth DeGrenier
June 20, 2017

24 South 29th Street – Certificate of Appropriateness

Lora, Kevin, and Elisabeth met with Collaborative Design on May 23rd at 3:30 at the Western Heritage Center to discuss the proposed project. Before the meeting, Elisabeth reached out to Peter Brown the historic architecture specialist from the Montana State Historic Preservation Office. Attached is his response to the application.

Staff proposes denying the application based on the effects to the integrity of the building and the Old Town Historic District. Understanding that renovating and repurposing is in the building's best interest, the YHPB staff would like to recommend these options (copied from YHPB COA application pages 3 &4):

1. Construct the addition adjacent to the building, the lot is 21,000 square feet and a zoned Central Business District (CBD). The existing building has an existing footprint of 7,000. Under CBD zoning there are no minimum/maximum parking requirements.
2. If a free-standing addition is not feasible, the following would be recommended for a multi-story addition to the existing building:
 - a. Brick cladding and neutral, but comparable features on the addition
 - b. Retain or replace existing windows with matching units
 - c. Maintain a similar window size, configuration and, spacing pattern on the upper floors
 - d. Retain and repair the historic cornice
 - e. Set the addition back from the historic building cornice to separate the historic forms from the new

2525 Minnesota Ave – Certificate of Appropriateness

On June 1st Lora notified Kevin and Elisabeth of an approval of demolition at 2525 Minnesota Ave. Kevin went to photograph the structure the following day and spoke with a gentleman that was sandblasting on site. He confirmed that the demolition was of an attached garage located on the east end of the building. It is not a part of the original historic structure. After reviewing the application, staff recommends approving the COA. Photos of the sandblasting work are attached.

2718 Minnesota Ave - Oasis Bar

A few researchers and architects have reached out to Lora, Kevin, and Elisabeth about a potential project at the old Oasis Bar at 2718 Minnesota Ave. They were hoping to find historic photographs to see what the original façade of the building looked like. Unfortunately, the Western Heritage Center does not have any known early photos of the 2700 block of Minnesota.

Historic Preservation Officer Report – Lora reported that due to the number of COA applications recently submitted that a schedule of application submittal dates have been developed. This is to ensure that ample time is available for preliminary application review by the HPO and time to schedule the public hearing. Lora will share on the Notify Me through the city and will send a press release to the media. Lora mentioned that Planning staff has discussed moving review of signage by the Montana Avenue Sign Committee to the YHPB. This will be looked at further and education on sign permitting on Montana Avenue. Lora mentioned that Riverstone Health has purchased the house at 121 South 26th, known as Mrs. Browning's Furnished Rooms. Riverstone plans to demolish the structure for greenspace for employees. Lora will work with them to identify a way to remember the house within the greenspace. Finally, Lora suggests canceling the YHPB meeting for July unless a board item turns up.

Board Roundtable – None.

The next meeting - TBD



YELLOWSTONE HISTORIC PRESERVATION BOARD

Tuesday, August 15, 2017

SUBJECT: Certificate of Appropriateness
Crystal Saloon – 2718 Minnesota Avenue

REQUEST

Crystal Saloon, 2718 Minnesota Avenue – A request to replace the lower log façade (circa 1952) with two new entrances and a new metal and glass storefront. The subject property is located in the Old Town Historic District on a 3,250 square foot parcel of land, Lot 15, Block 190, Billings Original Townsite. Tax ID A01288. First Amended Cormier Family Trust, owner, O2 Architects, agent.

RECOMMENDATION

The Planning Division is recommending approval.

DISCUSSION

This **Contributing** property as described by the National Register Nomination for the Old Town Historic District states:

The Crystal Saloon is a two-story commercial brick building that faces north onto Minnesota Avenue. It has a commercial space on the first floor and historically lodgings and now apartments on the second floor. This building, constructed between 1900 and 1903, first held a cigar shop in its east half and the Crystal Saloon in the west half. By 1912, a restaurant replaced the cigar shop while the saloon remained. Restaurants occupied this location into the 1940s.

Of the western commercial architectural style, the symmetrical second-story façade is relatively intact. Framed by brick pilasters, the upper façade features two pairs of one-over-one double-hung windows with round-arched hood moldings and rusticated stone sills. Above the windows, the parapet is decorated with courses of angle-laid and corbelled brick. A classic neon sign displaying a camel and cactus projects from the upper façade wall.

In contrast, the lower façade was insensitively altered in 1952 and exhibits split log siding and small window openings between modern metal doors. The only original historic fabric that remains is two slender cast iron columns supporting an inseam and masonry of the upper floor. A simple molding band crosses the wall at the division between the lower and upper facades.

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district embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possessed high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Period of Significance is 1882-1950.

The applicant is proposing the following work (structure):

1. Exterior

Remove the log façade that was installed in 1952. Install two new entrances towards the left side of the main building. A new storefront will be installed on the right side of the building constructed with tempered glass with metal trim. The two existing decorative columns will remain (only original elements left on main floor).

STAFF RECOMMENDATIONS

Staff has reviewed this application and the impacts to the historic integrity of the building and the impact to the Old Town Historic District. In 1952, a log façade was placed on the original building and was not in the context of the original construction nor does it fit with the period of significance of the district. The only remaining original feature of the main level of the building is the two decorative columns, these will remain and be incorporated into the new storefront design. The installation of entrances and storefront will lessen the impact to the historic district and present a building more in line with the time period of significance.

Staff recommends that the Yellowstone Historic Preservation Board approve the Certificate of Appropriateness application for this property.

ATTACHMENT A
Yellowstone Historic Preservation Board Determinations
COA – 2718 Minnesota Avenue

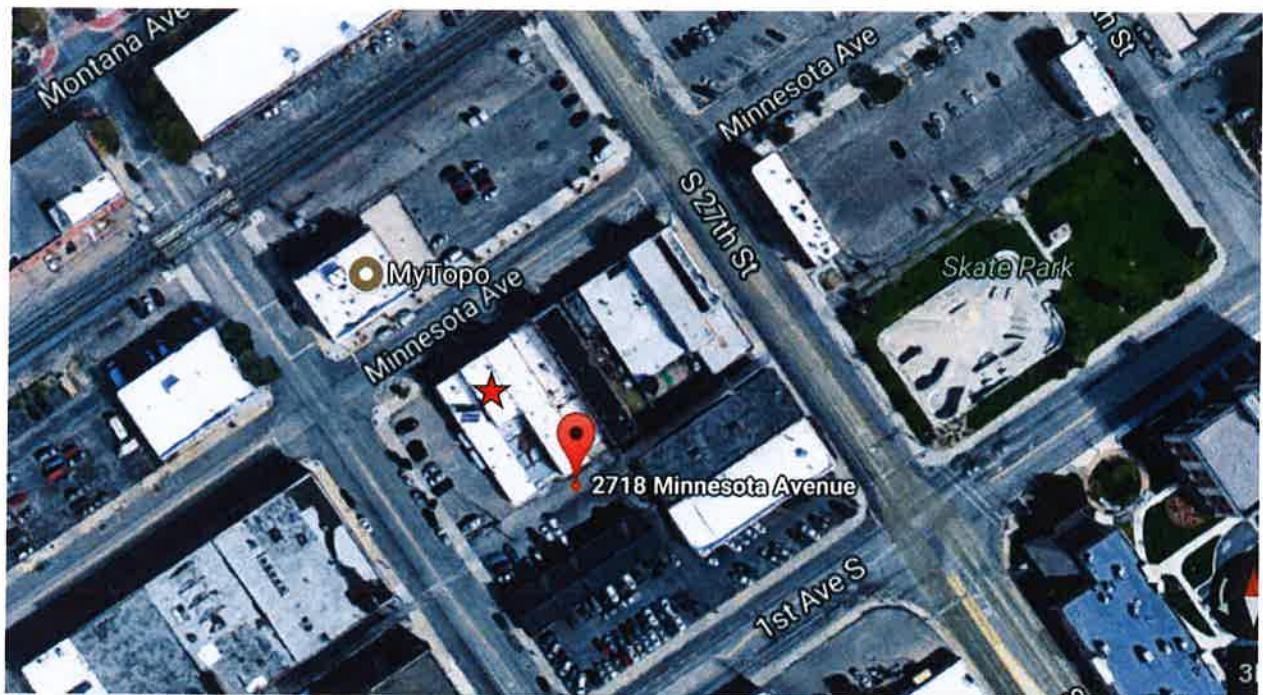
Prior to any action, the Yellowstone Historic Preservation Board shall consider the following:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

CURRENT PHOTOS



View facing front entry of building



Aerial

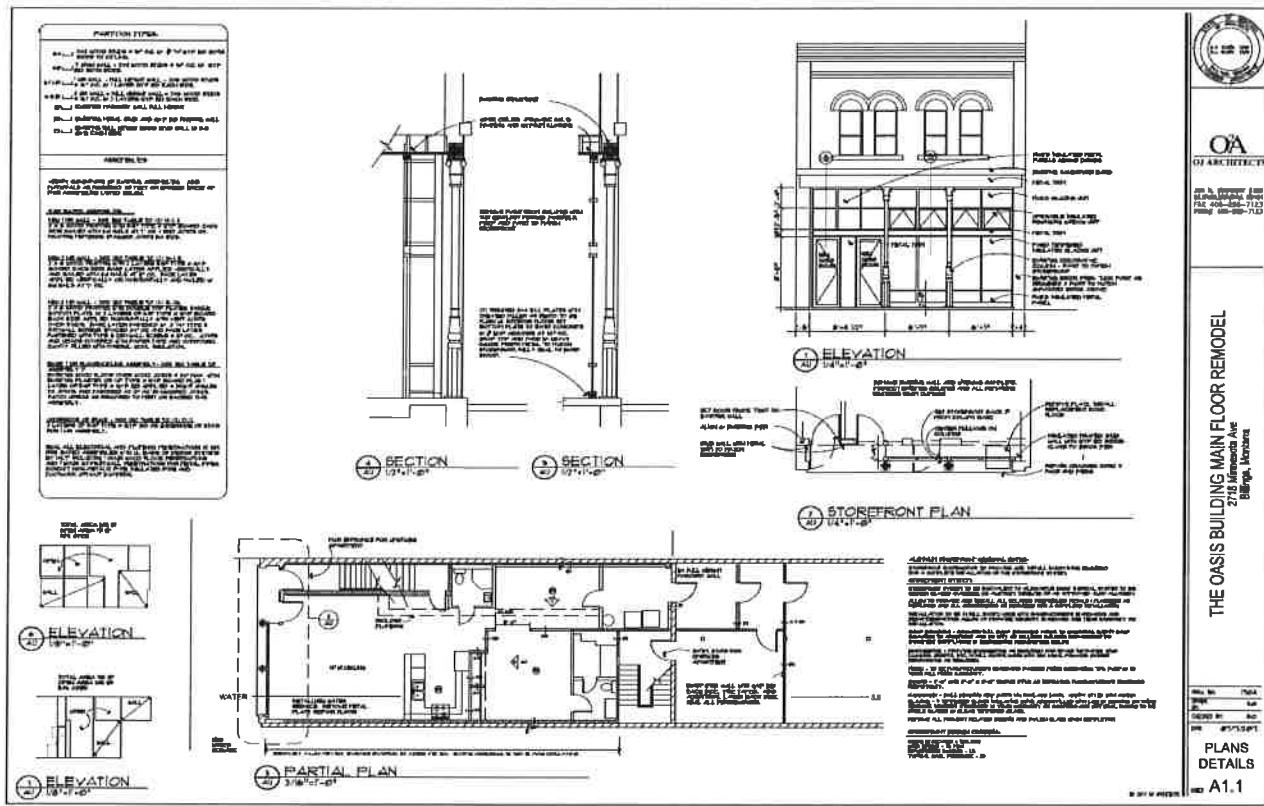
CURRENT PHOTOS – CONTINUED



View of the South Side of the 2700 block of Minnesota

ELEVATIONS

Main Level



FLOOR PLAN

Map 1 – Subject Property Location in the Old Town Historic District

