



## **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**

*March 4, 2010*

**Members Present** – Nancy Curriden, Bill DuBeau, Monica Weldon, Emelie Eaton

**Members Absent** – Kathleen Armstrong, Warren Osik, Julie Larsen, Kyle Rickoff

**Staff Present** – Lora Mattox and Kevin Kooistra-Manning

**Others Present** – Lynda Woods, Community Development and Mike Tuss, CTA Architects.

The meeting was called to order at 8:00 a.m. by chair Emelie Eaton. The minutes of the February meeting were approved on a motion made by Monica, seconded by Nancy. Minutes approved.

**Public Comment** – None.

**CDBG Review – 4129 Jansma** – Lynda Woods from the Community Development Division presented a property for review that has applied for federal funding for rehabilitation. The rehab being proposed is only for the replacement of the rear exterior door with a high efficiency solid core door. The board concurred that the property is not eligible for the National Register and the new door will not deter from the character. Approved.

**Demolition/Historic Property Review – 410 N Broadway** – Stockman Bank has purchased the corner of 4<sup>th</sup> and Broadway with plans to demolish the two building currently there and to construct a new multi-story building to house a branch of the bank and additional commercial space on the upper floors. CTA Architects contracted with the Western Heritage Center to conduct a historic review and documentation of the property. Kevin presented a PowerPoint presentation on the buildings. The first building was originally constructed in 1940 by architect John Gustaf Link and was used as a Safeway grocery store. The store closed in 1960 and had several tenants through the years. Although the main building has been relatively kept intact, there have been some modifications to the exterior including the construction of another entry door on the south side. The other structure was originally constructed in 1910 as a residence. In the 1940's the building was bought and converted to a commercial use, since it was during WWII, materials were limited. The property owner left the original house and constructed a brick façade around the house encasing it. In the 1990's, Lee Enterprise (Billings Gazette) bought the property for the Yellowstone Shopper. The property has been vacant for several years. After discussion, the board on a motion from Nancy to support the demolition of the buildings with recommendations to document the exterior of both buildings and document the interior of the Yellowstone Shopper and finally a recommendation to the WHC to review other buildings similar to the Safeway designed by Link. The motion was seconded by Bill. Motion approved. After adjournment of the meeting, the board will walk over for a firsthand look at the buildings.

**Roundtable Award Nomination Review** – Next the board reviewed the nominations for the Eugene Carroll and Best Practices awards.

Eugene Carroll: The board received two nominations for the Eugene Carroll award this year, Ron Garritson and Steve and Joni Harmon (Swift Building). After discussion, the board felt that Ron has spent numerous years in the historic preservation field with his efforts to preserve the Plains Indian Sign Language. Steve and Joni Harmon are the owners of the Swift Building that recently went through an adaptive reuse plan that converted the building from a cold storage warehouse to residential units. After further discussion, the board on a motion by Nancy and seconded by Bill to award the Eugene Carroll award to Ron Garritson.

Best Practices Achievement: The two nominations for the Best Practices Award, the Klos Building which historically known as the Yukon Bar. The building has been adapted to offices and currently used by High Plains Architects. This building is located in the proposed Old Town Historic District. The other building is the Swift Building Lofts that was previously mentioned in the discussion of the Eugene Carroll award. After discussion the board commented that both of these projects are excellent examples of an adaptive reuse of existing buildings. On a motion by Nancy, seconded by Monica, the board awarded this year's award to High Plains Architects and the Harmon's for the Swift Building.

**Board Roundtable** – Emelie passed around an example of what the panel of the MDU building for the Downtown through the Decades Panel will look like.

The next YHPB meeting will be held on Tuesday, March 23rd at 8:00 a.m. The meeting will be held at the Masonic Temple for the Annual YHPB Roundtable.

Meeting adjourned 8:45 a.m.