



## Historical Preservation Commission Agenda

The regular meeting of the Historical Preservation Commission Committee has been scheduled for July 09, 2024 at 3:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Tom Blurock.

**Zoom:** Join Zoom Meeting

<https://us02web.zoom.us/j/83578164776?pwd=km6WrPTaFMry3awdtigbxzw5n3x3ge.1>

Meeting ID: 835 7816 4776

Passcode: 242510

Phone: 669-900-9128

1. Roll Call

2. Approval of Minutes

**A. Approval of June 11, 2024 Minutes**

3. Public Comments

4. New Business

**A. DESIGN REVIEW – THE GRABOW HOTEL - SIGN (204 E. CALLENDER STREET)**

**B. DESIGN REVIEW – LIVINGSTON BAR & GRILL BUILDING - UPPER FLOOR RESIDENTIAL RENOVATIONS (130 N. MAIN STREET)**

**C. DESIGN REVIEW – FAÇADE RENOVATIONS – UPDATED APPLICATION (116 S. MAIN STREET)**

5. Old Business

6. Adjournment

7. Board Comments

**File Attachments for Item:**

**A. Approval of June 11, 2024 Minutes**



## Historic Preservation Commission Minutes

The monthly meeting of the Historic Preservation Commission was held on June 11, 2024 at 3:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. The meeting was facilitated by Vice Chair Lindie Gibson.

### 1. Call to Order (3:30 PM)

### 2. Roll Call (Video 0:20 minutes)

In attendance: Vice Chair Lindie Gibson, Kristin Vanderland, Eli Isaly, Jack Luther. Blurock excused. Planning Staff: Jennifer Severson.

### 3. Approval of May 14, 2024 Minutes (1:00 minutes)

Vanderland motioned to approve the May 14, 2024 minutes. Islay seconded the motion. **Motion passes 4-0 (1:20 minutes).**

### General Public Comments

No Public Comments.

New Business

### A. DESIGN REVIEW - THE OFFICE - DOOR DECALS (128 S. MAIN STREET) (1:50 minutes)

Severson confirmed both front doors and side door all have new logo decal.

Vanderland motioned to approve the new logo decals as proposed. Gibson seconded the motion. **Motion passed 4-0 (2:40 minutes).**

### B. PRESERVATION 101' WITH MT SHPO - KATE HAMPTON AND JOHN BOUGHTON WITH THE MONTANA STATE HISTORIC PRESERVATION OFFICE (SHPO) WILL PROVIDE GUIDANCE ABOUT HISTORIC PRESERVATION DESIGN REVIEWS AND GIVE AN OVERVIEW OF THE NATIONAL REGISTER NOMINATION PROCESS. (4:00 minutes)

Power Point presentations from Hampton and Boughton are attached. Q&A with HPC members and Patricia Grabow (204 E. Callender St.)

### 4. Old Business

None

### 5. Board Comments (1:28:40 minutes)

## **Historic Preservation Commission Minutes**

Luther asked if completed Commercial Building Surveys in Downtown Historic District will be available online for the general public; Severson confirmed the City can include links on the City's HPC webpage. Luther asked for clarification about a couple of buildings that are to be included in the current survey efforts.

### **6. Adjournment (5:08 PM)**

**File Attachments for Item:**

**A. DESIGN REVIEW – THE GRABOW HOTEL - SIGN (204 E. CALLENDER STREET)**

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Patricia Grabow

2. Location of Property

Street Address: 204 E. Callender St. #25 / Livingston, MT. 59047  
Business Name (if applicable): none

3. Contact Information

*Property Owner*

Home Address: 204 East Callender Street #25  
Livingston, MT 59047  
Phone Number: (406) 220-1056  
Email Address: thegrabow@gmail.com

*Primary Contact/ Applicant*

Name: Patricia Grabow  
Address: 204 E. Callender St. #25  
Livingston, MT 59047  
Phone Number: (406) 220-1056  
Email Address: thegrabow@gmail.com

*Secondary Contact*

Name: Chris Rodgers  
Address: 204 E. Callender St #30  
Livingston, MT 59047  
Phone Number: (509) 279-4705  
Email Address: Chrisrodgers@gmail.com

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage  Yes  No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.

Picture attached -

Lighting  Yes  No *n/a*

Show the location(s) of new light fixtures and attach the manufacturer cut sheet.

Paint/ Trim  Yes  No *n/a*

Show the location(s) of new paint/ trim work on the building and attach a paint sample (digital sample or photo OK).

Siding  Yes  No *n/a*

Show the location(s) of new siding and attach the manufacturer cut sheet.

Windows  Yes  No *n/a*

Show the location(s) of new windows and attach the manufacturer cut sheet.

Other Façade/ Exterior Improvements  Yes  No

Describe and show the location(s) of additional improvements other than those listed above; provide details for the proposed work and attach manufacturer cut sheet(s) if available for design elements.

**NOTE:**

- Manufacturer cut sheets must include material and color details. Photos or detailed drawings may be substituted for manufacturer cut sheets.
- This information may be prepared by the applicant; it does not need to be prepared by a design professional.
- If design elements (paint color, siding material, light fixture, etc.) have not yet been finalized, please include all options being considered so they may be reviewed and approved to prevent unnecessary delays in your construction schedule.

I hereby certify that the information included in this application is true and accurate.

*Patricia J. DeBruin*  
Applicant's Signature

*6/11/2024*  
Date

**To be filled out by the Zoning Administrator**

Zoning Review Complete?  Yes  No

Building Permit required?  Yes  No

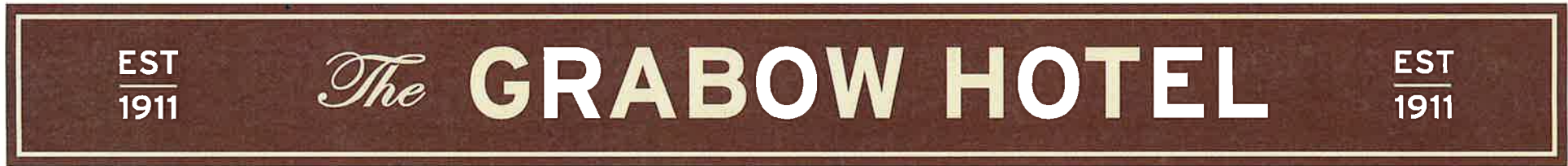


# Historic Grabow Sign Examples and Proposed New Sign Location



Client:	File:	Starting Date:	Project:	Round:	Date:	hovie
The Grabow Hotel	GH202401	11 April 2024	Signage	3	13 May 2024	





Client:	File:	Starting Date:	Project:	Round:	Date:	hovie
The Grabow Hotel	GH202401	11 April 2024	Signage	3	13 May 2024	

**File Attachments for Item:**

**B. DESIGN REVIEW – LIVINGSTON BAR & GRILL BUILDING - UPPER FLOOD RESIDENTIAL RENOVATIONS (130 N. MAIN STREET)**

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Nikolas Sirna - NVS Architects

2. Location of Property

Street Address: 130 N. Main Street, Livingston, Montana 59047

Business Name (if applicable): \_\_\_\_\_

3. Contact Information

*Property Owner*

Home Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

*Primary Contact/ Applicant*

Name: Nikolas Sirna - NVS Architects

Address: 233 E. Main Street, Bozeman, Montana 59715  
\_\_\_\_\_

Phone Number: 406.351.0585

Email Address: nik@nvsarchitects.com

*Secondary Contact*

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage  Yes  No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.

**Lighting**  **Yes**  **No**

Show the location(s) of new light fixtures and attach the manufacturer cut sheet.

**Paint/ Trim**  **Yes**  **No**

Show the location(s) of new paint/ trim work on the building and attach a paint sample (digital sample or photo OK).

**Siding**  **Yes**  **No**

Show the location(s) of new siding and attach the manufacturer cut sheet.

**Windows**  **Yes**  **No**

Show the location(s) of new windows and attach the manufacturer cut sheet.

**Other Façade/ Exterior Improvements**  **Yes**  **No**

Describe and show the location(s) of additional improvements other than those listed above; provide details for the proposed work and attach manufacturer cut sheet(s) if available for design elements.

**NOTE:**

- Manufacturer cut sheets must include material and color details. Photos or detailed drawings may be substituted for manufacturer cut sheets.
- This information may be prepared by the applicant; it does not need to be prepared by a design professional.
- If design elements (paint color, siding material, light fixture, etc.) have not yet been finalized, please include all options being considered so they may be reviewed and approved to prevent unnecessary delays in your construction schedule.

**I hereby certify that the information included in this application is true and accurate.**

  
Applicant's Signature

04.29.2024  
Date

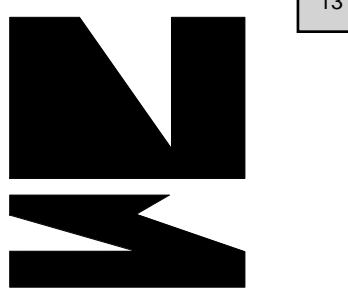
---

**To be filled out by the Zoning Administrator**

Zoning Review Complete?  Yes  No

Building Permit required?  Yes  No





WWW.NVSARCHITECTS.COM  
233 EAST MAIN ST. SUITE #403  
BOZEMAN, MONTANA, 59715  
406.351.0585

PROGRESS SET  
NOT FOR CONSTRUCTION  
06.25.2024

PROJECT TEAM:  
**NVS** Architects  
STRUCTURAL ENGINEER:  
DCI ENGINEERS  
MEP ENGINEER:  
BLACKSHEEP ENGINEERING

LIVINGSTON BAR & GRILLE  
130 N Main St. Livingston, MT 59047

PROJECT NUMBER:  
ISSUE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HISTORICAL BOARD  
RENDERINGS

A0.0

©2023 NVS ARCHITECTS



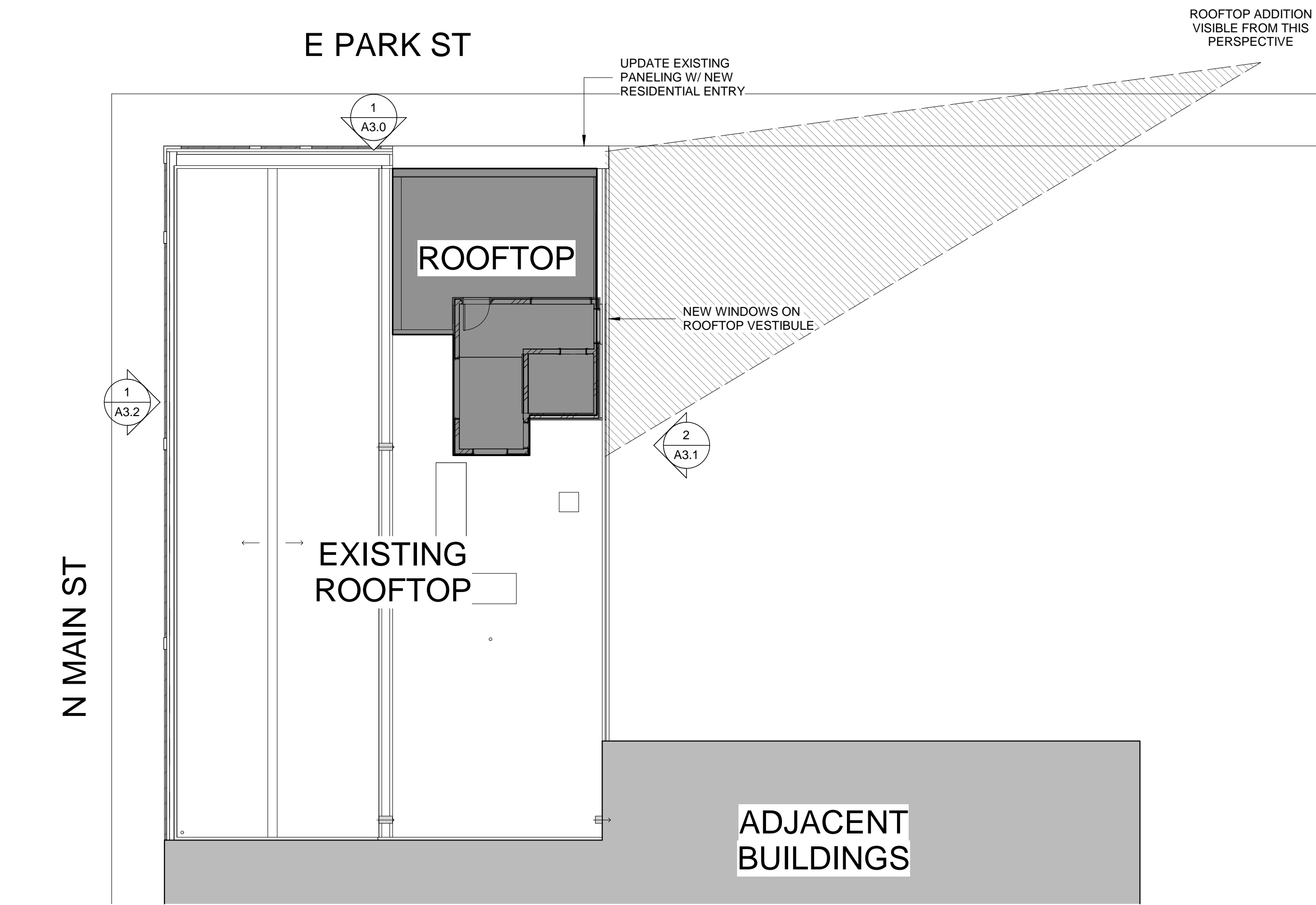
EXISTING



CORNER OF N MAIN & E PARK



FROM E PARK



SITE PLAN

3/32" = 1'-0"



FROM E PARK: LOOKING NORTH-EAST

PRINT DATE: 6/25/2024 9:17:38 AM





WWW.NVSARCHITECTS.COM  
233 EAST MAIN ST. SUITE #403  
BOZEMAN, MONTANA, 59715  
406.351.0585

PROGRESS SET  
NOT FOR CONSTRUCTION

06.25.2024

PROJECT TEAM:

**NVS**  
Architects

STRUCTURAL ENGINEER:

DCI ENGINEERS

MEP ENGINEER:

BLACKSHEEP ENGINEERING

### KEYNOTES

### GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. FIELD VERIFY EXISTING ROOF PITCH AND SEAT CUTS PRIOR TO ORDERING NEW TRUSSES AND COORDINATE SO TO MATCH
3. ENTIRE ROOF SHALL BE A CLASS 'A' ROOF ASSEMBLY WHERE MORE THAN 25% OF THE ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN A 12 MONTH PERIOD
4. CONTRACTOR AND SUB-CONTRACTORS ARE TO KEEP TO THE SPIRIT OF THE ARCHITECTURE ILLUSTRATED IN THESE DRAWINGS AND COORDINATE WITH EXISTING CONDITIONS. IF MODIFICATIONS IN THE FIELD ARE NEEDED OR A CONFLICT ARISES CONTACT ARCHITECT FOR RESOLUTION
5. EXISTING GRADE WILL NOT BE MODIFIED (U.N.O.)
6. SEE ARCHITECTURAL SELECTIONS APPROVED BY OWNER FOR MATERIAL FINISHES AND COLOR SELECTIONS

### EXTERIOR FINISH SCHEDULE

ALL MATERIAL ASSEMBLIES LISTED BELOW TO OCCUR OVER THE FOLLOWING U.N.O.:

- O/ VAPRO SHIELD "WRAP SHIELD SA" WEATHER BARRIER
- O/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- O/ CMU BLOCK W/ CORE-FILL 500 FILL INSULATION AS REQ. AT EXTERIOR PATCHES

**METAL PANEL: (MP-1)**

MATERIAL: BLACKEND STEEL, FACE FASTENED  
FINISH: STAIN  
COLOR: SUBMIT SAMPLE FOR APPROVAL

**WOOD SOFFIT:**

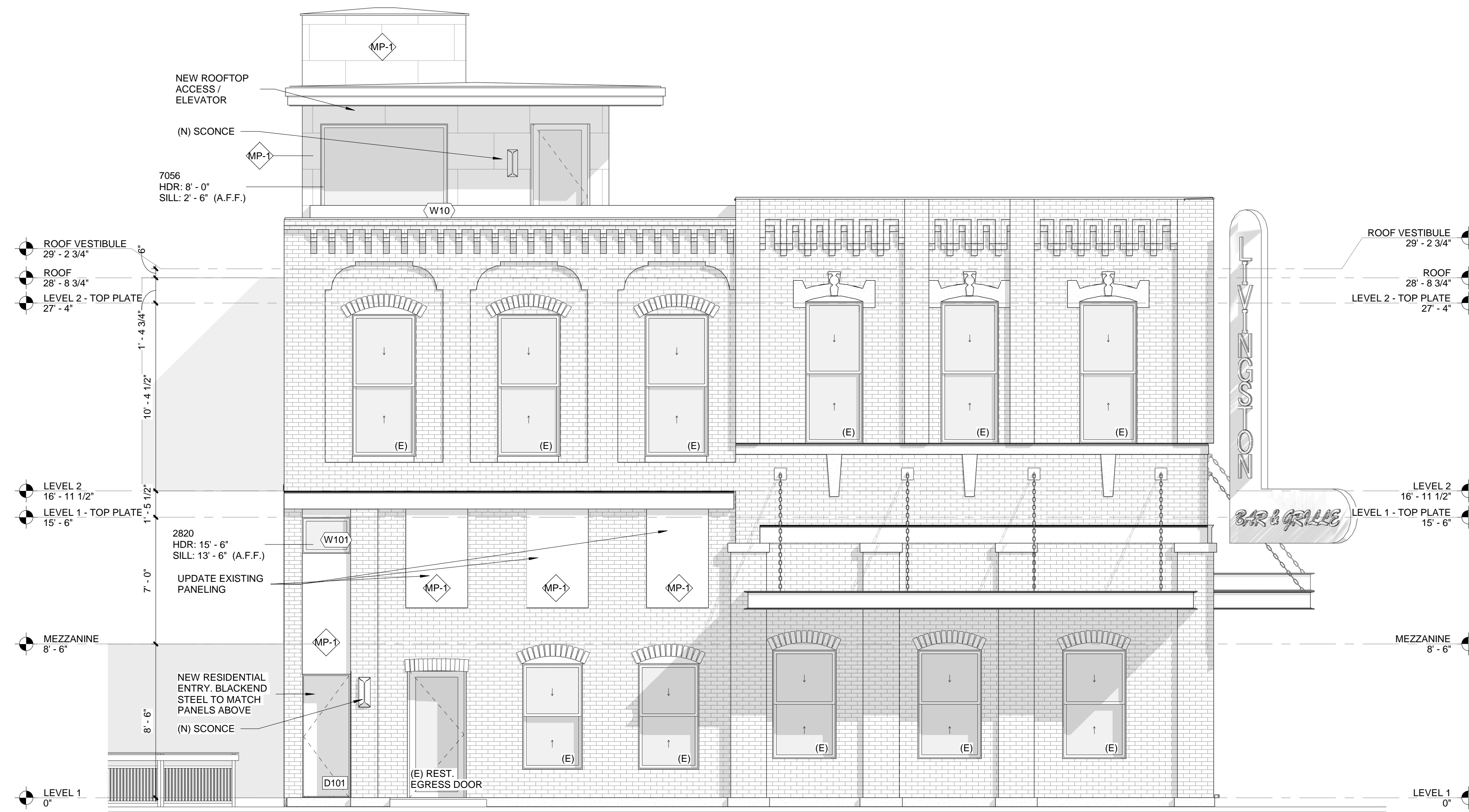
MATERIAL: 2X6 T&G  
FINISH: STAIN  
COLOR: SW 3540 MOUNTAIN ASH

**FACIA:**

MATERIAL: STEPPED WOOD FACIA  
FINISH: PAINTED  
COLOR: SW 7069 IRON ORE

### LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	VERTICAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL
			WALL SYMBOL



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

LIVINGSTON BAR & GRILLE  
130 N Main St. Livingston, MT 59047

PROJECT NUMBER:

ISSUE:

EXTERIOR ELEVATIONS

A3.0

©2023 NVS ARCHITECTS



WWW.NVSARCHITECTS.COM  
233 EAST MAIN ST. SUITE #403  
BOZEMAN, MONTANA, 59715  
406.351.0585

PROGRESS SET  
NOT FOR CONSTRUCTION  
06.25.2024

PROJECT TEAM:  
NVS Architects  
STRUCTURAL ENGINEER:  
DCI ENGINEERS  
MEP ENGINEER:  
BLACKSHEEP ENGINEERING

### KEYNOTES

### GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. FIELD VERIFY EXISTING ROOF PITCH AND SEAT CUTS PRIOR TO ORDERING NEW TRUSSES AND COORDINATE SO TO MATCH
3. ENTIRE ROOF SHALL BE A CLASS 'A' ROOF ASSEMBLY WHERE MORE THAN 25% OF THE ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN A 12 MONTH PERIOD
4. CONTRACTOR AND SUB-CONTRACTORS ARE TO KEEP TO THE SPIRIT OF THE ARCHITECTURE ILLUSTRATED IN THESE DRAWINGS AND COORDINATE WITH EXISTING CONDITIONS. IF MODIFICATIONS IN THE FIELD ARE NEEDED OR A CONFLICT ARISES CONTACT ARCHITECT FOR RESOLUTION
5. EXISTING GRADE WILL NOT BE MODIFIED (U.N.O.)
6. SEE ARCHITECTURAL SELECTIONS APPROVED BY OWNER FOR MATERIAL FINISHES AND COLOR SELECTIONS

### EXTERIOR FINISH SCHEDULE

ALL MATERIAL ASSEMBLIES LISTED BELOW TO OCCUR OVER THE FOLLOWING U.N.O.:

- O/ VAPRO SHIELD "WRAP SHIELD SA" WEATHER BARRIER
- O/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- O/ CMU BLOCK W/ CORE-FILL 500 FILL INSULATION AS REQ. AT EXTERIOR PATCHES

#### METAL PANEL: (MP-1)

MATERIAL: BLACKEND STEEL, FACE FASTENED  
FINISH: STAIN  
COLOR: SUBMIT SAMPLE FOR APPROVAL

#### WOOD SOFFIT:

MATERIAL: 2X6 T&G  
FINISH: STAIN  
COLOR: SW 3540 MOUNTAIN ASH

#### FACIA:

MATERIAL: STEPPED WOOD FACIA  
FINISH: PAINTED  
COLOR: SW 7069 IRON ORE

### SECTION LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	VERTICAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL
			WALL SYMBOL

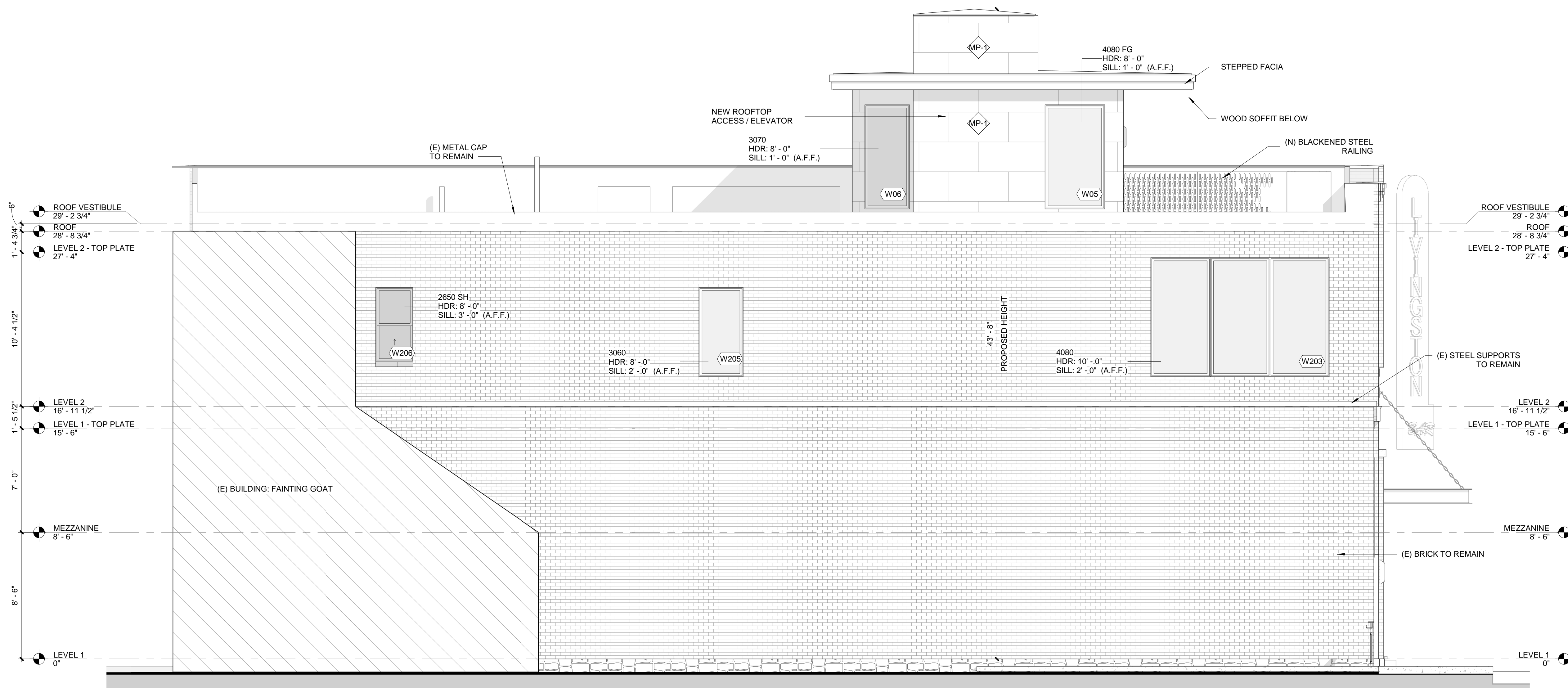
LIVINGSTON BAR & GRILLE  
130 N Main St. Livingston, MT 59047

PROJECT NUMBER:  
ISSUE:

EXTERIOR ELEVATIONS

A3.1

©2023 NVS ARCHITECTS



2 PROPOSED SIDE ELEVATION  
1/4" = 1'-0"





WWW.NVSARCHITECTS.COM  
233 EAST MAIN ST. SUITE #403  
BOZEMAN, MONTANA, 59715  
406.351.0585

PROGRESS SET  
NOT FOR CONSTRUCTION  
06.25.2024

PROJECT TEAM:  
NVS Architects  
STRUCTURAL ENGINEER:  
DCI ENGINEERS  
MEP ENGINEER:  
BLACKSHEEP ENGINEERING

### KEYNOTES

### GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. FIELD VERIFY EXISTING ROOF PITCH AND SEAT CUTS PRIOR TO ORDERING NEW TRUSSES AND COORDINATE SO TO MATCH
3. ENTIRE ROOF SHALL BE A CLASS 'A' ROOF ASSEMBLY WHERE MORE THAN 25% OF THE ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN A 12 MONTH PERIOD
4. CONTRACTOR AND SUB-CONTRACTORS ARE TO KEEP TO THE SPIRIT OF THE ARCHITECTURE ILLUSTRATED IN THESE DRAWINGS AND COORDINATE WITH EXISTING CONDITIONS. IF MODIFICATIONS IN THE FIELD ARE NEEDED OR A CONFLICT ARISES CONTACT ARCHITECT FOR RESOLUTION
5. EXISTING GRADE WILL NOT BE MODIFIED (U.N.O.)
6. SEE ARCHITECTURAL SELECTIONS APPROVED BY OWNER FOR MATERIAL FINISHES AND COLOR SELECTIONS

### EXTERIOR FINISH SCHEDULE

ALL MATERIAL ASSEMBLIES LISTED BELOW TO OCCUR OVER THE FOLLOWING U.N.O.:

- O/ VAPRO SHIELD "WRAP SHIELD SA" WEATHER BARRIER
- O/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- O/ CMU BLOCK W/ CORE-FILL 500 FILL INSULATION AS REQ. AT EXTERIOR PATCHES

**METAL PANEL: (MP-1)**

MATERIAL: BLACKEND STEEL, FACE FASTENED  
FINISH: PAINTED  
COLOR: SUBMIT SAMPLE FOR APPROVAL

**WOOD SOFFIT:**

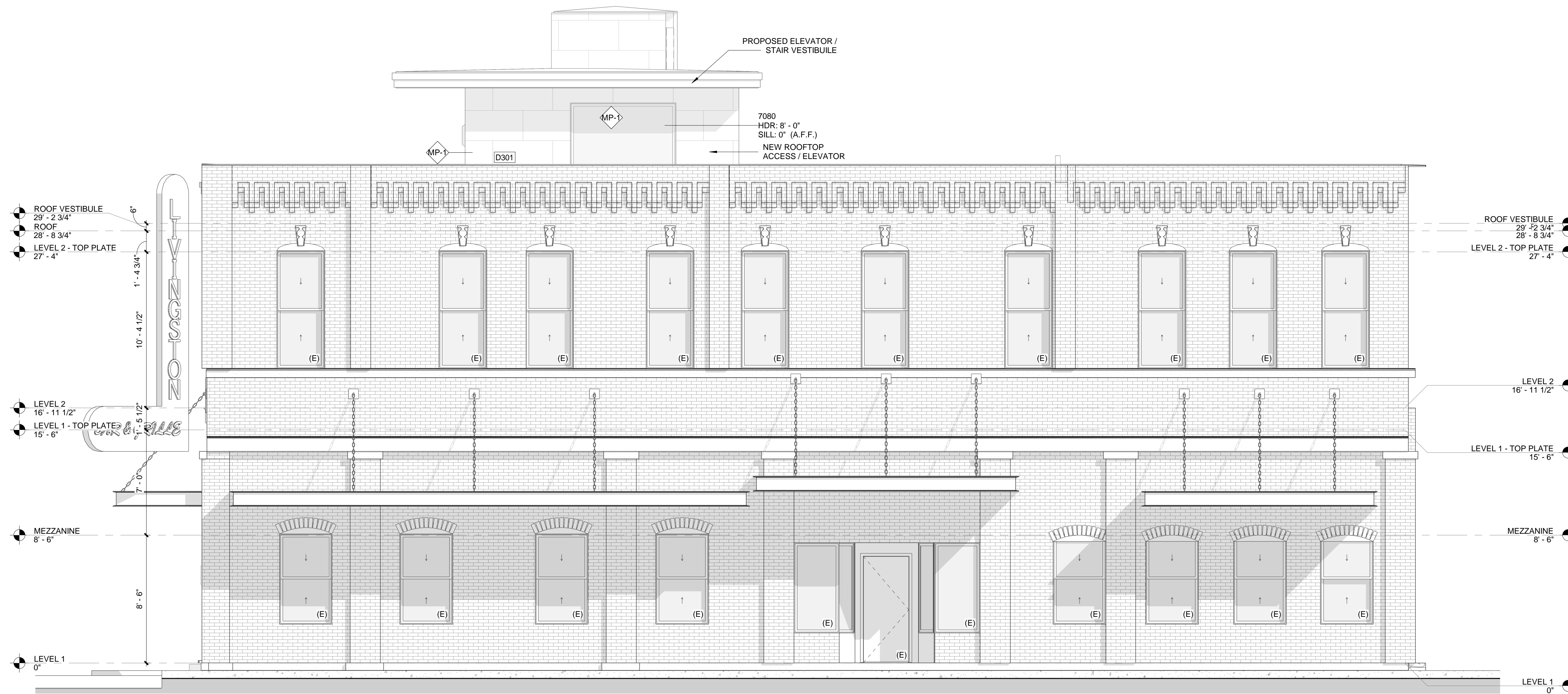
MATERIAL: 2X6 T&G  
FINISH: STAIN  
COLOR: SW 3540 MOUNTAIN ASH

**FACIA:**

MATERIAL: STEPPED WOOD FACIA  
FINISH: PAINTED  
COLOR: SW 7069 IRON ORE

### SECTION LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	VERTICAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL
			WALL SYMBOL



**1** PROPOSED SIDE ELEVATION  
1/4" = 1'-0"

LIVINGSTON BAR & GRILLE  
130 N Main St. Livingston, MT 59047

PROJECT NUMBER:  
ISSUE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXTERIOR ELEVATIONS

**A3.2**

NVS Architects - Material Selections

Exterior Wall cladding & Front Door:

Blackened steel metal panels

Local fabrication



Exterior Wood Soffit

Material: Wood Stained 2x6 T&G

Color: SW 3540 Mountain Ash



NVS Architects - Material Selections

Exterior Facia

Material: Wood Paint

Color: SW 7069 Iron Ore



Windows:

Black Aluminum per. Spec. sheet



# Cole LED Outdoor Wall Sconce

By Troy Lighting

Cole LED Outdoor Wall Sconce  
By Troy Lighting

## Product Options

Size: Small

## Details

Finish: Textured Black

## Dimensions

Small Option Backplate: Width 4.75", Height 4.75"  
Small Option Fixture: Width 6.75", Height 13", Depth 3.75", Weight 2.26Lbs

## Lighting

Lamp Type	LED Built-in
Total Lumens	50
Total Watts	10.00
Volts	120
Color Temp	3000 (Soft White)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

## Additional Details

Product URL:  
<https://www.lumens.com/cole-led-outdoor-wall-sconce-by-troy-lighting-TRY2501606.html>  
Rating: ETL Listed Wet

ITEM#: TRY2501606



# SuperLite® II-XLB 120

120 Minute Fire Resistive Glazing for Oversized and Butt-Glazed Applications

## PRODUCT ADVANTAGES



- ▶ Largest tested and approved clear view area of 7,980 sq. in. of any fire resistive glazing product up to 2 hours.
- ▶ Tint-free, optically clear fire resistive glazing meeting ASTM E-119, ANSI/UL 263 and CAN/ULC S101 with hose stream.
- ▶ Butt-glazed option available.
- ▶ Can be easily combined with GPX® Architectural Series Framing for a complete and code compliant fire resistive assembly.
- ▶ Meets CPSC Cat. II impact safety, the federal maximum safety standard.
- ▶ Available in custom architectural, decorative and energy-saving make-ups.
- ▶ High STC ratings.
- ▶ Standard 5 year limited warranty.
- ▶ USA manufactured for fast lead times and competitive pricing.
- ▶ Intertek listed and labeled.



Now available with Starphire Ultra-Clear® glass by Vitro and other decorative and custom glass make-ups.

### Largest Sizes for 120 minutes:

Fire Rating	Max. CV Area	Max. CV Width	Max. CV Height	Stops
SuperLite® II-XLB 120	7,980 in. <sup>2</sup> (5.15 m <sup>2</sup> )	133 in. (3.38 m)	133 in. (3.38 m)	5/8 in. (16 mm)

1 in. stops recommended (25 mm). See [Quality and Construction Information for SAFTI FIRST® Fire Resistive Glass](#) on the website for more information.

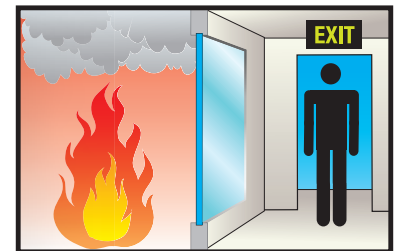


## INTERTEK TESTED AND CERTIFIED

SuperLite® II-XLB 120 is listed and labeled by Intertek, a nationally recognized testing laboratory approved by OSHA.

## FIRE RESISTIVE

Contains smoke, flames and blocks the passage of radiant heat.



## SPECIFICATIONS

**Thickness:** 2-5/8 in (66.7 mm)

**Weight:** 23.4 lbs./sq.ft. (114.25 kg/m<sup>2</sup>)

**Glass Make-up:** Fire resistive tempered glazing with intumescent interlayers.

**Fire Rating:** 120 minutes with hose stream. Meets ASTM E119, ANSI/UL 263 & CAN/ULC S101

**Impact Safety Rating:** CPSC 16 CFR 1201 Cat. I and II

**3-Part Specifications:** Available at [www.safti.com/specifications](http://www.safti.com/specifications)

Made in the USA

## APPROVALS

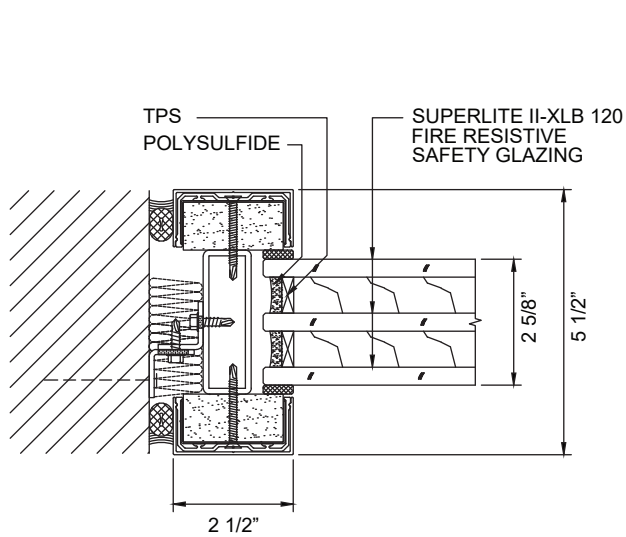
ASTM E119, ANSI/UL 263  
CAN/ULC S101  
CPSC 16 CFR 1201 Cat. II.,  
ANSI Z97.1

# SuperLite® II-XLB 120

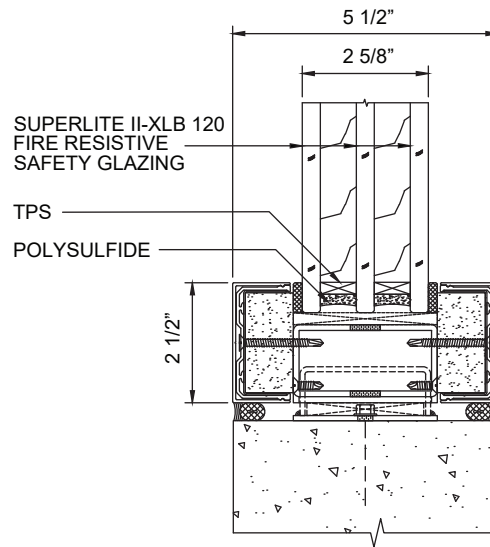
120 Minute Fire Resistive Glazing for Oversized and Butt-Glazed Applications

## TYPICAL DETAILS More details available at [www.safti.com/details](http://www.safti.com/details)

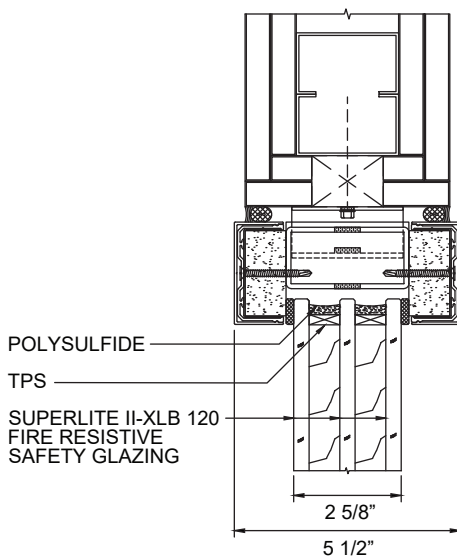
### SuperLite® II-XLB 120 in GPX® Architectural Series Framing



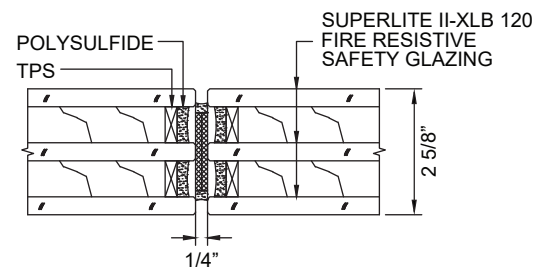
**JAMB DETAIL**



**SILL DETAIL**



**HEAD DETAIL**



**BUTT-GLAZED DETAIL**

Details not to scale.

Starphire Ultra-Clear® is a registered trademark owned by Vitro. The information provided herein is for general reference only. Please visit [www.safti.com](http://www.safti.com) for the most updated information. © SAFTI FIRST® August 2022

**File Attachments for Item:**

**C. DESIGN REVIEW – FAÇADE RENOVATIONS – UPDATED APPLICATION (116 S. MAIN STREET)**



City of Livingston Historic Design Review Application Form

1. Applicant's Name: Ronald Judkins  
The Old Wilcoxson, LLC

2. Location of Property

Street Address: 116 S. Main St., Livingston, MT 59047

Business Name (if applicable): \_\_\_\_\_

3. Contact Information

*Property Owner*

Home Address: 272 Horse Creek Rd., North Fork  
Wilsall, Montana 59086

Phone Number: 213-706-8377

Email Address: rdjudkins@me.com

*Primary Contact/ Applicant*

Name: Same as above

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

*Secondary Contact*

Name: none

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage  Yes  No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.

Ronald Judkins  
272 Horse Creek Rd. North Fork  
Wilsall, Montana 59086  
213-706-8377

July 2, 2024

Historical Preservation Commission  
City of Livingston, Montana

Dear Commission,

I am re-submitting documentation for your review to renovate the façade of the building at 116 S. Main St., Livingston. You had asked for more detailed documentation regarding colors and materials.

As many of the materials as possible will be sourced in town; Warmstone Fireplaces for the stone tiles, Nevins Glass for the windows and mullions.

All of the proposed façade upgrades are similar and in keeping with existing structures and recent renovations within the Downtown Historic District.

I look forward to hearing from you.

All the best,

*Ronald Judkins*



**116 S. Main St. Façade Renovation Project**

Property Address:  
116 S. Main St.  
Livingston, Montana 59047

Owner:  
Ronald Judkins  
(The Old Wilcoxson, LLC)  
272 Horse Creek Rd. North Fork  
Wilsall, Montana 59086  
213-706-8377

July 2, 2024



For reference, please note the façade as it existed upon purchase in May of 2007. The façade was repaired and repainted soon after purchase, but now again needs work.



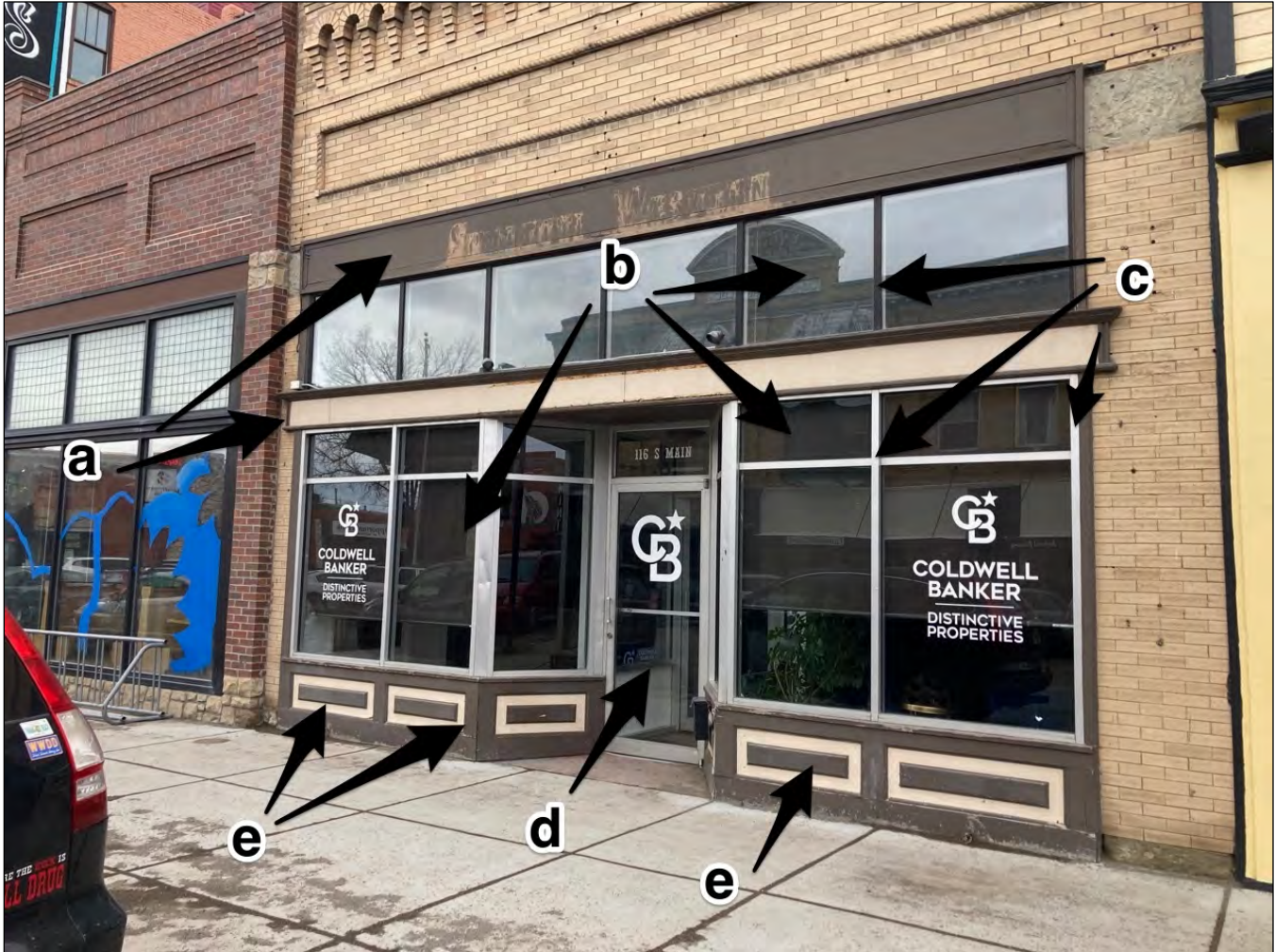


Deterioration of the façade as of March 2022. No work has been done since that time. Please note the extensive repairs needed to woodwork elements and paint.



Deterioration of the façade





Façade Renovation Plan—With Lower Soapstone Tile Bulkhead

- a) replace upper woodwork features with stucco--color to match existing brickwork color
- b) replace all windows with double glazed window elements
- c) replace all aluminum and wood window frames and mullions with Medium Bronze (MB) Tubelite anodized aluminum mullions as per the Tubelite finish and color chart on page 7
- d) replace front door with a Tubelite anodized aluminum door in Medium Bronze (MB) color to match the mullions. See example of Tubelite door on page 10
- e) replace lower wooden façade bulkhead with soapstone tiles--please see color tile sample photographed alongside the existing brickwork on page 6, and an example of a similar facade style on page 8,
- f) repair or restore the existing masonry brickwork
- g) restore the mosaic tile entryway, or replace with similar tile, see page 9





Color sample of the soapstone tile with existing tan brickwork on building

**TUBELITE**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

We offer an option for recycled aluminum on selected extruded products with an industry leading content of post-consumer and pre-consumer material.

**Anodized Finishes**

 Clear Class 2 <b>C2</b> Clear Class 1 <b>C1</b>	 Light Champagne <b>LC</b>	 Champagne <b>CH</b>	 Light Bronze <b>LB</b>	 Medium Bronze <b>MB</b>
 Dark Bronze <b>DB</b>	 Extra Dark Bronze <b>EB</b>	 Black <b>BL</b>	 Copper <b>CA</b>	 Bordeaux <b>BD</b>

**Standard Painted Colors – 70% PVDF**

 Bone White <b>1P</b> LT609-70	 Colonial White <b>NP</b> LT640-70	 Sandstone <b>5P</b> LT607-70	 Burnt Sun <b>7P</b> LT612-70	 Antique Bronze <b>ZP</b> LT641-70
 Beige <b>BP</b> LT603-70	 Light Seawolf Beige <b>CP</b> LT614-70	 Dove Gray <b>VP</b> LT615-70	 Slate Gray <b>WP</b> LT604-70	 Charcoal Gray <b>XP</b> LT605-70
 Patina Green <b>SP</b> LT616-70	 Dark Ivy <b>TP</b> LT617-70	 Hartford Green <b>2P</b> LT606-70	 Military Blue <b>DP</b> LT610-70	 Black <b>3P</b> LT601-70
 Colonial Red <b>RP</b> LT622-70	 Boysenberry <b>9P</b> LT608-70	 Sage Brown <b>8P</b> LT620-70	 Quaker Bronze <b>6P</b> LT602-70	

NOTE: Colors shown are not exact and are intended for planning purposes. For actual job, Tubelite® will supply Linetec color chips.

www.tubeliteusa.com • 800-866-2227 • Fax 877-299-2414 • 3056 Walker Ridge Drive NW, Suite G, Walker, Michigan 49544

Color sample for the anodized aluminum millions and entry door  
See the color Medium Bronze (MB)





Example of the window treatment, the mullions and the lower tilework bulkhead at 120 S. 2nd St. Our renovation at 116 S. Main will be quite similar in style.



Existing tile entryway of our building  
This tile will be cleaned and restored if possible. If restoration is not possible, it will be replaced with matching or similar tilework.





Example of Tubelite mullions and entry door in the 200 block of S. Main Street