



Historical Preservation Commission Agenda

The regular meeting of the Historical Preservation Commission Committee has been scheduled for April 09, 2024 at 3:30 PM in Community Room, City/County Complex at 414 E. Callender St. This meeting will be facilitated by Chair Tom Blurock.

Zoom: Join Zoom Meeting

<https://us02web.zoom.us/j/81487330444?pwd=amNhekVzZmdrY3NDcnI5a1EraE5xZz09>

Meeting ID: 814 8733 0444

Passcode: 809072

Phone: 669-900-9128

1. Roll Call

2. Approval of Minutes

A. APPROVAL OF MARCH 12, 2024 MINUTES

3. Public Comments

4. New Business

A. DESIGN REVIEW - FACADE RENOVATION: WILCOXIN'S ICE CREAM BUILDING (116 S. MAIN ST)

5. Old Business

6. Board Comments

7. Adjournment

File Attachments for Item:

A. APPROVAL OF MARCH 12, 2024 MINUTES



Historical Preservation Commission Minutes

The monthly meeting of the Historical Preservation Commission was held on March 12, 2024 at 3:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. The meeting was facilitated by Chair Tom Blurock.

1. Call to Order (3:32 PM)

2. Roll Call (video recording 0:11 minutes)

In attendance: Chair Tom Blurock, Jack Luther, Lindie Gibson. Planning staff: Jennifer Severson. Excused- Kristin Vanderland.

3. Approval of February 13, 2024 Minutes (0:41 minutes)

Gibson motioned to approve the February 13, 2024 minutes. Luther seconded the motion. **Motion passes 3-0. (1:09 minutes)**

4. General Public Comments

No General Public Comments.

5. New Business

A. Design Review- The Ebert Apartments (219 W. Callender St.) Windows and Trim (1:23 minutes)

Luther says the current windows are four-over-one and he would like new windows to keep similar design. Current design shows six-over-six windows.

Chair Blurock made a motion to approve either a six-over-one window design or four-over-one window design; if neither of these options are available, then a six-over-six window design is approved. Gibson seconded the motion. **Motion failed 2-1 (Luther voted against)**

Chair Blurock amended his motion to approve four-over-one windows. If four-over-one windows are not possible, the applicant must return to HPC with alternate design for approval. Gibson seconded the motion.

Motion passes 3-0 (15:10 minutes)

B. The 1900 Event Center (103 N Main St) Sign Design Review (17:35 minutes)

For the new wall-mounted sign on the building front, the applicant is using the existing mounting brackets and just replacing the sign, itself. The sign will have interior lighting in-between two black steel panels (30" x 30"). They are also adding decals to the front windows.

Gibson made a motion to approve the sign and decals as proposed in the design review application. Luther seconded the motion. **Motion passes 3-0. (20:32 minutes)**

Historical Preservation Commission Minutes

C. HPC Vacancy Applicant Elijah Isaly- Introductions and confirmation to HPC (20:50 minutes)

Isaly introduced himself. Current HPC members had no questions or concerns about Isaly's application or qualifications. Gibson motioned to approve Elijah Isaly as a new member of the Historic Preservation Committee. Blurock seconded the motion. **Motion passes 3-0. (22:33 minutes)**

6. Old Business

No Old Business.

7. Board Comments

No Board Comments.

8. Adjournment (3:55 PM)

Meeting adjourned at 3:55 PM.

File Attachments for Item:

A. DESIGN REVIEW - FACADE RENOVATION: WILCOXIN'S ICE CREAM BUILDING (116 S. MAIN ST)

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

March 24, 2024

Historical Preservation Commission
City of Livingston, Montana

Dear Commission,

I am submitting documentation for your review to renovate the façade of the building at 116 S. Main St., Livingston.

This historic building was the original location of the Wilcoxson's Ice Cream Company. I'm excited to begin the process of restoring and upgrading the façade to showcase the wonderful features of the building, and to bring it up to the quality standards of many of the other Main Street buildings within the Historic District.

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

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Ronald Judkins

2. Location of Property

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

Business Name (if applicable): _____

3. Contact Information

Property Owner The Old Wilcoxson, LLC

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.

Lighting Yes No *see notes*

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

Paint/ Trim Yes No *see notes*

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 *see notes*

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

Windows Yes No *see notes*

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

Other Façade/ Exterior Improvements Yes No *see notes*

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.

Ronald Judkins
Applicant's Signature

March 27, 2024
Date

To be filled out by the Zoning Administrator

Zoning Review Complete? Yes No

Building Permit required? Yes No

**Notes for Façade Renovation Project
116 S. Main Street**

- Lighting No real changes in lighting are planned. Perhaps there will be minor changes in keeping with the style of the existing fixtures.

- Paint/Trim Please see the included Project Proposal.

- Siding Please see the included Project Proposal. Regarding the new stone tilework, the color of the stone will be a grey tone similar to the stone tilework in the photos at 110 South 2nd Street.

- Windows The windows and mullions will be replaced with double or triple glazed windows, in the same configuration as the existing windows. One of the aims of the façade renovation is make the building more energy efficient.

- Other The front door will be replaced and if needed it will be slightly widened to accommodate current building regulations. The door frame color will match the new window mullions, probably a bronze color. The tile entryway will be replaced in a fashion similar to the existing tile entry.



116 S. Main 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



This historic building was the original site of the Wilcoxson's Ice Cream Company in Livingston, Montana.

For reference, please note the façade as it existed upon our purchase of the building 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 Project—With Addition of Stone Tile Elements

- a) restore and repaint existing upper woodwork features, or replace these wooden areas with stone tiles--similar to the lower bulkhead at 120 S. Mail St., on page 8
- b) replace all glass with double or triple glazed window units
- c) replace all aluminum and wood window frames and mullions with bronze or complementary-colored mullions as per photo of 103 S. Main on page 6
- d) replace front door as per 103 S. Main on page 6, and do away with interior door
- e) replace lower wooden façade bulkhead with stone tilework, as per 120 S. 2nd St. pages 7 and 8
- f) repoint and restore masonry brickwork



Example of window treatments at 103 S. Main St.
(The photos may not be completely current,
but they give an idea of the work to be done.)



Example of window treatment and of lower tilework bulkhead at 120 S. 2nd St.



Example of lower tilework bulkhead at 120 S. 2nd St.