



Historic Preservation Commission

June 10, 2025 — 3:30 PM

City – County Complex, Community Room

Join Zoom Meeting:

<https://us02web.zoom.us/j/85865847535?pwd=13bKRin606EtOfKdqVcX4ZXTfsqkxE.1>

Meeting ID: 858 6584 7535

Passcode: 126910

Phone: 1-669-900-9128

A regular meeting of the Historic Preservation Commission is scheduled for June 6, 2025 at 3:30 PM in Community Room of the City/County Complex at 414 E. Callender St. The meeting will be facilitated by Chair Tom Blurock.

1. ROLL CALL

2. APPROVAL OF MINUTES - March 11, 2025 and April 8, 2025 Minutes. February 11, 2025 will be approved at the next regularly scheduled HPC meeting.

3. GENERAL PUBLIC COMMENT

4. A. DESIGN REVIEW – NONE

B. HPC ROLE (SB 214 PASSAGE REMOVED AUTHORITY FOR HISTORIC COMMISSIONS TO MAKE DECISIONS AS ADVISORY BOARD TO CITY COMMISSION). City Manager Grant Gager and Planning Director Jennifer Severson will share ideas for continuing board involvement in design review and would like to hear board thoughts on their role moving forward.

5. OLD BUSINESS

6. BOARD COMMENTS

7. ADJOURN

File Attachments for Item:**A. Approval of Minutes**



Historic Preservation Commission Minutes

March 11, 2025 — 3:30 PM

City – County Complex, Community Room

Meeting called to order by Vice Chair Jack Luther at 3:30 pm

1. ROLL CALL- (0:15 mins in video)

In Attendance- Commissioners Jack Luther; Kristin Vanderland, Lindie Gibson; Eli Isaly. Staff- Jennifer Severson, Planning Director

2. APPROVAL OF MINUTES - NONE – February 11, 2025 Minutes will be approved at the next regularly scheduled HPC meeting.

3. GENERAL PUBLIC COMMENT – (0:47 mins)- none

4. A. DESIGN REVIEW – CACTUS BLOSSOM COLLECTIVE – PAINTED SIGN (111 W. CALLENDER STREET) – (1:08 mins.). Severson stated very straightforward proposal. Vanderland asked question about photo in packet; Severson confirmed they are proposing Black letters (flat black paint). Dimensions from application restated. Gibson motioned to approve; second by Vanderland. Motion to approve signage as proposed passed 4-0.

5. OLD BUSINESS – (3:25 mins) – Luther asked about status of commercial district surveys. Severson confirmed the City is a CLG community and will receive federal pass-thru funds again this year (FY25-26), but grant award amount is not yet known (typically between \$6-8,000). Once grant amount has been determined, Severson would like to discuss ideas about how to use funds with HPC board. Initially, Severson wanted to consider requesting extension of FY24-25 grant of \$6000 to 'roll over' and combine with FY25-26 funds to be able to do more with funds. One idea is to create Historic Preservation Plan since Livingston does not currently have one and mentioned ideas for what may be included. This would allow for a roadmap on how to use future CLG pass through grant funds. Gibson asked if funding expires; Severson confirmed funding can be combined with following year if grant extension is requested.

City was awarded non-competitive \$18,000 grant from SHPO last year specifically to conduct commercial building surveys within downtown historic district; after those funds were used on surveys, city now has a full square block plus a few others (3rd to Fainting Goat building along Park; 2nd to alley b/t Main and B Street along Callender; Park to Callender along both sides of Main; Elks Lodge- all are now surveyed) so 2 contiguous blocks of surveys have been completed. Gibson asked about how historic district boundaries were created; Severson stated all historic districts in Livingston (other than recently registered Sacajawea/ Miles Park district) were created based on 1979 historic

survey.

Severson mentioned that it may be time to revise downtown historic district map to remove buildings that may have been altered and no longer historically significant along the outer edges, and add buildings that may not have qualified at time of 1979 survey but may now. Downtown Historic District has a large number of historically significant commercial buildings even though not all have been surveyed; all buildings in the district are on the national register by way of being within the designated historic district. Gibson asked about how district boundaries were created and wondered if other buildings need to be added to existing districts or possibly even a new district created. Severson stated that not all buildings in a district need to be historically significant, but collectively the buildings and what they represent culturally to Livingston's history, are important enough to designate as a historic district. But just because a building is old enough to be on register and well maintained, it may not be significant enough to qualify to be on the register.

Luther said it's likely the boundaries of the downtown historic district were likely drawn based on historic buildings and their collective importance to Livingston's history. Vanderland asked if redrawing downtown historic district boundaries could be included in Historic Preservation Plan if one was created; Severson confirmed yes, but she does not anticipate expansion would be feasible- not enough staff resources to expand the district and increase the numbers of design reviews that would be needed. The remapping could be done internally with current GIS staff but evaluations of buildings and outreach for planning for the future would need to be outsourced- could use pass thru funds for that project.

- 6. BOARD COMMENTS – (25:10 mins)** Isaly asked what happened to the old 'Wok' sign; it was approved by HPC to be repurposed for the Engine Room Pizza (where the Wok used to be located), but it may not have been installed yet. Gibson asked if signs for businesses that are no longer there are allowed to remain; Severson said there is a time limit but in the past we have allowed 'iconic' signs to remain as-is (i.e. The Sport); same situation for The Stockman. Removing old signs are the responsibility of the new tenant/ owner- not the City or the old business. If someone reports a sign violation in downtown historic district, staff will look into it, but City staff does not self-report violators b/c not enough staff resources.

7. ADJOURN – 4:03 pm



Historic Preservation Commission Minutes

April 8, 2025 — 3:30 PM

City – County Complex, Community Room

Call to Order – 4:08 pm; meeting was facilitated by Chair Tom Blurock

1. ROLL CALL – (0:45 mins. in video) – In Attendance: Commissioners Blurock, Luther, Gibson and Isaly. Staff- Jennifer Severson, Planning Director.

2. APPROVAL OF MINUTES - NONE – February 11, 2025 and March 11, 2025 Minutes will be approved at the next regularly scheduled HPC meeting.

3. GENERAL PUBLIC COMMENT - None

4. A. DESIGN REVIEW – PARADISE WESTERN COMPANY – WINDOW DECAL (118 S. 2ND STREET) – (1:15 mins). Blurock recused himself from voting as this business is in a building he owns. Blurock said straightforward proposal for window decals. Luther asked if lettering will be installed on inside or outside of windows. Severson said that could be included as a recommendation for the applicant. Motion to approve decals as proposed by Gibson; Isaly seconded. Motion passes 3-0.

B. DESIGN REVIEW – FAINTING GOAT/ ORSCHEL BUILDING – LIGHTING, PAINT/TRIM, WINDOWS AND DECK (122 N. MAIN STREET) – (3:30 mins) – Applicant is attending via zoom. Board asked for quick clarification of what is being proposed. Applicant said major brick repairs are needed on façade. Deck at rear (Fainting Goat) needs repairs- step at outside bar is dangerous- would like to raise rest of deck so all one level. Would like to do this before summer season is under way. RE: brick on back and side of building facing alley- would like to restore brick, repair windows and wood trim. Severson confirmed brick work on alley side doesn't need HPC review since appearance will not change other than plaster will be removed for repairs. Deck repairs do not need HPC approval b/c not visible from public right-of-way. Blurock commended applicant for repairing brick to maintain façade in good condition.

Luther asked about replacing sconces; will those be brass or chrome? Applicant said copper or bronze was what she was thinking but HPC said no concerns either way. Luther said brick repair is similar to what was done on Campione building- applicant said that's who she is planning to hire to do the work. Luther also appreciates that the historic brick will be repaired since it's more expensive than painting. Blurock said both painting brick in appropriate color and restoration can look nice. Gibson asked why bottom sconces are being removed- applicant said there are five, just wants to maintain the 3 upper sconces and replace them with new ones. So bottom 2 sconces on Main St façade will be removed and not replaced; upper 3 sconces will be replaced with new copper fixtures.

Gibson motioned to approve proposal (12:35 mins.); Isaly seconded. Motion passes 4-0.

5. OLD BUSINESS – Severson confirmed the amount of the pass-thru funds from SHPO is \$6,000.

6. **BOARD COMMENTS** – Luther said he’s trying to contact Jessie Nunn who completed previous surveys to see if she’d be interested in doing more- hasn’t reached her yet. Severson said City may need to put out a public call for proposals but she’ll check- since it’s such specialty work, we may be able to ‘sole source’ the work.

Blurock asked who on the HPC was planning to attend “Who Does What in Downtown” event tonight; being presented by URA and LBID. Luther and Blurock plan to attend. Gibson expressed interest in attending, but Severson said she would have had to respond to last week’s email to confirm her attendance so the City could notice an HPC member quorum in advance. No one else from HPC can attend this evening b/c no quorum notice was published.

Blurock asked about status of the Zoning Code Update. Severson provided brief status update and timeline for Focus Groups to weigh in on proposed updates (just ideas, not text). Once that has been vetted, Text will be drafted and available to the public mid-to-late Summer. Blurock expressed disappointment in the survey- didn’t allow for extensive comments. Severson confirmed anyone can email comments if they have trouble including comments on Social Pinpoint site (code update). Even though the survey is closed, the public can still submit comments to staff. Blurock asked if there will be a map update and timeline on that; Severson said map update is part of scope of work for consultant but is unsure of when that will happen. Code update needs to support adopted Growth Policy. A Growth Policy update will be next.

7. ADJOURN (4:06 pm)