



## Historical Preservation Commission Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/85987368160?pwd=aUMxOUl1dlhrVlIKc1NWMnc3ZWRRUT09>

Meeting ID: 859 8736 8160

Passcode: 526800

Phone: 1-669-900-9128

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of February 13, 2024 Minutes**
- 4. General Public Comments**
- 5. New Business**
  - A. Design Review- The Ebert Apartments (219 W. Callender St.), windows and trim
  - B. HPC Vacancy Applicant Elijah Isaly- Introductions and confirmation to HPC
- 6. Old Business**
- 7. Board Comments**
- 8. Adjournment**

**File Attachments for Item:**

**A. APPROVAL OF MINUTES FROM FEBRUARY 13, 2024**



## Historical Preservation Commission Minutes

The monthly meeting of the Historical Preservation Commission was held on February 13, 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 Jack Luther.

### 1. Call to Order (3:49 PM)

### 2. Roll Call (video 0:40 minutes)

In attendance: Jack Luther, Tom Blurock, and Lindie Gibson. Planning Staff: Jennifer Severson

### 3. Approval of Minutes (1:16 minutes)

A. Gibson motioned to approve the January 9, 2024 minutes. Blurock seconds the motion to approve the minutes from January 9, 2024. **Motion passes 3-0 (1:50 minutes).**

### 4. General Public Comments (2:40 minutes)

No General Public Comments.

### 5. New Business (3:15 minutes)

A. **Design Review- Ancient Elements Signs** (130 N. 2<sup>nd</sup> St., Ste 4- inside Masonic Temple)

Chair Luther states he looked at the Design Review application and he does not see any problems with it. He was glad that the application was submitted.

Blurock agrees with Luther and makes a motion to approve the signs as proposed. Gibson seconds the motion. **Motion passes 3-0 (3:50 minutes).**

### 6. Election of Officers (5:02 minutes)

Blurock nominates Luther as Chair for upcoming term. Chair Luther states that he would like to open his position up for a different member to fill. Gibson nominates Blurock for Chair. Luther seconds the nomination. **Motion to approve Tom Blurock as Chair of the HPC passes 3-0 (6:00 minutes).**

Blurock nominates Gibson for the Vice-Chair position. Luther seconds the motion. **Motion to approve Lindie Gibson as the Vice-Chair passes 3-0 (6:30 minutes).**

## Historical Preservation Commission Minutes

### 7. Old Business (7:30 minutes)

**A. Katabatic Brewery (117 W Park St.) - Sign Code Violation-** next steps  
Severson states Katabatic was sent a notice for their signs because they did not get their sign code reviewed or obtain a permit. Katabatic's sign is hanging out over the sidewalk with no permit. The business was sent a certified letter, but they never picked it up so it was returned to the City. This violation was forwarded to City Manager Gager for action. Gibson asked if there is such thing as a violation excusal; Severson responded no.

**B. The Hiatt House – Sign Code Violation update**

Severson says she is aware that The Hiatt House never painted their sign. Two violation notices have been sent to the business with no response. Gibson asked if there is an ability to issue a fine. Severson confirmed the maximum fine is currently \$300/ a day. The next steps would be one more attempt at contact, and then possible enforcement through the courts. (\$300/ a day fine).

### 8. Board Comments (16:00 minutes)

Severson requested Chair Signature for CLG Pass-Thru Grant Funding Application. Pass-thru funds will be awarded in a couple of months. Severson states that the Historic Surveys will be conducted by two consultants to expedite work. Updates to Downtown Historic District map may be put on hold until CLG pass-thru funds are awarded vs. including with current survey contracts.

Severson confirmed the City only has records for eight surveyed properties previously completed; Luther has additional records to total thirteen surveyed properties and will forward those to Severson.

Gibson asked for clarification on what information needs to be included in property surveys.

### 9. Adjournment (4:08 PM)

Chair Blurock adjourns the meeting.

**File Attachments for Item:**

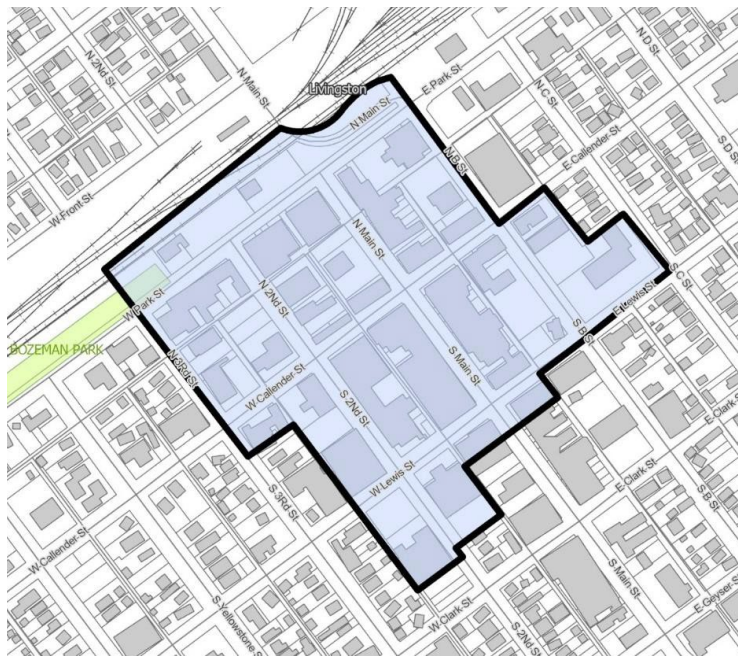
**A. A. DESIGN REVIEW - THE EBERT APARTMENTS (219 W. CALLENDER ST.), WINDOWS AND TRIM**



City of Livingston  
Department of Planning  
220 E. Park St.  
Livingston, MT 59047  
(406)222-4903  
[planning@livingstonmontana.org](mailto:planning@livingstonmontana.org)

### City of Livingston Historic Design Review Application Instructions

Historic Design Review is required for all exterior and signage modification of any structure within the Downtown Historic District (map below), including painting and façade changes. All Historic Design Review Permits are reviewed by the Historic Preservation Committee (HPC). The HPC meets at 3:30 p.m. on the second Tuesday of every month. Applications must be submitted 10 days prior to the HPC meeting to be included on the next meeting agenda.



### Submittal Requirements:

- Completed Application Form
- Building Elevations with dimensions of doors and windows, proposed changes, materials and colors, and architectural features clearly shown.
- Sign plans showing location, size, shape, color, wording and mounting structure (if required). Photographs of the structure and adjoining structures.
- Any other documents needed to show compliance with Chapter 31 of the Livingston Municipal Code- Historic District Overlay Zoning.
- This application must be accompanied by a site plan and/or drawing that identifies the location of the exterior modifications on, or in relation to, the structure. This information may be prepared by the applicant; it does not need to be prepared by a design professional.

All documents shall be submitted on either 8 ½” x 11” or 11” x 17” paper. Additionally, digital copies of the submittal in PDF file format are required.

City of Livingston Historic Design Review Application Form

Blackstone Builders Holding Company LLC

1. Applicant's Name: \_\_\_\_\_

2. Location of Property

Street Address: 219 W Calendar Street Livingston, MT \_\_\_\_\_

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

3. Contact Information

*Property Owner*

Home Address: Same as secondary contact \_\_\_\_\_

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

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

*Primary Contact/ Applicant*

Name: Brook Stevens \_\_\_\_\_

Address: 1001 S Main Street Kalispell MT 59901 \_\_\_\_\_

Phone Number: 917-284-2595 \_\_\_\_\_

Email Address: blackstonebuildersholdingco@gmail.com \_\_\_\_\_

*Secondary Contact*

Name: Tim Reilley \_\_\_\_\_

Address: 19 Homestead Cabin Fork  
Big Sky MT 59716 \_\_\_\_\_

Phone Number: 646-266-0328 \_\_\_\_\_

Email Address: Tim.Reilley@arelcapital.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.

**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).    **Existing painted trim around windows will be scraped and repainted same color.**

**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.

**All windows are single pane and will be replaced with double pane; design specs attached**

**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

2/26/23  
\_\_\_\_\_  
Date

---

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

Zoning Review Complete?     Yes     No

Building Permit required?     Yes     No





Existing single paned windows will be changed to double pane (same size).

Existing trim paint will be scraped.





**BUILDERS™ | SINGLE-HUNG SIDELOAD**

VINYL WINDOWS

ARCHITECTURAL DESIGN MANUAL | October 2023

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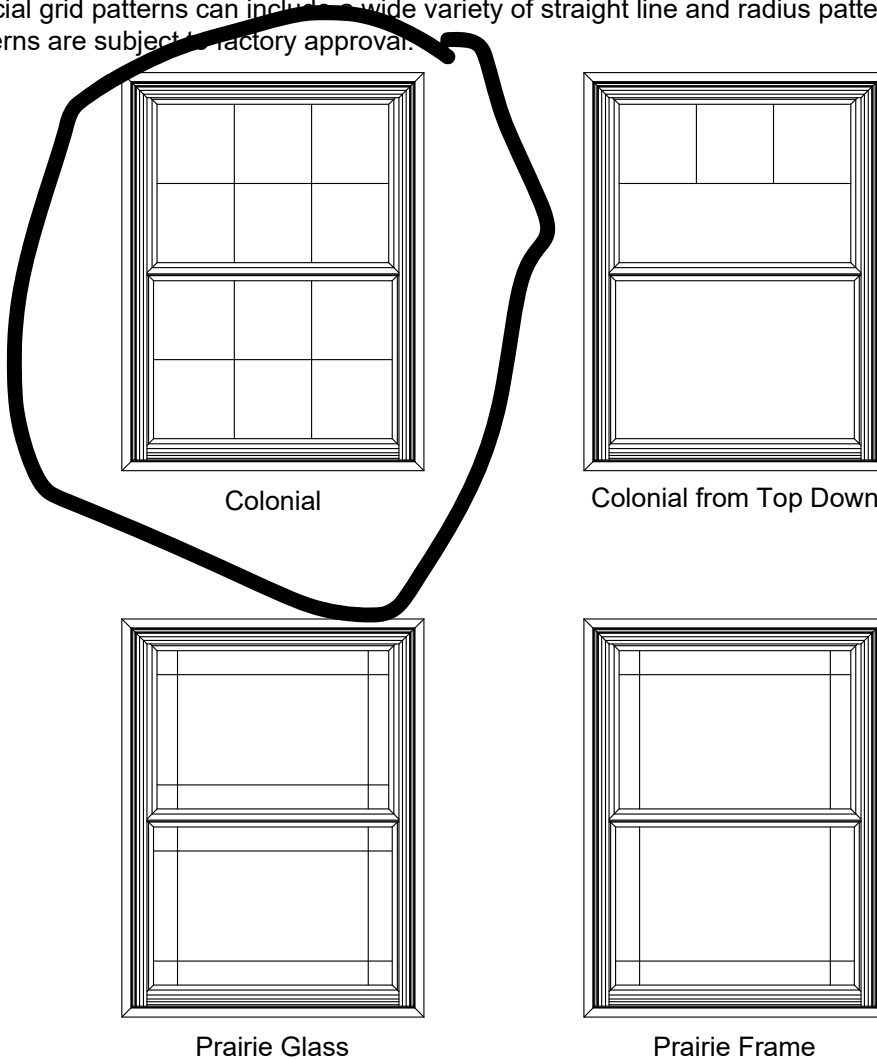
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## GRID PATTERNS

Builders Vinyl Side Load Single Hung Windows are available with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



### Bar Alignment

Alignment of bars from product to product is often required by fine architectural design. SDL and GBG may be specified with bars aligned.

Colonial, Prairie Frame, and Prairie Glass are available in both lites, top lite only, and bottom lite only. Colonial from Top Down is only available in top lite only.

## EGRESS CHARTS

### Rectangular

		Width (Inches)					
		17 1/2	23 1/2	29 1/2	35 1/2	41 1/2	47 1/2
Height (Inches)	29 1/2	1.02 ft <sup>2</sup>	1.44 ft <sup>2</sup>	1.86 ft <sup>2</sup>	2.27 ft <sup>2</sup>	2.69 ft <sup>2</sup>	3.11 ft <sup>2</sup>
	35 1/2	1.33 ft <sup>2</sup>	1.87 ft <sup>2</sup>	2.41 ft <sup>2</sup>	2.96 ft <sup>2</sup>	3.50 ft <sup>2</sup>	4.04 ft <sup>2</sup>
	41 1/2	1.64 ft <sup>2</sup>	2.31 ft <sup>2</sup>	2.97 ft <sup>2</sup>	3.64 ft <sup>2</sup>	4.31 ft <sup>2</sup>	4.97 ft <sup>2</sup>
	47 1/2	1.95 ft <sup>2</sup>	2.74 ft <sup>2</sup>	3.53 ft <sup>2</sup>	4.32 ft <sup>2</sup>	5.11 ft <sup>2</sup>	5.90 ft <sup>2</sup>
	53 1/2	2.25 ft <sup>2</sup>	3.17 ft <sup>2</sup>	4.09 ft <sup>2</sup>	5.00 ft <sup>2</sup>	5.92 ft <sup>2</sup>	6.84 ft <sup>2</sup>
	59 1/2	2.56 ft <sup>2</sup>	3.60 ft <sup>2</sup>	4.64 ft <sup>2</sup>	5.69 ft <sup>2</sup>	6.73 ft <sup>2</sup>	7.77 ft <sup>2</sup>
	65 1/2	2.87 ft <sup>2</sup>	4.03 ft <sup>2</sup>	5.20 ft <sup>2</sup>	6.37 ft <sup>2</sup>	7.53 ft <sup>2</sup>	8.70 ft <sup>2</sup>
	71 1/2	3.18 ft <sup>2</sup>	4.47 ft <sup>2</sup>	5.76 ft <sup>2</sup>	7.05 ft <sup>2</sup>	8.34 ft <sup>2</sup>	9.63 ft <sup>2</sup>
	77 1/2	3.48 ft <sup>2</sup>	4.90 ft <sup>2</sup>	6.32 ft <sup>2</sup>	7.73 ft <sup>2</sup>	9.15 ft <sup>2</sup>	10.57 ft <sup>2</sup>
	83 1/2	3.79 ft <sup>2</sup>	5.33 ft <sup>2</sup>	6.87 ft <sup>2</sup>	8.41 ft <sup>2</sup>	9.96 ft <sup>2</sup>	11.50 ft <sup>2</sup>
	89 1/2	4.10 ft <sup>2</sup>	5.76 ft <sup>2</sup>	7.43 ft <sup>2</sup>	9.10 ft <sup>2</sup>	10.76 ft <sup>2</sup>	12.43 ft <sup>2</sup>
	95 1/2	4.40 ft <sup>2</sup>	6.20 ft <sup>2</sup>	7.99 ft <sup>2</sup>	9.78 ft <sup>2</sup>	11.57 ft <sup>2</sup>	13.36 ft <sup>2</sup>

### Extended Full Round

		Width (Inches)			
		29 1/2	35 1/2	41 1/2	47 1/2
Height (Inches)	41 1/2	2.53 ft <sup>2</sup>	-	-	-
	47 1/2	3.09 ft <sup>2</sup>	3.44 ft <sup>2</sup>	3.67 ft <sup>2</sup>	-
	53 1/2	3.65 ft <sup>2</sup>	4.12 ft <sup>2</sup>	4.47 ft <sup>2</sup>	4.70 ft <sup>2</sup>
	59 1/2	4.20 ft <sup>2</sup>	4.80 ft <sup>2</sup>	5.28 ft <sup>2</sup>	5.63 ft <sup>2</sup>
	65 1/2	4.76 ft <sup>2</sup>	5.49 ft <sup>2</sup>	6.09 ft <sup>2</sup>	6.56 ft <sup>2</sup>
	71 1/2	5.32 ft <sup>2</sup>	6.17 ft <sup>2</sup>	6.90 ft <sup>2</sup>	7.50 ft <sup>2</sup>
	77 1/2	5.87 ft <sup>2</sup>	6.85 ft <sup>2</sup>	7.70 ft <sup>2</sup>	8.43 ft <sup>2</sup>
	83 1/2	6.43 ft <sup>2</sup>	7.53 ft <sup>2</sup>	8.51 ft <sup>2</sup>	9.36 ft <sup>2</sup>
	89 1/2	6.99 ft <sup>2</sup>	8.22 ft <sup>2</sup>	9.32 ft <sup>2</sup>	10.29 ft <sup>2</sup>
	95 1/2	7.55 ft <sup>2</sup>	8.90 ft <sup>2</sup>	10.12 ft <sup>2</sup>	11.23 ft <sup>2</sup>

### Extended Quarter Round

		Width (Inches)					
		17 1/2	23 1/2	29 1/2	35 1/2	41 1/2	47 1/2
Height (Inches)	41 1/2	1.23 ft <sup>2</sup>	-	-	-	-	-
	47 1/2	1.54 ft <sup>2</sup>	1.73 ft <sup>2</sup>	-	-	-	-
	53 1/2	1.84 ft <sup>2</sup>	2.16 ft <sup>2</sup>	2.23 ft <sup>2</sup>	-	-	-
	59 1/2	2.15 ft <sup>2</sup>	2.59 ft <sup>2</sup>	2.79 ft <sup>2</sup>	2.73 ft <sup>2</sup>	-	-
	65 1/2	2.46 ft <sup>2</sup>	3.03 ft <sup>2</sup>	3.34 ft <sup>2</sup>	3.41 ft <sup>2</sup>	3.23 ft <sup>2</sup>	-
	71 1/2	2.77 ft <sup>2</sup>	3.46 ft <sup>2</sup>	3.90 ft <sup>2</sup>	4.09 ft <sup>2</sup>	4.04 ft <sup>2</sup>	4.66 ft <sup>2</sup>
	77 1/2	3.07 ft <sup>2</sup>	3.89 ft <sup>2</sup>	4.46 ft <sup>2</sup>	4.78 ft <sup>2</sup>	4.84 ft <sup>2</sup>	5.59 ft <sup>2</sup>
	83 1/2	3.38 ft <sup>2</sup>	4.32 ft <sup>2</sup>	5.02 ft <sup>2</sup>	5.46 ft <sup>2</sup>	5.65 ft <sup>2</sup>	6.53 ft <sup>2</sup>
	89 1/2	3.69 ft <sup>2</sup>	4.76 ft <sup>2</sup>	5.57 ft <sup>2</sup>	6.14 ft <sup>2</sup>	6.46 ft <sup>2</sup>	7.46 ft <sup>2</sup>
	95 1/2	3.99 ft <sup>2</sup>	5.19 ft <sup>2</sup>	6.13 ft <sup>2</sup>	6.82 ft <sup>2</sup>	7.27 ft <sup>2</sup>	8.39 ft <sup>2</sup>

- ## Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.7 ft<sup>2</sup>.
- ## Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.0 ft<sup>2</sup>.
- ## Indicates the clear opening square footage.

Local codes may differ; always refer to the codes in your area for complete requirements.

**File Attachments for Item:**

**B. B. HPC VACANCY APPLICANT ELIJAH ISALY - INTRODUCTIONS AND CONFIRMATIONS TO HPC**

**From:** [Grant Gager](#)  
**To:** [Jennifer Severson](#)  
**Subject:** FW: Application - Historical Preservation Commission  
**Date:** Monday, March 4, 2024 5:43:26 PM  
**Attachments:** [Application \(Elijah Isaly\) - Historical Preservation Commission03032024.pdf](#)

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**From:** Elijah Isaly [mailto:[eli@basecamp.mt](mailto:eli@basecamp.mt)]  
**Sent:** Sunday, March 3, 2024 5:14 AM  
**To:** Grant Gager <[ggager@livingstonmontana.org](mailto:ggager@livingstonmontana.org)>; Emily Hutchinson <[ehutchinson@livingstonmontana.org](mailto:ehutchinson@livingstonmontana.org)>  
**Subject:** Application - Historical Preservation Commission

To Whom It May Concern,

I am writing to apply for a board member seat on Livingston’s Historical Preservation Commission. I was originally made aware of the opening by an announcement at a City Commission meeting. I have since had conversations about the HPC with several people in the community including City Manager, Grant Gager, and Planning Director, Jennifer Severson. I am extremely interested in becoming a part of the HPC and would relish the opportunity to shape Livingston’s growth in a way that preserves the history, culture, and small-town charm we all know and love. I have included an “Application for Appointed Office” with this email and can provide any additional information immediately upon request.

Livingston is my home, it has been for 35 years, and it is very important to me. I know it well, and I have witnessed the changes that it has experienced over the course of the last 3 decades. We could potentially face rapid growth over the course of the coming years, and that growth needs to occur in a way that resembles and preserves the history of our town. The Historic District is an important aspect of our community. It is a magnet for tourists and it is a source of pride for our residents. It needs to be preserved, restored when/where necessary, and maintained for years to come. I would like to be a part of that.

I have been involved with the construction industry in our community for over a decade, and I have remodeled many of the downtown businesses that people love and use today. I have worked on all of the following: Neptune’s on Main, The Murray Block (including Gil’s and Stella’s), Campione, Dan Bailey’s, The Medicine Bird Gallery, The Montana Block, Tru North Café, and Perk on Park. I have a very intimate relationship with the historical buildings in our community, and my literal blood, sweat, and tears have gone into their restoration and preservation. I would like to maintain my efforts in protecting our Historic District(s), and I feel like being a member of the HPC would be a good way to do so.

Please review my application and consider meeting with me to discuss the future of our beautiful town. I am very excited about this opportunity, and I look forward to hearing from you soon!

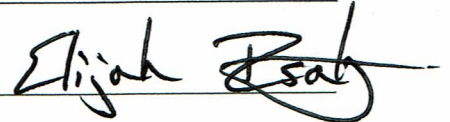
***Elijah Isaly***  
***Project Manager - Basecamp Construction***  
***(406) 209 - 1626***

**City of Livingston**  
**Application for Appointed Office**  
(Revised 8/01/2023)

**Appointed Position Seeking:** Historical Preservation Commission

**Date of Application:** 03/03/2024

Name: Elijah Isaly

Signed: Elijah Isaly 

Address: 219 South 11th Street

Telephone: daytime (406) 209 - 1626

after 5:00 p.m.: (406) 209 - 1626

Fax Number: \_\_\_\_\_

e-mail address: eli@basecamp.mt

1. Are you a resident of the City of Livingston? YES
2. Are you a registered voter? YES
3. Will you be at least 18 years of age at the time of the appointment? YES
4. Describe the reasons you are interested in this appointment: See Cover Letter

5. Describe any background, experience and interests that you have which may assist you in performing the responsibilities of this appointment:

- A. Occupation: Project Manager for Basecamp Construction
- B. Education: Bachelor of Science in Mechanical Engineering Technology
- C. Experience: See Cover Letter

(please attach a detailed resume if desired)

6. Have you served on any previous boards or in any governmental positions in the past? NO

7. Are you currently serving on any Community Boards? NO

A. If yes, please describe those boards. \_\_\_\_\_

8. Current Employer? Basecamp Construction

9. Are you available for night meetings? YES

10. Are you available for daytime meetings? YES

11. Do you foresee any potential conflicts of interest that you might have in executing the duties of this appointed office? NO

12. If conflict of interest arose for you, how would you deal with it as an appointed member of this board? I would disclose the conflict and recuse myself from any decision making procedures if necessary.

**THIS APPLICATION WILL BE KEPT ON FILE FOR 6 MONTHS AND THEN DISCARDED.**

Return completed applications to Emily Hutchinson at Livingston City Hall 220 E. Park Street or by email at ehutchinson@livingstonmontana.org