



Historical Preservation Commission

The regular meeting of the Historic Preservation Commission is scheduled for August 13, 2024 at 3:30 PM in Community Room, City/County Complex. The meeting will be facilitated by Chair Tom Blurock.

Zoom: Join Zoom Meeting

<https://us02web.zoom.us/j/83132649794?pwd=OM1rAtQbFcjcMN5VyVJH6sbeNOK1K6.1>

Meeting ID: 831 3264 9794

Passcode: 642598

Phone: 669-900-9128

1. Roll
2. Approval of
 - A. Approval of June 11, 2024 Minutes
 - B. Approval of July 9, 2024 Minutes
3. Public
4. New
 - A DESIGN REVIEW – ENGINE ROOM PIZZA – SIGN (102 N. 2ND STREET)
 - B DESIGN REVIEW – BLUE SLIPPER THEATRE – SIGN AND WINDOW DECAL (113 E. CALLENDER STREET)
5. Old
6. Board Comments
7. Adjournment

File Attachments for Item:

A. APPROVAL OF MINUTES FROM JUNE 11, 2024, REGULAR MEETING



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)

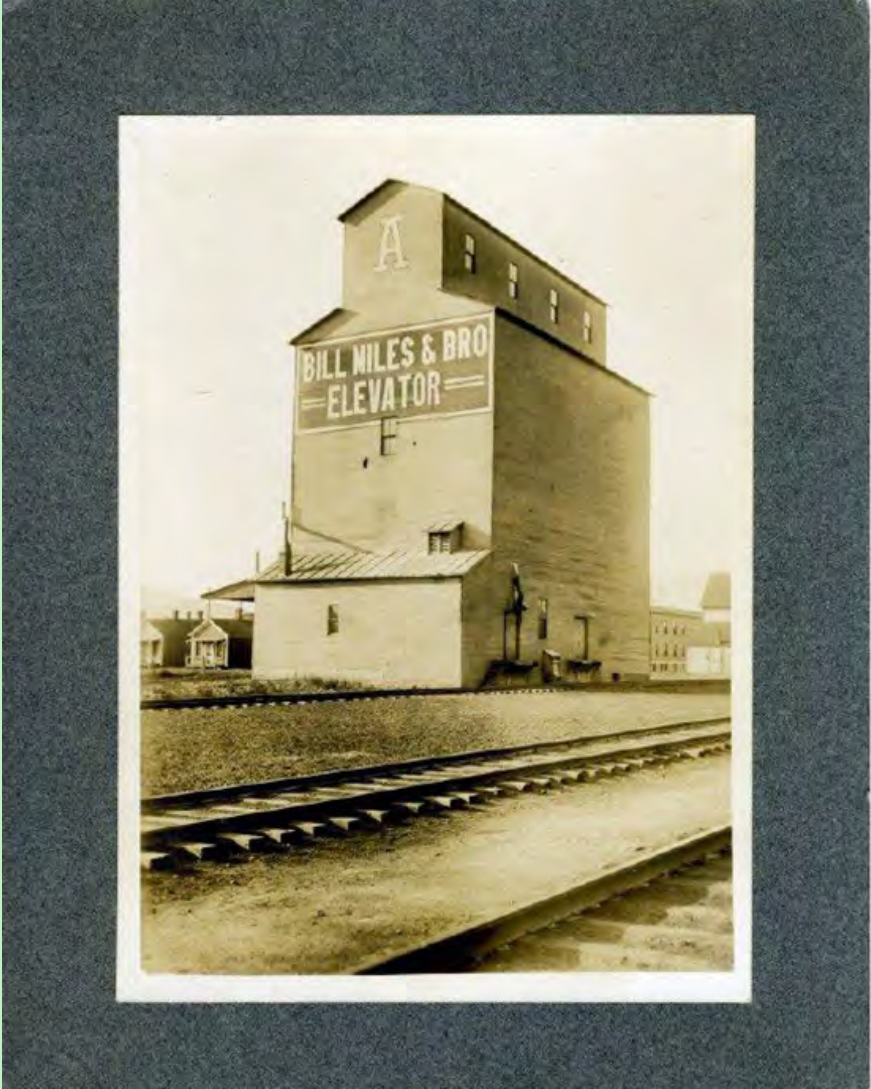
Historic Preservation Commission Minutes

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)

The National Register

The National Register Nomination Process



Billy Miles & Bro. Grain Elevator.

Photo Credit: Yellowstone Gateway Museum, No. 19823120073.

Program Overview: National Register of Historic Places

- Established by the National Historic Preservation Act of 1966, the National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.
- National Register is closely related to but administratively separate from the National Historic Landmarks (NHL) program. As of September 30, 2006, the Secretary of the Interior had designated 2,429 properties as NHLs, 29 in Montana.



Livingston Memorial Hospital, circa mid-1950s. (Photo courtesy Yellowstone Gateway Museum)

Recently-listed Livingston and Park County Properties

Billy Miles & Brothers Grain Elevator

Livingston Memorial Hospital

Sacajawea/Miles Park

Convict Grade (Park Co.)

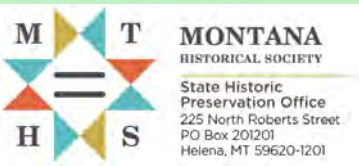
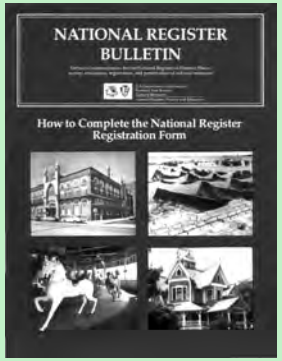
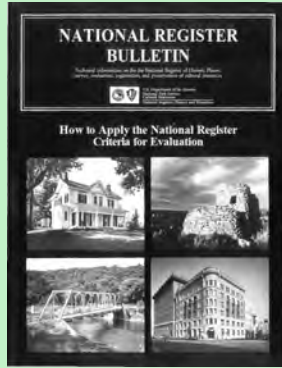
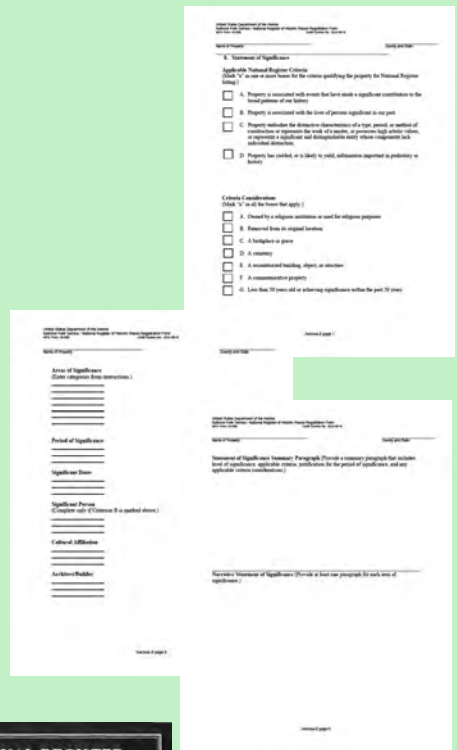
Frederick and Josephine Bottler House
(Park Co.)

What is under review?

- *Nominated property*
- Does it meet one or more of the National Register criteria? In other words, is it significant in history or prehistory, and does it retain integrity from its period of significance?
- *The nomination documentation*
- Does it justify the significance and integrity of the property?
- Has the property been adequate and accurately described?
- Could a layperson read the nomination and understand why the property deserves to be listed in the National Register? Why did the property receive federal recognition as significant in history or prehistory?
- Nomination ultimately becomes the legally admissible record of listing.

Major parts of a nomination

- Section 7—Consists of “Summary Paragraph” that provides locational information of where the property sits. The “Narrative Description” is a physical descriptions of all resources on a property—both contributing and noncontributing.
- A thorough Integrity discussion follows the resource descriptions.
- Section 8—Highlights the Areas of Significance (A, B, C, D). The section begins with a “Statement of Significance Summary Paragraph” followed by a detailed history and context for the property. The context relates the property to important themes in history or prehistory.
- NR Bulletins 15 and 16A are the primer for form completion
- Ask SHPO for a similar property NR nomination to use as an example



Nomination Examples

- Billy Miles & Brothers Grain Elevator
- Livingston Memorial Hospital
- Sacajawea/Miles Park
- Convict Grade (Park Co.)
- Frederick and Josephine Bottler House (Park Co.)
- Gardiner Jail (Park County)



What the Keepers notices

Evaluation of Properties During Review Process

- There are properties that have considerable historical significance that do not meet the National Register criteria (usually due to loss of integrity).
- Evaluation of properties involves degree of subjectivity, but it is incumbent to make well-justified, clearly-reasoned decisions. Strive for consistency.

Nomination Documentation

- Some of the most problematic nominations are purposefully written to avoid discussion of major questions vis-à-vis significance or integrity.
 - evaluative process requires honest assessment of the property and how it may have changed over time
 - this approach generally results in a stronger case for properties of marginal integrity or significance than turning a blind eye to the problems involved

What comprises a good nomination?

- Strong, persuasive argumentation based on sound analysis
- Information provided should demonstrate the significance of the property, not just summarize its history
 - Should answer the “so what?” questions
 - Statements should be clearly connected to NR criteria and area(s) of significance selected
 - Should place property in context
- Narrative property description
 - should be thorough
 - should describe all elements of the property, contributing AS WELL AS NONCONTRIBUTING



Other issues noted by the Keeper...

- Common problems include:
 - property description only discusses significant (i.e., contributing) resources
 - determining period of significance under Criterion B
 - statement of significance assumes significance to be self-evident; should always be explained.
 - recommended level of significance is based on assumption or judgment about relative uniqueness or rarity, rather than evaluation in appropriate context
 - Ask the SHPO for a nomination to use as an example.



Substantive Review: What the Keeper will look for

First reading

- What is the property?
- What resources does it include?
- Why is it significant?

Second reading has essentially two parts

- 1) Thorough review of registration form. Are all data fields filled in as per published guidelines? Are entries correct?
- 2) Careful reading of property description and statement of significance. Focuses on critical evaluation of arguments for significance and integrity. Also considers appropriateness of boundary selected and justification provided.



Checklists:

Technical and Substantive

NATIONAL REGISTER NOMINATIONS
TECHNICAL REVIEW

General Review
 Have all the blanks been filled, including "n/a" where applicable?

Section 1. Name of Property
 Is the name entered the one that best reflects the property's historic importance or was commonly used for the property during the period of significance?

Section 2. Location
 Are all items completed? Are the correct codes used? Is the name of the federal land area noted, if pertinent? If the property needs certain protection, has "not for publication" been checked?

Section 3. Certification
 Is a Level of Significance checked?
 Is the form signed by a SHPO, THPO, FPO, or authorized delegate?
 For concurrent nominations, have both parties signed the form?

Section 5. Classification
 Are all items completed? Is there a clear identification of the number of contributing and noncontributing resources?
 Does the resource count agree with the narrative in Section 7?

Sections 6. Function or Use
 Have the historic and current functions been indicated, using functions listed in the *How To Complete the NR Registration Form Bulletin*?

Section 7. Description
 Have the Architectural Classification and Materials sections been completed (where appropriate)?
 Is there an initial paragraph that identifies what is being nominated, summarizes its appearance, and describes the property's integrity?
 Have all alterations to the building/site over time been described and dated, to the extent possible? Do the descriptions of contributing/noncontributing resources agree with the resource counts in Section 5?
 For historic districts, is there a complete inventory list or accompanying sketch map identifying all resources counted and marked whether they contribute or not?

Section 8. Statement of Significance
 Has all pertinent information been included? The following are mandatory: Applicable NR Criteria, Areas of Significance, and Period of Significance. The following may be needed: Significant Person (if Criterion B is applicable), Cultural Affiliation (if Criterion D--and in some cases Criterion A—is applicable), Significant Dates and Criteria Considerations, as pertinent, and Architect/Builder (if "work of a master" pertains).
 Does the Narrative Statement include a summary paragraph indicating the pertinent NR Criteria, the period of significance, and the areas and level of significance of the property?
 In subsequent paragraphs, is the case made for each Area of Significance as it relates to a particular historic context/theme?

Section 9. Major Bibliographical References
 Are bibliographic sources provided?

Section 10. Geographical Data
 Does the verbal boundary description delineate the precise area within the boundaries of the property, not just a general location?
 Is the specific number of acres given? Is it consistent with the size of the area noted within the boundaries?
 Are lat/long coordinates or UTM references provided? Is the minimal requirement of three points given, if the property is 10 or more acres in area?

Section 11. Form Prepared By
 Is the preparer identified, with contact information?

Maps
 Is a locational map with defining coordinates enclosed and properly labeled?
 Is a map enclosed for historic districts that contains a north arrow and a scale?

Photos (Updated NR Photo Policy 2013)
 Are the photographs on the correct paper and appropriately identified and labeled?
 Is a photo log included? For historic districts, are photos keyed to the district map?
 Are the photo files saved as TIF files at the correct resolution on an archival quality CD?

NATIONAL REGISTER NOMINATIONS
SUBSTANTIVE REVIEW

Section 1. Name of Property
 Does the property name accurately reflect *historic ownership*?

Section 7. Description
 Does the descriptive narrative accurately reflect the checked?
 Are the important features of the property identified in the Description Section, including site, date, materials, style, size, roof-shape, story, plan, windows, foundation, details, interior?
 Does the Description include information about the setting, environment, and or surrounding buildings/areas?
 Is the Description clear and complete? If the property has been altered, is the difference between the original (or historic) and the current condition and appearance clear?
 Does the description convey the significant qualities of the property? Through what features? Do these features retain integrity?
 Have contributing and noncontributing features been identified?
 Have alterations (if any) been adequately described? Has the evaluation of their impact on the integrity been made? Have alterations been evaluated regarding significance that may have accrued over time?

Section 8. Statement of Significance
 Does the narrative clearly represent and convey the period of significance checked? Has the period(s) been justified in the Statement of Significance?
 Does the specific date or date range reflect the property's period of historic significance?
 Do the Areas of Significance reflect the significance of the property, not just its function?
 Is the Statement of Significance written in a clear and complete manner?
 Have all the applicable criteria been identified and documented within the Statement of Significance?
 Are any criteria exceptions (if applicable) justified according to their specific requirements?
 Does the context in which the property has been evaluated as significant justify the local, state, or national level of significance chosen for the property?
 Does the integrity relate to the overall property, not its features and parts?

Section 9. Major Bibliographic References
 Is there evidence that the bibliographic sources noted have been used in the preparation of the nomination?

Section 10. Geographical Data
 Have the boundaries been drawn to include all features directly related to the significance of the property?
 Have the boundaries and the acreage been justified?

File Attachments for Item:

B. Approval of July 9, 2024 Minutes



Historic Preservation Commission Minutes

The monthly meeting of the Historic Preservation Commission was held on July 9, 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 (3:33 pm)

2. Roll Call (0:48 seconds)

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

3. Approval of June 11, 2024 Minutes

Severson recommended to delay approval of June 11, 2024 minutes until August HPC meeting- waiting on June meeting SHPO Powerpoint presentation to include.

4. General Public Comments (2:00 minutes)

No Public Comments.

5. New Business

A. DESIGN REVIEW – THE GRABOW HOTEL - SIGN (204 E. CALLENDER STREET) (2:31 minutes)

Severson stated that the sign at the Grabow Hotel is already installed. Vanderland motioned to approve the Grabow Hotel sign. Gibson seconded the motion. **Motion passes 5-0.**

B. DESIGN REVIEW – LIVINGSTON BAR & GRILL BUILDING - UPPER FLOOD RESIDENTIAL RENOVATIONS (130 N. MAIN STREET) (16:05 minutes)

Gibson motioned to approve the application as submitted. Isaly seconded the motion. Luther stated that there are too many questions about the application for it to be approved as submitted at this time. Blurock agreed with Luther's statement.

Roll Call Vote: Blurock- Deny, Gibson- Approve, Isaly- Approve, Luther- Deny, Vanderland- Approve. **Motion passes 3-2.**

C. DESIGN REVIEW – FAÇADE RENOVATIONS – UPDATED APPLICATION (116 S. MAIN STREET) (4:50 minutes)

Historic Preservation Commission Minutes

The applicant explained that he will be replacing the front door, windows, and upper middle and lower horizontal storefront strips.

The upper and middle horizontal strip will be replaced with stucco (sand color).

The mullion windows will be replaced with plain glass.

The lower horizontal strip will be replaced with an Emerald Green soapstone.

If the applicant changes the color of the design, he will have to re-submit and get it approved with the Committee. Luther motioned to approve the application as-is. Gibson seconded the motion. **Motion passes 5-0.**

4. Old Business (34:15 minutes)

Luther asked if there is an update to the progress of surveying the Downtown Historic District. Severson stated The City asked each of the consultants to submit a draft by July 15, 2024 The state will review the applications. There will be 18 total surveys (AE/ R Forms)

Chair Blurock asked for an update on the Downtown Master Plan. Severson stated that Andy Rutz, the Lead Consultant, has decided to meet with the URA (Urban Renewal Agency) in late July. There will also be a draft released on July 17th that will allow for public comment and review. The draft will be going to the August Land Use Board meeting on August 14th. The City Manager's Newsletter will have the announcement.

5. Board Comments (43:22 minutes)

Gibson stated that she is pleased that the Hiatt House sign is being repaired.

6. Adjourn

Meeting adjourned at 4:17 pm.

File Attachments for Item:

A. DESIGN REVIEW – ENGINE ROOM PIZZA – SIGN (102 N. 2ND STREET)

City of Livingston Historic Design Review Application Form

1. Applicant's Name: ENGINE ROOM PIZZA / Apples + Anglers LLC

2. Location of Property

Street Address: 102 N. 2ND STREET

Business Name (if applicable): ENGINE ROOM PIZZA

3. Contact Information

Property Owner: ANDREW FELTENSTEN
Home Address: 401 N. CHURCH ST. BOZEMAN MT

Phone Number: 310 - 392 - 9535

Email Address: ANDREW@BEACONSTREETSTUDIOS.COM

Primary Contact/ Applicant

Name: KAREN HENDERSON

Address: 213 S. 5th ST. LIVINGSTON

Phone Number: 209-743-4610

Email Address: karenhende@gmail.com

karen@applesnolanglers.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.

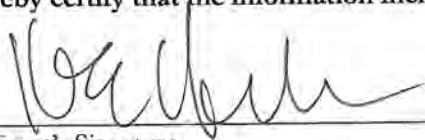
Other Façade/ Exterior Improvements **Yes** **No**

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

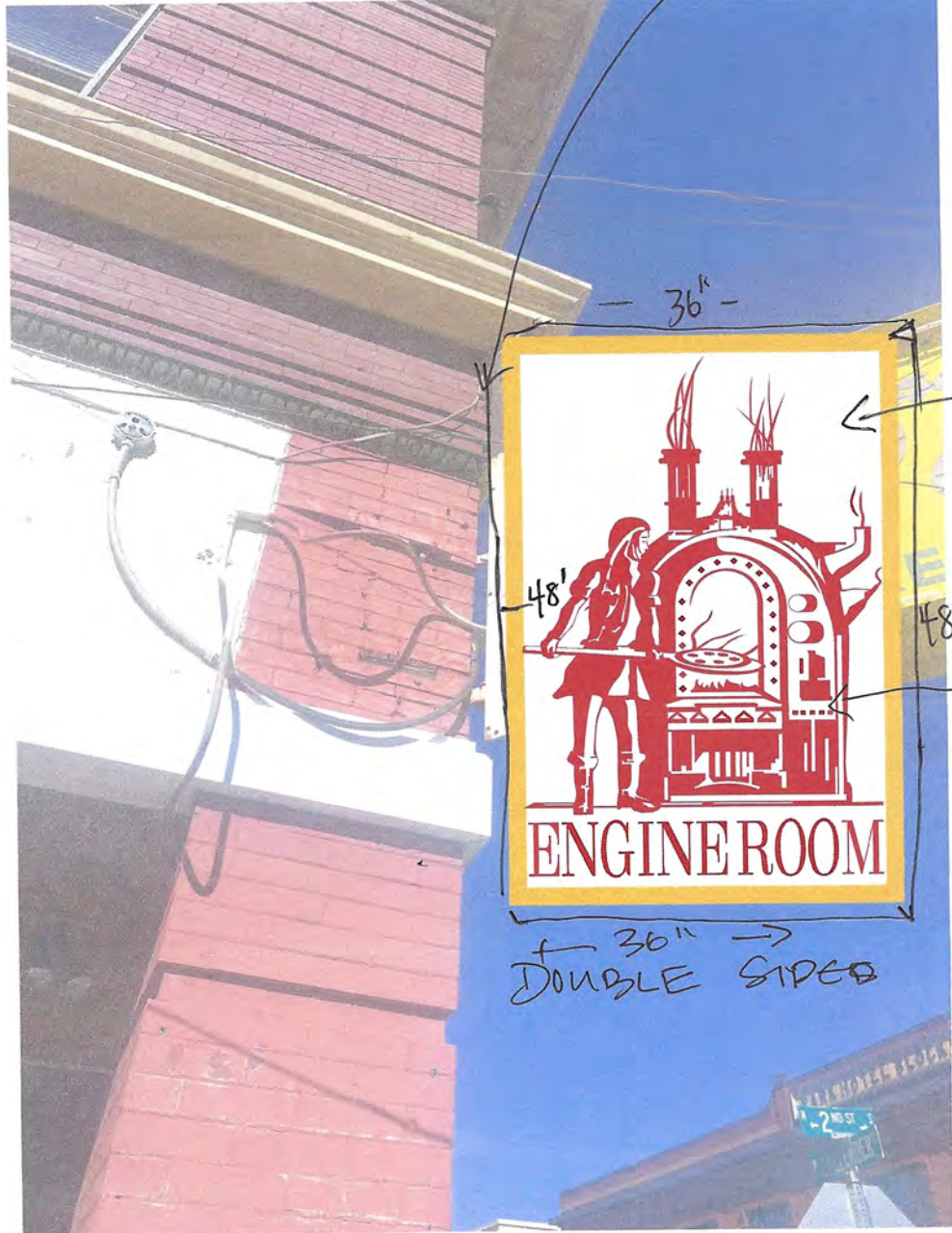
8/1/24

Date

To be filled out by the Zoning Administrator

Zoning Review Complete? **Yes** **No**

Building Permit required? **Yes** **No**



CURRENT BRACKETS

Need Repair
Cable support
anchored
same way

36"

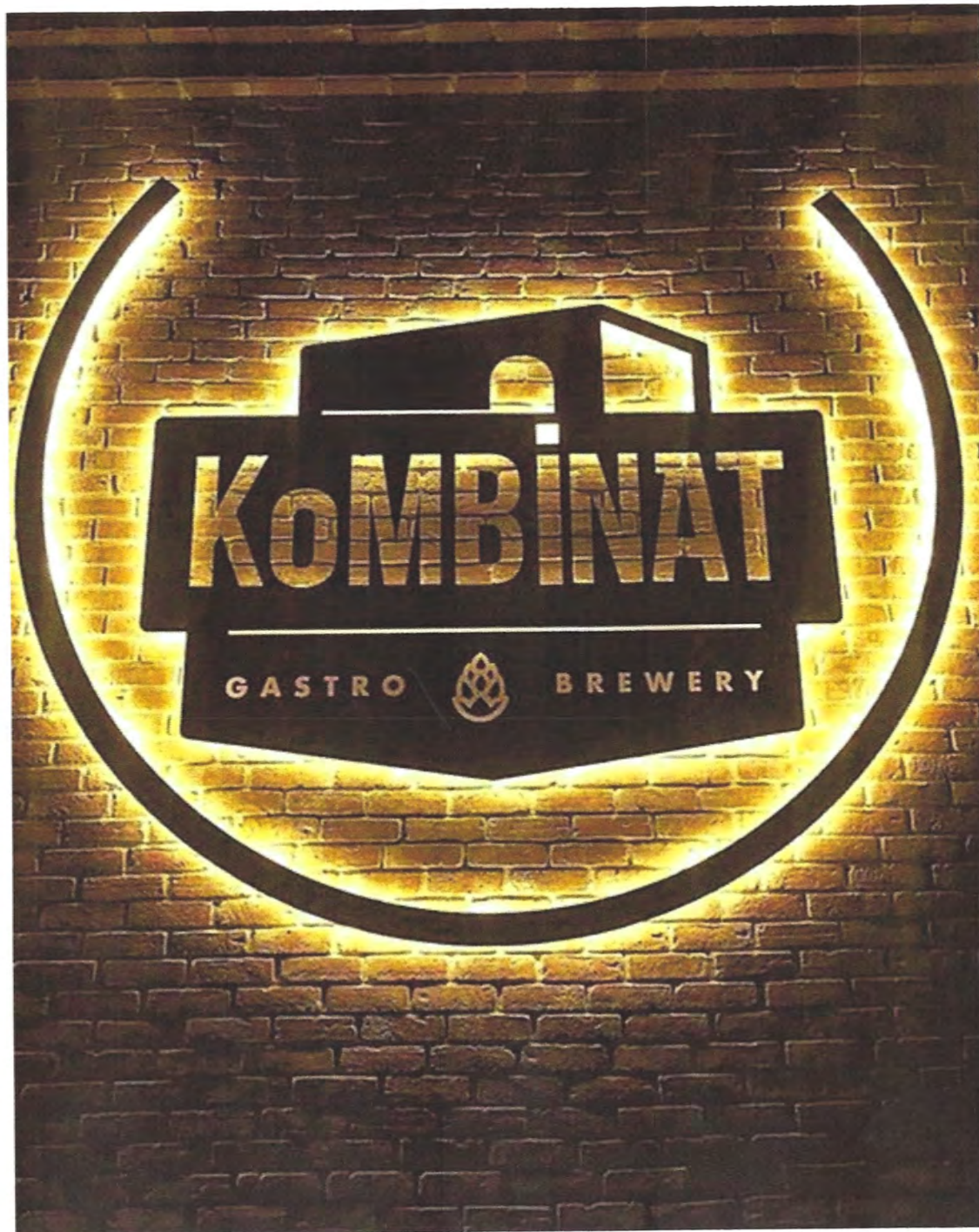
48"

48"

36"
DOUBLE SIDED

LIGHT BOX
WARM WHITE

c+c
metal cuts
layered
in powder
coated
"LAVA"
COLOR
(enclosed)



Example
C+C cut



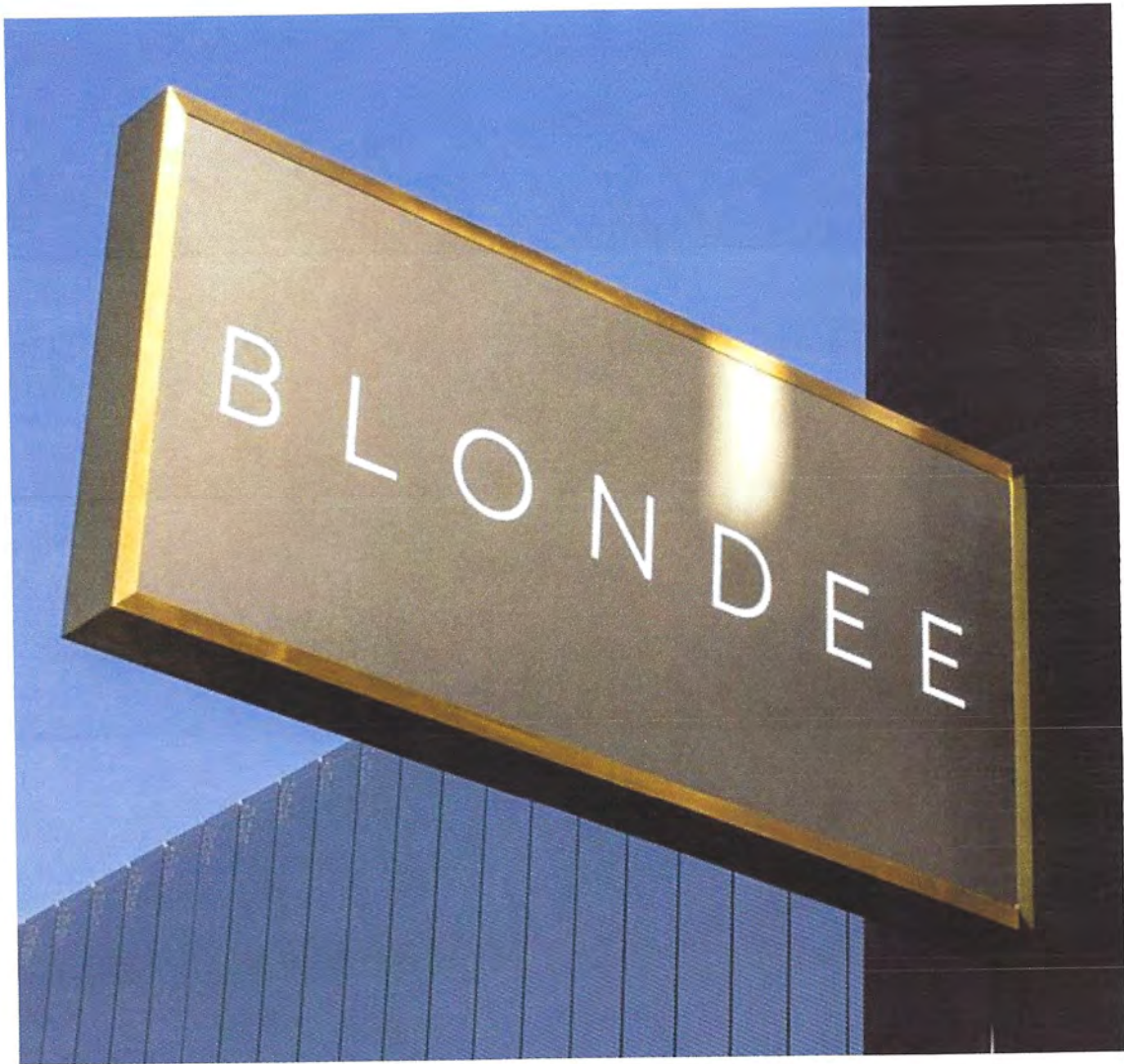
gold powder
COAT

C+C
metal
cut
~~brick~~
Red
LAMP

ENGINE ROOM

METAL LETTERS GLOSS BRICK RED

- enclosed



Example GOLD FRAME BOX
DOUBLE SIDED
LIT plexi glass warm white
BACK GROUND.

Crop

Rustic Red

PSB-4464



POWDER COAT
FRAME
COLOR



this color metal
will be used for
sign lettering





Jeff Schmidt · a year ago

Images may be subject to copyright



← Cable Support

NO HOUS
PARKING
24 HRS
NO PARKING
MON TO
SAT 8AM
TO 6PM

OPEN

THE WOK
CHINESE RESTAURANT

PARK HOTEL BLOCK

立 港 屋
The Wok
CHINESE RESTAURANT

CABLE
SUPPORT

RESTAURANT

Empire

LONGLEGS	430	715
MIGRATION	130	
DEADPOOL	3	
415	700	

MURRAY HOTEL





File Attachments for Item:

B. DESIGN REVIEW – BLUE SLIPPER THEATRE – SIGN AND WINDOW DECAL (113 E. CALLENDER STREET)

City of Livingston Historic Design Review Application Form

1. Applicant's Name: The Blue Slipper Theatre

2. Location of Property

Street Address: 113 E Callender Street

Business Name (if applicable): Blue Slipper Theatre

3. Contact Information

Property Owner

Home Address: _____

Phone Number: _____

Email Address: _____

Primary Contact/ Applicant

Name: Amy Brummit

Address: 2222 Willow Dr. #41B

Phone Number: (812) 360-3002

Email Address: ajbrummit@gmail.com amy.brummit@blueslipper.org

Secondary Contact

Name: Pete Soper - Board President

Address: _____

Phone Number: (510) 541-2306

Email Address: pete.soper@blueslipper.org

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.

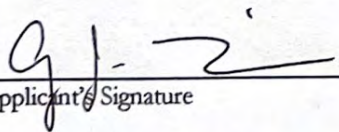
Other Façade/ Exterior Improvements Yes No

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

8-2-2024
Date

To be filled out by the Zoning Administrator

Zoning Review Complete? Yes No

Building Permit required? Yes No



BUILDING: 32 LINEAR FT.

**WINDOW LETTERING:
CUT VINYL GRAPHIC
23.5" H X 39"W**

**SIGN: DOUBLE FACED METAL
EXTENDED SIGN ON BRACKET
48" ROUND**



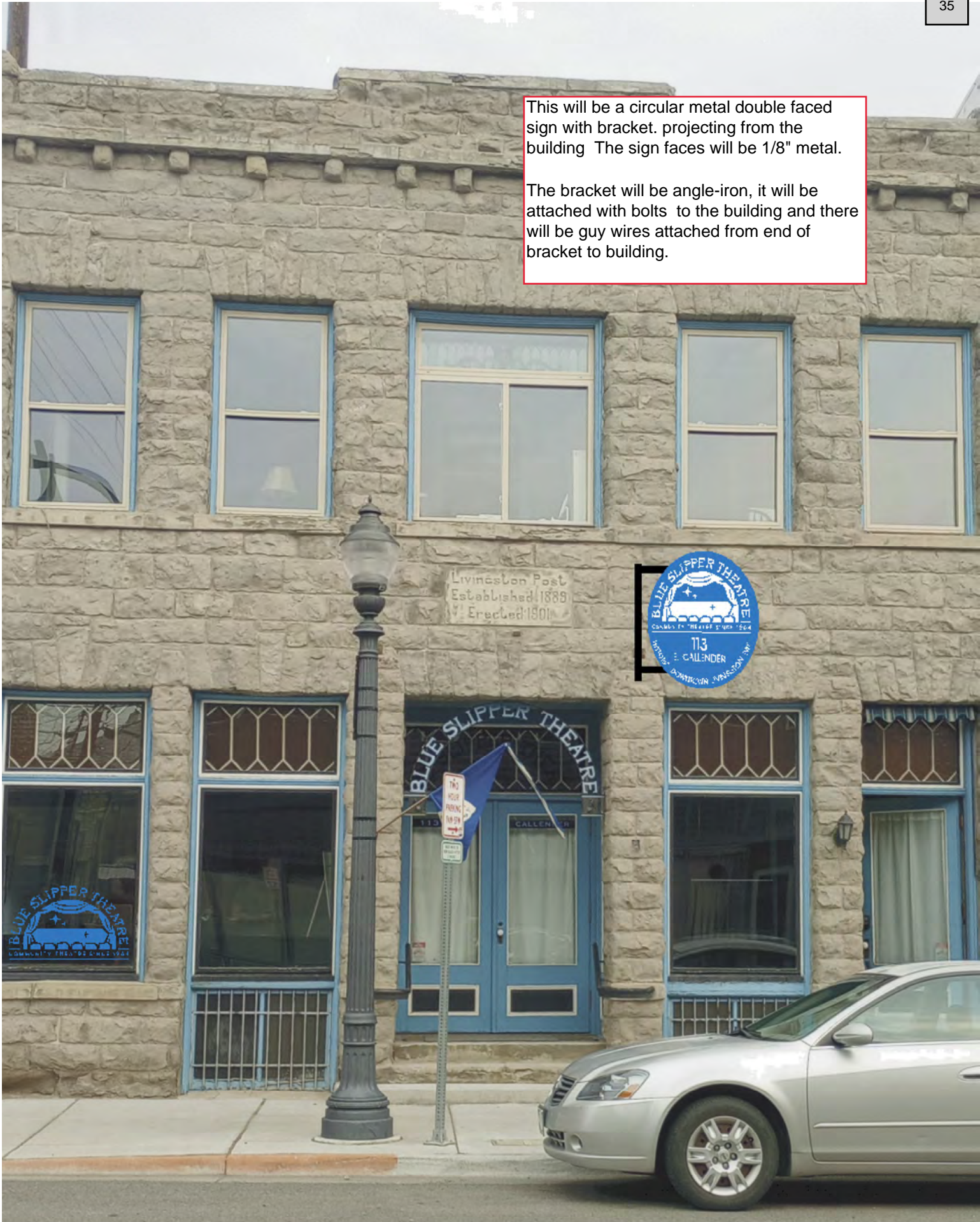
SIGN



WINDOW GRAPHIC

This will be a circular metal double faced sign with bracket. projecting from the building The sign faces will be 1/8" metal.

The bracket will be angle-iron, it will be attached with bolts to the building and there will be guy wires attached from end of bracket to building.





There is no existing hardware but there are anchor holes were we plan to put sign. There is an anchor hole to the upper left side of the front doors where we plan to put the sign.