



Historical Preservation Commission Agenda

The regular meeting of the Historic Preservation Commission Committee has been scheduled for February 11, 2025 at 3:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Tom Blurock.

Join Zoom Meeting

<https://us02web.zoom.us/j/83856876896?pwd=W31b8k1mA9yaS5SQT96ldOJyR8SLwq.1>

Meeting ID: 838 5687 6896

Passcode: 880630

Phone: 669-900-9128

Call to Order

1. Roll Call

2. Approval of Minutes

A. APPROVAL OF DECEMBER 12, 2024 MINUTES

3. New Business

A. ELECTION OF OFFICERS - CHAIR, VICE CHAIR; THE CHAIR-ELECT WILL FACILITATE THE REST OF THIS MEETING

B. DESIGN REVIEW - MAIN STREET PRINT SHOP / PARK COUNTY COMMUNITY JOURNAL - WALL SIGNS (108 N. MAIN STREET)

C. DESIGN REVIEW - FAINTING GOAT PUB - HANGING SIGN ON MAIN ST (122 N. MAIN STREET)

D. DESIGN REVIEW - INDUSTRIAL TOWEL BUILDING - DEMOLITION PERMIT CONSIDERATION (218 S. 2ND STREET)

4. Old Business

5. Public Comments

6. Board Comments

7. Adjournment

File Attachments for Item:

A. APPROVAL OF DECEMBER 12, 2024 MINUTES



Historic Preservation Commission Minutes

December 10, 2024 — 5:30 PM

City – County Complex, Community Room

1. Roll Call – 0:32 mins (video)

A. Present – Chair Tom Blurock (facilitated meeting), Jack Luther, Lindie Gibson (Vice-Chair), Elijah Isaly; Staff- Jennifer Severson. Absent- Kristin Vanderland

2. Approval of November 12, 2024 Minutes (0:57 mins)

Motion by Gibson to approve; second by Isaly. Motion passes 3-0 (Blurock abstained-absent from meeting)

3. Public Comments - none

4. New Business – (2:10 mins)

A. DESIGN REVIEW – THE GEM – PAINTED WALL SIGN AND DOOR LOGO (114 W. LEWIS STREET)

Luther commented that the proposal includes a mural on the alley side of the building; proposal is for a wall sign, door logo and mural. Severson introduced the proposal and directed board members to their agenda packets for details. Applicant was present to answer questions. Stated the proposed mural and the name “the Gem” pays homage to the jewelry store that used to be in that space. Applicant wishes to reactivate/ reinvigorate that block with retail. Blurock asked Severson confirm that the proposal complies with the Sign Code; Severson confirmed it does. Blurock asked for description of proposed business; applicant said it will be neighborhood café, coffee shop and small grocery store- grab and go menu items prepared offsite. It will be a “third space” as discussed in the City’s adopted Downtown Master Plan. Blurock stated this type of business will be an asset to the neighborhood.

Blurock asked if color other than white was considered for mural; applicant said the ‘gem’ drawing is already eye-catching yet simple and does not want to take away from the



neighborhood aesthetic and that white paint will weather to a nice patina. Gibson asked clarification question about inside seating. Blurock asked applicant if they plan to expand into adjacent building; applicant said not at this time.

**Motion to approve as proposed in today's meeting packet by Gibson; second by Isaly.
Motion passes 4-0.**

Severson stated no building permit is needed for the approved signage and mural. Blurock asked when business plans to open; applicant said TBD, hopefully soon. Gibson suggested coating alley wall with anti-graffiti paint after painting mural.

5. Old Business – (13:13 mins) - None
6. Board Comments (13:37 mins)

Luther asked about status of the Industrial Towel decision to deny demolition of the building by the HPC. Severson stated no appeal has been filed by the applicant and appeal period is about to close. Blurock stated desire to see more detailed proposal about redevelopment after building is demolished.

Blurock asked about the Zoning Code Update activities in November- Severson stated that small Focus Groups and a Community Open House were held- also spoke at LUB meeting. SCJ Alliance (code update consultant) is drafting minutes from focus groups to send around soon for comment. Severson stated that online survey is still open and requested people to take a few minutes to take the survey. Severson is hoping to get some of the boards from the open house to the high school for comments. Flyers about the code update with online survey QR code were distributed to students recently. Blurock asked about notes from Focus Groups and asked about public engagement opportunities. Severson confirmed recommendations by SCJ for specific code update recommendations will likely be available for public comment mid-late spring 2025. Blurock asked for any findings or comments from SCJ to be provided to HPC members; Severson stated that any information that is available to the general public will be available for HPC to review. Severson confirmed that there is some information that will remain internal to focus groups, staff and SCJ for discussion to inform recommended updates that will be shared publicly.

7. Adjournment (3:58 pm)

File Attachments for Item:

**B. DESIGN REVIEW - MAIN STREET PRINT SHOP / PARK COUNTY COMMUNITY JOURNAL -
WALL SIGNS (108 N. MAIN STREET)**

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

RECEIVED
JAN 29 2011
Livingston Finance



City of Livingston Sign Permit Instructions

A Sign Permit is required for the erection or expansion of any non-exempt signage within the City of Livingston in accordance with Section 30.50 of the Zoning Ordinance.

Submittal Requirements:

- Completed Application Form
- Site Plan showing locations of all proposed signs and structures on the property with the distances from the signs to all property lines clearly labeled.
- Building Elevations showing dimension and location of all proposed wall signs.
- Drawings showing color, dimensions, height, design, lighting, and support structures of all signs.
- The Sign Permit review fee.

All documents shall be submitted on either 8 1/2" x 11" or 11" x 17" paper. Additionally, digital copies of the submittal in PDF file format are required.



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

City of Livingston Sign Permit Application

1. **Property Owner Name:** Dennis Hallam

2. **Location of Property**

General Location: middle 1st block of Main Street
Address: 108 North Main Street
Subdivision: _____ Lot: _____ Block: _____
Zoning District: _____

3. **Contact Information**

Property Owner

Home Address: 517 W. Callender Street
Livingston, MT 59047
Phone Number: 406-223-7897 cell 406-333-2191 wk
Email Address: orders@themainprintshop.com

Primary Contact/ Applicant

Name: Stephany Martens
Address: Hm: 2 Arcturus Lane #945 - Emigrant MT 59027
WK: 108 N. Main Street, Livingston
Phone Number: 406-220-0919 cell 406-333-2191 wk
Email Address: community@pccjournal.com

Secondary Contact

Name: Jacob Schwarz
Address: Hm: 219 W. Callender St Apt A32 Lrg
WK: 108 N. -Main St.
Phone Number: 816-521-1005 cell 406-333-2191 wk
Email Address: orders@themainprintshop.com

4. Sign Information

Existing Structures on Property and Year Constructed: _____
Building re-erected in 1915

Proposed Sign Type(s): Flat metal

Freestanding Sign Height(s): 30" tall

Sign Setback from Property Line:

Front Street: _____ Side: _____ Rear: _____ Side Street (if corner lot): _____

Sign Square Footage(s): 30" x 118" - 25 sqft each x 2 signs

Lineal Feet of Building Frontage: 24' 8"

Sign Lighting? Yes No

Within Historic District or Design Overlay District? Yes No

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

Steph Maudis
Applicant's Signature

1/28/25
Date

Proposed Signs for The Main Print Shop and Park County Community Journal



108 N. Main Street

There will be no lighting, Delta Signs will do the printing and installation. They will be bolted in.

MPS will be on one side and PCCJ will be on the other, signs are 30" tall x 118" long

Also, there will be about six inches all the way around of the darker brick - see example





the
main print shop

GRAPHICS • PRINTING • SOLUTIONS

Park County

Community Journal

File Attachments for Item:

C. DESIGN REVIEW - FAINTING GOAT PUB - HANGING SIGN ON MAIN ST (122 N. MAIN STREET)

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Signs of Montana

2. Location of Property

Street Address: 122 N Main St Livingston, MT 59047

Business Name (if applicable): Fainting Goat Pub

3. Contact Information

Property Owner Susan Hoffman

Home Address: 101 S. Wallace Ave Bozeman, MT
59715

Phone Number: 406-585-1765

Email Address: susie@envidesign.com

Primary Contact/ Applicant

Name: Signs of Montana - Liz Johnson

Address: ~~406-586-8326~~

400 E Bryant St Bozeman, MT 59715

Phone Number: 406-586-8326

Email Address: admin@signsofmontana.com

Secondary Contact

Name: Azure Tarpay

Address: 122 N Main St Livingston, MT 59047

Phone Number: 406-579-4261

Email Address: azuretarpay@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.

Lighting Yes No *Internally lit sign*

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

2/6/25
Date

To be filled out by the Zoning Administrator

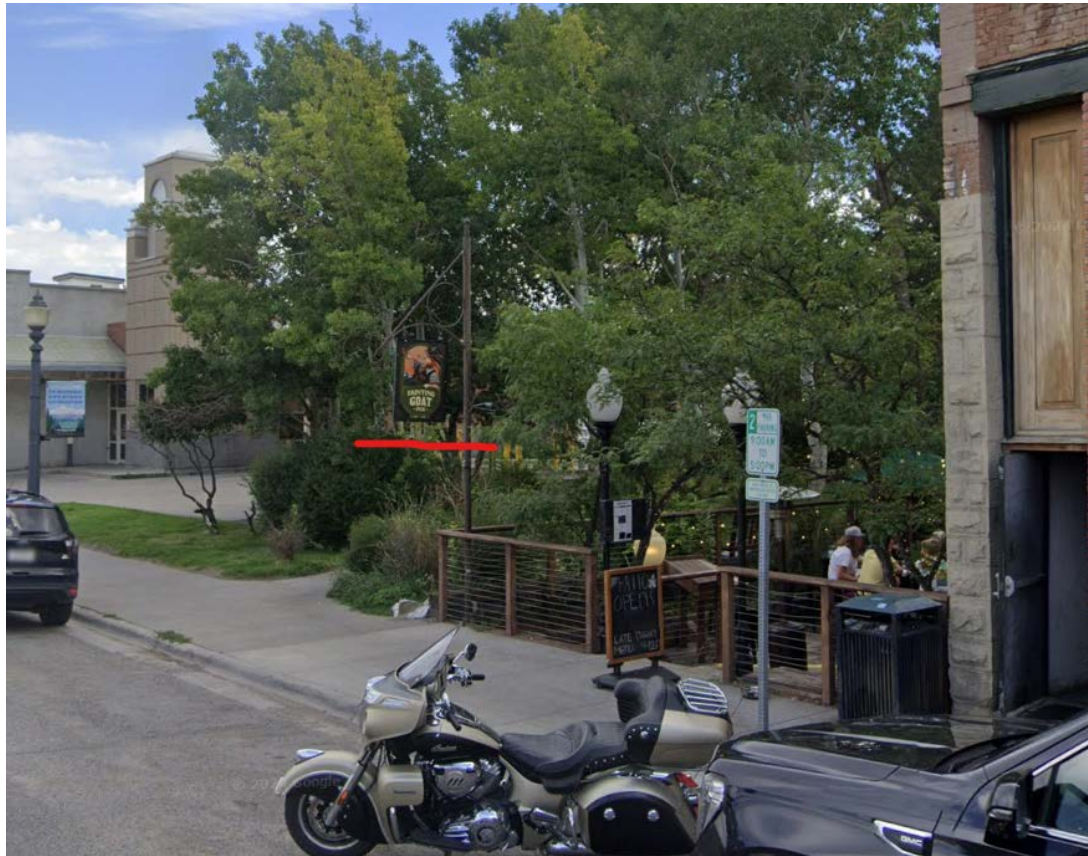
Zoning Review Complete? Yes No

Building Permit required? Yes No



SITE MAP/AERIAL VIEW

DESIGN STATUS - INTERIOR		
SIGN #	LOCATION	SIGN TYPE
1	West elevation	Hanging sign



Existing sign on E Park Street.

DRAWING TYPE:
 CONCEPTUAL TECHNICAL
PAINT CODE

REVISIONS

1)	_____
2)	_____
3)	_____
4)	_____

IT IS THE INTENT AND PURPOSE OF THIS COLOR RENDERING TO PROVIDE A BASIC COLOR REPRESENTATION OF YOUR SIGN FINISH AND COLOR. HOWEVER, DIGITAL MEDIA AND PRINTED COLORS WILL VARY FROM ACTUAL PAINT FINISH AND COLOR. EXISTING PAINTED SURFACES WILL HAVE A PERCEPTIBLE DIFFERENCE IN SHADE AND SHEEN FROM YOUR SIGN FINISH. PROVIDING A SAMPLE OF THE PAINT YOU WISH TO MATCH OR A MATTHEWS PAINT COLOR FORMULA WILL MINIMIZE THE DIFFERENCES.



SIGNS OF MONTANA
YOUR LOCAL SIGN EXPERTS
 400 BRYANT ST. • BOZEMAN, MT 59715
 406.586.8326
 SIGNSOFMONTANA.COM



U.S. & P.R. - All signs conform to UL-2249668 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) will be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

CLIENT: Fainting Goat Pub	ESTIMATE/ID #: 241360	FILE LOCATION: 11/2024
SITE: 122 North Main Street Livingston, MT 59047	DATE: 2/1/2025	
	DESIGNER: Kris	
	ACCOUNT MANAGER: Mat	

EXISTING CONDITIONS



WEST ELEVATION
PROPOSED SQ. FT.: 7.2

PROPOSED CONDITIONS



SIMULATED NIGHT VIEW



S/F INTERNALLY ILLUMINATED BLADE SIGN DISPLAY
QUANTITY: 1 MANUFACTURE AND INSTALL

CITY CODES & ALLOWANCES

SIGNS ADHERE TO THE 2021 BUILDING CODES FOR THE CITY OF BOZEMAN

Section 38.560.120A of Bozeman Sign Codes: The LED lighting is in compliance with the 38.560.120A lighting standard.

NEC 600.6 - The disconnect switch is located - shown on the sign.

NEC 600.7 - Auxiliary grounding and bonding to code.

NEC 600.8 - Wet Requirements: Signs for wet location use, other than those listed as watertight, shall be weatherproof and have drain holes (as necessary) in accordance with the following: drain holes shall not be larger than 13 mm (1/2 inch) or smaller than 6mm (1/4 inch). Each low point shall have at least one drain hole.

NEC 600.8 - Inspection basics for allowable wattage is permanently mounted & visible inside the cabinet.

NEC 600.21- Power Source (Electronic Power Supply) is mounted (in cabinet - shown on drawing) and is protected by a metal box designed for that purpose.

NEC 600.3 - Electric sign is installed per instructions of NEC 600.3 & all UL regulations.

NEC 600.4 and UL 48 - Signs will be marked with manufacture name & input voltage & current rating.

LED lighting falls below the (section 38.560.20) regulation of 60 milliamperes

Access shall be provided at rough inspection to verify all conditions of NEC articles: 600.4, 600.5, 600.6, 600.7, 600.8, 600.12, and 600.21.

Signs of Montana is one of two UL sign companies in Montana. We are inspected quarterly by UL for compliance. All signs are manufactured to UL standards and comply with NEC codes. Signs of Montana is a licensed sign company in Idaho and in Montana with the City of Great Falls.

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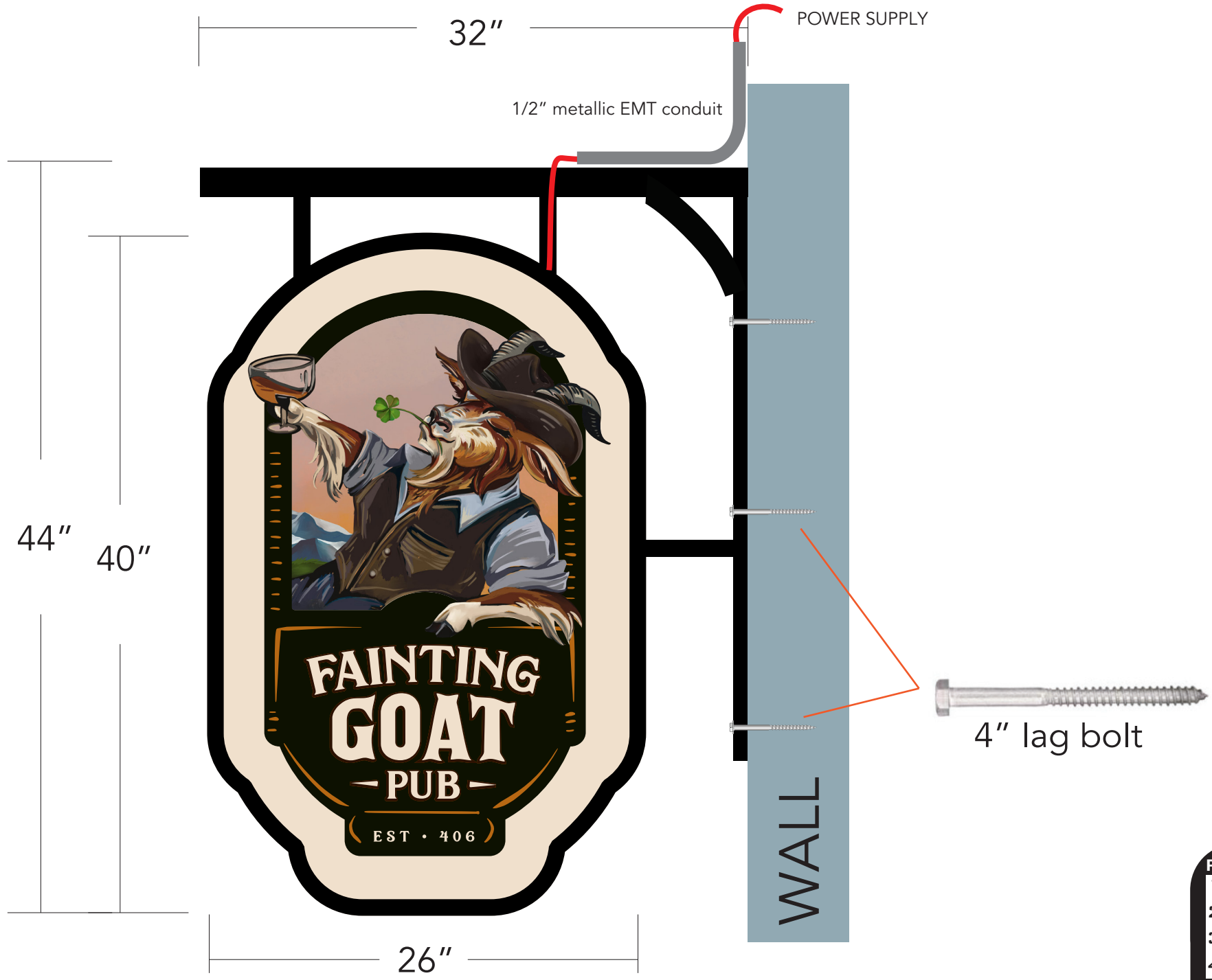


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CLIENT: Fainting Goat Pub	ESTIMATE/IO #: 241360	FILE LOCATION: 11/2024
SITE: 122 North Main Street Livingston, MT 59047	DATE: 2/1/2025	
	DESIGNER: Kris	
	ACCOUNT MANAGER: Mat	



FABRICATION SPECIFIC			
1	Fainting Goat	Blade sign	6" D x 40" T x 26" L - illuminated
		Size	10" D x 44" T x 32" L
		Weight	80 lbs. TOTAL
2	Cabinet	Face material	White acrylic
		Face decoration	Translucent print vinyl: V1
		Return material	.063 aluminum
		Paint color	Per Color Key: P1 paint
3	External	Internal framework	6" .050 sheet metal
		Framework	2" aluminum square tube arms
		Mounting plate	Routed 1/2" aluminum plate
		Paint color	Per Color Key: P1 paint
4	Mounting	Mounting type	4" lag bolts
		Mounting Quantity	Qty: 6
5	Electrical	Illumination	White 12V LEDs
		LED rows	Grid style
		Secondary voltage	Low voltage - 12V
		Power Supplies	Qty: 1 - Sloan 12V power supply
		Power supply location	Self-contained within cabinet
		Primary voltage	120-277 VAC
		Primary power	1 - Gang metal weatherproof box
		Service switch	120V toggle switch wall side of cabinet
		Drainholes	Weep holes - bottom of cabinet
		Listing	UL Listing - Section Labels
		Manufacture	SMT Label, Volts, AMPs Label
		Grounding/bonding	Per NEC 600.7 Grounding/Bonding
Branch circuit	Per NEC 600.5 Branch Circuits		
City Inspection	Verification at Final Inspection		



COLOR KEY	
P1 PAINT	Satin black
P2 PAINT	
V1 VINYL	Translucent print vinyl
V2 VINYL	
V3 VINYL	

REVISIONS

1) _____

2) _____

3) _____

4) _____

GENERAL NOTES:

S/F INTERNALLY ILLUMINATED BLADE SIGN DISPLAY
QUANTITY: 1 MANUFACTURE AND INSTALL

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CLIENT: Fainting Goat Pub	ESTIMATE/IO #: 241360	FILE LOCATION: 11/2024
SITE: 122 North Main Street Livingston, MT 59047	DATE: 2/1/2025	
	DESIGNER: Kris	
	ACCOUNT MANAGER: Mat	

File Attachments for Item:

**D. DESIGN REVIEW - INDUSTRIAL TOWEL BUILDING - DEMOLITION PERMIT CONSIDERATION
(218 S. 2ND STREET)**



Livingston Building Department Permit Application

Residential Commercial Sign Well Demolition

PROJECT COST: \$ \$200,000

SITE ADDRESS: 218 South 2nd Street

LEGAL DESCRIPTION: Liv. Or.; "S13 to 25 Ro9e, Block 94-lots8-12" ZONING: Central Business District

PROJECT OR BUSINESS NAME: Build Group Inc/ C&L Builders

APPLICANT'S NAME: Eric Horn PHONE: 650-619-5339

MAILING ADDRESS: 218 S 2nd Street, Livingston, MT 59047

PROPERTY OWNER: Bridger Residences LLC PHONE: 650-619-5339

MAILING ADDRESS: 199 Karst Creek Lane, Gallatin Gateway, MY 59730

GENERAL CONTRACTOR: Build Group Inc PHONE: 650-619-5339

ARCHITECT: 45 Architecture PHONE: 406-557-2345

ENGINEER: DCI Engineers PHONE: 406-556-8600

PLUMBER: TBD PHONE: TBD

ELECTRICIAN: TBD PHONE: TBD

PROJECT DESCRIPTION: Demolition and removal of all existing stuctures on site. : Brick Facade to remain

All State/City/Local permits will be procured as required. Demolition to commence Q3 2025.

No building or structure shall be erected, moved, added to or structurally altered without a valid permit. This APPLICATION form is to be completed for all development proposals, which need building permits, pursuant to Chapter 6 of Livingston Municipal Code. This APPLICATION form must be completed by the applicant and approved by the appropriate Departments prior to building permit issuance. Applications will not be accepted without a signature. Incorrect information provided in conjunction with this APPLICATION may result in the delay or revocation of building and/or occupancy permits.

SIGNED: Eric Horn Digitally signed by Eric Horn
DN: cn=Eric Horn, o=Livingston Building Department, ou=Livingston Building Department, email=eric.horn@livingstonmt.gov, c=US DATE: 2/4/2025

Date received: _____

Completion due date: _____

Feb 5, 2025

Jennifer Severson
Planning Director
City of Livingston
220 East Park Street
Livingston, Montana 59047

Subject: Summary of Items for Demolition Permit Resubmittal – Industrial Towel Building, 218 S 2nd Street

Dear Jennifer,

This letter serves as a summary of the items required for the resubmittal of the demolition permit application for the Industrial Towel Building, located at 218 S 2nd Street. Please find enclosed the following documents:

1. Demolition Permit Application and Traffic Plan
2. Architectural Massing Renderings 2nd Street Elevation

Although rendering is not required at this stage for the demolition permit process, we have included the 2nd street elevation for the benefit of the HPC board members, to articulate the existing brick façade into the new building. PLEASE NOTE: We have not finalized Building Façade materials yet; this rendering is for a massing study only.

Additionally, the following consultants will be in attendance for the project review to address specific questions from the HPC and/or community members:

- 45 Architecture – Design Architect
- DCI Engineers – Structural Engineer
- Allied Engineering – Geotechnical Engineer

Pending a favorable historical review and an approved demolition permit application, we plan to begin the schematic design/entitlement phase on March 3, 2025. Our goal is to move forward with a development that maximizes the potential of the site, including a combination of market-rate and affordable housing, associated parking, and a small neighborhood restaurant.

Addressing the condition of the Existing Building and brick Facade

Per your request, this letter also aims to address the historical nature and condition of the existing building, and to explain our reasoning for planning the eventual demolition while preserving the brick façade along 2nd Street and the wall along the northern property line that abuts the existing historical building. We have carefully considered feedback from the HPC and the community and developed a design strategy that thoughtfully integrates both existing and future elements to ensure the success of the project.

Project Overview

This document summarizes the observations of the Developer, 45 Architecture & Interiors, DCI Structural Engineers, and Allied Engineers regarding the compatibility of the existing Industrial Towel & Cover Building (IT&C) with the proposed multifamily housing development. The goal of the project is to create affordable and market-rate apartment units above parking, along with a new neighborhood restaurant, all situated behind the existing brick façade.

Proposed Development

The proposed design includes a structure with:

- Type 1 concrete podium with ground-level parking
- Four-story Type 5 residential building above
- A new neighborhood restaurant is located behind the existing brick façade.

Given the current structural limitations of the IT&C building, it is incompatible with the planned multi-level development and therefore cannot support the new construction. However, the existing brick façade will be planned to be preserved and incorporated into the new building’s east elevation.

Challenges with the Existing IT&C Building

Several factors render the existing IT&C structure unsuitable for the proposed development:

- **Building Type:** The timber-framed and masonry structure cannot accommodate the Type 1/Type 5 construction required.
- **Deterioration:** The building shows significant wear, including deterioration of the roof, masonry, timber, and mechanical systems.

- **Complying** with current seismic codes would introduce substantial additional scope and costs.

While the existing façade may be preserved despite these challenges, several key issues must be addressed:

- **Design Compatibility:** The current façade is misaligned with the proposed floor heights, which may negatively affect tenant experiences on 2nd Street and within the podium common area.
- **Seismic Separation:** Required seismic separation from the neighboring property to the north further complicates the preservation, adding construction costs.
- **Safety and Feasibility:** Preserving the façade will require significant seismic upgrades, bracing, and additional costs, complicating the construction process.
- **Operational Difficulties:** Retaining the façade during construction presents risks and delays. Coordinating safe demolition and maintaining structural stability will increase project costs and timelines.

New Building Façade Along 2nd Street

The new façade along 2nd Street will feature a classic thin brick design that pays tribute to the architectural character of downtown Livingston. This approach will create a cohesive aesthetic, blending the new structure with the historical context of the area.

Re-purposing Existing Building Components

While preserving the entire structure is not feasible, we are exploring ways to repurpose select materials, including:

- **Reclaimed Bricks:** Using bricks from the alley side for landscaping features and decorative walls within the new development.
- **Community Donations:** Donating surplus bricks to the City of Livingston for local community projects.
- **Timber Repurposing:** Considering the decorative use of timber framing elements where applicable.

Given these considerations, preserving the entire building is not viable. However, we are committed to retaining the historical value of the site through the preservation of the 2nd street brick façade. To cover the additional costs for the development, we will apply for a grant from the URA. We will also be applying for an affordable housing grant from the URA as stipulated in their charter.

In summary, this development will offer much-needed modern housing, address affordable housing needs in Park County, and support the city’s growth objectives, all while minimizing the burden of an outdated structure.

Please let me know if you have any additional questions or concerns. We look forward to engaging in a productive discussion with HPC and appreciate your continued support for our development.

Sincerely,

Eric Horn

Bridger Residences, LLC.

BRIDGER RESIDENCES

LIVINGSTON, MT

FEBRUARY 5, 2025

HISTORICAL PRESERVATION COMMISSION MEETING

45

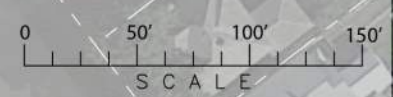
ARCHITECTURE
& INTERIORS





SYMBOL KEY

- DOMINANT WINDS
- SUN PATHS
- SITE BOUNDARY
- HISTORIC DISTRICT



WEATHER DATA
https://www.meteoblue.com/en/weather/historyclimate/climatemodelled/big-sky-canyon-village_unit-ed-states_5640145

Bridger Residences
SITE SOLAR AND WIND STUDY



