Historic Preservation Commission

August 11, 2026 — 3:30 PM

City – County Complex, Community Room

Join Zoom Meeting:
https://us02web.zoom.us/j/83392326480?pwd=CfkcNY7bRZVOApphCRG4Inil447vvb.1
Meeting ID: 833 9232 6480
Passcode: 534261
Phone: 1-669-900-9128

A regular meeting of the Historic Preservation Commission is scheduled for November 11, 2026 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**

   A. AUGUST 11, 2026 MEETING MINUTES

3. **GENERAL PUBLIC COMMENT**

4. **VOLUNTARY DESIGN REVIEW – NONE**

5. **BOARD DISCUSSION –** DOWNTOWN COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES 50% DRAFT REVIEW. Staff requests the Board discuss the 50% draft guidelines submitted by the MSU Community Design Center (CDC) and provide questions, comments and other feedback for the students to assist them in completing the guidelines. STAFF REQUESTS BOARD FEEDBACK; NO ACTION REQUESTED.

6. **BOARD COMMENTS**

7. **ADJOURN**

File Attachments for Item:

A. APPROVAL OF AUGUST 11, 2026 MEETING MINUTES

LIVINGSTON HISTORIC PRESERVATION COMMISSION

REGULAR MEETING MINUTES | AUGUST 11, 2026

A regular meeting of the Livingston Historic Preservation Commission was held August 11, 2026, at 3:30 p.m. in the Community Room of the City/County Complex at 414 E. Callender Street. Chair Tom Blurock facilitated the meeting.

1. ROLL CALL

Present: Chair Tom Blurock, Vice-Chair Jack Luther, Nava Streiter and Kristin Vanderland. Absent: Eli Isaly. Staff present: Jennifer Severson, Planning Director. A quorum was established.

2. APPROVAL OF MINUTES

A. March 18, 2026 Meeting. Vanderland moved to approve the minutes, seconded by Luther. Motion passed 3-0. Streiter abstained because she did not attend the March meeting.

B. June 9, 2026 Meeting. Vanderland moved to approve the minutes, seconded by Luther. Motion passed 3-0. Blurock abstained because he did not attend the June meeting.

3. GENERAL PUBLIC COMMENT

No general public comments were received.

4. VOLUNTARY DESIGN REVIEW

None.

5. BOARD DISCUSSION

Downtown Commercial Historic District Design Guidelines Project, MSU Community Design Center

Jordan Zignego, Director of Montana State University's Community Design Center (CDC), outlined the project to develop draft design guidelines for Livingston's Downtown Commercial Historic District. Fourth-year architecture students in the MSU Community Design Center will conduct research and prepare recommendations during the fall semester, with a final work product expected in December. Zignego explained that faculty will supervise the students and that the scope and deliverables can be refined with Commission input.

Commissioners discussed the need for practical, flexible guidelines that support preservation without being overly prescriptive. Topics included appropriate materials, windows, doors, masonry, compatibility of new construction with historic buildings, and treatment of murals. Severson explained that the guidelines would provide nonbinding guidance for her review of downtown projects and for property owners, given changes to the Commission's design-review authority. She noted that a future Historic Preservation Plan could provide an opportunity to further refine the work.

The Commission requested examples of comparable guidelines and past CDC projects to better understand the likely level of detail. Members discussed using existing historic surveys, the Downtown Master Plan, prior streetscape studies, and other local records as starting points. Severson agreed to organize and share background materials through Dropbox.

The group discussed a kickoff meeting with students, potentially on September 8, followed by check-ins and draft reviews. The contract provides for one in-person site visit for field observations and photography; other meetings can occur remotely. Commissioners expressed interest in joining the site visit and reviewing drafts. Staff will coordinate scheduling with the CDC. No action was taken.

6. BOARD COMMENTS

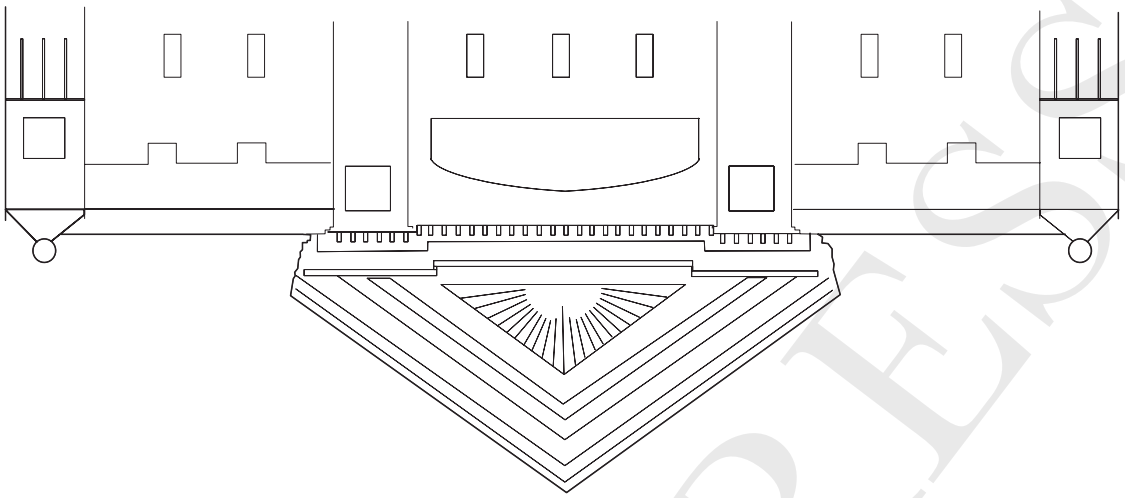
Severson provided an update on a possible National Historic Landmark nomination for the Livingston Depot. National Park Service staff had encouraged an initial letter of inquiry addressing the Depot's national significance, railroad and tourism history, architectural importance, and historic integrity. Severson requested assistance gathering supporting documentation to include with an initial letter of inquiry and indicated that a specialist could be retained to prepare a formal nomination for landmark status if the inquiry receives a favorable response from NPS staff.

The Commission revisited its request for a written explanation of the City's interpretation of recent state legislation affecting historic design review. Severson reported that the City Manager and City Attorney had not yet completed the explanation and that it remained forthcoming.

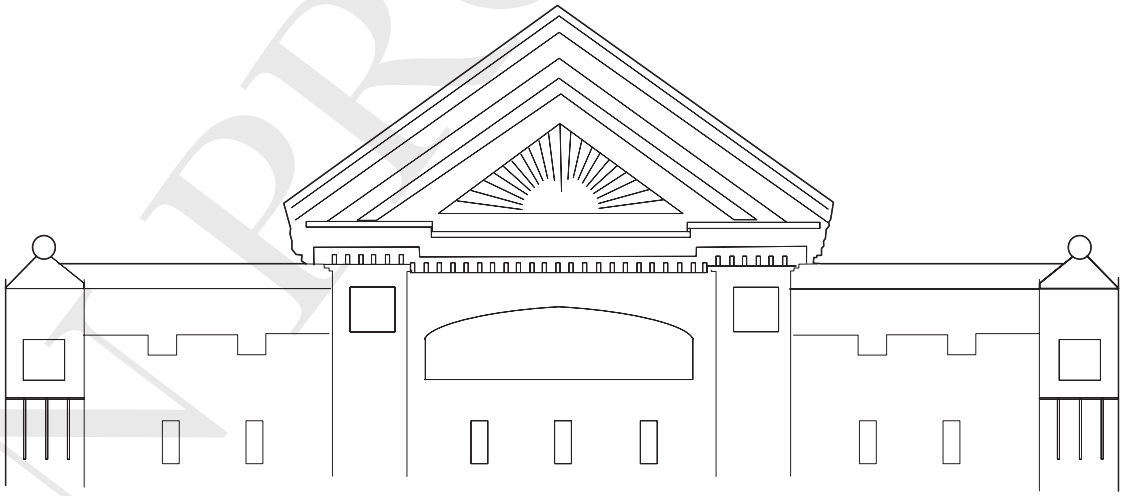
Staff and Commissioners also discussed a proposed local history article series. Severson reported that photographs of the stained-glass windows at the former Holbrook United Methodist Church had been collected and that she was contacting the Park County Community Journal about publication opportunities. Commissioner commissioner offered to prepare a short article featuring the windows, with supporting materials to be shared among the group.

7. ADJOURNMENT

The meeting adjourned at 4:53 p.m.



LIVINGSTON MONTANA HISTORIC DISTRIC DESIGN GUIDELINES



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Table of Contents

Acknowledgments
Introduction TBD
Historic District Map TBD
Existing Analysis TBD

Part 1

Rehabilatation Guidelines for Existing Building

Preservation Principles 10
Restoration Principles 14

Individual Building Features

A. Doors 16

B. Windows 20

C. Signs 22

D. Lighting 24

E. Awning 26

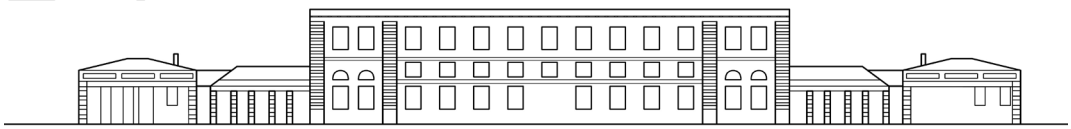
F. Mechanical Elements 28

Character-Defining Features

A. Material 30

B. Color 34

IN PROGRESS



Part 2

Design Guidelines for New Construction

Additions to Existing Building

Individual Building Features

A. Doors 40

B. Windows 44

C. Signs 46

D. Lighting 48

E. Awning 50

F. Mechanical Elements 52

Character-Defining Features

A. Material 54

B. Color 56

New Buildings

Individual Building Features

A. Doors 60

B. Windows 62

C. Signs 64

D. Lighting 66

E. Awning 68

F. Mechanical Elements 70

Character-Defining Features

A. Material 72

B. Color 74

Part 3

Historical References and Timelines TBD

Glossary TBD

Appendix TBD

Reference

IN PROGRESS

Architecture serves as a reflection of a community's history, values, and identity. The historic spaces in Livingston have shaped a place that tells stories about the people who came before us and the traditions that continue to influence its character today.

This booklet explores the historical elements that define Livingston's Historic District and establishes design guidelines that respect and preserve those qualities. By examining the historical events to understand the relationship between arhcitecture and place, this work aims to encourage future development to hold the values in future contemporary work. In turn, the designs will continue to educate and bring together the community.

The following pages provide a foundation for understanding the importance of historical character in the built environment and offer guidance for carrying these qualities into future design decisions.

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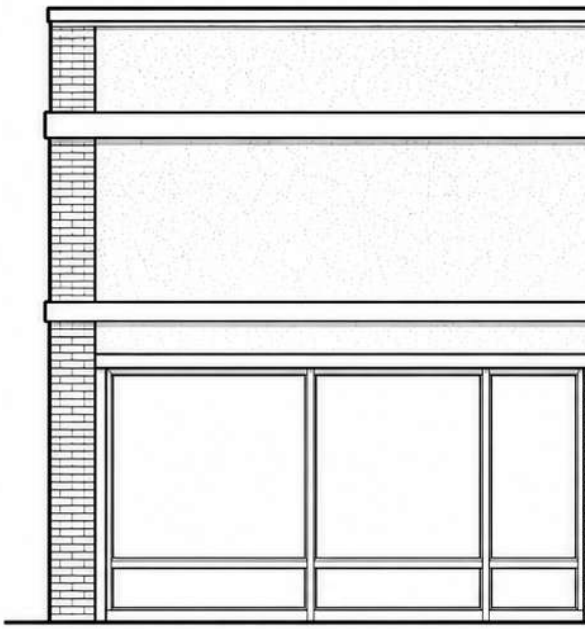
Part 1

Rehabilatation Guidelines for Existing Building

Preservation

As defined by the United States' Department of the Interior:

"Preservation is the appropriate treatment when the objective of the project is to retain the building as it currently exists. This means that not only the original historic materials and features will be preserved, but also later changes and additions to the original building... This may be as simple as maintaining existing materials and features or may involve more extensive repair. Protection, maintenance, and repair are emphasized while replacement is minimized."



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UNOFFICIAL DOCUMENT

Preservation Principles

NPS. "The Secretary of the Interior's Standards for the Treatment of Historic Properties." National Parks Service. Accessed November 6, 2026. https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm.

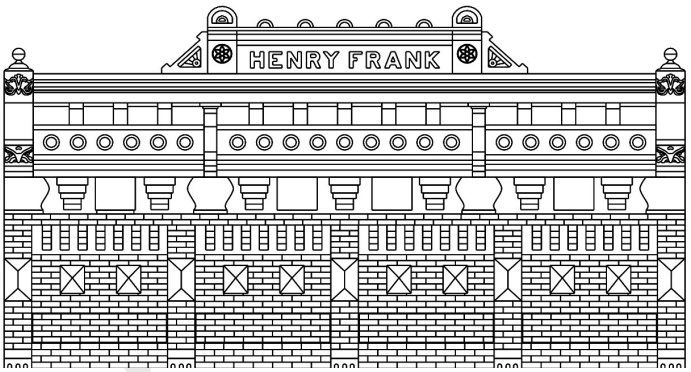
Preservation Significance

Preservation serves to create an important link between the past and future generations. It helps establish a sense of community by creating an established cultural link. Preservation provides future generations the opportunity to learn from past craft and historical moments. **The aesthetic of architectural features helps create a historic character that contributes to a community's cultural heritage. The overall historic significance, when preserved, strongly contributes to a connection to the past, which in turn serves to further the current culture of a place.** The following preservation principles will apply to all buildings within Livingston's historic commercial district. All preservation practices should utilize the least intrusive methods.

Respect historic building character.

- Identify architectural features that determine a building's historic character.
- Avoid changing existing character-defining features of historic architectural styles.

1
Architectural Features seen on Henry Frank building located on the west side of North Main Street.



1

Document historic site and building features.

- Before performing any alterations to historic sites, document the existing conditions of historic elements through photography and/or alternative methods.

2
Exsitng condition of Thompson Block.



2

IN PROGRESS

Preservation Principles

Preserve any existing historic site features.

- Respect the existing historical streetscape elements.
- If any changes are made to existing buildings that affect the existing historical streetscape (i.e.: sidewalks and street lighting), make efforts to replace or restore those affected items.

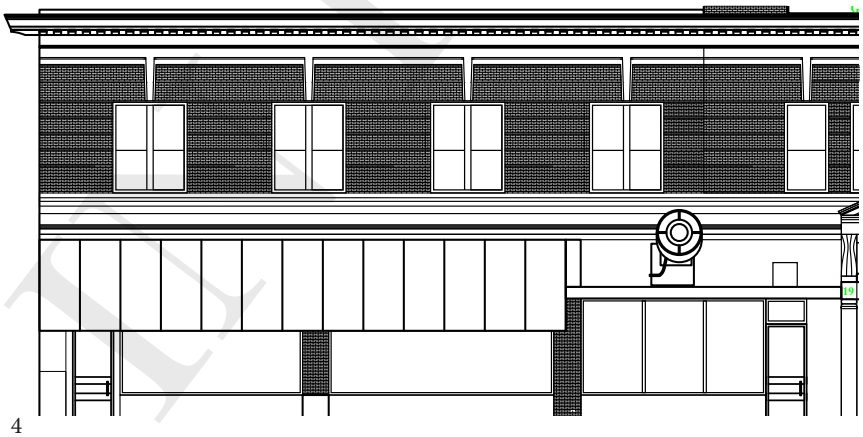


3

3
Streetscapes (Both East and West) of South side of North Main Street off of Lewis.

Prioritize the repair of historic features over replacement.

- Repair and preserve historic features whenever possible, replacing only those that cannot be repaired.
- When replacement is necessary, prioritize salvaged original materials and architectural features from historic buildings or sites.
- If salvaged materials are unavailable, use compatible new materials or replicas that closely match the original features in appearance, proportion, material, color, and craftsmanship.
- Replacement should minimize damage to any existing materials and structure.



4

4
Garnier Miles Block has had multiple replacments with new owners including using painted wood, and filling in windows with bricks. Rather use similar brick instead of painted wood, as well as keeping windows when possible.

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Preservation Principles

ADAAG 4.1.7, Accessible Buildings: Historic Preservation. https://www.nps.gov/orgs/1739/upload/preservation-brief-32-accessibility.pd

When performing any life safety or accessibility changes to the overall building, take care to not permanently alter/damage historically significant features.

- Evaluate courses of action within a preservation context.
- Ensure minimum life safety and accessibility codes are met with the least negative impact on the building's historic character.
- Implement alternative accessibility methods if full compliance to accessibility and life safety codes cannot be met.

5
Buildings such as the Murray Hotel have to have accessibility implements for all who stay and continue this through their expansions(highlighted), but keeping the architectural styles seen remains.

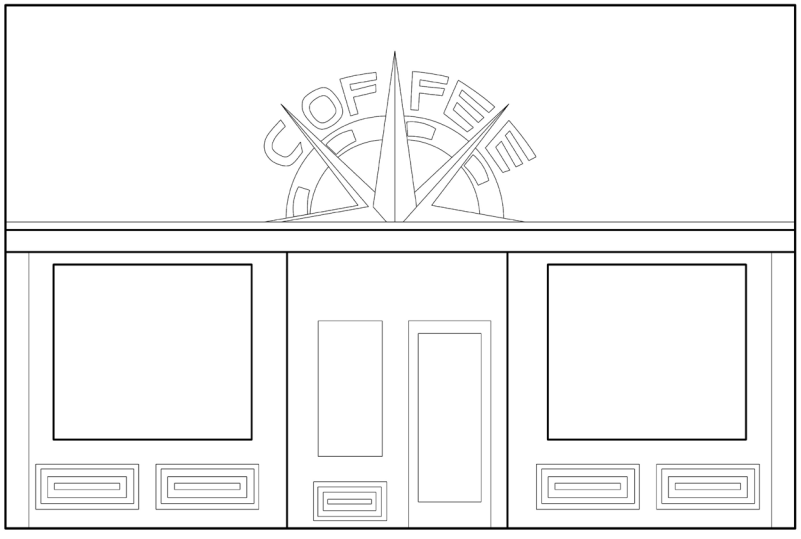


5

Best preservation practices should align with sustainable methods.

- Maintain and repair existing energy-efficient systems.
- If adjusting a building to comply with sustainable practices, ensure the practices will have limited impact on the building's historical character.

6
Using existing buildings in the historic district rather than demolishing and building new. This can be seen throughout the history of Livingston, Montana.



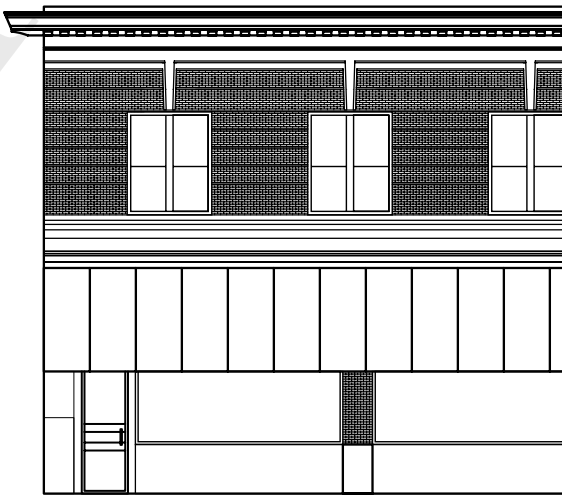
6

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Restoration Principles

The following restoration principles apply to all restoration efforts made to buildings within Livingston's historic commercial district. If unable to repair historic features, adhere to the following guidelines when replacing the affected item(s).

These guidelines focus on the restoration of buildings within the historic district. They are organized into two sections: the restoration of individual building features, including doors, windows, signs, lighting, awnings, and mechanical elements; and the restoration of character-defining features, including materials, colors, and architectural details.



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IN PROOF

Doors

The defining characteristics of a historic door should be preserved, including its prominent features, materials, and placement. This is critical for primary entrances on building facades but can be applied to other historic doors when appropriate.

Guideline 1: Preserve the decorative and functional features of a primary entrance.

Consult **Materials** and **Colors** sections for more information

- Respect historic color palettes and material choices.
- Avoid relocating historic doors and primary entrances.
- Avoid installing any security or access system that may obscure or damage the historic character of a door.

Original entrance location:
Door and opening are in original location.

Modified entrance location:
Facade has been reconfigured, relocating door and opening.



✔ 1 ✖ 2

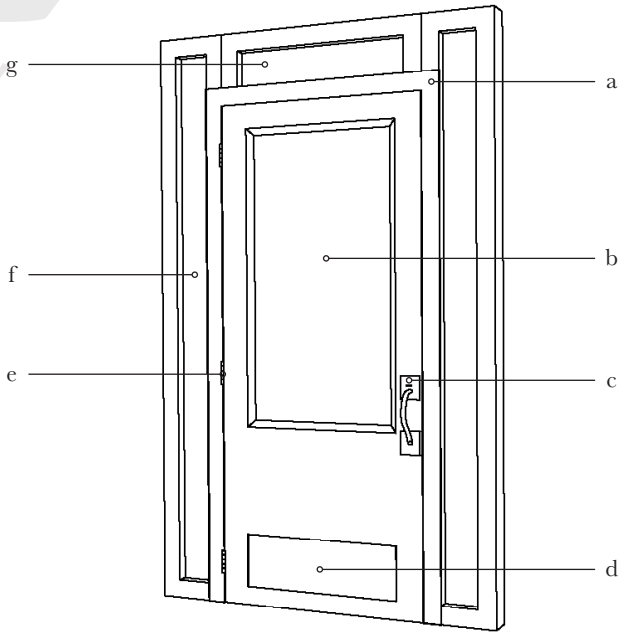
Guideline 2: If a historic door is damaged, repair it and maintain its general historic appearance.

Consult **Windows** section for more information

- Preserve and maintain original features including trim, kickplates, hardware, operating mechanisms, and thresholds when possible.
- Avoid altering original transoms, sidelites, plate glass, and panels.
- Avoid finishes, coatings, or treatments that may obscure or damage the historic character of a door.

Common commercial door components

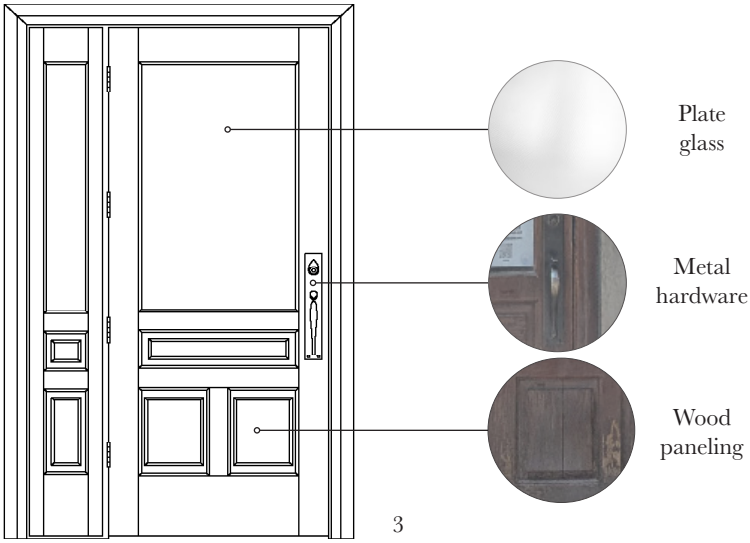
Trim
Plate glass
Hardware
Kickplate
Hinge
Sidelite
Transom



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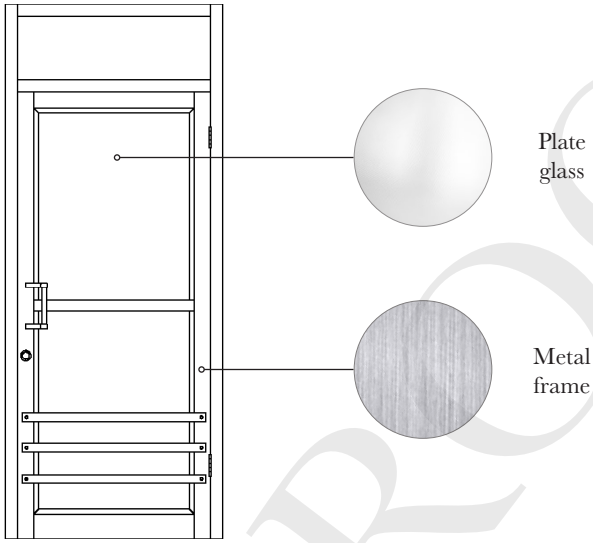
Doors

Commonly used materials and finishes

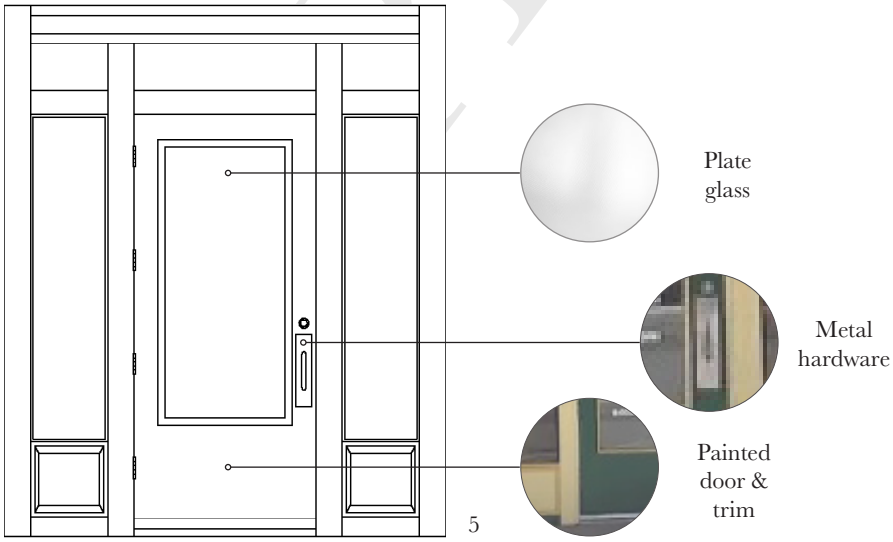


3

Wood door (3)
Wooden structure and panels are exposed, stained, and weatherproofed.
Example: 116 W Callender St.



Metal door (4)
Aluminum or steel frame with plate or storefront glass panels.
Example: 114 N Main St.



5

Painted / finished door (5)
Wooden or metal door painted and weatherproofed.
Example: 107 S Main St.

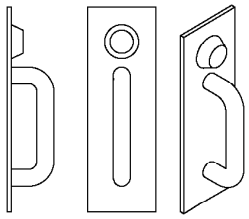
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Doors

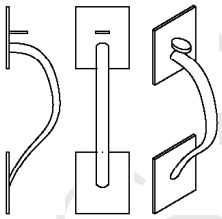
Commonly used hardware types

(6) Commercial Pull Handle
Example: 201 W Park St.

(7) Commercial Pull Handle
Example: 110 E Callender St.



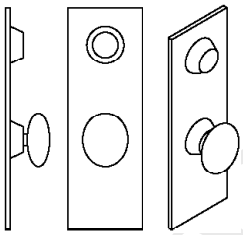
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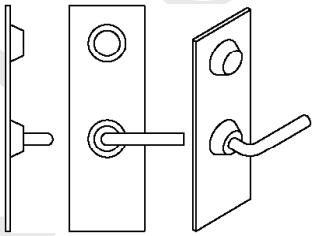
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(8) Commercial Knob Handle
Example: 115 E Callender St.

(9) Commercial Lever Handle
Example: 118 N Main St.



8



9

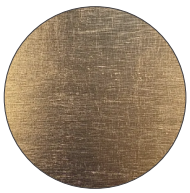
Commonly used hardware finishes

10) Aged bronze finish

11) Brass finish



10



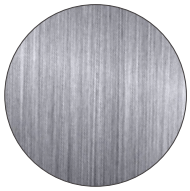
11

12) Copper finish

13) Steel or nickel finish



12



13

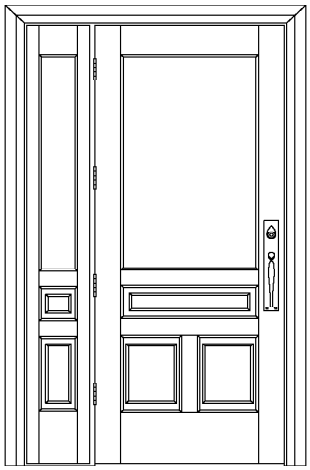
- Note: thorough investigation of Livingston's historic district indicated that industrial/commercial hardware is most common; no residential handles or locks were found. Thus, the guidelines specify common types of historic commercial hardware and their finishes.

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Doors

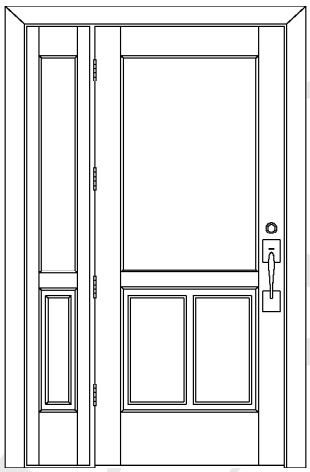
Guideline 3: If a historic door must be completely rebuilt, reuse as much of its original material as possible in its reconstruction.

- Repurpose usable hardware, lumber, metal, etc.
- If replacement components are necessary, match the materials, finishes, and detailings as closely as possible to the original.
- Preserve the established proportions of the door as closely as possible.
- Do not relocate the door or its opening in the building facade.



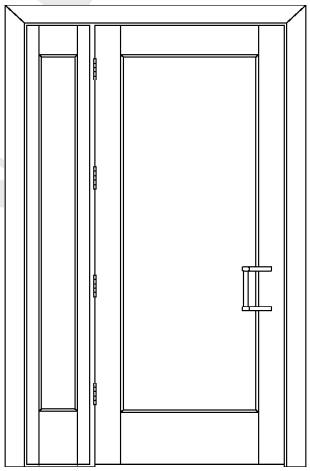
14

Original door: (14)
Paneling, plate glass, transoms, sidelite, and hardware are all intact.



15

Acceptable rebuilt door: (15)
Original frame material preserved, paneling repurposed, and plate glass reused. New hardware respects characteristics of original historic pieces.



16

Unacceptable rebuilt door: (16)
Frame rebuilt from new materials, paneling removed, and plate glass resized. New hardware disrespects character of original door.

IN PROGRESS

Windows

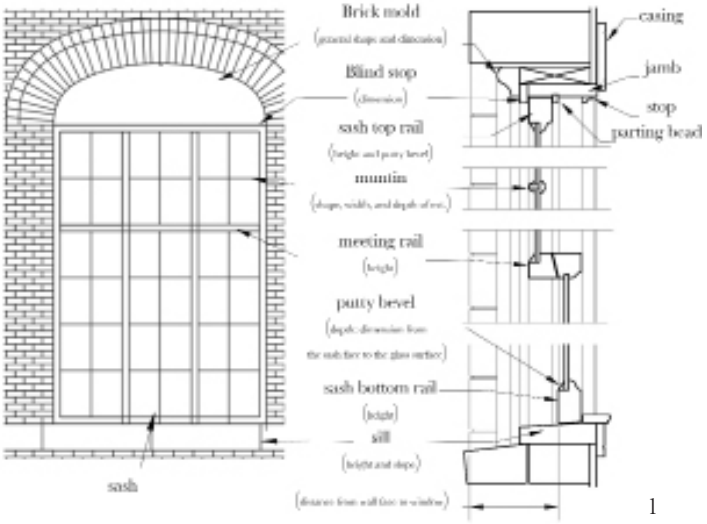
According to the Livingston, Montana - Code of Ordinance / Chapter 30 - zoning / article IV - District regulations / Sec.30.46. - Building standards, it mentions that using windows and doors that are similar in scale to those seen traditionally can help establish a human scale and reduce the visual impacts building scale.

Reference:
Livingston, Montana - Code of Ordinance

Windows are categorized or seen according to the architectural style, the type of opening, and their functional purpose. For the restoration of historic buildings, preserve original window types. Refer to historic photographs, documentation, and existing architectural features to guide consistency with the building's original style and period. When remodeling any window, refer to the design guidelines to preserve the historic properties in Livingston. The appearance of the window components should match those of the original dimension, profile, and finish.

Guideline 1: Preserve the functional and decorative features of a historic window.

- Important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair frames and sashes rather than replacing them, whenever conditions permit.



1

1. Example of decorative features of historic wood window (parts) to consider while repairing a window. Window drawing from historic buildings

Guideline 2: Preserve the size and proportion of a historic window opening.

- Reducing the original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.



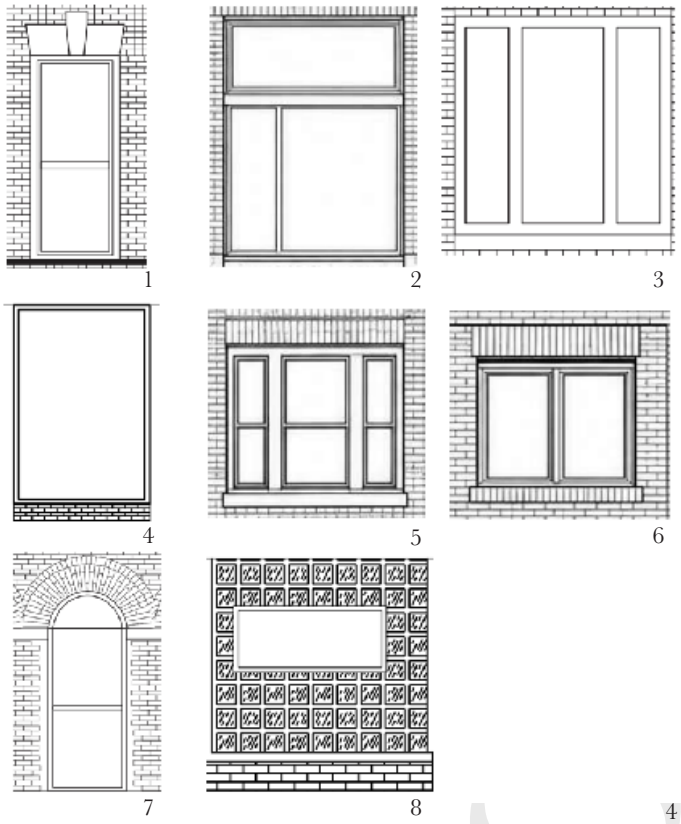
2 3 4

2. Size and proportion view to consider when repairing or remodeling an existing window. If proportions are not the same then the rhythm facade doesn't reflect.Common window proportions if W = width and H = height: Wmin. =20in., Hmin=24in.
3. How window proportions should look.
4. How window proportions should not look.

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Guideline 3: Preserve and maintain the type of window from the original building.

- If remodeling or repairing any type of window, do not modify the type in order to preserve the historical characteristics of the building.



4

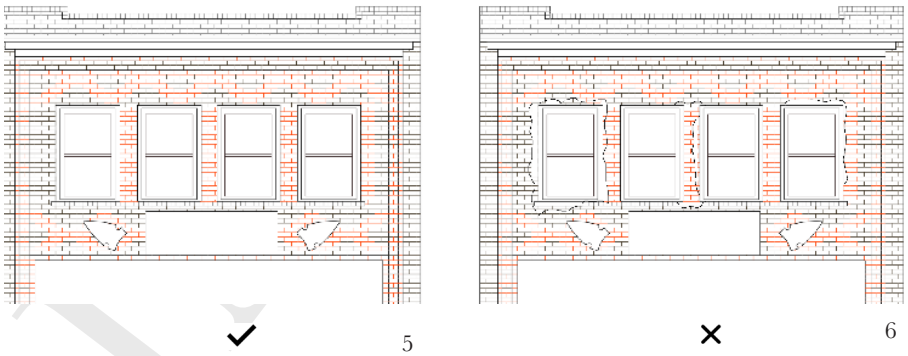
4.
Drawings of the type of existing windows from historic buildings:

1. Single or double Hung
2. Transom windows
3. End vent slider window
4. Fixed window or picture window
5. Round top arch window (half-moon)
6. Bay window
7. Horizontal slider
8. Frosted glass block

Guideline 4: Protect original building window materials and colors.

Consult - When refering to a specific color, refer to section Character-Defining Features under Colors for more details.

- Wood and aluminum materials are most common in Livingston's historical building windows, so it is important to protect it
- If the building window was painted originally, it should remain painted.



5.

How color and material should be protected when and after repairing a window.

6.

How color and material should not be protected when and after repairing a window.

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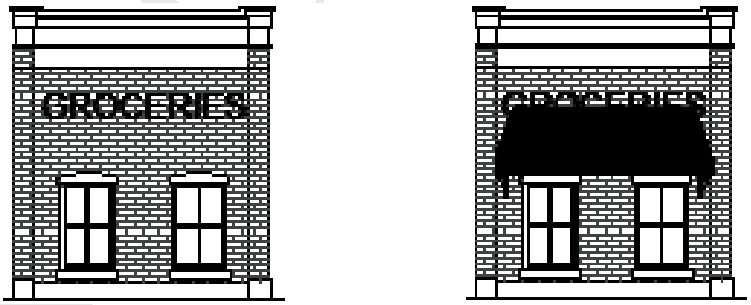
Signs

References

Historic signs, including painted wall signs (ghost signs), projecting signs, neon signs, and original storefront lettering, contribute to the district's identity. Preserve these signs and their historic materials whenever possible, especially those that reflect a building's history, an earlier business, a historic period, skilled signmaking, or an established community landmark. New work should not damage or conceal them.

Guideline 1: Preserve historic signs

- Keep existing historic signs in place, including faded painted advertisements that remain visible on masonry.
- Do not cover with new signs, awnings, cladding, or other exterior additions.



1 2

1.
Historic ghost sign preserved on its original masonry surface.

2.
Historic ghost sign concealed by new exterior signage.

Guideline 2: Prioritize material authenticity and minimal structural alteration

- Maintain original painted surfaces, sign panels, brackets, lettering, and lighting components.
- Use qualified specialists for major repairs, especially historic neon signs.
- Replace only elements that cannot be repaired using matching materials, profiles, colors, and finishes.

Guideline 3: Document existing signs before renovations

- Photograph the full sign before cleaning, repair, or alterations.
- Submit the documentation to the Livingston Historic Preservation Commission as appropriate.

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Guideline 4: Avoid over-restoration

- Do not repaint faded ghost signs simply to make them look new.
- Weathering can be part of a sign's historic character.
- Do not restore a sign so extensively that all evidence of its age is lost.



3



4

Guideline 5: Restoration of Ghost Signs

- When restoring missing lettering or graphics, use historic documentation or physical evidence to establish their original appearance.
- Avoid reconstructing details that cannot be verified.
- Repairs should preserve the sign's historic character, and extensive restoration work should be performed by qualified professionals.



5



6



7

Note: Temporary window signs are excluded from these guidelines, but they may not exceed 6 sq. ft. and all together should not cover more than 50% of the window's transparent area.



8



9

References

Auer, Michael J. The Preservation of Historic Signs. Preservation Brief 25. National Park Service, U.S. Department of the Interior, 1991.

National Park Service. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Restoration as a Treatment and Standards for Restoration." https://www.nps.gov/articles/000/treatment-standards-restoration.htm

3.
Historic sign retaining its faded appearance.
4.
Historic sign repainted, removing evidence of age.

5.
Existing ghost sign showing faded historic lettering.
6.
Historic sign restored keeping its old appeareance.
7.
Example of reconstructed lettering and decorative details.

8.
Temporary window signage with limited window coverage.
9.
Excessive temporary signage obstructing window transparency.

IN PROGRESS

Lighting

Bozeman Code Document (citation coming)

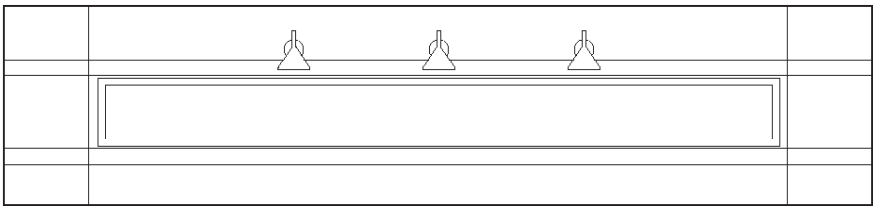
Livingston Montana Municipal Code: According to the Night Sky Act, described in chapter 18 of Livingston's municipal code, there are maximum constraints for lighting brightness that must be maintained.

Street lighting and facade lighting should match the character of existing elements. Lighting has been used through the district to create an emphasis on building features, and future uses should follow this format.

Guideline 1 : Maintain lighting enclosure appearance.

- Keep existing light features in good repair.
- This inlcudes the bulb, enclosure, and the attachment to the facade.

1
The lighting above this sign is directed downwards to highlight the building's sign. The lights are located very close to each other, and may be redundant. In this case, the lighting placement should be maintained in order to maintain the appearance and reduce past attachment points visible on the building facade.



1

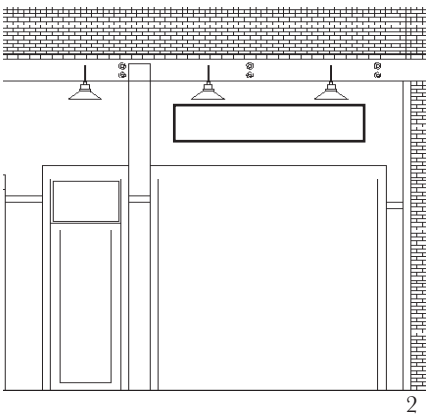
Consult Livingston's municipal code for lighting level requirements.

Guideline 2 : Maintain existing light intensity and color

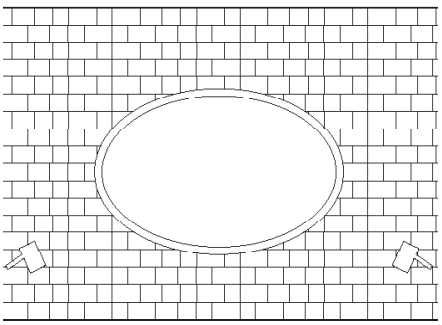
- Colored bulbs are not permitted for existing enclosures.

2
The facade includes an example of both sign and entrance lighting. The shape of the light enclosure ensures that light is directed downwards, which complies with code and creates a greater emphasis on the building sign and entrance. This character should be preserved and can be emulated by future lighting uses.

3
On this facade, lighting is utilized to highlight the buildings entrance while also framing the buildings sign.



2



3

IN PROCESS

The existing streetlights are consistent throughout the district, and this character should be maintained. Existing lamp posts should not be removed or altered unless given permission by the city of Livingston. If replaced, street lighting should match the character of all existing light posts.

Guideline 3 : When restoring or modifying existing features, keep major characteristics and the placement of the enclosure consistent.

- Refrain from changing the placement of existing lighting in order to prevent changes to the building's facade.
- Replicate similar characteristics of the enclosure such as shape, material, and size during restoration attempts

IN PROGRESS

Awnings

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

Refer to the general preservation guidelines for more information.

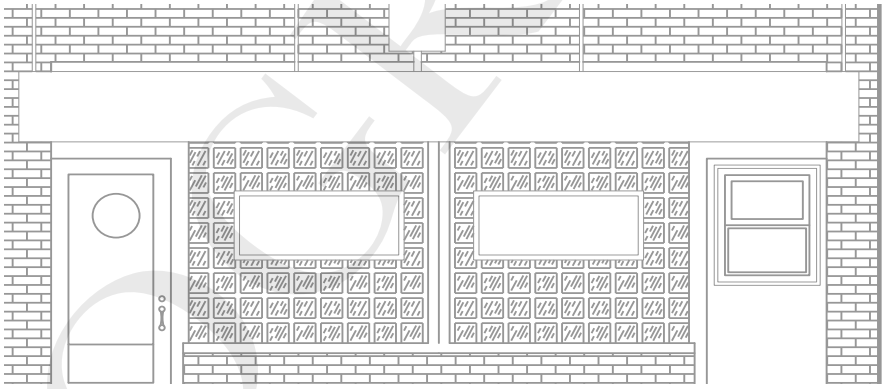
An awning is a rooflike extension of a building, offering shade or shelter over the entryway of a building. They are common in commercial areas, as they serve as branding, advertisement, and aesthetic functions.

When considering awning renovations, ensure adherance to the following guidelines.

Guideline 1 : Maintain the awning and ensure preservation of the existing awning whenever possible.

- Ensure proper and adequate cleaning of awnings. Awnings should not have visible dirt/wear and tear that covers the original color, pattern, or advertisement.
- If a part of the awning has experienced wear/tear (i.e. torn fabric, pieces hanging down from the bottom, etc.), replace the damaged pieces to fit the original.

1
This awning is in good condition, with minimal wear and tear. It helps present a clean district appearance.



1

Guideline 2: If replacing the existing awning, adhere to the following color and pattern palette.

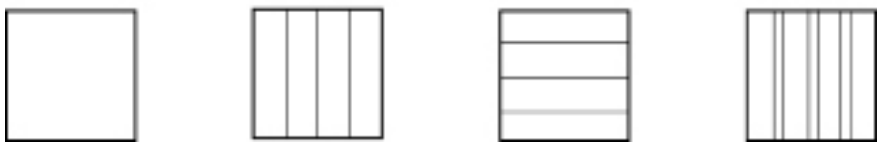
- Awnings should not be ostentacious or distract from the building design.
- Try and match the color palette of the existing building. Acceptable colors are more natural and muted shades of color. Avoid neon shades, for example.
- Acceptable patterns are those that can function as part of the design without being too busy/chaotic. Avoid extremely busy patterns that distract from the building.

2
Acceptable awning colors



2

3
Acceptable awning patterns



3

IN PROGRESS

Awnings

It is important to match the character of the new awning to the existing awning.

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

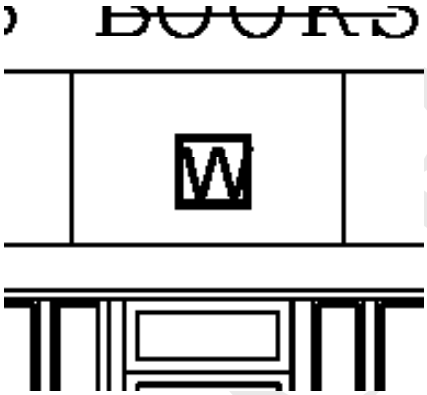
Guideline 3: If replacing the existing awning, advertisements projected onto the awning should match and incorporate into the overall building design.

- Advertisements should relate directly to the business within the building.
- Wording should be clearly visible, distinguishable, and readable from afar.
- Advertisement graphics should not be larger/more noticeable than the wording.



4

This awning advertisement uses just two words.

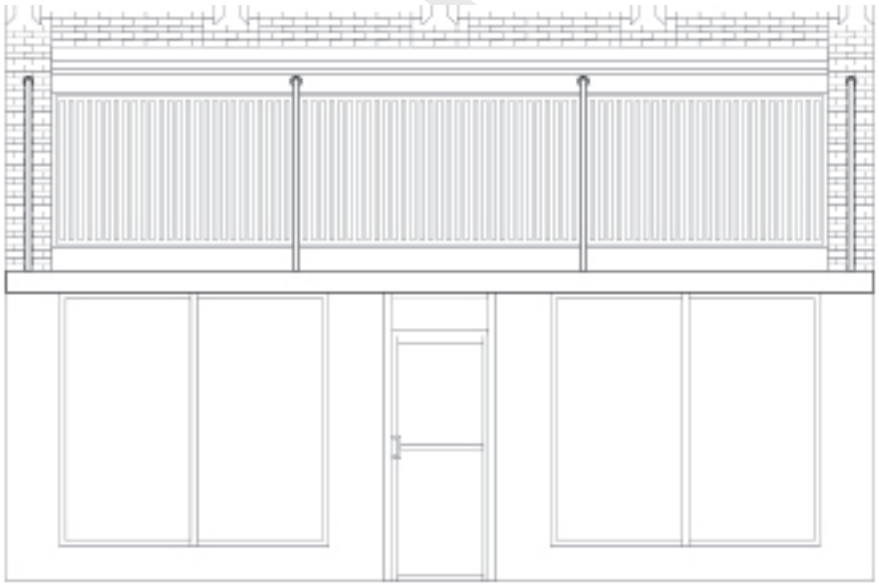


5

This awning features one logo for the business inside. Advertisements should be simple and minimal in nature.

Guideline 4: If replacing the existing awning, reuse existing attachment structures.

- Whenever possible, reuse any existing attachment system meant for awnings.
- If not using the existing structure, ensure the attachment system does not interfere with the original facade construction.
- Attachment systems should help maintain a cohesive building design.



6

This attachment system is completely overhead, making its visibility limited to the public.

PROGRESS

Mechanical Elements

Mechanical systems include vents, ductwork, electrical cabeling, and other elements of that nature. These mechanical elements can be abbreviated as MEP.

It is understandable if a MEP element must be placed in a specific area for the systems to function properly. However, be mindful of the historic character of a building and adhere to the following guidelines whenever possible.

Guideline 1: When repairing MEP systems, take care not to damage existing historic features.

- If historic features are damaged, prioritize repair over replacement.
- If repair is not possible, pay attention to the original feature's material, proportions, color, etc. to ensure a close match to the original feature.
- Whenver possible, additions to MEP systems should not obscure major facade elements that contribute to a building's historic character.



1

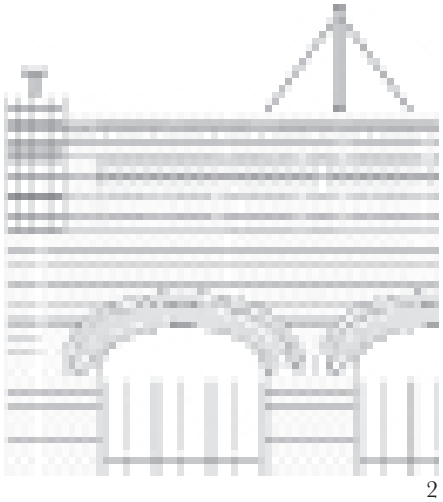
1
Overall building with integrated mechanical elements.

A Support for electrical elements on roof

B Mechanical vent

C Existing structural support for previous sign

D Electrical cabeling



2

2
Close-up of certain mechanical elements. These elements are barely visible/noticeable from viewing, as they are on the roof, rather than the actual facade.



3

3
Electrical cabeling is moved off to the side of the facade. The cabeling does not obstruct major character-defining features. The cabeling is clad in black and blends into the facade design.

UTPRESS

Materials

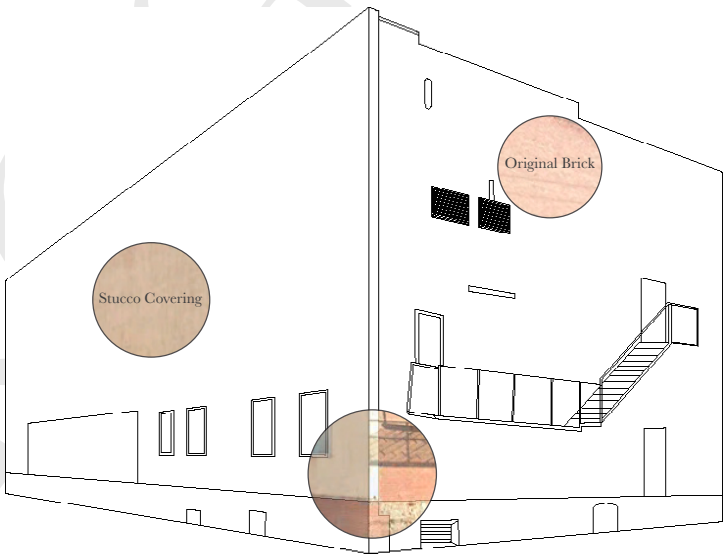
Related Code:

Restored building materials should match the original historical materials as closely as possible in appearance and quality. Prioritize the use of salvaged historical materials when possible. Protection of historic materials should remain a priority during all renovations and repairs.

Consult

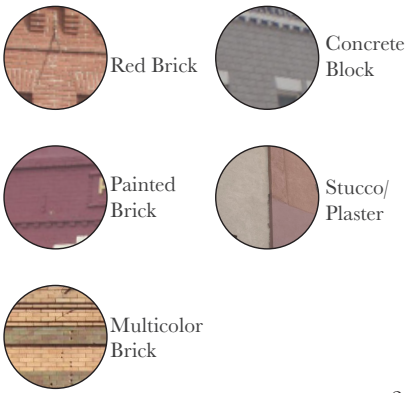
Guideline 1 : Protect the original character and integrity of historical buildings.

- Materials used in repairs and/or replacements should be historically appropriate, aiming to match the craftsmanship, color, texture, and overall visual appearance of the original material.
- Avoid adding elements or materials that were not included in the original building.
- Avoid covering historical materials with synthetic materials.
- Consider removing covering materials that do not have historic significance. Before doing so, ensure that the removal will not damage the underlying or surrounding historic materials.



1

1)
Example of covering materials concealing original historical materials (Masonic Temple).



2

2)
Common historic materials used in Livingston's Historic District.



3

3)
Collage of common materials found in Livingston's Historic District.

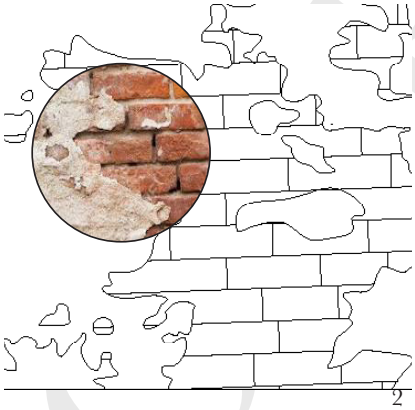
IN PRESS

Guideline 2 : Building materials that have been painted over historically should remain painted in the same color.

- Chipped or peeling paint should be repaired/repainted using compatible paint in the same color.
- Paint that is too damaged for repair may be removed using gentle strategies that protect the material underneath.
- Avoid painting brick or stone that has not been painted historically.



1



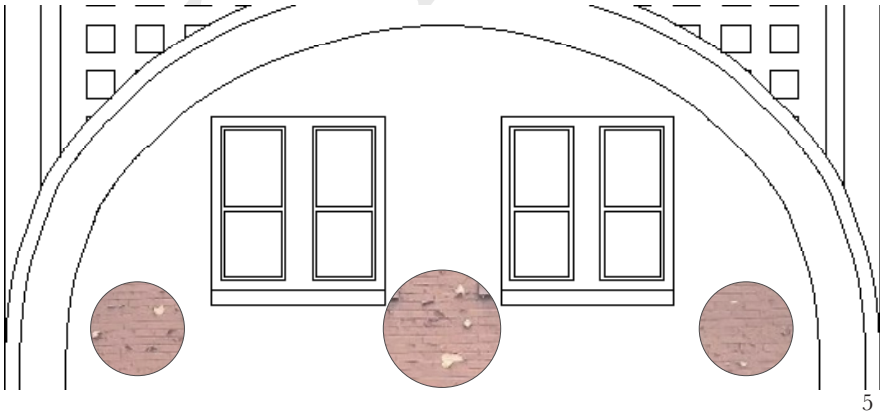
2



3



4



5

1) Image of Pape Building painted brick facade.

2) Line drawing of peeling paint that requires repair.

3) Line drawing of Pape building with callout of painted brick

4) Partially complete Thompson Block brick facade restoration. Non-abrasive paint stripping.

5) Peeling paint on Thompson Block painted brick facade. Requires restoration.

PROGRESS

Materials

Related Code:

IN PROGRESS

Guideline 3 : Avoid damage to original historical materials during restoration, repairs, renovations, and maintenance.

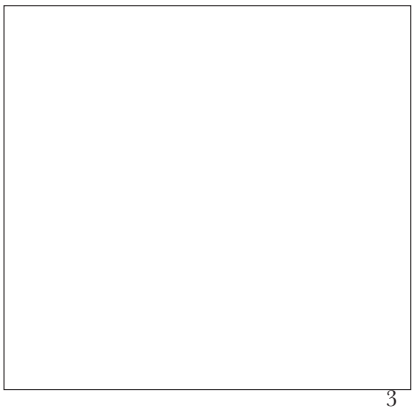
- Avoid use of abrasive or damaging cleaning strategies or products on original building materials.
- Use preventative measures (i.e. rust removal, caulking, etc) to protect materials.
- During restoration, it may be appropriate to implement waterproofing or moisture management strategies to help protect historic materials.
- Ornamental features should be provided with extra care.
- When disassembly is necessary for restoration, first document the original configuration so that it is reassembled accurately.
- Replacement should occur only when repair is not plausible. Avoid removal of materials that are in good condition or can be repaired. Prioritize repair of materials that have deteriorated.
- Replacements and repairs should be recorded to avoid misrepresentation of the building's history.



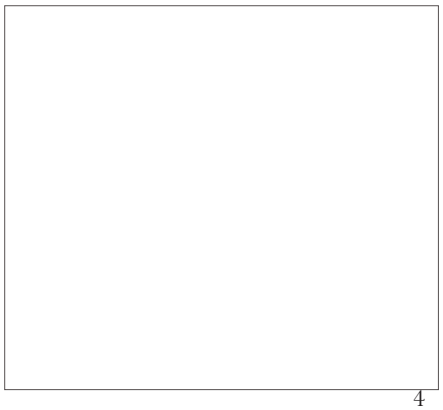
1



2



3



4

1)
Example of damaged historical material in need of repair. Should be treated with extra care due to close proximity to decorative brickwork.

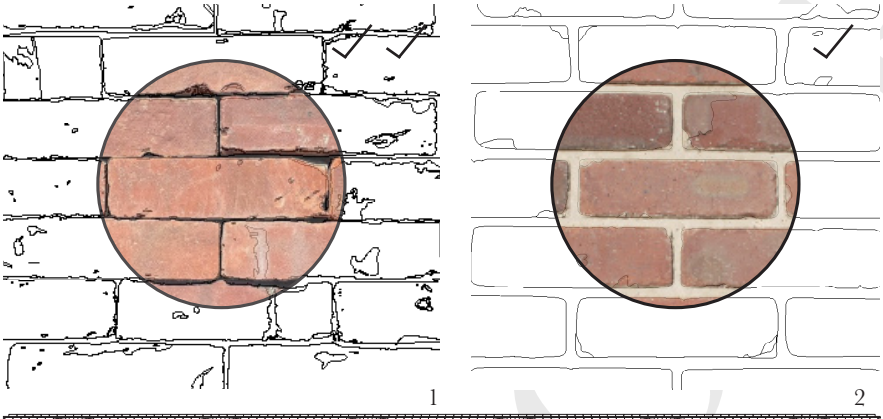
2)
In progress facade restoration on historic Thompson Block building. Note that non-abrasive paint stripping strategies were used.

3)
Example of material that should be repaired, rather than replaced.

4)
Example of material that is beyond repair and requires replacement.

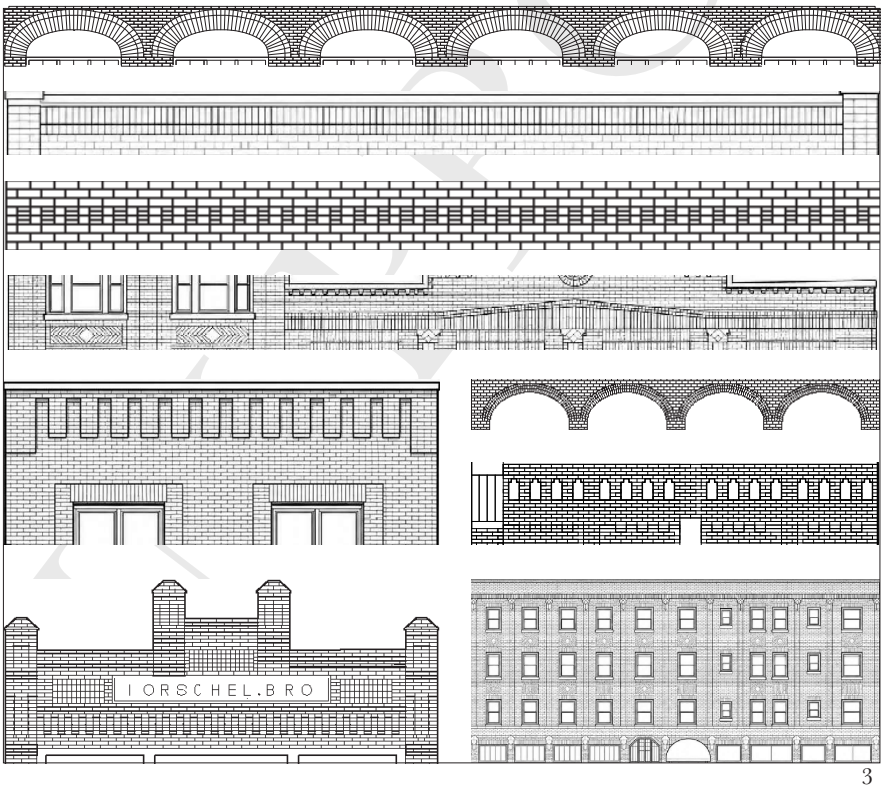
Guideline 4 : Prioritize salvaged historical materials over replicas or synthetic alternatives for repairs and replacements.

- Repair/replacement materials should match the original material as closely as possible.
- If salvaged materials are unavailable, do not match the building being repaired, or are otherwise not a plausible option, use of replicas and/or synthetic material may be used.



1) Reclaimed historical brick. Note weathered edges/surfaces and tarnished color.

2) New brick that has been tumbled to acheive a worn look. Note smoother edges and brighter color.



3) Examples of decorative brick patterns found in Livingston's Historic District.

PROGRESS

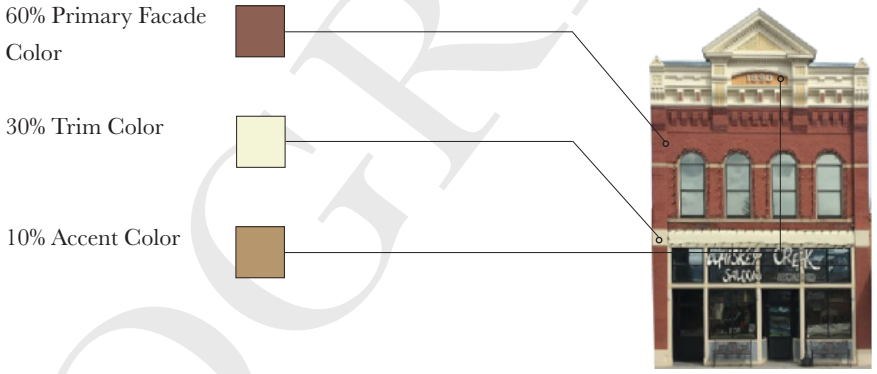
Facade Color

For the restoration of historic buildings, preserve original colors and finishes whenever possible. Refer to historic photographs, documentation, and existing architectural features to guide paint color selection and maintain consistency with the building's original style and period. When repainting or replacing materials, match existing colors and finishes as closely as possible, including mortar, hardware, and other architectural details.

Guideline 1 : Use colors that are compatible with the overall color scheme of the facade and district.

- Use existing colors on the building.
- Color match on existing buildings.
- Use solid colors.
- Preserve brick, trim, and detail colors.

1
The Harvat Block (110 N Main Street) illustrates the 60/30/10 facade color proportion commonly found throughout the historic district, with primary, trim, and accent colors defining the building's exterior.



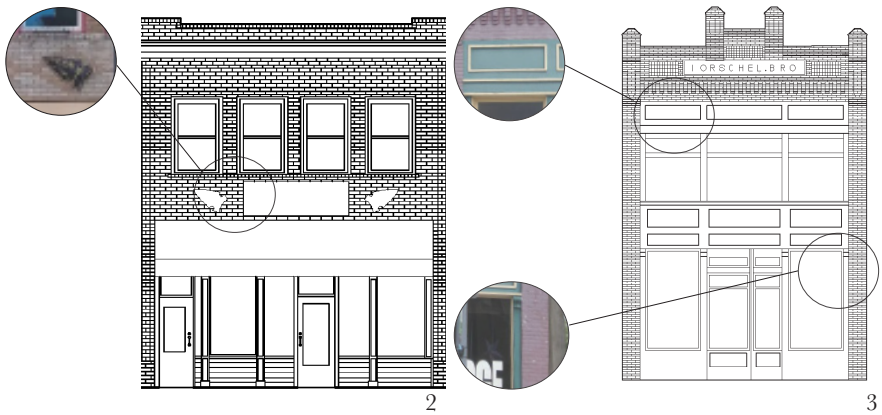
1

Guideline 2 : Respect era authenticity.

- Paint colors that relate to the architectural styles.
- Maintain and preserve paint color and refer to historic documentation.
- Brick or stone that was not painted historically should not be painted.
- When repainting, maintain the existing three-color palette proportions, where applicable, using approximately 60% for the primary facade color, 30% for trim, and 10% for accent colors.

2
The Obsidian Collection (108 N 2nd Street) illustrates the importance of preserving historic authenticity by leaving traditionally unpainted brick exposed rather than applying paint.

3
The Orschel Block (122 N Main Street)callout illustrates respecting the building's established character by retaining its existing paint color, which has become part of its historic appearance.



2 3

IN PROGRESS

Part 2

Design Guidelines for New Construction

Additions to Existing Buildings

This chapter outlines the design guidelines for additions and new properties in Livingston's commercial historic district.



IN PROGRESS



Doors

The defining features of a new door should be in character with the historic style of its building.

Related Code

Montana International Building Code 2021, Chapter 10, Sections 1005, 1009, 1010.

2021 International Fire Code, Chapter 11, Sections 1104, 1105

2010 ADA Standards for Accessible Design, Chapter 2, Sections 206, 216

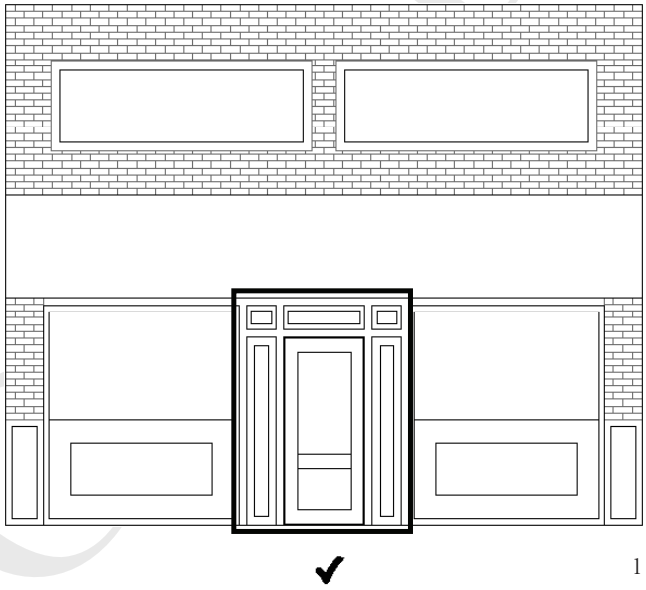
2022 National Fire Protection Association NFPA 80, Chapters 6, 7, Annex F, Annex G

Guideline 1: Ensure new doors are compliant with building, fire, and accessbility codes.

Guideline 2: Preserve the decorative and functional features of a primary entrance.

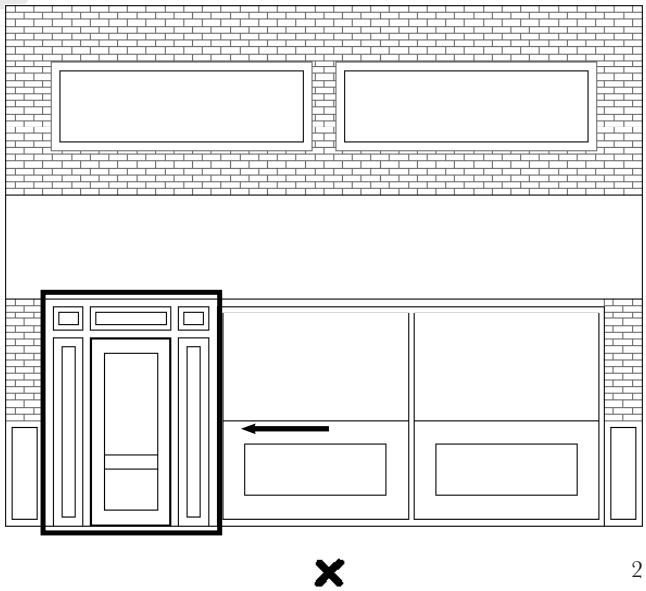
- Respect historic color palettes and material choices.
- Installation should not modify or alter original building opening, masonry, woodwork, trim, or other defining features.

1) Original entrance location:
Door and opening are in original location.



1

2) Modified entrance location:
Facade has been reconfigured, relocating door and opening.



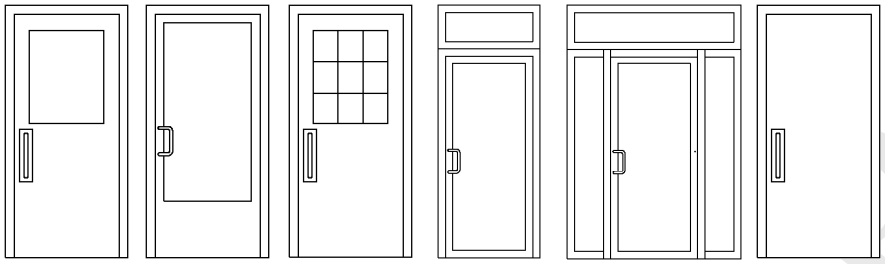
2

IN PROCESS

Guideline 3: Maintain dimensions and proportions of the original door.

- Choose panel and glazing configurations consistent with the style of the original door.
- Avoid proportions that disrupt the established scale of the building. If original entrance used double doors, use double doors; if entrance used a single door, use a single door.
- Transoms, sidelites, and plate glass paneling to be included in proportion considerations.

Commonly used panel & glazing configurations



3 4 5 6 7 8

Half Lite (3)
Example: 110 N Main St.

Single Lite (4)
Example: 108 N Main St.

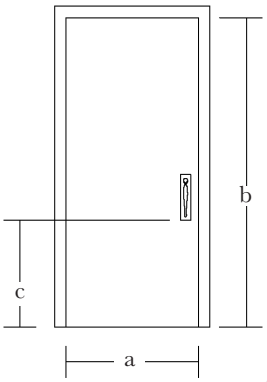
Nine Lite (5)
Example: 118 N Main St.

Transom (6)
Example: 120 N Main St.

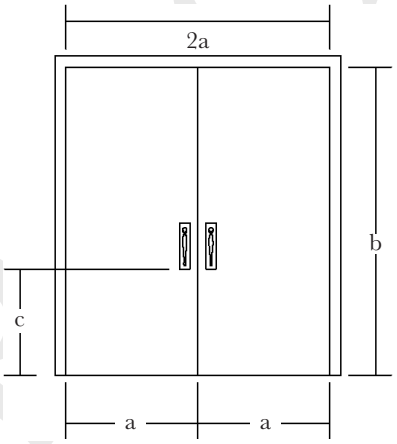
Transom & Sidelite(s) (7)
Example: 112 N Main St.

Solid Panel (8)
Example: 101 N Main St.

Commonly used door proportions



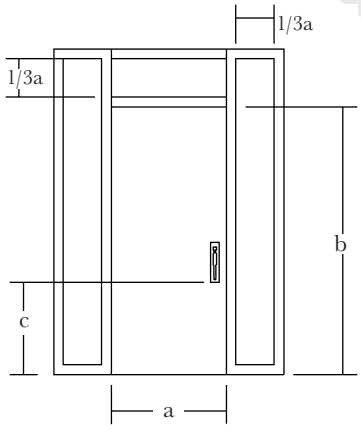
9



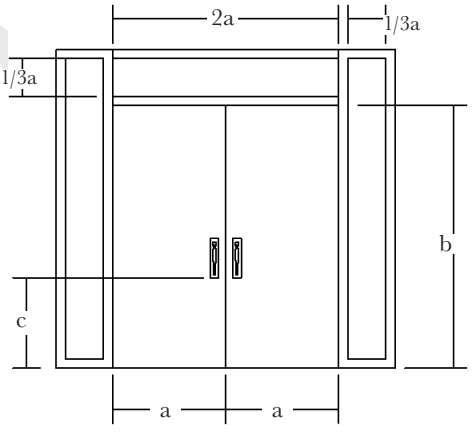
10

Single door (9)
Example: 118 N Main St.

Double doors (10)
Example: 201 W Park St.



11



12

Single door with transoms and sidelites (11)
Example: 114 N Main St.

Double doors with transoms and sidelites (12)
Example: 128 S Main St.

PRESS

Doors

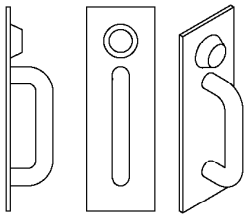
Guideline 4: Use materials and hardware that respect the building's original historic character.

- Recommend wood or aluminum frames with respect to the original door.
- Finishes should be in character with the building style and original door.
- New hardware should reflect qualities of the original door's hardware.
- Avoid tinting any plate glass or decorative glass paneling on a new door.

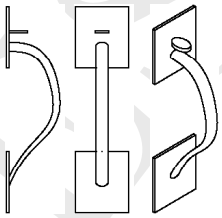
Consult **Windows** section for more information

Commonly used hardware types

(13) Commercial Pull Handle
Example: 201 W Park St.
(14) Commercial Pull Handle
Example: 110 E Callender St.

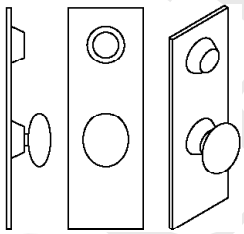


13

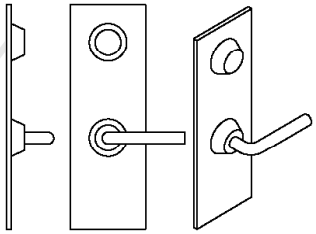


14

(15) Commercial Knob Handle
Example: 115 E Callender St.
(16) Commercial Lever Handle
Example: 118 N Main St.



15



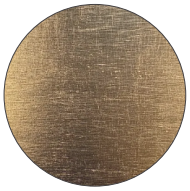
16

Commonly used hardware finishes

(17) Aged bronze finish
(18) Brass finish



17

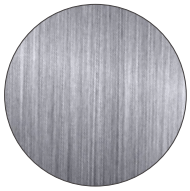


18

(19) Copper finish
(20) Steel or nickel finish



19



20

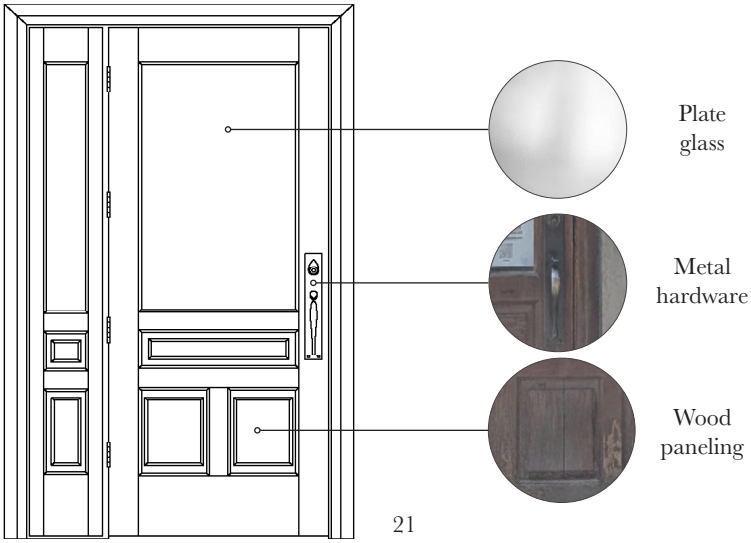
- Note: thorough investigation of Livingston's historic district indicated that industrial/commercial hardware is most common; no residential handles or locks were found. Thus, the guidelines specify common types of historic commercial hardware and their finishes.

IN PROGRESS

Doors

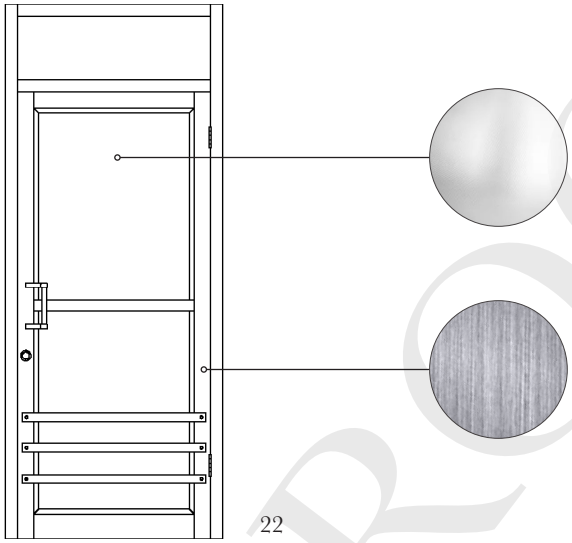
Commonly used materials and finishes

Wood door (21)
Wooden structure and panels are exposed, stained, and weatherproofed.
Example: 116 W Callender St.



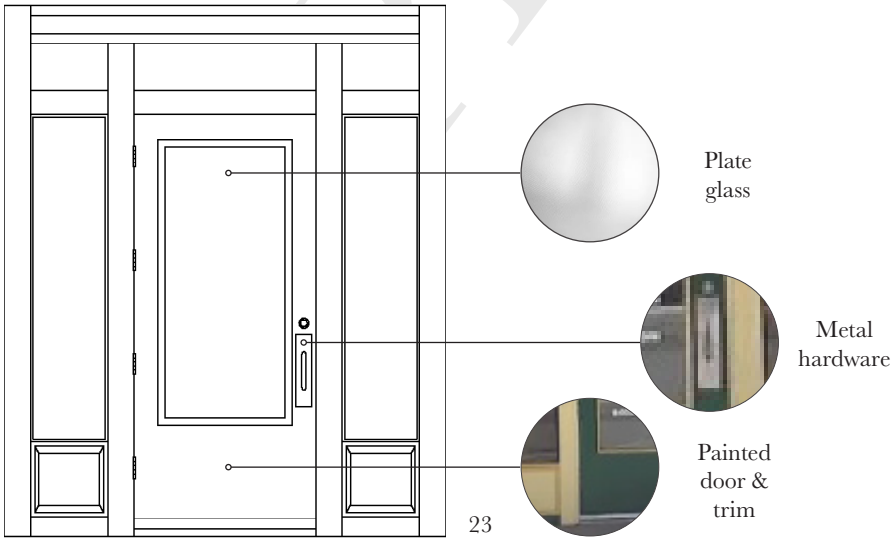
21

Metal door (22)
Aluminum or steel frame with plate or storefront glass panels.
Example: 114 N Main St.



22

Painted / finished door (23)
Wooden or metal door painted and weatherproofed.
Example: 107 S Main St.



23

PROGRESS

Windows

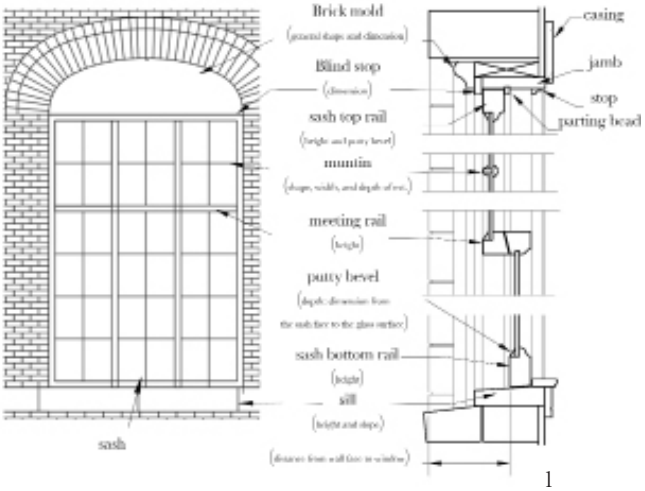
According to the Livingston, Montana - Code of Ordinance / Chapter 30 - zoning / article IV - District regulations / Sec.30.46. - Building standards, it mentions that using windows and doors that are similar in scale to those seen traditionally can help establish a human scale and reduce the visual impacts building scale.

Reference:
Livingston, Montana - Code of Ordinance

When making additions or modifying any window, first refer to the design guidelines because it is meant to preserve the historic properties in Livingston. The appearance of the window components should match those of the original dimension, profile, and finish.

Guideline 1: Maintain the functional and decorative features of a historic window.

- Maintain the important features to the character of a window including its frame, sash, muntin's, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Installation should not upset original building facade or materials.

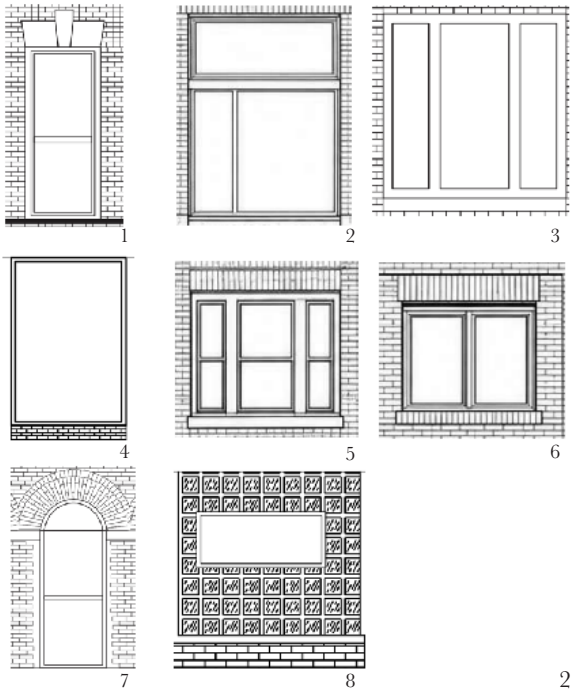


1

1. Example of decorative features of historic wood window (parts) to considerate while adding or maintaining a window.

Guideline 2 :Preserve and maintain the original type of window.

- When making additions or changing any type of window, ensure it will not modify its type so the historical characteristics of the building can be preserved.



2

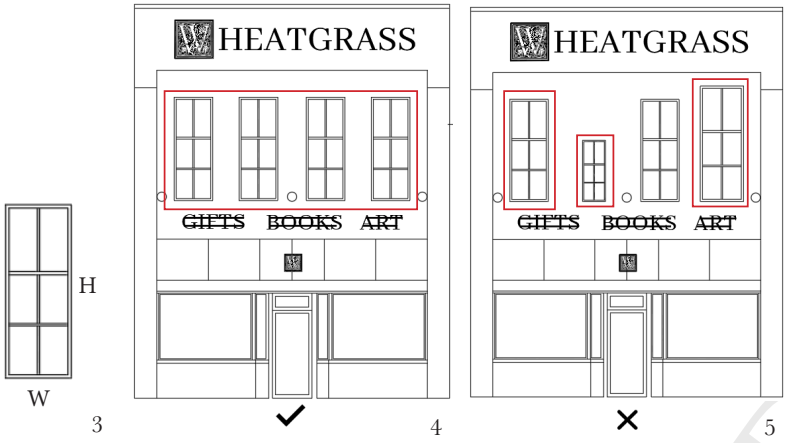
2. Drawings of the type of existing windows from historic buildings:

   1. Single or double Hung
   2. Transom windows
   3. End vent slider window
   4. Fixed window or picture window
   5. Round top arch window (half-moon)
   6. Bay window
   7. Horizontal slider
   8. Frosted glass block

IN PROCESS

Guideline 3: Maintain the size and proportion of a historic window opening.

- Reducing the original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate, so it is recommended to preserve the proportion.



3 4 5

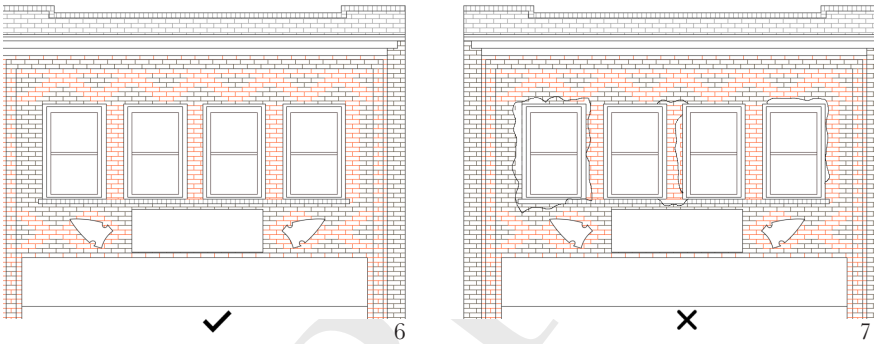
3.
Size and proportion view to consider when repairing or remodeling a window. If proportions are not the same then the rhythm facade doesn't reflect. Common window proportions W = width and H = height: Wmin. =20in., Hmin=24in.

4.
How window proportions should look.

5.
How window proportions should not look.

Guideline 4: Maintain and repair original building window materials and colors.

- Wood and aluminum materials are most common in Livingston's historical building windows, so it is important to repair them after making additions.
- If the building was painted originally, repaint if needed with the same color without harming exisitng materials after making additions or modifications.



6 7

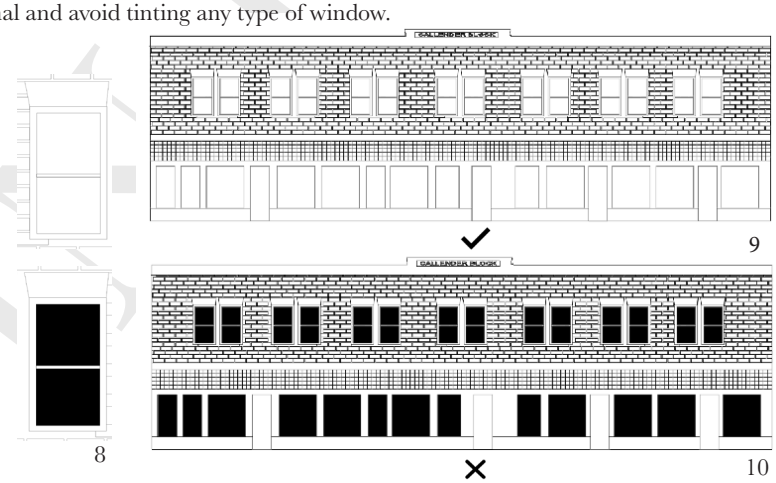
Consult - When refering to a specific color, refer to section Character-Defining Features under Colors for more details.

6.
How color and material should be protected when and after repairing a window.

7.
How color and material shouldn't be protected when and after repairing a window.

Guideline 5 : Maintain glazing equivalent avoiding tinting windows.

- When doing adittions or changing a window, make sure the glazing is equivalent to the original and avoid tinting any type of window.



8 9 10

8.
Example of how tinting windows damages the building facade. It also breaks the historical image that it has when tinting the windows.

9.
How window glazing should look.

10.
How window glazing should not look.

IN PROGRESS

Signs

Additional signs installed should fit the existing historic building and should not hide original features. Use the building's established sign locations and proportions as a guide rather than copying old lettering to create a false historic appearance.

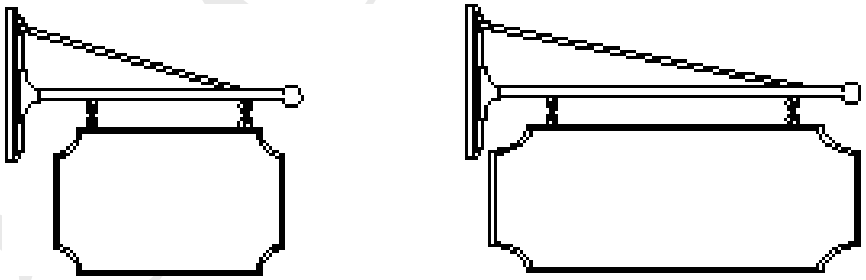
Historic review

- Obtain historic design review and the required sign/building permit for exterior signage modifications, unless an exemption applies.
- Provide drawings showing the sign's location, size, shape, colors, wording, and mounting method, along with photographs.
- Buildings with more than one business require an approved master signage plan submitted for historic review. Consult to the "Design Review application form" at the end of the guidelines.

Apply Chapter 31, the Historic District Overlay Zoning, in addition to the generally applicable sign provisions.

Guideline 1: Keep projecting signs within the allowed size

- For additions, new projecting signs are limited to 20 sq. ft., unless the Historic Preservation Commission determines that another size is consistent with existing historic signs.



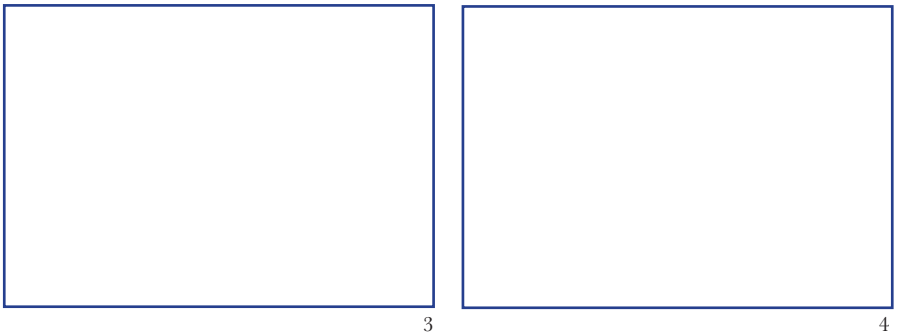
1

2

1
Projecting sign within the 20-square-foot limit.
2
Projecting sign exceeding the standard size limit, subject to Historic Preservation Commission review.

Guideline 2: Choose lettering and colors that suit the building

- Choose a color palette that works with the existing facade, masonry, trim, and awnings.
- Avoid overly bright finishes that compete with historic architectural details.
- Illuminated signs must comply with Livingston's night-sky and electrical requirements and must not cause traffic hazards or inconveniences.



3

4

3.
Sign colors selected to complement the existing storefront.
4.
Sign colors that visually compete with the building's architectural features.

IN PROGRESS

Guideline 3: Design signs as part of the building

- Use durable materials, such as painted wood or metal.
- Use existing mounting points when practical and avoid damaging historic brick, trim, cornices, and storefront details.



5

5.
The National Park Service gives fastening through mortar joints rather than brick as an example.

Guideline 4: Avoid covering building details with signage

- Locate signs within storefront sign bands or other facade areas.
- Avoid covering doors, windows, transoms, decorative brickwork, or historic signs.
- Projecting signs must have at least 8 ft. of clearance above grade.



6



7

6.
Sign placed without covering historic architectural features.
7.
Oversized sign concealing original storefront details.

Guideline 5: Keep awning signage within the allowed size

- Signs may be printed directly onto an awning or attached to its structure.
- The total area of signage on an awning must not exceed 15 sq. ft.
- New animated signs, revolving signs, and portable or trailer-mounted advertising signs are prohibited. Certain existing animated signs in the Downtown Historic Preservation District are allowed to remain under the code's exception.



8

8.
Comparison of awning signage within and above the 15-square-foot limit.

References

Auer, Michael J. The Preservation of Historic Signs. Preservation Brief 25. National Park Service, U.S. Department of the Interior, 1991.

National Park Service. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Restoration as a Treatment and Standards for Restoration." https://www.nps.gov/articles/000/treatment-standards-restoration.htm

IN PROGRESS

Lighting

Bozeman Code Document (citation coming)

Livingston Montana Municipal Code: According to the Night Sky Act, described in chapter 18 of Livingston's municipal code, there are maximum constraints for lighting brightness that must be maintained.

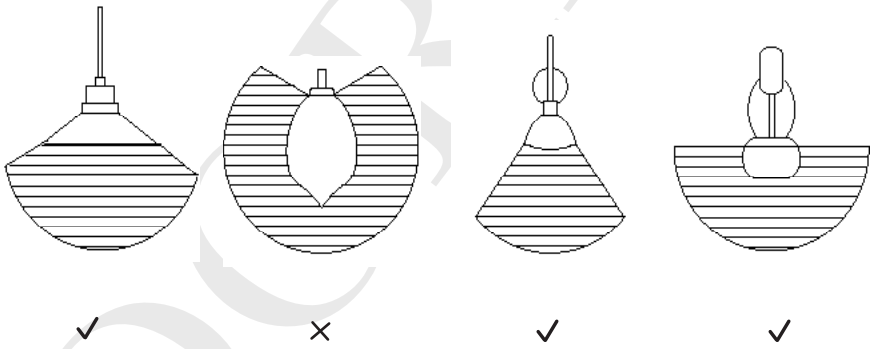
Lighting has been used through the district to create an emphasis on building features, and future uses should follow this format. In addition directional shielding is required for all lighting within the district, which is an important design consideration for additional enclosures.

Consult provided examples for recomended placement for lighting features

Guideline 1 : Use lighting on the building's facade to provide emphasis on building elements.

- Add entrance lighting in a similar way to provided examples.
- Add sign lighting in a similar way to provided examples.

1
Reccomended Lighting Enclosures and Directional Shielding



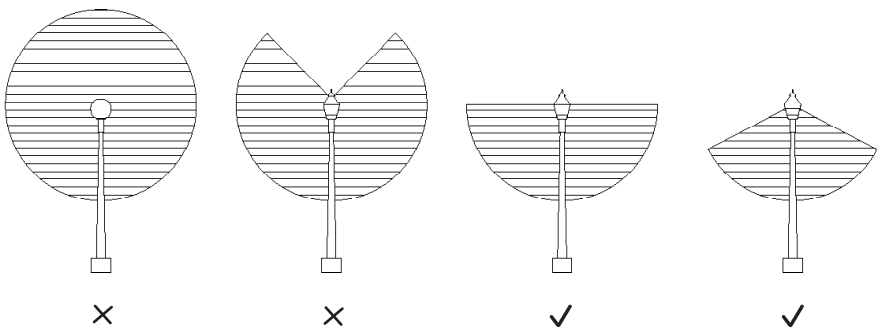
1

Consult Livingston's municipal code for more detailed directional shielding requirements

Guideline 2 : Apply directional shielding.

- Directional sheilding can be applied directly to a bulb or can be controled by the lighting enclosure.
- All lights in the historic district should follow reccomended sheilding angles.

2
Acceptable Directional Shielding Diagram



2

IN PROGRESS

Lighting

Lighting added to existing facades should match the character of existing elements. The existing streetlights are consistent throughout the district, and this character should be maintained.

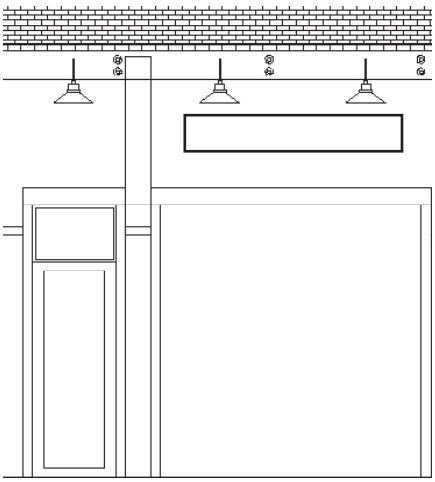
Bozeman Code Document (citation coming

Livingston Montana Municipal Code: In addition to moderating the brightness of lights used throughout the city, the code mandates directional shielding to be applied to all lighting. For all questions regarding permitted moving lights for advertising refer to the municipal code.

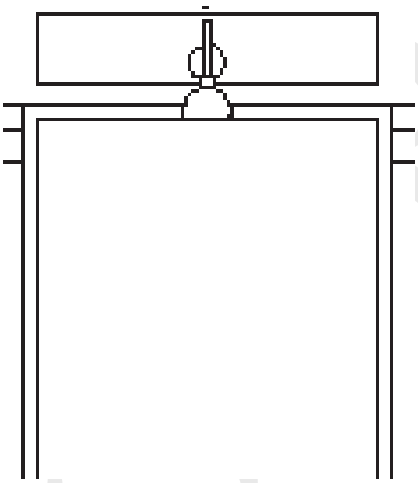
Guideline 3 : Maintain lighting intensity and color.

- Colored bulbs are not permitted for existing enclosures.

Consult Livingston's municipal code for lighting level requirements



3



4

3

The Katabatic includes an example of both sign and entrance lighting. The shape of the light enclosure ensures that light is directed downwards, which complies with code and creates a greater emphasis on the building sign and entrance. This character should be preserved and can be emulated by future lighting uses.

4

The facade includes an example of sign lighting. It makes use of a singular lighting fixture above both storefront windows to illuminate the glass panes which house the occupants signs. This strategy should be utilized by additions and new construction.

Guideline 4 : Match new lighting features on historic facades to the character of the facade.

- Match enclosure material to existing hardware when possible.
- Match or exceed new enclosure quality to the craftsmanship of existing lighting fixtures.
- Include a similar level of detail as existing context in building addition enclosures.

Consult provided examples for reccomended characteristics

IN PROGRESS

Awnings

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

An awning is a rooflike extension of a building, offering shade or shelter over the entryway of a building. They are common in commercial areas, as they serve as branding, advertisement, and aesthetic functions.

When considering awning renovations, ensure adherance to the following guidelines.It is important to match the character of the new awning to the existing awning.

Guideline 1 : Color and pattern palettes should match and incorporate into the overall building design.

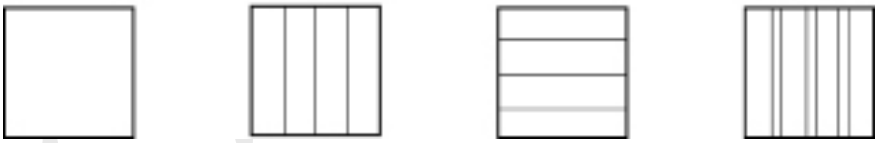
- Awnings should not be ostentacious or distract from the building design.
- Try and match the color palette of the existing building. Acceptable colors are more natural and muted shades of color. Avoid neon shades, for example.
- Acceptable patterns are those that can function as part of the design without being too busy/chaotic. Avoid extremely busy patterns that distract from the building.

1
Acceptable awning colors



1

2
Acceptable awning patterns



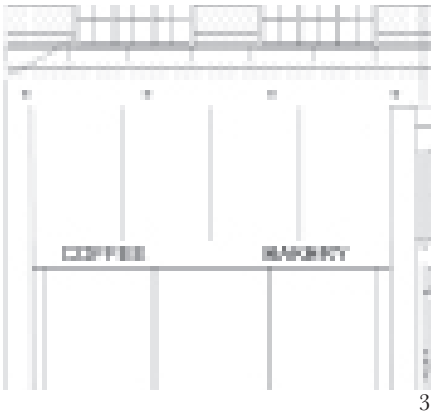
2

Guideline 2 : Advertisements projected onto the awning should match and incorporate into the overall building design.

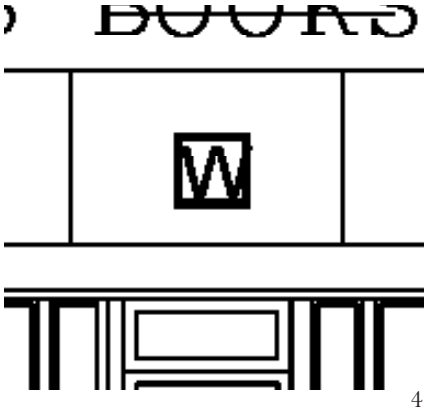
- Advertisements should relate directly to the business within the building.
- Wording should be clearly visible, distinguishable, and readable from afar.
- Advertisement graphics should not be larger/more noticeable than the wording.

3
This awning advertisement uses just two words.

4
This awning features one logo for the business inside. Advertisements should be simple and minimal in nature.



3



4

IN PROCESS

Awnings

Some buildings in Livingston have previous awning attachment systems from past businesses.

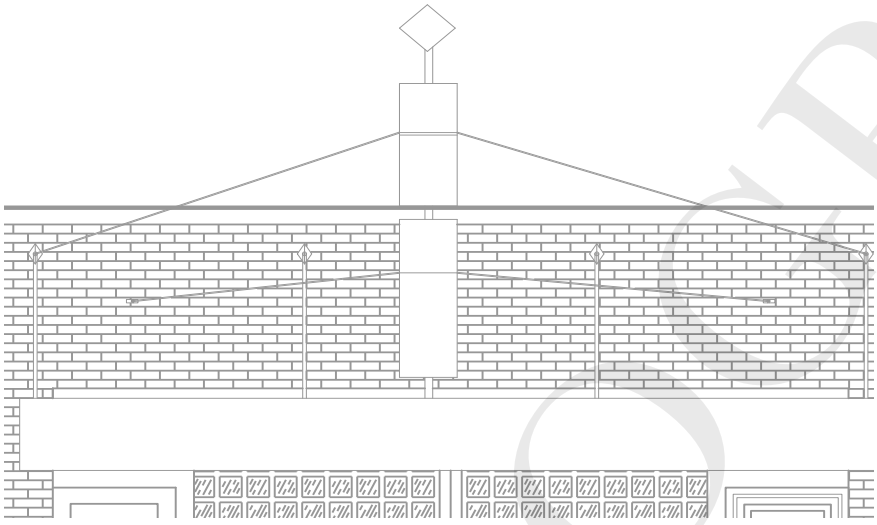
It is important to use original features from the building, to retain as much historic character as possible.

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

Guideline 3: Reuse existing attachment structures.

- Whenever possible, reuse any existing attachment system meant for awnings.
- If not using the existing structure, ensure the attachment system does not interfere with the original facade construction.
- Attachment systems should help maintain a cohesive building design.



5

5

The attachment system is delicate and does not interfere with the overall facade.



6

6

Similarily, this attachment system is completely overhead, making its visibility limited to the public.

PROGRESS

Mechanical Elements

Mechanical systems include vents, ductwork, electrical cabeling, and other elements of that nature. The mechanical elements can be abbreviated as MEP.

It is understandable if a MEP element must be placed in a specific area for the systems to function properly. However, be mindful of the historic character of a building and adhere to the following guidelines whenever possible.

Guideline 1: Any mechanical, electrical, plumbing, or drainage system should not distract from the overall building design.

- MEP should not obstruct any historic building elements.
- If any changes are made to the MEP systems that affect the building's historic exterior, replace and match the elements that were originally there.
- MEP systems should be as understated as possible. Use neutral colors for finishes to best match the existing building design.



1

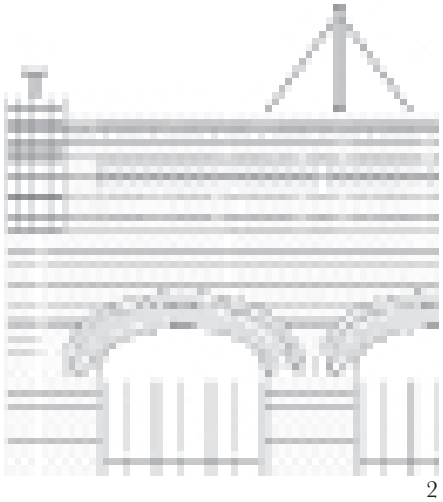
1
Overall building with integrated mechanical elements.

A Support for electrical elements on roof

B Mechanical vent

C Existing structural support for previous sign

D Electrical cabeling



2

2
Close-up of certain mechanical elements. These elements are barely visible/noticeable from viewing, as they are on the roof, rather than the actual facade.



3

3
Electrical cabeling is moved off to the side of the facade. The cabeling does not obstruct major character-defining features. The cabeling is clad in black and blends into the facade design.

PROOF PRESS

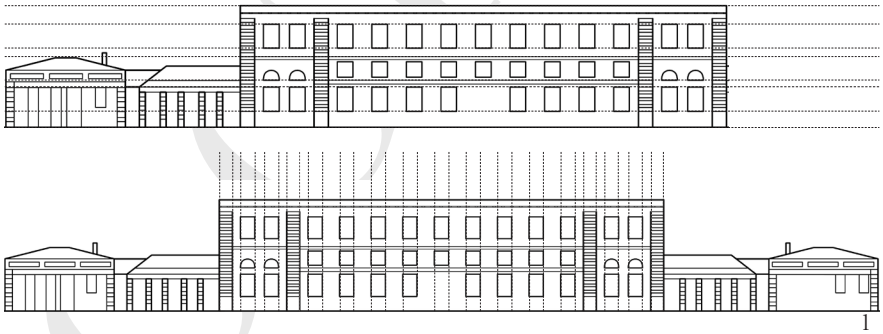
Materials

Related Code:

Additions to historical buildings should use materials that compliment, and do not distract from, original materials. Adherence to the existing rhythms and ratios of building facades is encouraged. Existing building materials should be protected during the renovation/addition process. Additions should be maintained so that they do not distract from historical building materials.

Guideline 1 : Use materials that are similar in character to the existing building.

- Use materials that compliment, rather than copy, the surrounding historical building materials.
- Additions should follow the rhythm and ratios of the existing building and street
- New materials should fit into the existing material color palette.
- Avoid altering the original building facade during the process of addition. This includes painting over original building materials.
- Bricks used for renovation should have a similar size and proportion to the existing bricks in the historical district.



1

1)
Streetscape proportions example - Park St.

2

2)
Typical brick sizes found in Livingston's Historic District.
Suggestions for materials to be used in renovations and additions.

3

3)
Successful addition to historic building.



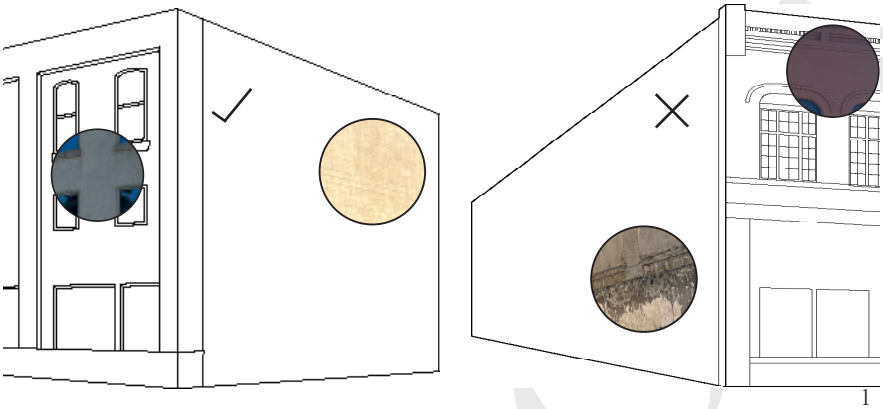
4

4)
Poorly executed door addition.

IN PROGRESS

Guideline 2 : Alleyway materials should not distract from the building's front facade.

- Use of the same or similar materials for the front, sides, and back of additions is encouraged
- Maintain alleyways so they do not drastically contrast or distract from the front facade.



1

1) Comparison of complimentary materials in alleyway versus distracting alleyway material.

Guideline 3 : Building additions should be built to last and may improve the longevity of the existing building when possible.

- Additions should be effectively weatherproofed.
- If it is not redundant, weatherproof the existing building materials simultaneously.



2

2) Examples of weather damaged historic materials.

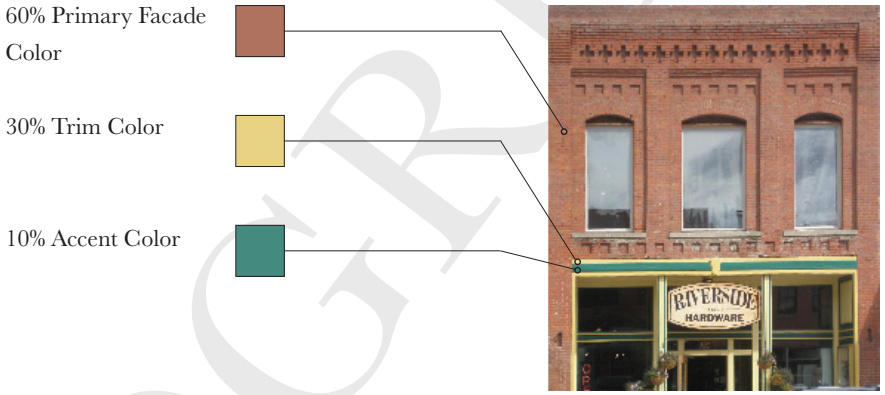
IN PROGRESS

Facade Color

For additions to existing buildings, select paint colors that complement the original facade and reflect the building's architectural style. When possible, match existing colors as closely as possible and refer to historic photographs, documentation, or other reliable sources to inform color selection.

Guideline 1 : Use existing colors on the building.

- Color match from existing buildings.
- Maintain and preserve brick, trim, and detail colors.
- Use solid colors.



1

1
The Mayne Store (107 S Main Street)illustrates the 60/30/10 facade color proportion commonly found throughout the historic district, with primary, trim, and accent colors defining the building's exterior.

Guideline 2 : Respect era authenticity.

- Paint colors that relate to the architectural styles.
- Maintain and preserve paint color and refer to historic documentation.
- Brick or stone that was not painted historically should not be painted
- When repainting, maintain the existing three-color palette proportions, where applicable, using approximately 60% for the primary facade color, 30% for trim, and 10% for accent colors.



2 3

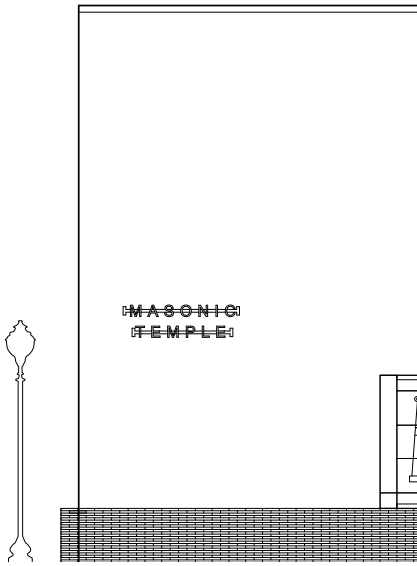
2
The Hefferlin Mercantile (102 N Main Street) callout illustrates respecting era authenticity by using historically appropriate colors when repainting historic facades.

3
The Frank Block (114 N Main Street) illustrates selecting facade paint colors to relate to the building's architectural style and historic character.

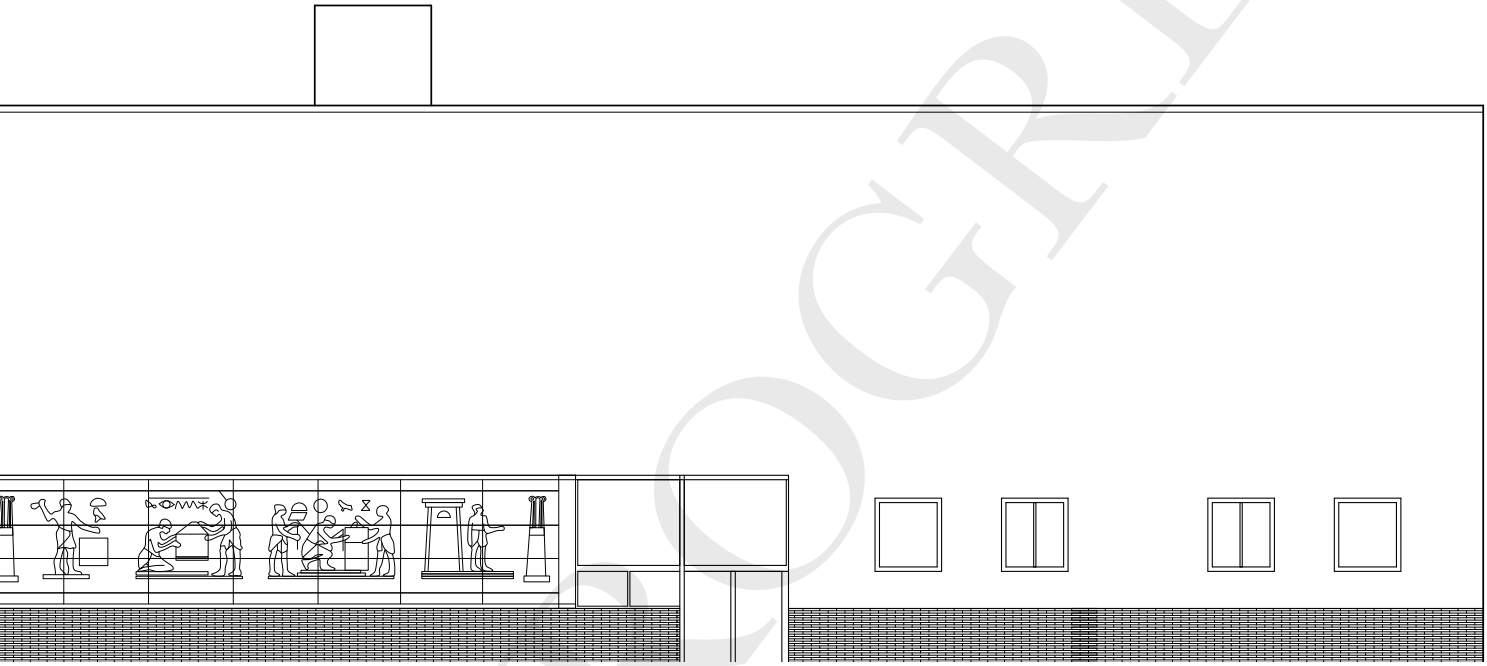
IN PROGRESS

New Buildings

(A new building should incorporate a base, middle and a cap. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.) (Bozeman) Make statement similar to above that applies specifically to Livingston such as “The four-bay commercial Facade is indicative of the character of ‘Main Street’ buildings of the late nineteenth century period” Talking about proportions of commercial facades to match existing streetscape rhythm. Maybe “New commercial facades should reflect the proportions and rhythm of neighboring historic buildings to reinforce the established character of Livingston’s Main Street.” Something general/not restrictive about new construction fitting in with the established character of the historic district.



IN PROGRESS



IN PROGRESS

Doors

The defining features of a new door should respect the historic style(s) of its neighboring buildings and reflect historic sensibilities.

Guideline 1: Design doors with respect to the established historic proportions and sensibilities.

- Respect historic color palettes and material choices.
- Avoid proportions that disrupt the established scale of the building.

Common historic entrance locations

1) Centered entrance

2) Side-justified entrance

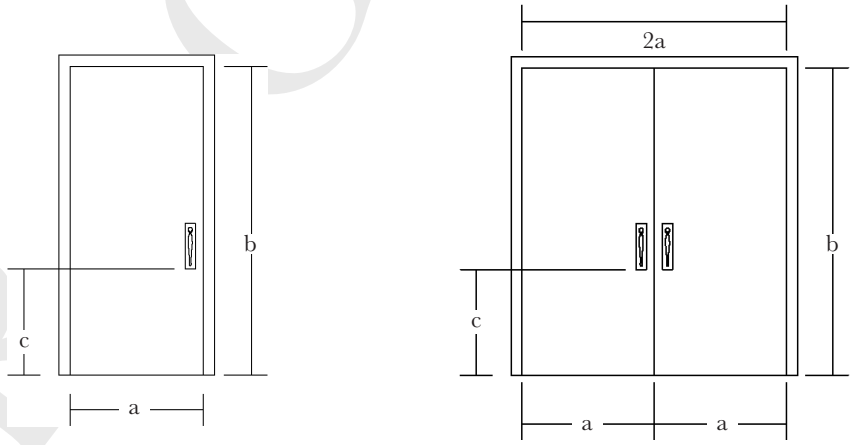


1 2

Commonly used door Proportions

6) Single door
Example:

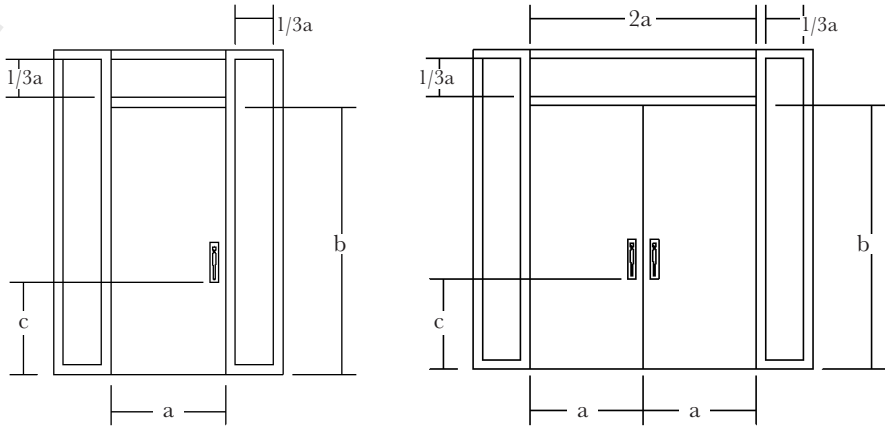
6) Double doors
Example:



3 4

6) Single door with transoms and sidelites
Example:

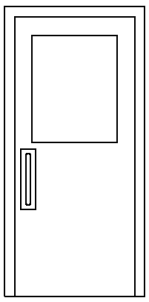
6) Double doors with transoms and sidelites
Example:



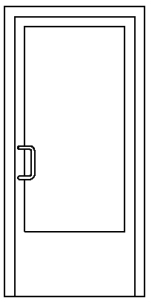
5 6

IN PROGRESS

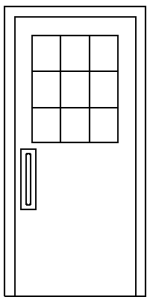
Commonly used panel & glazing configurations



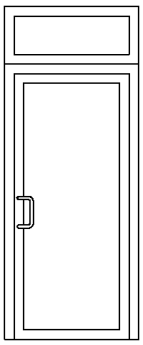
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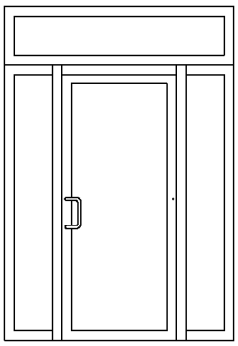
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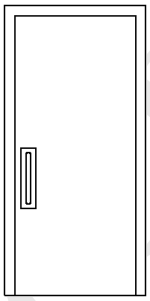
9



10



11



12

Half Lite (7)
Example: 110 N Main St.

Single Lite (8)
Example: 108 N Main St.

Nine Lite (9)
Example: 118 N Main St.

Transom (10)
Example: 120 N Main St.

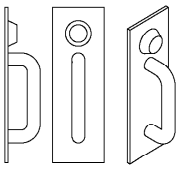
Transom & Sidelite(s) (11)
Example: 112 N Main St.

Transom & Sidelite(s) (12)
Example: 112 N Main St.

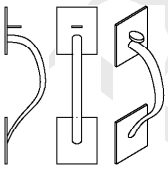
Guideline 2: Use materials and hardware that respect the historic character of neighboring buildings.

- Recommend wood or aluminum frames; composite may be considered if finishes respect historic styles.
- New hardware should reflect qualities of established historic styles.
- Avoid tinting any plate glass or decorative glass paneling on a new door.

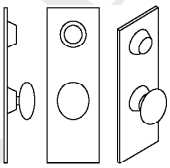
Commonly used hardware types & finishes



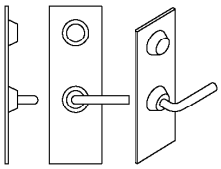
13



14



15



16

Commercial Pull Handle (13)
Example: 201 W Park St.

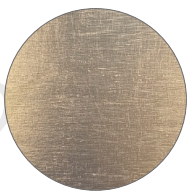
Commercial Pull Handle (14)
Example: 110 E Callender St.

Commercial Knob Handle (15)
Example: 115 E Callender St.

Commercial Lever Handle (16)
Example: 118 N Main St.



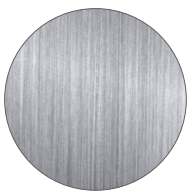
17



18



19



20

Aged bronze finish (17)
Brass finish (18)
Copper finish (19)
Steel or nickel finish (20)

IN PROGRESS

Windows

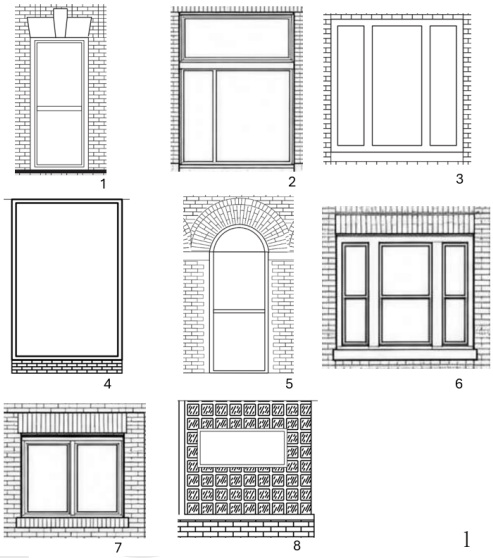
According to the Livingston, Montana - Code of Ordinance / Chapter 30 - zoning / article IV - District regulations / Sec.30.46. - Building standards, it mentions that using windows and doors that are similar in scale to those seen traditionally can help establish a human scale and reduce the visual impacts building scale.

Reference:
Livingston, Montana - Code of Ordinance

For the creation of new windows for a new building in the historic district, do not change the traditional language of the historic buildings. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area, so use original types of windows. Refer to historic photographs, documentation, and existing architectural features to guide consistency with the building's original style and period.

Guideline 1: New windows should be the same type of windows from the historic district.

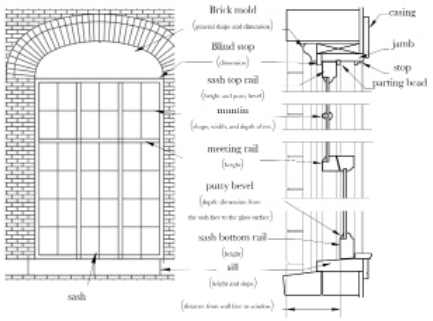
- When doing a new window, consider using one of the type of windows so it will not modify its type and the historical characteristics of the building can be preserved.
- Consider the important decorative features for a new window to match with existing windows characters from the district.



1. Example of decorative features of historic wood window (parts) to considerate while adding or maintaining a window.

2. Drawings of the type of existing windows from historic buildings:

    1. Single or double Hung
    2. Transom windows
    3. End vent slider window
    4. Fixed window or picture window
    5. Round top arch window (half-moon)
    6. Bay window
    7. Horizontal slider
    8. Frosted glass block



1 2

Guideline 2: New windows should reflect the proportions and rhythm of existing windows in the district.

- Consider using the standar measurements for a new window so it matches the proportion and the rhythym keeps being the same of existing windows.

3. Size and proportion view to consider when repairing or remodeling a window. If proportions are not the same then the rhythm facade doesn't reflect. Common window proportions if W = width and H = height: Wmin. =20in., Hmin=24in.

4. How window proportions should look.

5. How window proportions should not look.



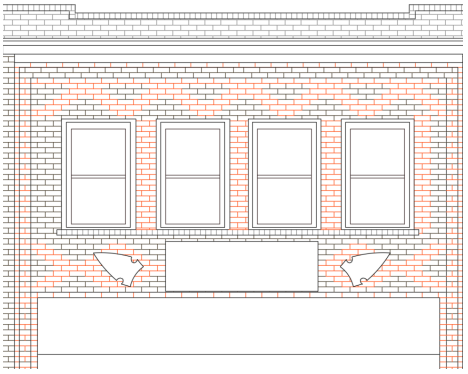
3 4 5

IN PROCESS

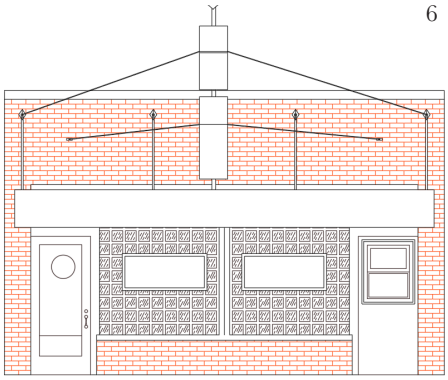
Guideline 3: Matching materials and colors with neighboring historic building windows when doing new windows.

- Wood and aluminum materials are most common in Livingston's historical building windows, so it is important to use these materials for the construction of a new window.
- Consider using the same colors of existing materials for the new window features.

Consult - When refering to a specific color, refer to section Character-Defining Features under Colors for more details.



6



7

6. Drawing of historic buildings (Obsidian Collection) from Livingston which shows the color of the materials and how it interacts with the windows.

7. Drawing of historic buildings (The Owl Lounge) from Livingston which shows the color of the materials and how it interacts with the windows.

Guideline 4: Wherever possible, use glazing equivalent to existing glaze and avoiding tinting windows.

- When doing adittions or changing a window, make sure the glazing is equivalent to the original and avoid tinting any type of window.



8 ✓ 9 ✕ 10

8. Example of a tinting windows and how it changes the facade of a building. It also breaks the historical image that it has when tinting the windows.

9. How window glazing should look.

10. How window glazing should not look.

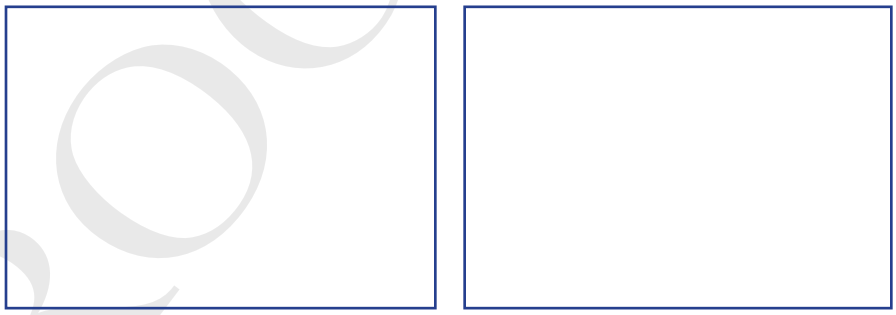
PROGRESS

Signs

New signs should be legible at a pedestrian scale and should contribute to the rhythm of Livingston's historic commercial streetscape. They should reflect the proportions and materials of their own building without pretending to be historic.

Keep wall signs clear of important details

- Keep window lettering limited so that the storefront remains transparent.
- Temporary window signs have the 6 sq. ft. per-sign and 50% combined transparent-window-area



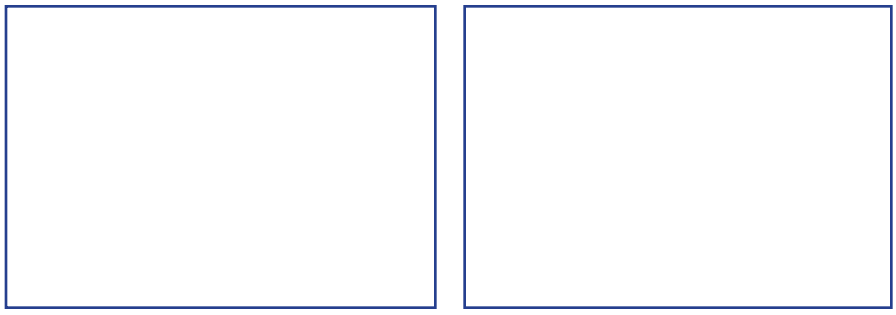
1

2

1
Temporary window sign within the permitted size and coverage limits.
2
Temporary signage exceeding the permitted window coverage.

Keep projecting and awning signs within the allowed limits

- Install projecting signs with at least 8 ft. clearance above grade.
- Within the Downtown Historic District, a new projecting sign may be no larger than 20 sq. ft. unless determined consistent with existing historic signs by the Historic Preservation Commission.
- Limit total awning signage to 15 sq. Ft.



3

4

3
Projecting sign showing the minimum clearance and standard size limit.
4
Awning lettering within the maximum permitted sign area.

IN PROGRESS

Keep signs away from exits and historic features

- Align signs with storefront bays, windows, entrances, and architectural details.
- Use durable, well-finished materials and mounting methods that do not block doors, fire exits, required windows, or pedestrian access.
- Avoid signs that dominate the facade.



5

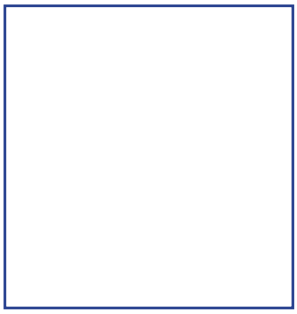


6

5.
Sign placed within the storefront sign band without covering architectural details.
6.
Sign placement interfering with the entrance and storefront features.

Use safe lighting and avoid prohibited signs

- Select colors and illumination that support the building's historic setting without overwhelming the facade.
- Avoid new animated or revolving signs, billboards, and portable or trailer-mounted signs, which are prohibited by the general sign ordinance, subject to its expressly stated exceptions for some existing historic lighting.



7



8

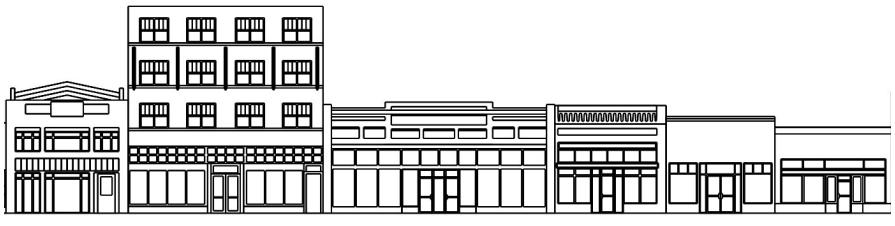


9

7.
Downward-directed lighting used to illuminate a sign without overpowering the facade.
8
Example of a new animated or revolving sign that is not permitted.
9.
Example of a portable or trailer-mounted advertising sign that is not permitted.

Respect nerby historic buildings

- Fit the size and position to the building's established sign band, storefront bays, and architectural proportions.
- Do not cover historic masonry, decorative details, or historic signs.
- Evaluate proposed lighting under the night-sky rules and historic design review



10

10
New building signage responding to neighboring historic storefronts.

References

Auer, Michael J. The Preservation of Historic Signs. Preservation Brief 25. National Park Service, U.S. Department of the Interior, 1991.

National Park Service. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Restoration as a Treatment and Standards for Restoration." https://www.nps.gov/articles/000/treatment-standards-restoration.htm

PROGRESS

Lighting

Bozeman Code Document (citation coming)

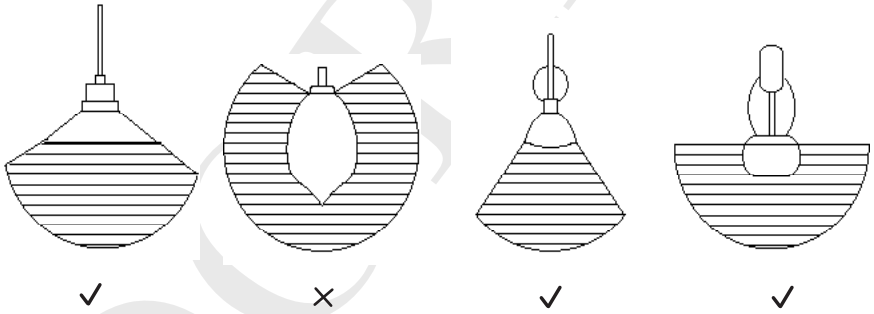
Livingston Montana Municipal Code: According to the Night Sky Act, described in chapter 18 of Livingston's municipal code, there are maximum constraints for lighting brightness that must be maintained.

Lighting has been used through the district to create an emphasis on building features, and future uses should follow this format. In addition directional shielding is required for all lighting within the district, which is an important design consideration for new building enclosures.

Consult provided examples for recomended placement for lighting features

Guideline 1 : Use lighting on the building's facade to provide emphasis on building elements.

- Add entrance lighting in a similar way to provided examples.
- Add sign lighting in a similar way to provided examples.



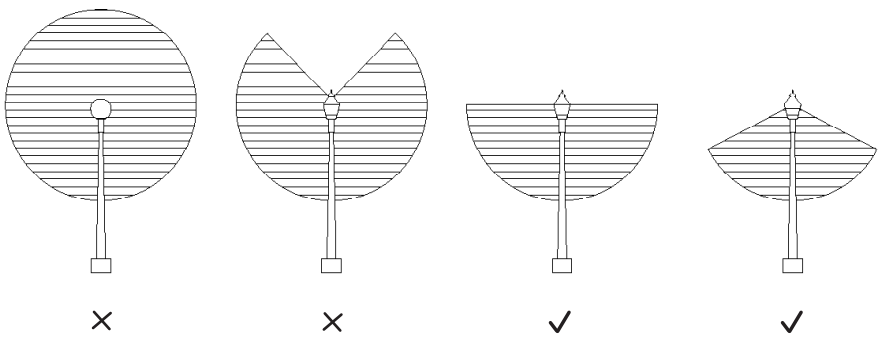
1
Reccomended Lighting Enclosures and Directional Shielding

1

Consult Livingston's municipal code for more detailed directional shielding requirements

Guideline 2 : Apply directional shielding.

- Directional sheilding can be applied directly to a bulb or can be controled by the lighting enclosure.
- All lights in the historic district should follow reccomended sheilding angles.



2
Acceptable Directional Shielding Diagram

IN PROGRESS

Lighting

Lighting for new construction should match the character of existing elements. The existing streetlights are consistent throughout the district, and this character should be maintained.

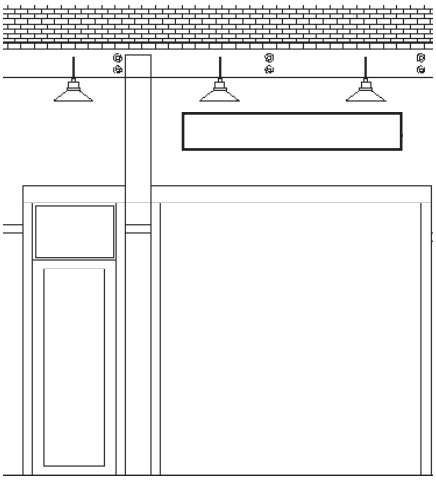
Bozeman Code Document (citation coming

Livingston Montana Municipal Code:
In addition to moderating the brightness of lights used throughout the city, the code mandates directional shielding to be applied to all lighting. For all questions regarding permitted moving lights for advertising refer to the municipal code.

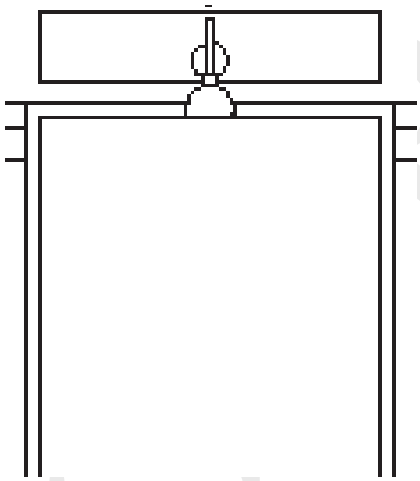
Guideline 3 : Maintain lighting intensity and color.

- Colored bulbs are not permitted for existing enclosures.

Consult Livingston's municipal code for lighting level requirements



3



4

3

The facade includes an example of both sign and entrance lighting. The shape of the light enclosure ensures that light is directed downwards, which complies with code and creates a greater emphasis on the building sign and entrance. This character should be preserved and can be emulated by future lighting uses.

4

The facade includes an example of sign lighting. It makes use of a singular lighting fixture above both storefront windows to illuminate the glass panes which house the occupants signs. This strategy should be utilized by additions and new construction.

Guideline 4 : Match the character or exsisting lighting context.

- Match or exceed new enclosure quality to the craftsmanship of existing lighting fixtures.
- Include a similar level of detail as the existing context for new building enclosures.

IN PROGRESS

Awnings

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

An awning is a rooflike extension of a building, offering shade or shelter over the entryway of a building. They are common in commercial areas, as they serve as branding, advertisement, and aesthetic functions.

When considering awning renovations, ensure adherance to the following guidelines. It is important to match the character of the new awning to the existing awning.

Guideline 1 : Color and pattern palettes should match and incorporate into the overall building design.

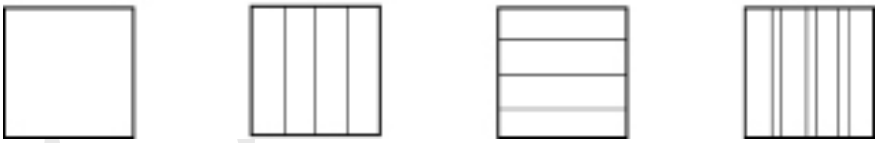
- Awnings should not be ostentacious or distract from the building design.
- Try and match the color palette of the existing building. Acceptable colors are more natural and muted shades of color. Avoid neon shades, for example.
- Acceptable patterns are those that can function as part of the design without being too busy/chaotic. Avoid extremely busy patterns that distract from the building.

1
Acceptable awning colors



1

2
Acceptable awning patterns



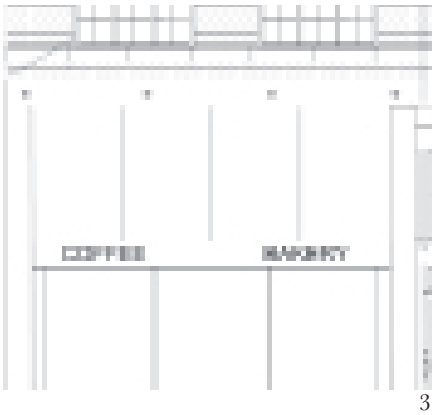
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Guideline 2 : Advertisements projected onto the awning should match and incorporate into the overall building design.

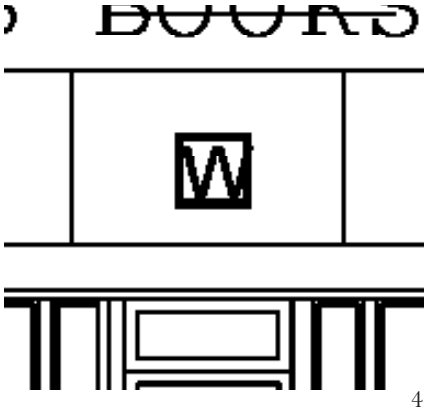
- Advertisements should relate directly to the business within the building.
- Wording should be clearly visible, distinguishable, and readable from afar.
- Advertisement graphics should not be larger/more noticeable than the wording.

3
This awning advertisement uses just two words.

4
This awning features one logo for the business inside. Advertisements should be simple and minimal in nature.



3



4

IN PROCESS

Awnings

Some buildings in Livingston have previous awning attachment systems from past businesses.

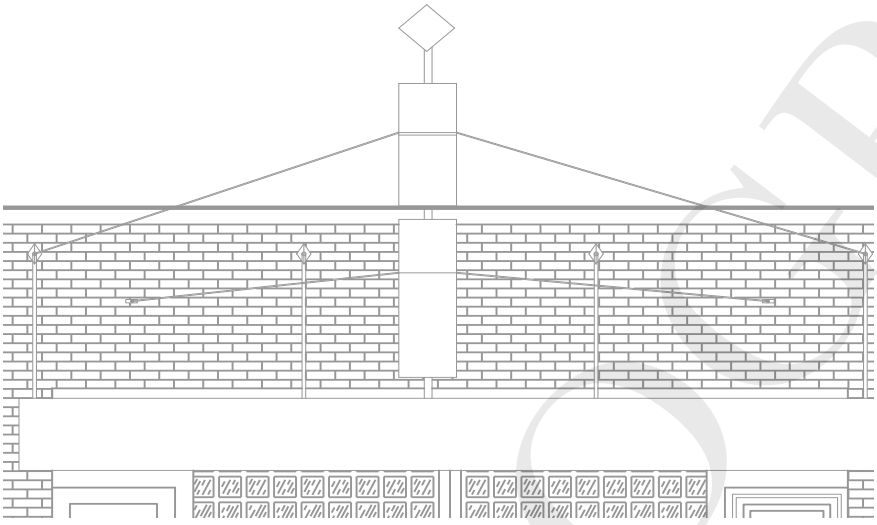
It is important to use original features from the building, to retain as much historic character as possible.

Montana IBC 2024, Chapter 31, Special Construction, Section 3105: Awnings and Canopies

Livingston Code of Ordinances, Section 30.50

Guideline 3: Reuse existing attachment structures.

- Whenever possible, reuse any existing attachment system meant for awnings.
- If not using the existing structure, ensure the attachment system does not interfere with the original facade construction.
- Attachment systems should help maintain a cohesive building design.



5

5

The attachment system is delicate and does not interfere with the overall facade.



6

6

Similarily, this attachment system is completely overhead, making its visibility limited to the public.

PROGRESS

Mechanical Elements

Mechanical systems include vents, ductwork, electrical cabeling, and other elements of that nature. The mechanical elements can be abbreviated as MEP.

It is understandable if a MEP element must be placed in a specific area for the systems to function properly. However, be mindful of the historic character of a building and adhere to the following guidelines whenever possible.

Guideline 1: Any mechanical, electrical, plumbing, or drainage system should not distract from the overall building design.

- MEP should not obstruct any historic building elements.
- If any changes are made to the MEP systems that affect the building's historic exterior, replace and match the elements that were originally there.
- MEP systems should be as understated as possible. Use neutral colors for finishes to best match the existing building design.



1

1
Overall building with integrated mechanical elements.

A Support for electrical elements on roof

B Mechanical vent

C Existing structural support for previous sign

D Electrical cabeling



2

2
Close-up of certain mechanical elements. These elements are barely visible/noticeable from viewing, as they are on the roof, rather than the actual facade.



3

3
Electrical cabeling is moved off to the side of the facade. The cabeling does not obstruct major character-defining features. The cabeling is clad in black and blends into the facade design.

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Materials

Related Code:

New buildings should use materials that contribute to the visual continuity of the historical district. New materials should mesh well with historic materials without copying them exactly.

Guideline 1 : Maintain a visual distinction between historic and modern buildings/materials.

- New building materials should avoid attempting to replicate those of historical buildings.
- While new buildings should support visual continuity, they should also be distinguishable from historic structures in some way.

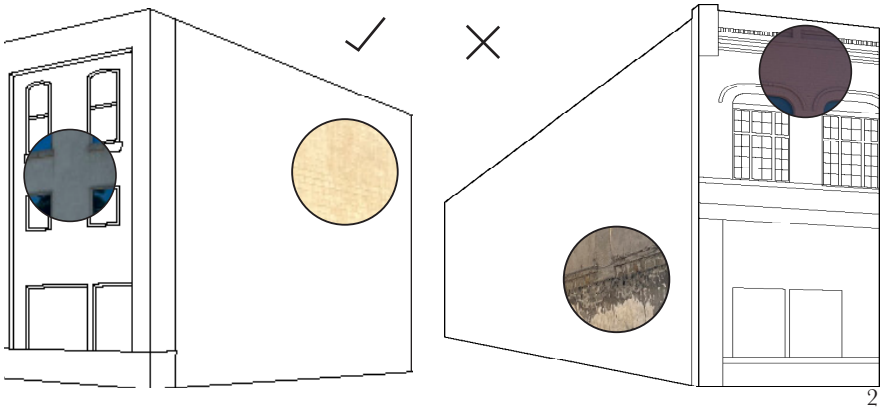


1

1)
Drawings depicting effective and ineffective visual continuity of new buildings in historic districts.

Guideline 2 : Alleyway materials should avoid distracting from the building's front facade.

- Coordinating front, side, and rear materials of new buildings is encouraged.
- Maintain alleyways so that they do not drastically contrast or distract from the front facade.



2

2)
Comparison of complimentary materials in alleyway versus distracting alleyway material.

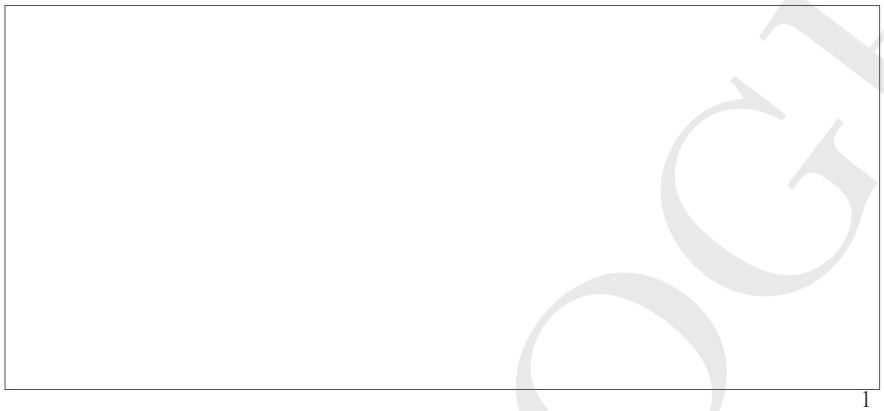
IN PROGRESS

Materials

IN PROGRESS

Guideline 3 : Minimize use and/or visibility of elements that do not align with the existing material pallete.

- New material color, texture, and overall appearance should not drastically oppose traditionally used materials in the district.
- New buildings should avoid distracting from historical landmarks.

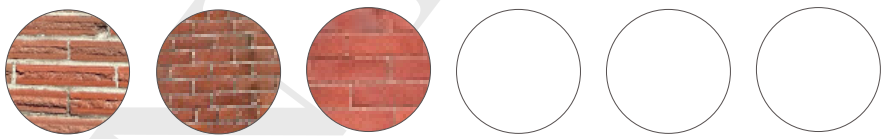


1

1)
Examples of materials that do not fit within the established material pallete and strategies for minimizing their visual effect.

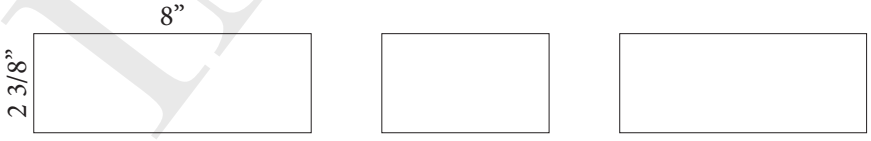
Guideline 4 : New brick buildings should adhere to the standard sizes and proportions previously used in the district.

- If brick is used as a construction material for new buildings, it should follow similar sizing and proportion to existing historic buildings.



2

2)
Samples of brick types found in Livingston's Historic District.



3

3)
Diagrams of typical brick proportions found in Livingston's Historic District.

Facade Color

For new construction, select materials, finishes, and colors that relate to the surrounding historic district. Window frames should avoid bright, silvery metallic finishes that may contrast with the established character of the area.

Guideline 1 : Select colors and color palettes for new buildings that maintain and complement colors in the district.

- Use existing colors on the building: Color match on existing buildings.
- Use solid colors.

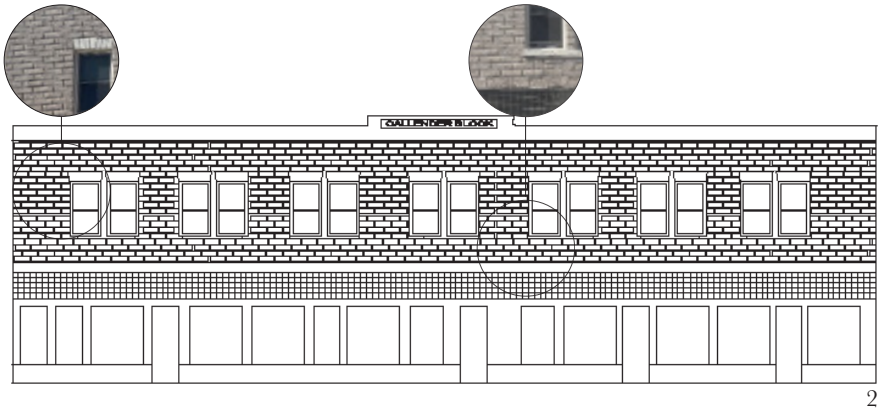


1

1
The Thompson Block (101 N Main Street) illustrates the 60/30/10 facade color proportion commonly found throughout the historic district, with primary, trim, and accent colors defining the building's exterior.

Guideline 2 : Respect era authenticity.

- Use an exterior color palette based on the era in which the building was constructed.
- Maintain and preserve the color of the architectural style.
- Use the existing three-color palette proportions within the district, where applicable, using approximately 60% for the primary facade color, 30% for trim, and 10% for accent colors.



2

2
The Callender Block (418 W Callender Street) illustrates respecting era authenticity by maintaining the established three-color facade palette and proportions found throughout the historic district.

IN PROGRESS

Part 3

Historical References and Timelines

Glossary

Columns

https://meltonclassics.com/architectural-columns-types-styles-how-they-transform-your-building-design/

https://www.ailuxuryarchitecture.com/journal/the-architecture-of-the-residential-column-support-scale-and-spatial-rhythm/

A column is a vertical, load-bearing element that holds up the weight of roofs and floors, transferring that load to the foundation.

Historically, columns have had both functional and decorative uses. A traditional Classical column consists of three parts: a base, the main shaft, and the capital, which is the decorative top of the column.

Columns have a variety of functions besides maintaining the structural integrity of a building. Columns, as a repetitive element, help establish a sense of rhythm. This can help guide the building occupants. They can balance proportions of space, make spaces symmetrical, and create classical harmony. Columns signify spaces of importance, such as in civil or public buildings. They help frame spaces and act as separation for different spaces without necessarily using walls.

1

The Garnier-Miles block features entryway columns.



1

Livingston was heavily developed during the late 19th and 20th centuries. During this period, neoclassical and 19th-century commercial architectural styles were common. These styles were more modest than previous styles, and mainly adopted to create a uniform, serious, and durable-looking cityscape. Columns were emphasized in civic and public buildings to create a permanent, grand space. There are minimal instances of visible columns that are part of the building's facade in Livingston, yet they have an important role in conveying historic architectural style and character.

2

The United States Post Office in Livingston is a good example of columns in a civic space. The Doric columns portray permanence, civil authority, and Livingston's transition to a major regional hub.



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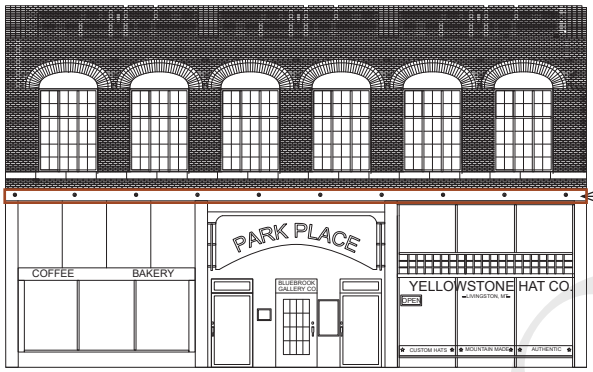
Spandrel Panels

A spandrel panel is a non-structural element located between the floor slab and the window head. It helps ensure the facade surface remains visibly continuous by concealing the floor slab. Although used for aesthetic purposes, spandrel panels also provide insulation and weather resistance. They can be constructed from glass, metal, stone, or other composite materials. A spandrel panel ensures that the facade maintains a uniform appearance.

https://www.finishfacades.co.uk/what-is-a-spandrel-panel/

https://npgallery.nps.gov/NRHP/GetAsset/96e50ee5-0e9d-426d-bf11-1abcc627232f

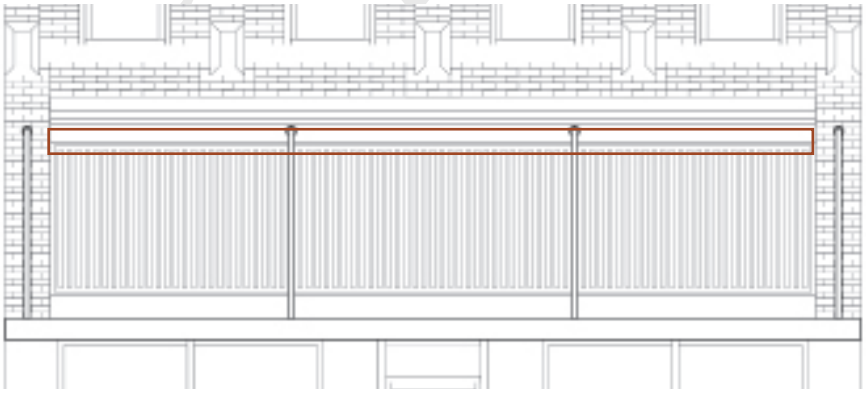
Spandrel panels are often embellished with ornamental details. These help add original character to the building and emphasize historic craft and attention to detail. The panels also help differentiate between floors. In Livingston, the first floor usually contained public business. The upper floor(s) served as residential, private lodging.



1

An example metal spandrel panel. The panel divides the floors and is embellished with ornate details.

Glass spandrels, usually above storefront windows, were constructed from textured, pigmented, or prism glass. These glass spandrels proved highly functional, allowing the entry of natural light deep into the building. Spaces during this time, were usually narrow but deep, making it difficult for natural light to pierce through much of the building.



2

This metal spandrel panel offers a place for attachment for the awning system.

PROGRESS

Cornices

Historic cornices play a key role in the visual identity of facades.These architectural elements served a dual purpose: to protect the brick walls from rainwater and to serve as the ultimate ornamental element of the time.

In Livingston, the development of cornices was directly linked to the arrival of the Northern Pacific Railroad , which facilitated the transport of modern industrial materials.

The different materials and decorative details of these cornices help give each building its own identity while creating a consistent roofline throughout the historic commercial district. Recognizing these differences is important when maintaining or making changes to existing buildings.

References
Montana National Register Sign Program, "Frank Block: Livingston Commercial Historic District," Historic Montana, https://historicmt.org/items/show/2798.

Cast and galvanized metal

Cast-iron and galvanized-metal cornices allowed buildings to have detailed decorative finishes without using expensive carved stone. These features were often manufactured elsewhere and shipped by railroad. In Livingston, the Frank Block's elaborate cast-iron cornice is an example of how metalwork was used to give commercial buildings a more decorative appearance.

1.

Frank Block (1891)

It features an elaborate and imposing iron cornice made by the famous Mesker Bros. Iron Works of St. Louis, Missouri, shipped in eight-foot sections by rail.



1

Corbelled brick

Corbelled brick cornices are created by arranging rows of brick so that they gradually extend outward from the wall. This technique adds depth and decoration without requiring a separate material. The Danforth Block is a example in Livingston, with a projecting brick cornice that gives the upper facade a strong, fortress-like appearance.

2.

Danforth Block

It



2

IN PROGRESS

Cast concrete block

TEXT



3

3.

Callender Block (1906)

It

Mixed joint (**Brick/Metal**)

Brick and metal were both commonly used to create decorative cornices in Livingston's commercial district. Brick provides the main wall surface, while metal elements can introduce more detailed shapes and ornament. Together, these materials help define the roofline and give individual buildings their own architectural character.



4

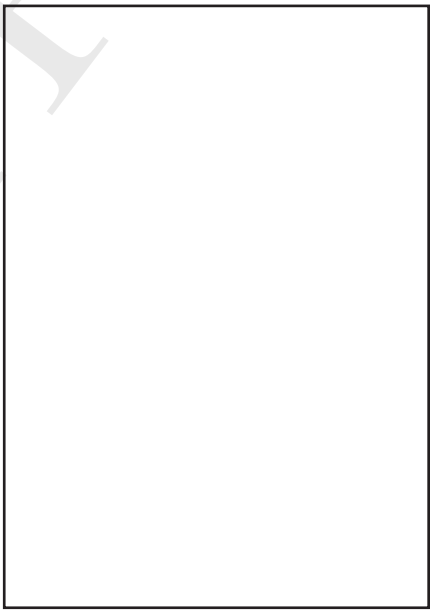
4.

A.W. Miles Block

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5



6

5.

6.

IN PROGRESS

Lintels

https://www.restoreworks.com/what-are-lintels

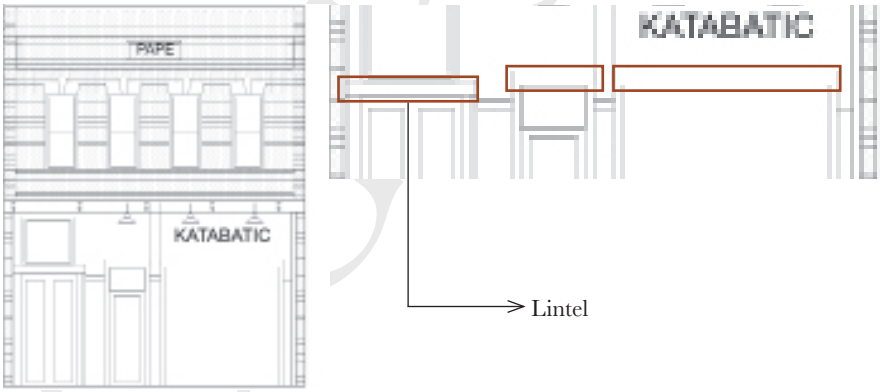
A lintel is a horizontal beam that spans between wall openings. They are often used above doors and windows in masonry structures to bear the load from the above structure. They support the above weight without causing cracking or collapsing.

Brick Lintels: Common in masonry block or brick structures. Brick lintels provide support for small openings and are suitable for light loads.

Reinforced Brick Lintels: Include steel rods or bars to reinforce the brick, improving structural integrity.

Timber Lintels: Used in traditional and residential construction. Timber lintels are vulnerable to fire and are rarely used in commercial buildings.

Reinforced Concrete Lintels: Strong, fire-resistant, and economical. Concrete lintels are a popular choice for commercial and institutional use.

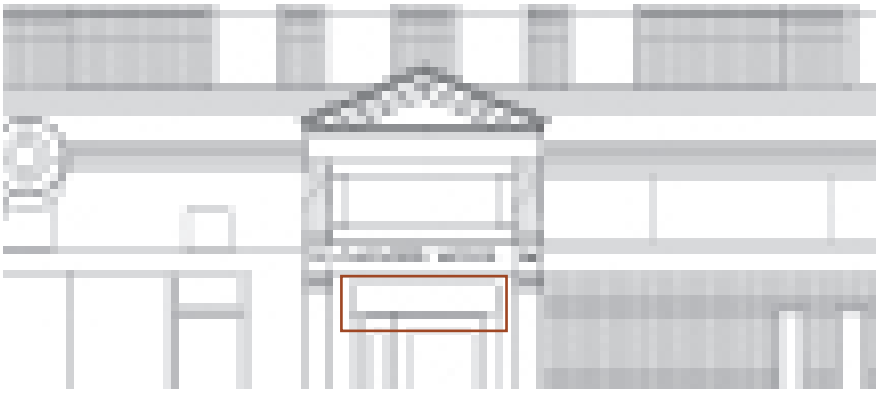


1
Overall building featuring lintels as well as a zoomed in image of lintels. In this instance, the lintels are placed over doors and entryways. The lintels are rustic wood, and help match the overall building aesthetic.

Steel Lintels: Ideal for larger spans and heavy loads. Steel lintels are designed to withstand significant pressure without failure.

Stone Lintels: Durable but with span limitations. Stone lintels may crack under extreme weight or improper installation.

Lintels act as both functional and decorative elements and assist in highlighting a building's design.



2
The lintel on the Garnier Miles block helps form a grand entrance. The entryway solely uses stone and the lintel, being of matching material, helps create a cohesive design.

UI PRESS

Casings and Storefront Bulkheads

Unlike residential housing of the time, Livingston's commercial buildings constructed between 1885 and 1915 (following the great fires in the town center) used larger-scale moldings because the ceiling heights on the ground floors often exceeded 3.5 meters.

Door and Window Casings

Door and window casings are the decorative trim surrounding openings on a building's facade. In historic commercial storefronts, these elements help define entrances and windows while contributing to the building's overall appearance. Casings may be simple or decorative depending on the architectural style of the building.



3.
Exterior door and window casings defining the openings of a historic commercial storefront.

8

Storefront Bulkheads

Storefront bulkheads are the solid lower panels located beneath display windows. They help define the base of a commercial storefront and separate the glass from the sidewalk. Their materials, height, and decorative details contribute to the appearance of the building's facade.



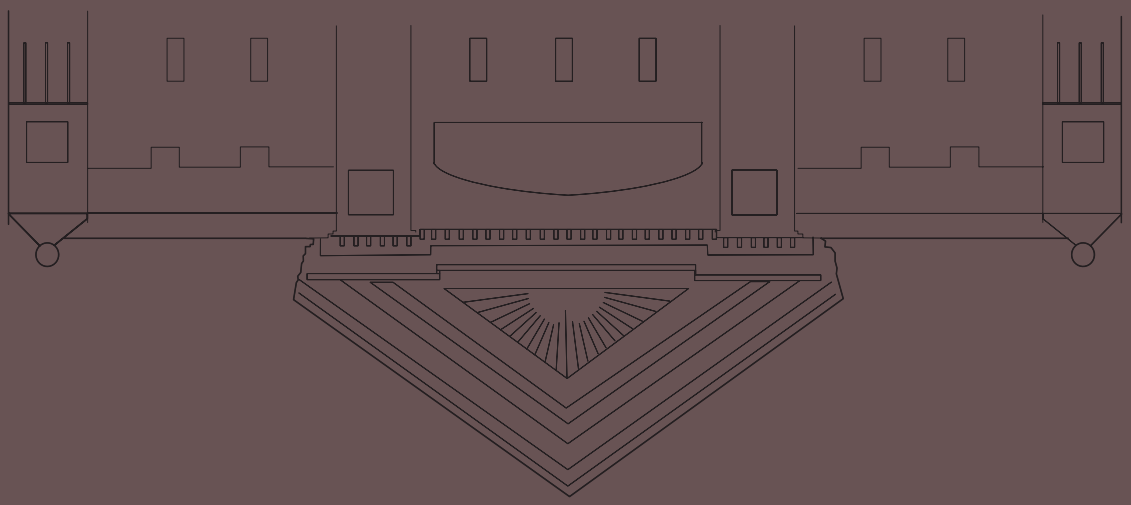
4.-
Exterior storefront bulkhead forming the lower portion of a commercial display window.

8

IN PROGRESS

Appendix

References



LIVINGSTON MONTANA HISTORIC DISTRIC DESIGN GUIDELINES

DRAFT

