



Historical Preservation Commission Agenda

The monthly meeting of the Historical Preservation Commission is scheduled for January 9, 2024 at 3:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. The meeting will be facilitated by Chair Jack Luther.

A virtual option will also be available:

Join Zoom Meeting

<https://us02web.zoom.us/j/89716987776?pwd=bzBZTmJWNWU2R21lZzcrMkM3R1VFUT09>

Meeting ID: 897 1698 7776

Passcode: 293138

Phone: 669-900-9128

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of November 13, 2023 Minutes**
- 4. General Public Comments**
- 5. New Business**
 - A. Design Review- Alpine Peaks Country Store (105 W. Park St., Ste. 5)
 - B. Design Review- Lincoln School (215 E. Lewis St.)
 - C. Design Review- Residence above Livingston Bar & Grille (130 N. Main St.)- this is a request for preliminary feedback on design concept. NO ACTION REQUIRED.
- 6. Old Business**
- 7. Board Comments**
- 8. Adjournment**

File Attachments for Item:

A. APPROVAL OF NOVEMBER 13, 2023 MINUTES



Historical Preservation Commission Minutes

The monthly meeting of the Historical Preservation Commission was held November 13, 2023 at 3:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. The meeting was facilitated by Chair Jack Luther.

1. Call to Order (3:31 pm)

2. Roll Call (video 0:30 minutes)

In attendance: Tom Blurock, Kristin Vanderland, Chair Jack Luther
Staff: Jennifer Severson, Planning Director.

3. Approval of October 10, 2023 Minutes (0:49 minutes)

Vanderland motions to approve October 10, 2023 minutes. Luther seconds. **Motion passes 3-0** (1:50 minutes).

4. General Public Comments

No General Public Comments.

5. New Business

A. Design Review- Western Futures (123 W Lewis St.) (1:53 minutes)

Blurock motions for approval of sign at Western Futures. Vanderland seconds the motion. **Motion passes 3-0** (2:44 minutes).

B. Design Review- Arthur Blank Foundation (121 S Main St.) (3:00 minutes)

Blurock motions for approval of sign at Arthur Blank Foundation. Vanderland seconds the motion. **Motion passes 3-0** (3:41 minutes).

6. Old Business (4:00 minutes)

A. Katabatic Brewery (117 W Park St.) - Sign Code Violation- no HPC review

Severson states that Katabatic needs to have their sign approved by HPC commission, and they need to obtain a building permit.

7. Board Comments

No Board Comments.

8. Adjournment (3:40 pm)

File Attachments for Item:

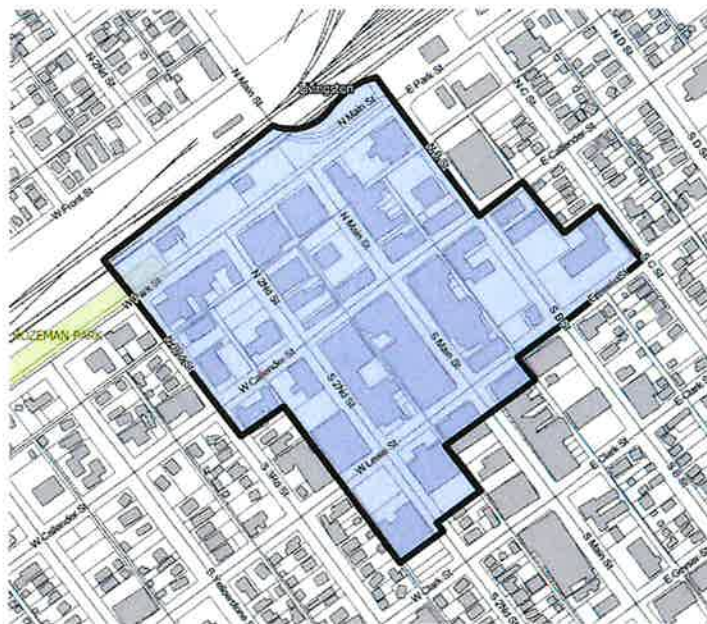
A. DESIGN REVIEW - APLINE PEAKS COUNTRY STORE (105 W. PARK ST., STE 5)

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



City of Livingston Historic Design Review Application Instructions

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



Submittal Requirements:

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

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

City of Livingston Historic Design Review Application Form

1. Applicant's Name: DONNA MOYER PHONE 406-224-7606
info@alpinehoneybee.com

2. Location of Property
Street Address: 105 W. PARK ST. SUITE #5
Business Name (if applicable): ALPINE PEAKS COUNTRY STORE

3. Contact Information
Property Owner RMC Development - Michelle Strykert
Home Address: 105 West Park Street
Livingston MT 59047
Phone Number: 406-333-2085
Email Address: albecondos@gmail.com

Primary Contact/ Applicant
Name: Richard Smith
Address: 815 Hwy 93 South
Hamilton 59840
Phone Number: 406-223-1148
Email Address: resmith2011@rj-development.net

Secondary Contact
Name: Manny Goetz
Address: 2nd Street, Livingston MT 59047
Phone Number: 406-580-4040
Email Address: manny@hommamanager.io

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage Yes No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.
see attached

Lighting Yes No

Show the location(s) of new light fixtures and attach the manufacturer cut sheet. **see attached**

Paint/ Trim Yes No

Show the location(s) of new paint/ trim work on the building and attach a paint sample (digital sample or photo OK). **see attached**

Siding Yes No

Show the location(s) of new siding and attach the manufacturer cut sheet.

Windows Yes No

Show the location(s) of new windows and attach the manufacturer cut sheet.

Other Façade/ Exterior Improvements Yes No

Describe and show the location(s) of additional improvements other than those listed above; provide details for the proposed work and attach manufacturer cut sheet(s) if available for design elements.

NOTE:

- Manufacturer cut sheets must include material and color details. Photos or detailed drawings may be substituted for manufacturer cut sheets.
- This information may be prepared by the applicant; it does not need to be prepared by a design professional.
- If design elements (paint color, siding material, light fixture, etc.) have not yet been finalized, please include all options being considered so they may be reviewed and approved to prevent unnecessary delays in your construction schedule.

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


Applicant's Signature

12.6.23
Date

To be filled out by the Zoning Administrator

Zoning Review Complete? Yes No

Building Permit required? Yes No



EXTENDED BRACKET
SIGN HERE
sign 48" x 48" attached
to metal bracket 9" attached
to building

17" x 14' sign metal with
vinyl lettering. Indirect
hooded lights shining down.



Alpine Peaks **COUNTRY STORE**

large window decals will
be removed





File Attachments for Item:

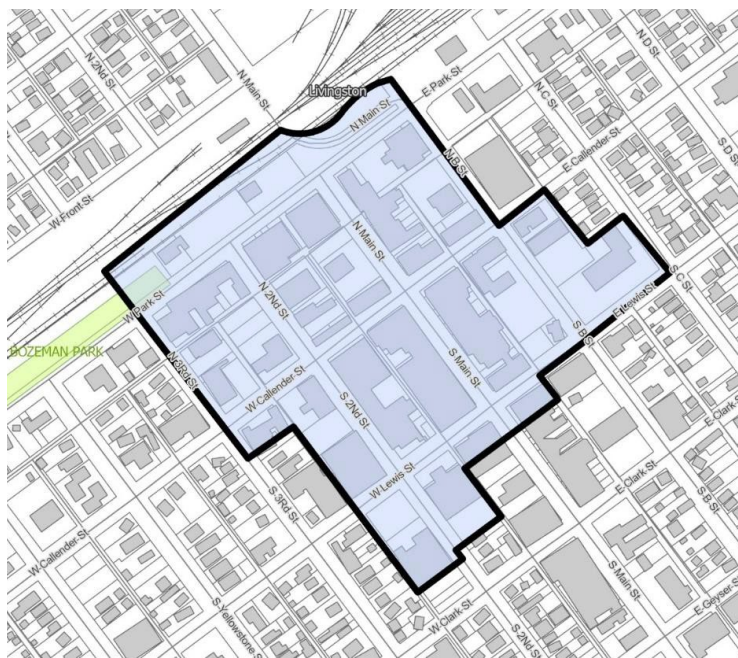
B. DESIGN REVIEW - LINCOLN SCHOOL (215 E. LEWIS ST.)



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

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Submittal Requirements:

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

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Lincoln School Foundation Board of Directors

2. Location of Property

Street Address: 215 E Lewis St., Livingston, MT

Business Name (if applicable): _____

3. Contact Information

Property Owner

Home Address: n/a — The historic Lincoln School is run as a nonprofit with a Board of Directors overseeing the building

Phone Number: _____

Email Address: _____

Primary Contact/ Applicant

Name: Max Hjortsberg, Board Chair

Address: 515 E Lewis St., Livingston, MT

Phone Number: (406) 223-3892

Email Address: mhjortsberg@gmail.com

Secondary Contact

Name: Lucas Schad, Board Vice-Chair

Address: _____

Phone Number: (406) 579-8883

Email Address: lucas@ltsaia.com

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage Yes No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.

Lighting _____ Yes X No

Show the location(s) of new light fixtures and attach the manufacturer cut sheet.

Paint/ Trim X Yes _____ No

Show the location(s) of new paint/ trim work on the building and attach a paint sample (digital sample or photo OK). *Trim only- white painted trim will be sanded and repainted same color white; No brick replacement or painting.*

Siding _____ Yes X No

Show the location(s) of new siding and attach the manufacturer cut sheet.

Windows X Yes _____ No

Show the location(s) of new windows and attach the manufacturer cut sheet.

All facades but the North Facade will have windows replaced- all glass block removed and replaced with historically appropriate windows, gymnasium windows (multi-pane) replaced like-for-like but energy efficient, new storm windows over existing single-pane. See attached pages for exact locations.

Other Façade/ Exterior Improvements X Yes _____ No

Describe and show the location(s) of additional improvements other than those listed above; provide details for the proposed work and attach manufacturer cut sheet(s) if available for design elements.

Entryways- B, C and Lewis Streets- replace metal doors, repair transoms, replace glass block in sidelights. Parapet Restoration- masonry and paint refresh.

NOTE:

- Manufacturer cut sheets must include material and color details. Photos or detailed drawings may be substituted for manufacturer cut sheets.
- This information may be prepared by the applicant; it does not need to be prepared by a design professional.
- If design elements (paint color, siding material, light fixture, etc.) have not yet been finalized, please include all options being considered so they may be reviewed and approved to prevent unnecessary delays in your construction schedule.

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

Max Hjortaberg
Applicant's Signature

1/2/2024
Date

To be filled out by the Zoning Administrator

Zoning Review Complete? _____Yes _____No

Building Permit required? _____Yes _____No

Lincoln School Improvement Program

A presentation for the Historic Preservation Committee
of the City of Livingston



A Brief History of the Lincoln School

Dates	Events
July 1914	Work began on the Central School. Total construction costs were estimated at \$80,000 at the time (~\$2.4 million in today's dollars)
Sept 7th, 1915	Central School opens for classes.
Oct - Dec 1918	Central School was used as a temporary hospital during the Spanish influenza pandemic.
1926	Central School renamed to Lincoln School at the request of the Grand Army of the Republic after President Abraham Lincoln.
1928	Voters okayed a \$45,000 bond issue for an addition to the Lincoln School that included four more classrooms and a gymnasium. (~\$575k in today's dollars)
1947-48	Finally another school built in town - Winans - along with an addition to East Side School. Lincoln School serves as the junior high school.
1967	Park Senior High opens, junior high classes moved to the old high school. West Side School closed. 1971 - North Side School closes.
1974	Lincoln school closes
1970s-90s	Federation of Fly Fishermen took over the school and used it as the headquarters of Fly Fishermen International for many years.
1994	The school district officially transferred ownership of the Lincoln School to the Lincoln School Foundation, a 501c3 nonprofit, which owns the school up to today.



The Lincoln School Today

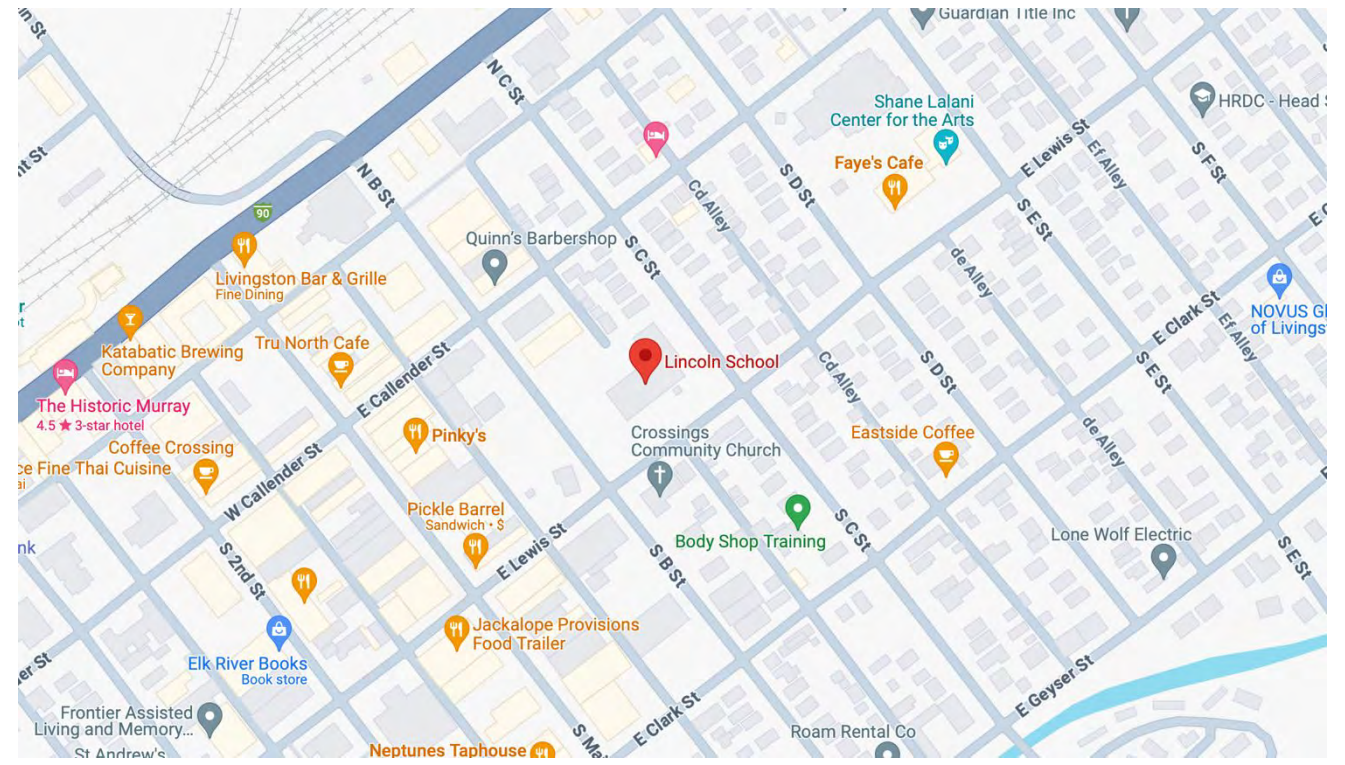
- Owned and operated by the Lincoln School Foundation, a 501c3 nonprofit, with an all-volunteer board including tenants and non-tenants.
- An affordable office space building for nonprofits, artists, creatives, mental health professionals, and entrepreneurs.
- Home to Community Garden and the Lincoln School Farm created by Farm to School of Park County
- Operated at minimal profit to keep costs low for our tenants
- Operated without major fundraising in order to keep community funds focused on the nonprofits we serve



Aerial View of Lewis Street Front of Building with Community Garden and Farm To School Farm

Our Location, Affordability, & Tenants

- Building is located within Livingston's Downtown Historic District and identified in National Historic Register nomination form
- About 16k sq ft of office space
- Many Common Spaces
 - Auditorium on 3rd Floor
 - Large common hallways and entrances.
- Leased at about half market rates or less (per square foot)
- 100% rented out; waitlist of 12+ potential tenants.
 - 6 nonprofit tenants
 - 20 small business tenants, more than half of whom are artists
- The Foundation receives a break on property taxes for square footage rented to nonprofits
- Less than \$100k in bank for rainy day fund



Map of Livingston downtown showing Lincoln School in the block between B, C, Lewis, and Callender Streets

Lincoln School Board and Team

Max Hjortsberg - Chair

Lucas Schad - Vice Chair

Michael DeChellis - Treasurer

Carly Schoen - Secretary

Deborah Kimball Robinson

Katherine Daly

Wyeth Windham

Molly Flynn-Berman

Our Request to the Historic Preservation Committee

Use this presentation submitted in the official minutes as basis for:

1. Reviewing the following list of improvements we're planning to submit to the Urban Renewal Agency.
2. Providing your affirmative and critical feedback on the plan based on your deep historical knowledge and care for our community.
3. Approving, by resolution, this presentation and plan, so we can submit that approval with our URA grant application. (Historic Preservation Board approval is a prerequisite to submitting an application)
4. If you cannot approve now, provide us with the specific changes and enhancements we need to come to the board with to gain approval at the very next meeting.
5. When asking for additional items, please be advised that, for a project of this scale, we do not have the funds to provide extensive drawings of the plans – in fact this is the very first step for us to take to GET that funding.

Lincoln School 2024-2025 Restoration and Improvement Plan

Existing South/Lewis Street Facade



South Facade Proposed Improvements



- **Violet:** Repair parapet cap and repaint white
- **Yellow:** Repaint white trim
- **Green:** Install historically-appropriate storm windows
- **Pink:** Replace glass block with historically-appropriate windows
- **Red:** Replace metal doors with historically-appropriate doors
- **Sky Blue:** Replace windows

Existing East/C Street Facade



East Facade Proposed Improvements



- **Violet:** Repair parapet cap and repaint white
- **Yellow:** Repaint white trim

- **Pink:** Replace glass block with historically-appropriate windows
- **Red:** Replace metal doors with historically-appropriate doors
- **Sky Blue:** Replace existing windows with historically-appropriate windows

Existing North/Alley Facade



North Facade Proposed Improvements



- **Violet:** Repair parapet cap and repaint white
- **Yellow:** Repaint white trim
- **Green:** Install historically-appropriate storm windows

- **Red:** Replace metal doors with historically-appropriate doors
- **Sky Blue:** Replace windows

Existing West/B Street Facade



West Facade Proposed Improvements



- **Violet:** Repair parapet cap and repaint white
- **Yellow:** Repaint white trim

- **Pink:** Replace glass block with historically-appropriate windows
- **Red:** Replace metal doors with historically-appropriate doors

The Historic Lincoln School



Heating System Replacement

- The main heating system is a very old (and very cool!) main boiler that runs on natural gas. It is very inefficient.
- In 2022 it blew a very significant leak.
- Replacement parts are almost impossible to come by. Through the heroic efforts of Core Control, we were able to run the boiler at reduced capacity until present day.
- We will be replacing the unit with a significant upgraded hot water system that uses the same traditional radiators. This upgrade will save SIGNIFICANT energy costs and risks to the occupants.
- We will not detail this aspect of the plan in this presentation, since there are no external impacts with a replacement system.

Glass Block Replacement

- The Lincoln School had many of its iconic windows replaced with glass block for cost savings and insulation.
- This glass block has occupied the Lincoln School for many decades and has degraded significantly due to UV and temperature exposure, looking very dated and bad.
- The glass block is also significantly contributing to the lack of natural light in the common spaces.

Glass Block on West, South, and East Facades



Broken Glass Block Facing B & C Streets



Glass Block Replacement Window Concepts

- Replace with new windows in the style of the original windows in historic pictures. Ideally wood or wood clad, but probably will need to be finished metal for cost.
- Modern features:
 - Double or Triple Pane
 - Opening action when needed or appropriate



Windows on the south facade will match the building's original windows on that face, in accordance with historical images.

Windows on the west and east facades will be elongated versions of these original windows, in accordance with historical images.

Gymnasium Window Replacement

- Original, double hung gymnasium windows are very old and leak terribly, their frames and panes compromised.
- During boiler failure of 2022, we had to board up and insulate the windows to conserve heat in the building.



Original Gymnasium Windows



Replacement Gymnasium Window Concepts



We will replace the original windows with stronger, higher-performance windows with a similar aesthetic.



Disclaimer about these concepts:

- Availability and cost of the doors are to be determined. Designs shown are from WINCO, in the 1150S and 14505 Series.
- We will be as true we can with the options presented to us by modern window manufacturers without making these unaffordable.

Historic Entryway Restoration



B Street, C Street, and Lewis Street metal doors need to be replaced, existing transoms need to be repaired, and surrounding glass block needs to be removed and replaced.

Door Replacement and Entrance Refurbishment – B Street Close Ups



Door, Transom, & Sidelight Replacement Concepts

Historic character will be restored. New doors, transoms, and sidelights will be stained or painted the same dark color.

Modern benefits for safety / efficiency:

- Double or triple pane glass
- Crash bars for emergency exit
- Electronic locks for access control
- Modern heavy duty hinges

Disclaimer about these concepts:

- Availability and cost of the doors are to be determined. Items shown pulled from Transoms Direct and Krosswood Doors.
- We will be as true we can with the options presented to us by modern door manufacturers without making these unaffordable.



Storm Window Installation

Storm windows were installed over the original, single-pane, ground-floor windows to improve thermal performance.

They did not alter the historic appearance of the windows.

We wish to complete that effort for an additional 70+ original, single-pane windows.

Storm windows installed



Parapet Repair and Restoration



- Parapets are a key aspect of the school's Tudor/Renaissance Revival style.
- Parapets are crumbling in some locations—particularly the east facade—and require masonry repair and fresh white paint to remediate the safety hazard they pose.

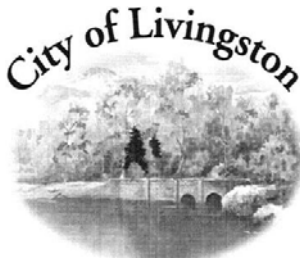
Trim Painting & Exterior Cleaning

- A fresh coat of white paint is sorely needed on the building's peeling white trim.
- The building will be gently washed to keep brick properly maintained.



File Attachments for Item:

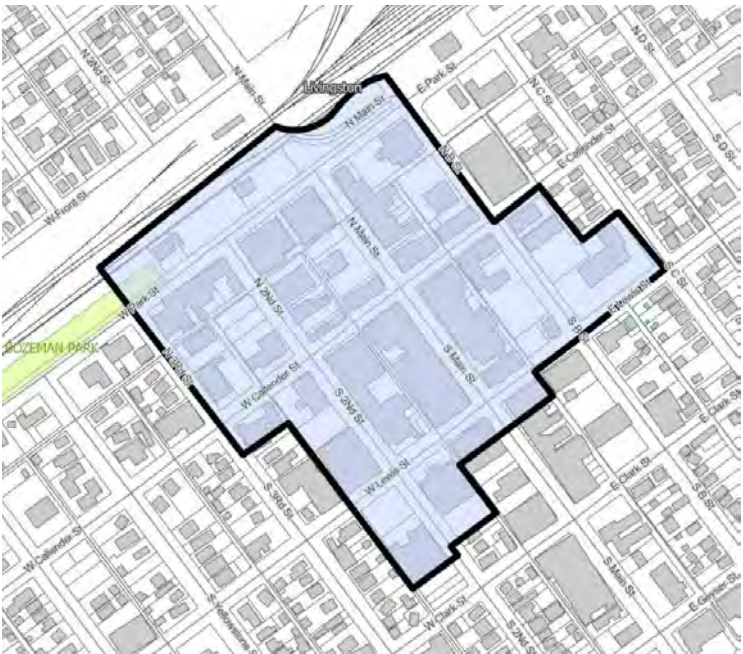
C. DESIGN REVIEW - RESIDENCE ABOVE LIVINGSTON BAR & GRILLE (130 N. MAIN) - THIS IS A REQUEST FOR PRELIMINARY FEEDBACK ON DESIGN CONCEPT. NO ACTION REQUIRED.



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

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

City of Livingston Historic Design Review Application Form

1. Applicant's Name: Nikolas Sirna - NVS Architects

2. Location of Property

Street Address: 130 N. Main Street, Livingston, Montana 59047

Business Name (if applicable): _____

3. Contact Information

Property Owner

Home Address: _____

Phone Number: _____

Email Address: _____

Primary Contact/ Applicant

Name: Nikolas Sirna - NVS Architects

Address: 233 E. Main Street, Bozeman, Montana 59715

Phone Number: 406.351.0585

Email Address: nik@nvsarchitects.com

Secondary Contact

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

4. Project Information- please check all proposed exterior changes (attach necessary details to this form)

Signage _____ Yes No

Provide the following information for each new sign: a diagram of the sign that shows the size, color(s), material and location of the sign relative to the structure as well as how sign will be mounted/ anchored.

Lighting **Yes** **No**

Show the location(s) of new light fixtures and attach the manufacturer cut sheet.

Paint/ Trim **Yes** **No**

Show the location(s) of new paint/ trim work on the building and attach a paint sample (digital sample or photo OK).

Siding **Yes** **No**

Show the location(s) of new siding and attach the manufacturer cut sheet.

Windows **Yes** **No**

Show the location(s) of new windows and attach the manufacturer cut sheet.

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

Describe and show the location(s) of additional improvements other than those listed above; provide details for the proposed work and attach manufacturer cut sheet(s) if available for design elements.

PLEASE NOTE: The applicant is requesting preliminary concept design review at this time to ensure the HPC is supportive of the design, in general. Details will be provided at a future HPC meeting, based on HPC feedback, once the design is finalized.

NOTE:

- Manufacturer cut sheets must include material and color details. Photos or detailed drawings may be substituted for manufacturer cut sheets.
- This information may be prepared by the applicant; it does not need to be prepared by a design professional.
- If design elements (paint color, siding material, light fixture, etc.) have not yet been finalized, please include all options being considered so they may be reviewed and approved to prevent unnecessary delays in your construction schedule.

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


Applicant's Signature

12.29.2023
Date

To be filled out by the Zoning Administrator

Zoning Review Complete? Yes No

Building Permit required? Yes No



COVER LETTER

Historical Preservation Commission

City of Livingston Historic Design Review Application

Project Location – 130 N Main Street, Livingston, Montana 59047

Thank you for the opportunity to present you with the application for our proposed work at the Livingston Bar and Grille Building. In conjunction with our application, I thought that it would be beneficial to provide a brief description of our firm as well as our approach to this project.

While our portfolio of current projects has a more modern aesthetic, our experience is vastly different. Prior to opening our office in Bozeman, I was Principal for a firm in Ohio that worked on historical renovation projects throughout the Midwest as well as working directly with the Nation Park District. In that time, we continuously met and presented to the local Historic Review Boards and implemented the Historic Preservation Standards and Guidelines, as necessary, into our work. We successfully completed projects in many historic towns and villages, including downtown Nantucket, MA. Additionally, we had the luxury of partnering with John Milner Architects on a few different opportunities, which enhanced our practice.

This experience is important because we continue to mindfully approach these historic buildings and look to rejuvenate their history with a well-crafted plan and modern elements that transport them into the present time.

The Livingston Bar and Grille has done a nice job cataloging the history of the façade starting from its origin in 1885. Over the years, this building has hosted many different tenants and slowly evolved its façade over time, but always maintained the integrity of its elevations from Park and Main Street. As we look to activate the second floor and rooftop of the building, as well as provide vertical ADA access to those floors, our goal was to maintain the same visual integrity.

Our elevator shaft and rooftop access are mindfully placed in the floor plan, to provide access to the restaurant and kitchen and to create a new entry foyer to the second floor... but most importantly, because the location is set back from the front façade, it is not visible from



Main Street or portions of Park Street. The only time you experience the rooftop cover or elevator shaft, is when you are driving or walking southwest on Park Street. Very similar to the visual of the existing rooftop mechanical systems and updated coping.

Our proposed new glazing is also only along the Northeast façade wall, which was once the shared wall to the neighboring structure. This should enhance the aesthetic of this elevation that has been reworked and restructured over time... and open up great views of the Crazy Mountains from the second floor.

The new entry door, which is currently the delivery access and emergency egress, will enhance the updated brick façade that faces Park Street. Our hope is to maintain the existing width, depth, and height of the current opening, and update the materials to a more durable and aesthetically pleasing entry. We believe this was the original vestibule to the second floor and hope to bring back some glazing, where a window once was in the buildings original format.

I look forward to meeting and collaborating with the board to bring this project to life. It's important to myself, our team, and the owners to continue to enrich the experience in downtown Livingston, as well as maintain its historic charm.

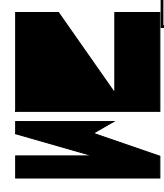
Sincerely,



NIK V SIRNA

Owner | Principal





WWW.NVSARCHITECTS.COM
233 EAST MAIN ST. SUITE #403
BOZEMAN, MONTANA, 59715
406.351.0585

E PARK ST

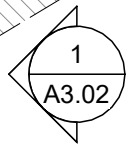


UPDATE EXISTING
PANELING W/ NEW
RESIDENTIAL ENTRY

ROOFTOP ADDITION
VISIBLE FROM THIS
PERSPECTIVE SEE
A5.02

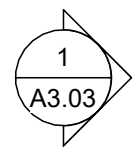
ROOFTOP

(2) NEW WINDOWS ON
ROOFTOP



EXISTING
ROOFTOP

ADJACENT
BUILDINGS



N MAIN ST

LIVINGSTON BAR & GRILLE

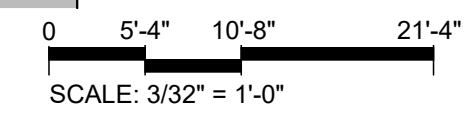
130 N Main St. Livingston, MT 59047

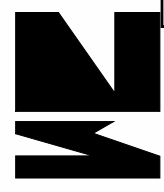
Sheet Title:
PROPOSED FLOOR PLAN

12.28.2023

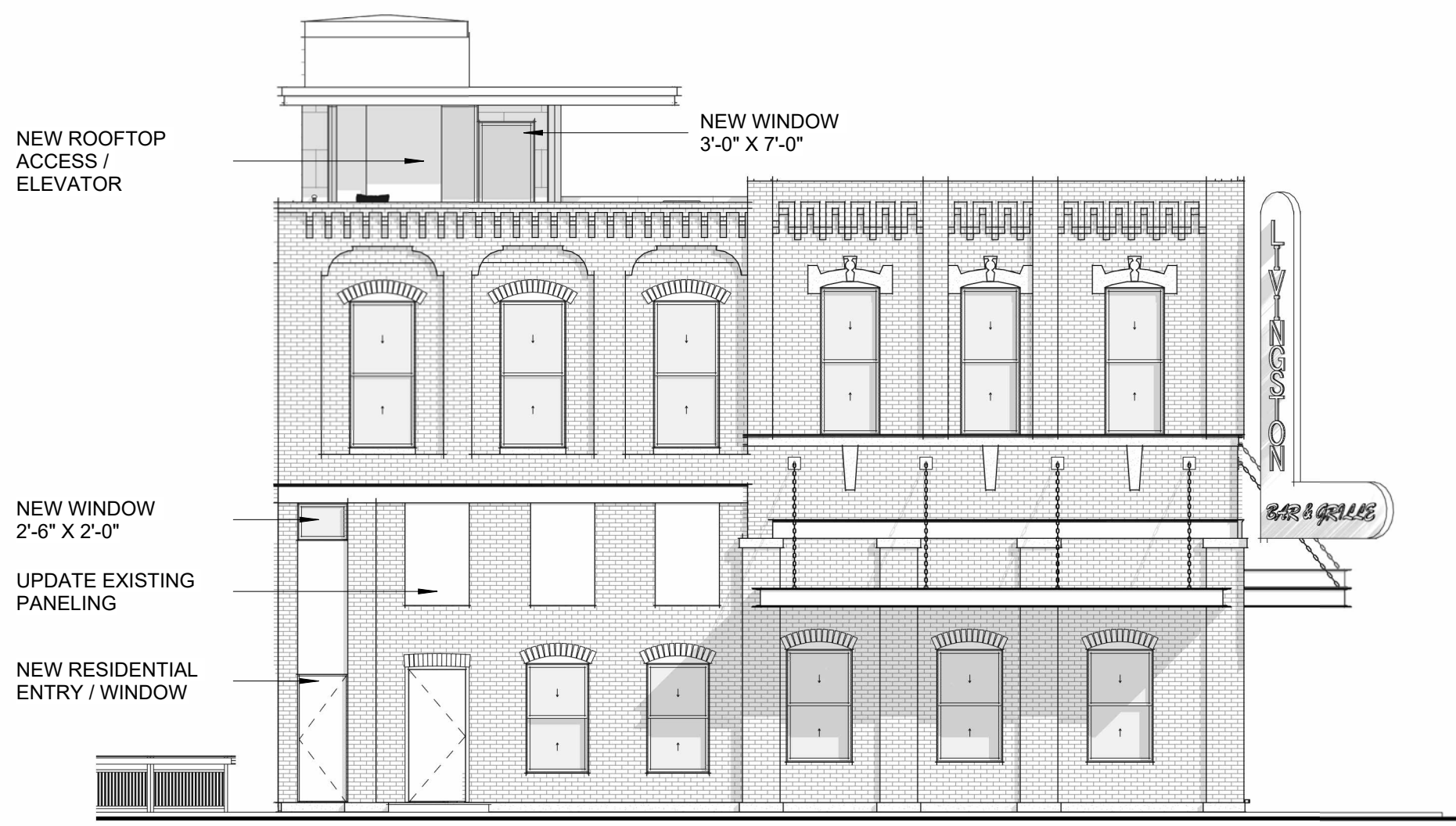
SITE PLAN

3/32" = 1'-0"





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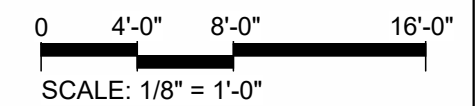
NEW ROOFTOP
ACCESS /
ELEVATOR

NEW WINDOW
3'-0" X 7'-0"

NEW WINDOW
2'-6" X 2'-0"

UPDATE EXISTING
PANELING

NEW RESIDENTIAL
ENTRY / WINDOW



PROPOSED FRONT ELEVATION

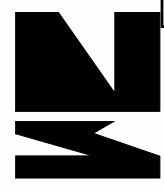
1/8" = 1'-0"

LIVINGSTON BAR & GRILLE

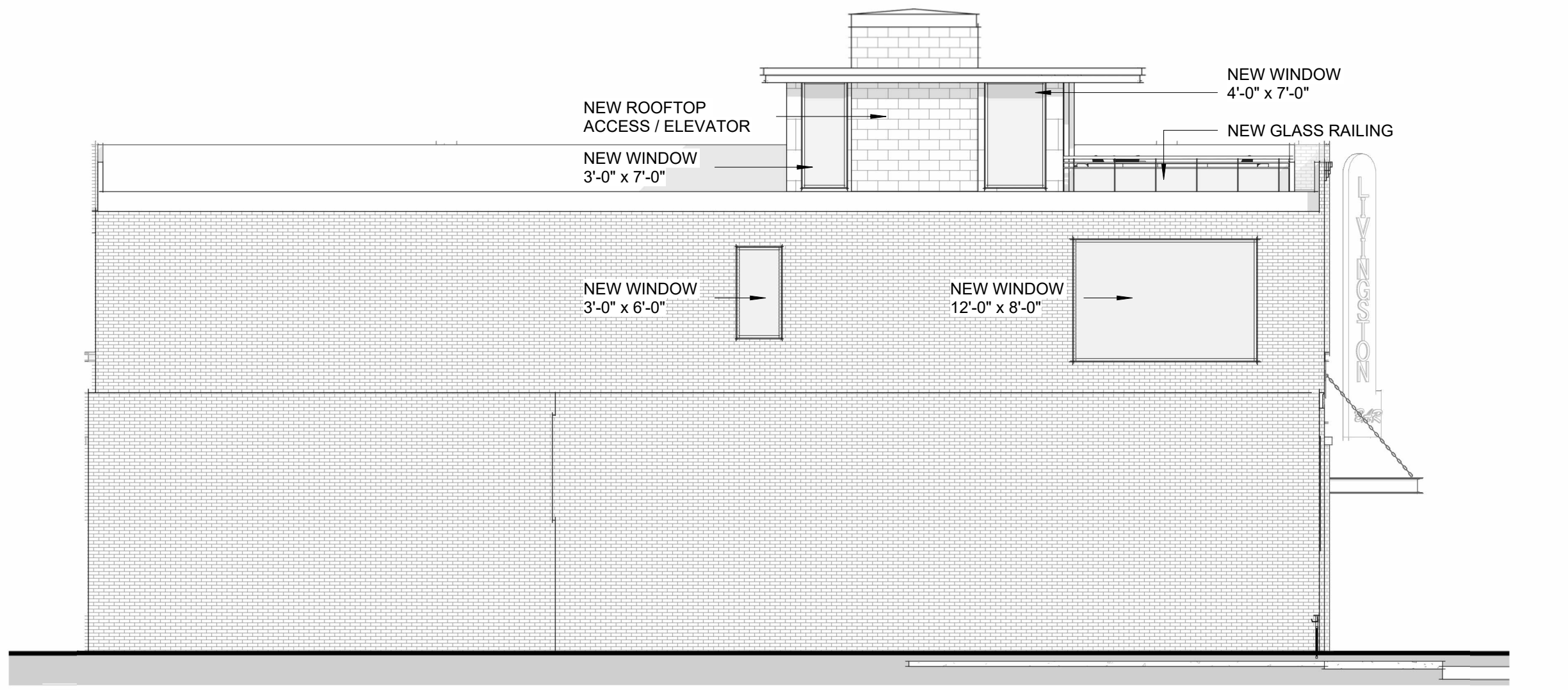
130 N Main St. Livingston, MT 59047

Sheet Title:
PROPOSED ELEVATIONS

12.28.2023

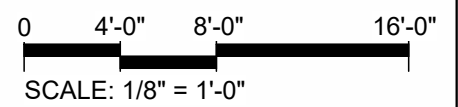


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PROPOSED SIDE ELEVATION

1/8" = 1'-0"

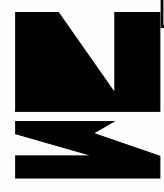


LIVINGSTON BAR & GRILLE

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Sheet Title:
PROPOSED ELEVATIONS

12.28.2023



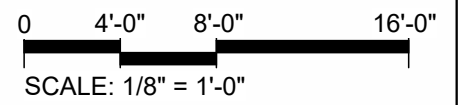
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NEW ROOFTOP
ACCESS / ELEVATOR

PROPOSED SIDE ELEVATION

1/8" = 1'-0"

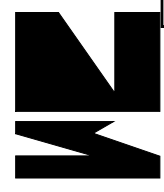


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PROPOSED ELEVATIONS

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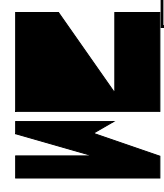


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EXISTING CONDITIONS

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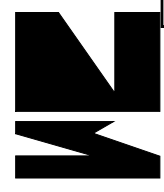


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Sheet Title:
PROPOSED RENDERINGS

12.28.2023



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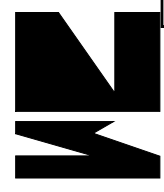


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