



## **Historic Preservation Commission Minutes**

February 6, 2020, 6:00 PM  
City Council Chambers  
140 W. Pine Street, Missoula , MT

Voting members present: Jamie Ryan Lockman, Steve Adler (Professional), Cathy Bickenheuser (Professional), Paul Filicetti, vice-chair (Downtown), James McDonald (Professional)

Regular member(s) absent: Solomon Martin (Alternate 1), Jolene Brink, Chair (At large), Julia McCarthy-McLavery (At large), Bruce Haroldson (At large)

### **1. Call to Order**

Paul Filicetti called the meeting to order at 6:00 p.m.

### **2. Roll Call**

Kendra Lisum called the roll.

### **3. Approval of Minutes from January 9, 2020**

Approved as amended.

### **4. Public Comment**

Kasey Morgan, co-president of Preserve Historic Missoula, spoke on Preserve Historic Missoula's goal to revamp membership and outreach in the community. They have multiple events planned for the coming months.

### **5. New Business**

#### **5.1 Special Presentation - Open Structure for Locomotive #7, Fort Missoula, Matt Lautzenheiser**

Matt Lautzenheiser, the executive director of the Historical Museum at Fort Missoula (HMFM), presented on the open structure for the Willamette Locomotive #7 located at Fort Missoula. He stated that Larry Ingold, train restoration expert, approached the museum and has since spearheaded the restoration. Prior to beginning a full restoration, however, a structure must be built to protect the locomotive. The HMFM has raised the funds, the next step is to apply for the building permit. If the permit is approved, expected completion could be as early as July 4, 2020.

The commission recommended an expedited historical preservation permit.

**5.2 Public Hearing - 101 S Higgins Ave Historic Preservation Permit Application for Alterations to NE Awning and SW Alley. Recommended motion: Approve with conditions the Historic Preservation Permit for the alterations at 101 S. Higgins Ave, Emy Scherrer**

Emy Scherrer, Historic Preservation Officer, presented on the 101 S Higgins Ave Historic Preservation Permit Application for alterations to the northeast awning and the southwest alley.

This historic preservation permit (HPP) was reviewed in December 2017. Nothing has changed in the permit, but there is a two year expiration on the HPP, requiring that it be heard and voted on again for another two years.

The building is located at Front and Higgins and is a part of the downtown historic district. A formal notice for the public hearing was provided in the Missoulian on January 19th and 26th and posted onsite fifteen days prior. In addition, adjacent property owners and interested parties were notified via mail.

Ms. Scherrer reviewed the proposed alterations and the area of work. She provided background on the awning, including what it might have looked like. She talked about the alley alterations, the arcade deck addition, and the windows that will be replaced.

Staff findings and conclusions were that the historical architectural features that distinguish 101 S. Higgins will be minimally affected. The proposed alterations serve to improve working conditions for the building's continued use, yet will be differentiated as to preserve the overall historicity of the site. The proposed alterations have been designed with sensitivity to the individual character of the building. In addition, it meets the criteria of the city's historical preservation code.

The recommended motion is for the HPP to be approved with the following conditions:

1. The project shall comply with all applicable City of Missoula municipal code and building code requirements.
2. Additional mitigation efforts shall include restoration and maintenance for the brick parapet on the north and east elevations.
3. New additions, such as the rear deck, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
4. Any patching and repair shall match the old in design, color, texture, other visual qualities and, where possible, material.

**Moved by:** Paul Fillicetti

**Seconded by:** Jamie Ryan Lockman

Approve with conditions the Historic Preservation Permit for the proposed alterations to 101 S Higgins Avenue.

AYES: (5): Jamie Ryan Lockman, Steve Adler, Cathy Bickenheuser, Paul Fillicetti, and James McDonald

**Vote results: Approved (5 to 0)**

### **5.3 CLG Grant Draft Review: Recommended Motion: Approve CLG 2020 Grant Application, Emy Scherrer**

Emy Scherrer, Historic Preservation Officer, presented on the Certified Local Government (CLG) grant draft review, which is one of the agencies that supports the Historical Preservation Office and the Historic Preservation Commission. (Presentation available on city's website via eScribe).

The grant is from the State Historic Preservation Officer (SHPO). Missoula's Historic Preservation Office is asking for the national allotted amount of \$5,500. Ms. Scherrer reviewed the 2020-21 funding schedule, the grant application, and its requirements, including the scope of work and the work plan. The HPC goals for 2020 will be the same as 2019 with one addition: to focus on climate change as it relates to historic preservation.

The commission discussed membership related to the application. Jamie Ryan Lockman concluded that she will apply for the commission's vacancy, and if awarded, she will resign her current position as alternate.

**Moved by:** Jamie Ryan Lockman

**Seconded by:** James McDonald

Approve the CLG 2020 Grant Application.

AYES: (5): Jamie Ryan Lockman, Steve Adler, Cathy Bickenheuser, Paul Fillicetti, and James McDonald

ABSENT: (4): Solomon Martin, Jolene Brink, Julia McCarthy-McLavery, and Bruce Haroldson

**Vote results: Approved (5 to 0)**

### **5.4 Elect HPC Chair and Vice Chair**

The commission elected a new chair and vice chair for the Historic Preservation Commission for 2020.

**Moved by:** James McDonald

**Seconded by:** Jamie Ryan Lockman

Elect Jamie Ryan Lockman as new chair for the HPC for 2020.

AYES: (5): Jamie Ryan Lockman, Steve Adler, Cathy Bickenheuser, Paul Fillicetti, and James McDonald

ABSENT: (4): Solomon Martin, Jolene Brink, Julia McCarthy-McLavery, and Bruce Haroldson

**Vote results: Approved (5 to 0)**

**Moved by:** Jamie Ryan Lockman

**Seconded by:** Cathy Bickenheuser

Elect Paul Filicetti as vice chair for the HPC for 2020.

AYES: (5): Jamie Ryan Lockman, Steve Adler, Cathy Bickenheuser, Paul Fillicetti, and James McDonald

ABSENT: (4): Solomon Martin, Jolene Brink, Julia McCarthy-McLavery, and Bruce Haroldson

**Vote results: Approved (5 to 0)**

## **6. Old Business**

### **6.1 May Preservation Month/Legacy and Preservation Awards Sub-Committee Update**

The Legacy and Preservation Awards Subcommittee met and developed a plan for promotion and applications. Venues and potential dates were discussed. The awards this year will include the Legacy Business award and the Historic Preservation award. The existing categories were retained, with the exception of the Dorothy Ogg and the Centennial awards, which were combined due to their similarity.

The HPC hopes to vote on the nominations at the April meeting, with the awards taking place in May. The next Awards Subcommittee will be held February 25th.

### **6.2 Building Watch**

Emy Scherrer, Historic Preservation Officer, reported that the Northern Pacific Railroad Depot wants to replace their terracotta tile roof. The proposed roof is a direct replica of the existing tile. They will have to apply for a historic preservation permit.

## **7. Historic Preservation Officer Staff Report & Project Notification**

Emy Scherrer, Historic Preservation Officer, presented her staff report, which included the following:

- St. Francis Church is remodeling their basement interior and replacing the glass block windows on the basement level. They are seeking images of the original windows.
- The 4th Street Condo project was approved by City Council, including the historic preservation conditions.
- 508 S 3rd Street W is currently going through the rezoning process.
- The Memorandum of Agreement for the Rattlesnake Dam Removal has been established with mitigations for adverse effect to historic properties.
- Ms. Scherrer has been invited to present on the adaptive reuse overlay at the National Main Street Conference in Dallas, TX, in May.
- She will also be teaching a seminar on land use law and historic preservation in Missoula in March.
- The Downtown Heritage Interpretation Plan Implementation Committee met on February 5th. The effort will be called "Heritage Missoula."
- The Missoula Downtown Association received a \$10,000 grant from the Department of Commerce for way-finding kiosks. An intern has been hired to begin working on implementation.
- Two vacancies remain on the Historic Preservation Commission. The applications have been extended through February 12th.

- The Moon Randolph Steering Committee met on February 4th and decided to hire a summer intern for 2020.
- Documents have been submitted in support of acquiring the Federal Building through the National Park Service Historic Monument Public Benefit Conveyance program; currently awaiting a decision.
- The Historic Preservation Office has partnered with Missoula's Transportation Division to include the history of Missoula transportation in their long range transportation plan update. A timeline of different modes of transportation through Missoula will be exhibited on First Friday in March at the Unseen Missoula pop-up museum.

**8. Board Member Comments**

The commission welcomed new member Kent Watson.

**9. Announcements, News & Upcoming Events**

The Montana Preservation Alliance roadshow will be in White Sulphur Springs this year on June 11th-13th. Registration opens in February.

**10. Adjournment**

Paul Filicetti adjourned the meeting at 7:03 p.m.