



Historic Preservation Commission Minutes

January 9, 2020, 6:00 PM
City Council Chambers
140 W. Pine Street, Missoula , MT

Voting members present: Jolene Brink, Chair (At large), Cathy Bickenheuser (Professional), Paul Fillicetti, vice-chair (Downtown), James McDonald (Professional), Bruce Haroldson (At large)

Regular member(s) absent: Solomon Martin (Alternate 1), Jamie Ryan Lockman, Steve Adler (Professional), Julia McCarthy-McLaverty (At large)

1. **Call to Order**

Paul Fillicetti called the meeting to order at 6:03 p.m.

2. **Roll Call**

(insert name) called the roll.

3. **Approval of Minutes from December 5, 2019**

The minutes were approved as submitted.

4. **Public Comment**

There was no public comment.

5. **New Business**

5.1 **Masonry Alterations, 200 E Main Street - Special Presentation, Scott Loken**

Scott Loken of Loken Historic Preservation LLC offered a presentation on masonry alterations at this address. The granite steps are fractured and the columns are leaning toward one another. He proposes, beginning on Saturday, to remove part of the American Federal sign. At the steps in front of the column bases, there's fractured stone. Loken will remove one side and use a camera to assess the support system inside. Mr. Loken and his partner Tom Bodet will then restore and replace as needed. There are structure pins in the center of the column. Mr. Loken will have to develop a process to remove the stone and evacuate the cavity. Tom Bodet will design a system to lay the new granite and then put everything back. Loken spoke about the building's history and its connections to Downtown Missoula and western Montana. The project is estimated to take four weeks.

Emy Scherrer, Historic Preservation Officer, explain that Mr. Loken can apply for an expedited permit or one with a public hearing. The work will be a direct replacement, with no physical alterations. No action necessary.

6. Old Business

6.1 AR Eligibility, 508 S 3rd St W - Recommended Motion: Approve 508 S 3rd St W as a Historically Significant Building eligible for listing on Missoula's Inventory of Historic Resources

Emy Scherrer, Historic Preservation Officer, spoke on the application for the Adaptive Reuse (AR) overlay for 508 S 3rd St W. The property is eligible to be included on Missoula's listing of historic resources. The approval of the Historic Preservation Commission (HPC) needed to be on the record to have the zoning changed.

For more information on the application, see HPC minutes from December 5, 2019.

The motion passed.

Moved by: James McDonald

Seconded by: Paul Fillicetti

Approve 508 S 3rd St W as a Historically Significant Building eligible for listing on Missoula's Inventory of Historic Resources.

AYES: (5): Jolene Brink, Cathy Bickenheuser, Paul Fillicetti, James McDonald, and Bruce Haroldson

ABSENT: (4): Solomon Martin, Jamie Ryan Lockman, Steve Adler, and Julia McCarthy-McLavery

Vote results: Approved (5 to 0)

6.2 Missoula Downtown Heritage Interpretation Plan (DTHIP) - Recommended Motion: Approve the DTHIP draft and bring the plan to City Council for implementation

Ms. Scherrer returned this item from the December 6, 2019, meeting. For more information on this item, see the meeting minutes from December 6, 2019. The Heritage Plan Presentation is also available online for the public.

A motion is required to take this item to City Council in March to get a formal resolution of support. In the meantime, the goal is to get support from as many commissions as possible.

The HPC received a \$10,000 grant with an MDA match. The money will be used to place interpretive kiosks downtown.

Moved by: Paul Fillicetti

Seconded by: Cathy Bickenheuser

Approve the DTHIP draft and bring the plan to City Council for implementation.

AYES: (5): Jolene Brink, Cathy Bickenheuser, Paul Fillicetti, James McDonald, and Bruce Haroldson

ABSENT: (4): Solomon Martin, Jamie Ryan Lockman, Steve Adler, and Julia McCarthy-McLavery

Vote results: Approved (5 to 0)

6.3 Legacy Business Awards/May Preservation Month Sub-Committee Planning

Jim McDonald and Jamie Lockman are in charge of the Legacy Business Awards subcommittee. Several businesses have been identified as nominees, including Benson's Farm and the Oxford bar. A newspaper advertisement will be placed to ask for additional applications.

Members suggested having meetings every couple weeks over the next months to organize and plan the awards. Members were encouraged to participate.

6.4 Building Watch: S 4th St E Condo Project, MCPS Admin Building, Fort Hospital

Emy Scherrer, Historic Preservation Office, delivered the Building Watch report. She reported that the Fort Hospital has been sold.

Ms. Scherrer stated that nothing has changed in regards to the 4th Street condo project. There are two interested parties to help move the buildings; there's been a quoted amount of \$38,000 to move them. The developers will put in \$12,500 per building, and the city will provide space for the structures until space opens up elsewhere. The conditions are attached.

Ms. Scherrer reported that public comment is strongly against the project. She stated that in regards to historic preservation, the HPC has done all they can do.

Members commented that the River Valley Church, formerly First Baptist Church, has been sold. The new owners plan to keep the building in its current condition.

7. Historic Preservation Officer Staff Report & Project Notification

Emy Scherrer, Historic Preservation Officer, provided a staff report. See attached document.

Based on the overwhelming public comment of the 4th Street development, Ms. Scherrer met with Council members regarding how to improve the Historic Preservation ordinance.

On December 10th, Mr. McDonald and Ms. Scherrer met with the Preserve Missoula County History grant committee and allocated the remainder of the \$5000 worth of funding.

St. Francis Church at 420 Pine Street will be doing a basement remodel, replacing the glass block windows on the basement level with historically accurate windows. Ms. Scherrer asked for pictures of the original windows.

Ms. Scherrer completed the first mandatory consult under the University Neighborhood Character Overlay for a new house near 228 Eddy. The owners are planning on doing a gable roof and horizontal wood plating, keeping with the neighborhood character.

The Memorandum of Agreement for the Rattlesnake Dam removal has been established with mitigation for adverse effect to historical properties. The demolition is scheduled for mid February.

The Unseen Missoula committee met on January 8th. Two interns have been secured for spring. The tours have been sold out. Ms. Scherrer is planning on developing the website so it can be a resource for Missoula history, ideally as a separate site from the City's website.

The MDA received a \$10,000 grant from the Department of Commerce for wayfinding kiosks. An intern has been secured to begin working on the Downtown Heritage Interpretation Plan. The final draft will go to City Council/County Commission for a formal resolution of support in March.

Five members of the HPC have termed off, and Council has not scheduled interviews yet. Chair and Vice Chair voting will take place in February. There are five applicants, two of whom are new to the Commission.

Ms. Scherrer is working with organizations to acquire the Federal Building through the National Park Service Historic Monument Public Benefit Conveyance program. All documents have been submitted; she's awaiting a decision from the federal government.

Ms. Scherrer is beginning work on an update to the 2035 Growth Policy, which will review current language on historic preservation.

An historic transportation display is being created on the history of Missoula transportation in the Transportation Division's update to the transportation long-range plan.

8. Board Member Comments

Jolene Brink will not be returning as chair of the commission. She expressed her appreciation to the HPC.

9. Announcements, News & Upcoming Events

No announcements, news, or upcoming events.

10. Adjournment

Jolene Brink adjourned the meeting at 6:44 PM.