



the LIVINGSTON
DOWNTOWN
ASSOCIATION

CITY OF LIVINGSTON
SPRING CLEAN UP
WILL START MAY 5, 2003 IN THE SOUTHEAST AREA OF TOWN.

NOTICE

TRASH TO BE REMOVED WILL ONLY INCLUDE THE FOLLOWING:

DIRT, ROCKS, CONCRETE, ASPHALT, BRANCHES, BRUSH, TIRES, WITHOUT RIMS, BOARDS, WOOD, SHEETROCK, CARPET, WINDOWS, SHINGLES, TOILET.

NOTE: LAWN RAKINGS MUST BE BAGGED & PLACED WITH GARBAGE.

TRASH THAT WILL NOT BE REMOVED INCLUDE:

APPLIANCES, METAL, CAR PARTS, FURNITURE, PAINT CANS, PAPER, PLASTIC BAGS, BOXES, GRASS, MATTRESSES.

THESE ITEMS SHOULD NOT BE PLACED IN THE ALLEY FOR REMOVAL.

Building on South Main, and the East side



The Pastime in Present Time
See page 4-7 for the story.

newsletter

DOWNTOWN LIVINGSTON • IT'S FUN AND FREE!!

Operation Downtown Clean Sweep - May 10th

The Livingston Downtown Association is sponsoring its annual Clean Sweep

on Saturday, May 10th.

- Beginning at 9:00 in the morning and continuing throughout the day, merchants, building owners, and volunteers will don Clean Sweep T-shirts, paint brushes, window squeegees, brooms and shovels...whatever it takes to give a new fresh look to downtown Livingston.

We are looking for projects for the day...we already have several including the front of the American Legion on B Street, the Moose

of the Lerhkind Building at Park and B Street. These will be painted during the day. Nevins Glass has generously donated many gallons of paint base which only needs to be tinted. Contact Joel at Crazy Mountain Cabinetry to reserve paint for your project. Remember paint colors need to be approved by the Historic Preservation Commission before they can be used. Call Jim Woodhull at 823-6006.

The fire department will be washing down the sidewalks and streets the evening before to prepare for this project. The City will be picking up trash as part of its annual clean up day.

Lunch will be provided by downtown restaurants for the volunteers.

For more information, to suggest a project or to volunteer call Bobby Park's office at Edward D. Jones at 222-7170 or Dan Kaul.

**It's a Party
and a Dance!**

Free To All!

**May 15th
at the Elks.**

See story page 3



The Livingston Downtown Historic District

by Linnea Pritchard, Historic Preservation Commission

The historic business district of Livingston is the heart of our City. Reflecting our cultural and historic past, it creates a sense of time and place which draws residents and visitors alike. The National Register Livingston Downtown Historic District was created in 1982 to help preserve this historic character and to encourage the maintenance and enhancement of our downtown.

The Historic Overlay Zoning Ordinance is designed to promote and protect historically significant structures, sites and natural features. Your business or building, whether a small storefront or a turn-of-the-century brick structure, is an important element of this historic streetscape. As part of the Downtown Historic District, it is important that you consider your building's unique characteristics when planning façade alterations and/or improvements.

The Livingston Historic Preservation Commission is a City-appointed nine member committee. One of our responsibilities is serving as a Design Review Board which administers our Downtown Historic District.

Comprised of residents of the community who are knowledgeable in historic preservation-related disciplines such as architecture, history, planning and construction, the Historic Preservation Commission is an arm of the Livingston Planning Department and derives its governing authority from the Historic District Overlay Zoning



A *REALLY* bad example of signage! Shortly hereafter the Historic Preservation Committee closed this business for bad taste and flagrant violation of preservation rules and regulations. (Original building at 101 south Main-A bar and Cafe owned by Gus Olson: Demolished June 21, 1916.)

Ordinance. It is necessary for our Board to review all projects affecting the exterior appearance of a building or structure including work not requiring a building permit to insure that the proposed work is in keeping with the historic character of the existing structure. In practice, discussions with the Board should result in solutions which meet both preservation and project needs. Proposed work can begin only on the issuance of a Historic District Review Certificate. The basis for all such review is those guidelines provided in the publication "Secretary of the Interior Standards for Rehabilitation."

We are here to assist you with your façade improvements and/or restoration. Although the Commission is concerned only with the exterior of the building, we can often make helpful suggestions regarding interior restoration or remodeling. You are always welcome to schedule an informal meeting to learn more about your historic structure and receive helpful ideas during your planning stage.

IT'S A PARTY! MAY 15TH BLUE GRASS NIGHT

When the Livingston Downtown Association says it's free and fun..it is. And just to show you and kick off the summer season, there's a Blue Grass Night of fun and dance on Thursday, May 15th at the Elks Club.

Loosely combined with a business meeting, we plan to briefly discuss downtown business opportunities, advertising and marketing plans, membership and community relationships...and then party!

There will be a silent auction with prints from local artists, gift certificates from downtown business, first edition books from local writers, a float trip from local guides, and more!

We will also be offering raffle tickets for a Chatham Lithograph, Parks Reece Lithograph, and a Truex appliance (to be determined). (Raffle drawing will take place at the Livingston Roundup Rodeo.)

After the business festivities which we promise will be short, sweet, and possibly amusing, we bring on the band and swing into the evening.

We plan to have fun and hope that you will join us.



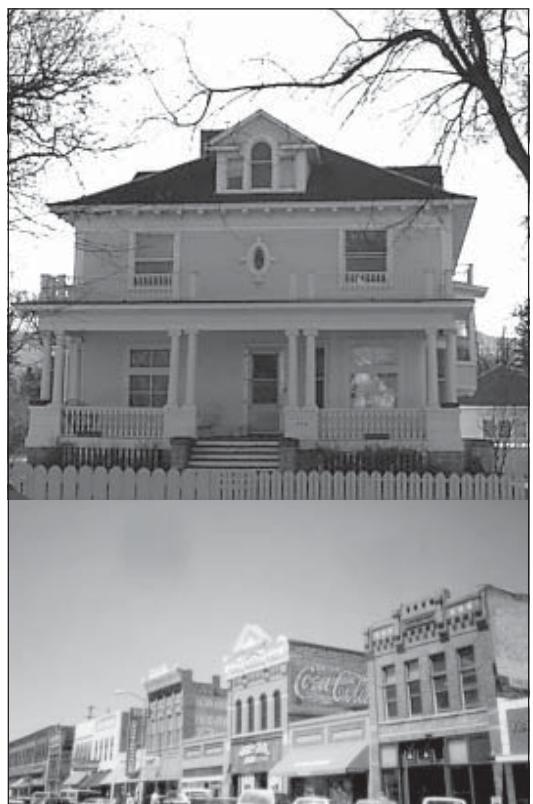
**CALL BOBBY PARKS AT 222-7170
FOR MORE INFORMATION**

Downtown Historic District Walking Tour Brochure Planned

A new walking tour brochure for the Historic District of Livingston is in the works. Since January, the Livingston Historic Preservation Brochure Committee is pulling together the best elements of previous walking tours and coordinating with other interested organizations to provide tourists and townspeople with an enjoyable, informative guide to the fascinating places in Historic downtown Livingston.

One of the elements in the brochure that has not been included before will include the relationship of each of the historic buildings to the overall evolution of the community. The plan is to have the brochure available to interested parties by the end of May. The Historic District Walking Tour will become one of the loops in the Montana's Heritage 89 Trail corridor project currently underway.

For more information on the brochure or financial donation toward its publication, please call any of the Brochure Committee members: Patricia Grabow 222-5214, Linnea Pritchard 222-6030, Cloe Auerhammer 222-6263, Doris Whithorn 222-7956, Patty Miller 222-6564.



The Pastime in Present Time

by Bob Ebinger

A dramatic facade transformation occurred last fall with the historic restoration of Dan Sundling's commercial building on the corner of Main and Callender. Preliminary investigation had revealed that the original windows and glass transom (the area below the storefront cornice) had been permanently removed. Using original photos and postcards Dan Sundling and architect Larry Raffety were able to visually reconstruct the 1920s streetscape façade. The first step to restoration was the removal of the drab dryvit (foam insulation)



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This Haberstroh postcard shows a substantial brick building, which became the home of Franks Men Clothing in 1925. From the mid-1950s the business was owned by Don Latsch, George Bryan and Clark "Cook" Volberding until they consolidated it with Progress Clothing in the late 1960s.



Above: Streetscape before facade restoration

Left: Discovering a forgotten granite Column

Below: Vacant and waiting restoration



tion and acrylic stucco) wall surface and rock & mortar transom finish. The original size windows were framed out and tinted glass windows and a glass transom were mounted in place. To satisfy current requirements, an ADA door was installed at the corner. Unlike the historic photo postcard showing a low slung awning mounted below the transom, the new awnings were placed above the transom due to safety requirements. Carrera marble slabs mounted on the base panels complete the streetscape façade.

Discovery is one of the wonderful aspects of a restoration. During demolition a granite column matching the corner column was exposed on the building's south end. Further evidence



Boarded up after dryvit removal.



Constructing the recessed doorway.

revealed this column marked the position of a long forgotten entrance. Consequently, it was decided to keep the column exposed by constructing a recessed area to infer the past opening onto the street.

The re-establishment of the glass transom is an interesting restoration detail since many of the original glass transoms in our historic district have been removed, covered up, or altered in some non-historic manner. Originally, these transoms were

far from merely an aesthetic addition to a storefront façade. These 4x4 (6x6) single glazed glass poured tiles had a faceted back which angled natural light deeper into the building. These tiles had different patterns (rippled, faceted, etc.) often with a design such as a leaf or star. Check out the original transom above the Frame Garden Gallery to see a secondary pattern on the tiles outside surface.

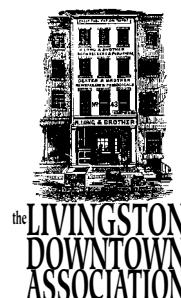
Unfortunately, to duplicate these glass tiles is usually cost prohibitive, if you can find a manufacturer. And this does not even include the leading process necessary to produce the glass panels. Sometimes the restorer can design the restoration so that tiles can be stolen (borrowed) to

continued next page



Above: Framing the transom and windows

Left: Work continued on the transom.



replace broken parts. In the case of the Vision West Gallery building, a plain glass panel insert with the name of the store was centered above the door. The tiles removed for this signage were then used to replace the broken glass tiles on the other panels. In cases where the original glass transom is still in place and additional thermal insulation is desired, a second layer of glass can be installed over the entire transom.

In the Sundling restoration a clever simulation technique was used. Insulated glass units or panels (two panes sealed) were used to provide better thermal insulation. The outer layer inside surface is a pattern glass. Lead stripping with adhesive backing was applied to the smooth outer surface to simulate a 4x4 leaded design.

Dan Sundling is to be congratulated for such a dedicated restoration of his historic downtown building. Several other business owners are planning façade improvements to their storefronts.

Doug Truex, Truex Furniture and Appliance, is using original architectural drawings in his restoration project to replace the windows on all three stories facing Main Street. He is also exploring the feasibility of removing the diagonal metal panels covering the transom.

With careful research and planning, restoration can be informative, financially rewarding, and a lot of fun.

The Pastime in Present Time



*Photographs courtesy of
Doris Whithorn
Dan Sundling
Bob Ebinger
Larry Raffety*

Keeping up appearances.

Painting can be one of the most dramatic improvements you make to your building. Choosing the right combination of colors can unify the building elements within the facade as well as relate the building to others on the street. Three colors are sufficient to highlight any facade.

The base color appears on the upper wall and piers flanking the storefront. Often, this color will be natural brick, and will not require paint. If the building has been painted, a color should be selected that relates to the surrounding buildings.

The major trim color defines the decorative elements of the building, tying together the upper facade trim and

the storefront. The trim color should complement the base color. If there is a natural stone or terra-cotta trim on the facade, it should serve as a trim color. Major trim elements include the building cornice; storefront cornice; window frames, sills and hoods; and storefront frame, columns and bulkheads (including aluminum framing).

The minor color should enhance the color scheme established by the base and major trim. Often a darker shade of the major trim can be used to highlight the window sashes, doors and selective cornice and bulkhead details. Care should be taken not to over decorate the facade.

Color also can be used to minimize facade problems visually. A poorly patched

and repointed wall is not as noticeable when it is painted; a missing upper cornice can be recreated with one-dimensional paint scheme; and inappropriate materials can be made more compatible with paint color.

Historic color schemes varied by availability of pigments, the stylistic preferences of a particular period and by regional differences dictated by climate. To get an idea of which colors were appropriate to your building, use a sharp pen knife carefully to scrape away the layers of paint from small areas where the base color and trim colors may have been. Lightly sand the scraped area and wet the surface. These colors can serve as a guide when choosing new colors.

- MINOR TRIM**
- WINDOW SASH
 - DOORS
 - STOREFRONT FRAME
 - SMALL DETAILS ON CORNICES, WINDOW HOODS AND BULKHEADS



- MAJOR TRIM**
- CORNICE
 - WINDOW CAPS
 - WINDOW FRAMES
 - STOREFRONT CORNICE
 - STOREFRONT COLUMNS
 - BULKHEADS

- BASE COLOR**
- WALL SURFACES
 - STOREFRONT PIERS



On the left is an original transom and on the right is the restored version.





the LIVINGSTON DOWNTOWN ASSOCIATION

Keeping Up Appearances

The appearance of any downtown is the result of an evolutionary process in which buildings either stay the same, are altered, or are completely replaced. This process is continuous and inevitable, but its success or failure depends on how sensitive any changes made are to the existing framework of buildings.

A typical Main Street facade, as that found in Livingston, inherently exhibits some basic qualities resulting from its architectural style, as well as its construction materials and composition.

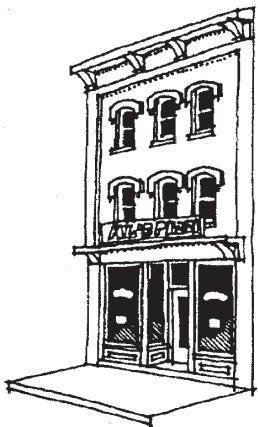
Sensitive change accepts these facade qualities and builds on them. The result then is a harmonious blending of new design elements within the existing facade.

Insensitive change, on the other hand, ignores and often eliminates the design qualities of the original building, and creates an unnecessary clash between old and new.

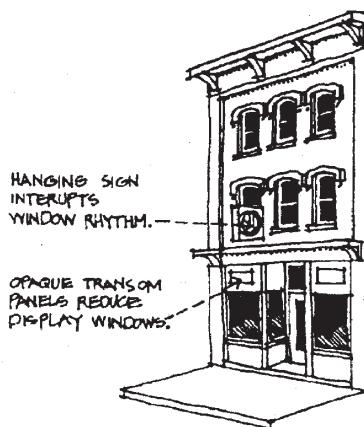
Changes can be made gradually, but they have a cumulative effect on a building's appearance. While some alterations are hardly noticeable, change upon change over the years can completely ignore or destroy the original facade.

The series of drawings presented below show how a typical individual building facade might have been changed over time.

1. THE ORIGINAL FAÇADE—
THE VISUAL RESOURCE



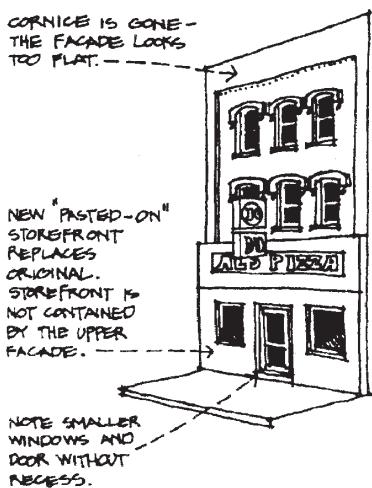
2. MINOR FAÇADE CHANGE



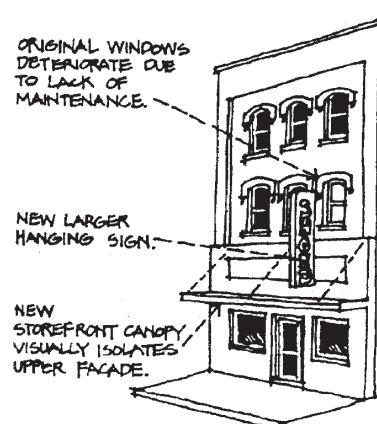
3. MORE MINOR FAÇADE
CHANGE



4. STOREFRONT
REMODELING—
THE FAÇADE LOOKS
CUT IN HALF.



5. MORE STOREFRONT
CHANGE



6. ANOTHER STOREFRONT
REMODELING

