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ADAPTIVE REUSE LIVINGSTON, MONTANA, 1979

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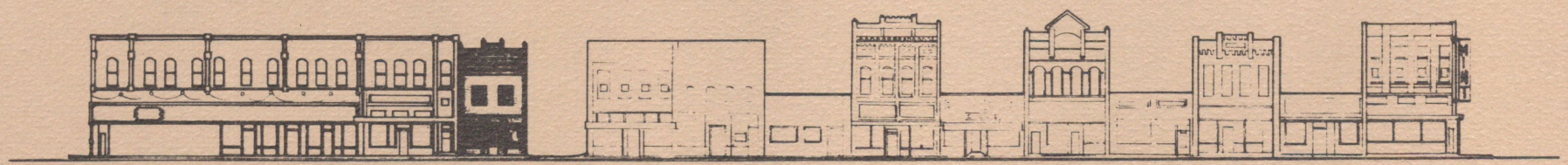

# I.Orschel Bro. Building: a Renovation

LIVINGSTON, MONTANA
design by: k. michels

# ADAPTIVE REUSE LIVINGSTON, MONTANA
# 1979

By

Kirk Michels

An undergraduate thesis in Architectural Design
submitted in partial fulfillment of the
requirements for the degree

of

BACHELOR OF ARCHITECTURE

APPROVED:

John N. McHaas, Jr.
Thesis Advisor

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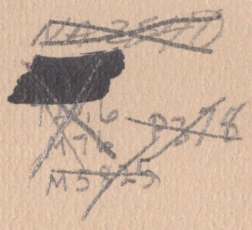
MONTANA STATE UNIVERSITY
Bozeman, Montana

May 1979



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ACKNOWLEDGEMENTS:

It should be noted that this thesis represents the culmination of a period of academic training at the School of Architecture, Montana State University. Only a portion of that training can be exhibited here, but credit for the education must be extended to the individuals comprising the faculty which taught the classes in the curriculum between Autumn 1973 and Spring 1979.

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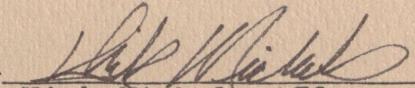
Signed 
Kirk Michels '79

# PREFACE

THESIS - the·sis, thē'sis, n (L., Gr theses, a setting or laying down, thesis, tithenai, set, put; akin to E.do.)

A proposition, statement, or assertion laid down or stated, especially one to be discussed and proved or to be maintained against objections; a subject propounded for a college composition or essay itself; a dissertation, as one presented by a candidate for a diploma or degree.

THESIS STATEMENT: Removal or Adaptive Reuse, A Case Study Livingston, Montana 1979

The purpose of this thesis is to comprehensively demonstrate the acquired knowledge of five years of architectural training, with focus on a particular architectural undertaking, Adaptive Reuse.

It is my intention that the product of this investigation shall be a useful reference tool for those individuals seriously considering adaptive reuse. In addition to being a guideline to approaching adaptive reuse as a project, it is also my hope that the argument built for adaptive reuse will enlighten and encourage a greater interest in this aspect of architecture.

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# INTRODUCTION

At the time of this writing, Livingston, Montana is only three years away from its centennial celebration in 1982. The centennial of Livingston, much like the centennial of America, will likely bring a flare of nostalgia to the city. Undoubtedly, it will manifest itself in parades, fireworks, celebration, commercial gimmicks, and a multitude of other sales and events. Whether the people of Livingston be enthusiastic or disinterested with the centennial, it will cultivate in them an additional awareness of change, progress, deterioration, growth, and decay that has affected Livingston during the past 100 years.

Through media publications, people may recall the Hefferlin Opera House, or the Albemarle Hotel with their grand street scale. The lots which these fine structures occupied are the sites of the Guest House Motel and the First Security Bank of Livingston parking lot. It is the contrast between the new urban language and the original structures remaining in downtown Livingston that will be examined in the portion of this thesis entitled 'Removal vs. Adaptive Reuse'.

In addition to this polemic, the thesis will focus on a particular original structure, the I. Orschel

Introduction Continued

Brothers Building, 1883, as an adaptive reuse project 1979.

It is intended that this book may be used as an outline to follow when approaching an Adaptive Reuse project, and for the benefit of the investigative individual, an extensive reference table has been compiled and published to aid in locating additional data.

Respectfully,

Kirk Michels

## REMOVAL vs. ADAPTIVE REUSE

There is substantial evidence to verify the increase in adaptive reuse in America.[1] This increase may be attributed to various factors. One factor may be a rising desire in Americans to preserve the past, the nostalgia craze. The psychological implications behind this are a study in themselves.

With rising land cost and inflationary times such as today, the economic potential of adaptive reuse must be considered an important factor. The Economic Benefits of Preserving Old Buildings, a book by The Preservation Press, 1976, is an in-depth study of the development, execution, and feedback focusing on 'Pioneer Square' in Seattle, Washington. The study includes initial groundwork for private investors, financing, generation of public interest, searching for local and federal funding, and even includes rehabilitation costs per square foot, with projected investment returns. These statistics substantiated the advantage of adaptive reuse for the Seattle Central Business District. In addition to Pioneer Square the book briefly covers several other major restoration districts in various

---

[1]See Reference Section

cities such as Laramer Square, Denver; Trolley Square, Salt Lake; Giradelli Square, San Francisco.

Energy Conservation, a major concern in the architectural field, can be considered an advantage in adaptive reuse projects.[2] Traditionally, reuse has required less raw material per square foot than new construction.[3] Indirectly this means less raw energy is expelled to reuse a structure due to less energy consumption in the production of raw materials.

The federal government involvement creates an incentive for rehabilitation and reuse projects. Presently the federal government has several branches of the Department of Interior that deal specifically with preservation and rehabilitation.

In publications put out by various departments, information is available that cites federal grant-in-aid

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[2] See federal program section, "Conserving Energy in Historic Buildings".

[3] "Rehabilitation projects are as high as 75% labor intensive, compared to 50% for new construction." Economic Benefits of Historic Preservation vs. Dept. of Interior, May, 1978.

programs established for adaptive reuse.[4] Recently established tax incentives[5] have increased the advantage of reuse vs. new conservation.

Assuming, the increase in public interest and increase in published material over the past 10 years, indicate an increase in the actual number of reuse projects. If we evaluate the various factors mentioned that have contributed to this increase, the basis for the increase appears to stand on solid footings, i.e. preserve vs. "throw away", sound economics, conserve vs. consume, federal involvement which in a democracy as ours means "For the people, by the people". In other words, the benefit of public support dollars. The potential for adaptive reuse is virtually unlimited. Each year the potential increases as businesses change location or the central business district (CBD) loses its footing to suburban shopping malls. With insight and sensitivety toward preservation an architect equipped with serious background in adaptive reuse is prepared to undertake the problem of the redundant buildings of a CBD.

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[4] Federal Document "Historic Preservation Grants-in-Aid for Acquisition and Development Projects".

[5] Federal Document "Tax Incentives for Rehabilitating Historic Buildings".

Removal vs. Adaptive Reuse

Politically speaking, he is a valuable tool for the main street businessman who is seeking professional consulting for his property in the CBD.

Aside from the fact that there is an economic potential for architectural employment related to adaptive reuse, another equally important issue is the quality of our urban environment for today and the future.

A city is made up of various components that combine to form the urban environment. Streets, homes, business districts and churches are among a few of the parts that comprise a typical city. When one experiences a city visually, often it is difficult to tell the original fabric of the city. During the course of time, cities change partially due to deterioration and replacement. Some cases due to lack of interest in an area which may prompt urban renewal of normally solid, but older structures. The ongoing idea of "modern" society may be blamed for destroying the original fabric of many CBD's that once exhibited scale and continuity, but now exhibit a random and piecemeal collection of unrelating forms.

Consider the hypothetical case where the proprietor feels that his street image doesn't exhibit his progress-

ive business views. Therefore, in order to "modernize" his store and increase his selling potential to that modern society, he makes the decision to give his present store a face lift. These individual facade remodels occur periodically and because they are part of an ongoing motion, the building materials available to make these alternations are constantly changing, thus changing the street scape from one of a relatively simple traditional vocabulary to one of fadish jargon.

This is the basis of argument for Case I. As soon as the first proprietor lost sight of the potential in restoring rather than altering the existing facade, a quality of the streetscape was destroyed. This owner probably wasn't aware that when the block was built there existed a common craftsman language. His alteration however, established a precedence for change. From this point on, each store owner may question whether his street image is contemporary enough to attract the business he desires. The motivation behind the facade alteration unfortunately is derived not from an aesthetic consideration, but from a capital gain standpoint. This in turn affects the aesthetic decision in an adverse way. That is - how can we make this facade

attract business for our business instead of considering the facade as a business entity that is a part of the block of business entities collectively comprising the whole.

Therefore, to avoid future insensitive alterations, restore the facade rather than replace it. Eventually, this practice may awaken the other proprietors to the collective mind of restoration of the CBD for the purpose of rekindling the business activity in the CBD.

Case II. The alternative to rehabilitating the CBD is urban renewal, or the suburban shopping mall. For example, in the City of Bozeman is the Buttrey's Shopping Center, a typical shopping center of the '60's. Originally it had a scale when it was constructed. A scale of large sprawling mass, single story cinder block boxes with snap-in-place pre-fabricated metal and glass store front and the front walk covered by an overhang to which is attached the signage for the stores. Surrounding this 'L' shaped cluster of stores is a gigantic parking lot. One gets the feeling he is entering a demolition derby event each time he drives into the parking lot and attempts to dodge random traffic to get to the stores. No matter how well the diagonally wood

sided cornice band is done, the presence of this type of progress can only continue to destroy the public aesthetic for good architecture. The outcome then becomes an issue between quality of our built environment versus convenience. The solution to this problem may be to re-evaluate traffic flow patterns and parking areas in our CBD's, thus enabling the rehabilitation of quality buildings and offering the customer convenience. Throw away the parking meters and form a CBD coalition to provide for maintenance if that's what it takes. Reuse and re-evaluate before you remove.

Case III. Traditionally the CBD of a city has been located within the heart of the city surrounded by a residential area. In addition to this easy pedestrian access, the CBD generally has a certain number of individuals permanent and transient, who make the downtown their residence. CBD's have a variety of activities that exhibit life and identity to those who live, work, and shop there. For instance, executive offices are rarely intermixed with a shopping mall, and hotels, fraternal clubs, apartments, and banks are all familiar sights in a CBD, but are rarely seen in a shopping center in this region. Without these various places of human

activity, the shopping center continually has a change in users. The CBD on the other hand, has an established group of users in addition to its shoppers. Many elderly people enjoy the visual entertainment of the downtown from the window of their favorite cafe, bakery, or tavern. Another benefit is the availability of a wide variety of activity within easy walking distance for the inhabitants of the CBD.

The argument for reuse versus new construction in this case becomes one for quality of life for the user. That is the CBD exhibits personalization and identity (inclusion) where as the shopping mall tends toward impersonalization (exclusion).

Case IV. The final case to consider is an all encompassing one. To begin, we will consider the progress of technology and mass production. As mass production and prefabrication became the accepted standard of construction, craftsmanship suffered a continual decline which can be attributed to the economic feasibility of the profession. With this decline in craftsmanship a new vocabulary of building has replaced the hand-laid commercial brick building of the past. The outcome is a structural skelton covered with a thin skin such as

steel frame with a corrugated metal skin. Often seen today is a structure that has a thin skin such as plywood for a front; covering the plywood may be a stone veneer. The contradiction is blatant; a light weight structure exhibiting a heavy front facade, but the irony does not stop here, because the stone veneer is not even stone. The veneer is a reconstituted material manufactured to duplicate stone, a forgery of a forgery. Surely Ruskin and Pugin would do a double roll in their graves at the dishonesty of materials in today's buildings.

Traditionally, a greater portion of the built environment has been constructed and perhaps designed by the layman. It generally exhibits the method of construction most common to the period and through deeper evaluation tells us something about the society. The construction criteria essentially remain the same. The proprietor needs a space suitable for his operation, generally economy is a factor; the structure should be of relatively low maintenance, and should have a reasonable structure life. A survey of the core of a city with an older CBD will exhibit a large percentage of older buildings that meet this criteria. Generally the

exterior of the second floor and above will reveal distinguishing characteristics about the original structure. By studying these unaltered portions of old buildings, one can become aware of polychrome masonry work, the use of the Romanesque arch or Diocletian window. If these buildings that embody that era of craftsmanship are allowed to be destroyed, they will be gone forever, and in their place may be constructed not an architect's masterpiece, but a contractor's special-complete with reconstituted rock veneer. It is this architecture student's opinion that the responsibility and action for historic preservation rests in the hands of the architect. It is our duty as professionals to be educated in the field of historic preservation in order to give the client with a need the option of new construction or adaptive reuse.

## HISTORY OF LIVINGSTON

Geographically Livingston is situated at the mouth of the Paradise Valley, nestled in the Yellowstone River Valley, between the Absaroka Mountain Range to the East, and the Gallatin Range to the West. The city lies between the 45th and the 46th parallel. (See Figure 1)

In 1803 the United States purchased the territory west of the Mississippi River extending to the west coast. This territory, known as the Louisiana Purchase was sold to the United States for 5 million dollars by Napoleon Bonaparte. In 1804 President Jefferson authorized the exploration of the territory by the Lewis and Clark Expedition. It was on this group's return trip that the party broke into three groups, each exploring different routes, and on July 15th, 1806 it was recorded that Captain Clark camped on the edge of the Yellowstone River on the site which is now Livingston.

In 1844, James Bridger spent the winter with a party of Indian hunters at the first falls of Emigrant Creek. He was the first white man to spend a winter in this area.

The next known adventure trip into this land was

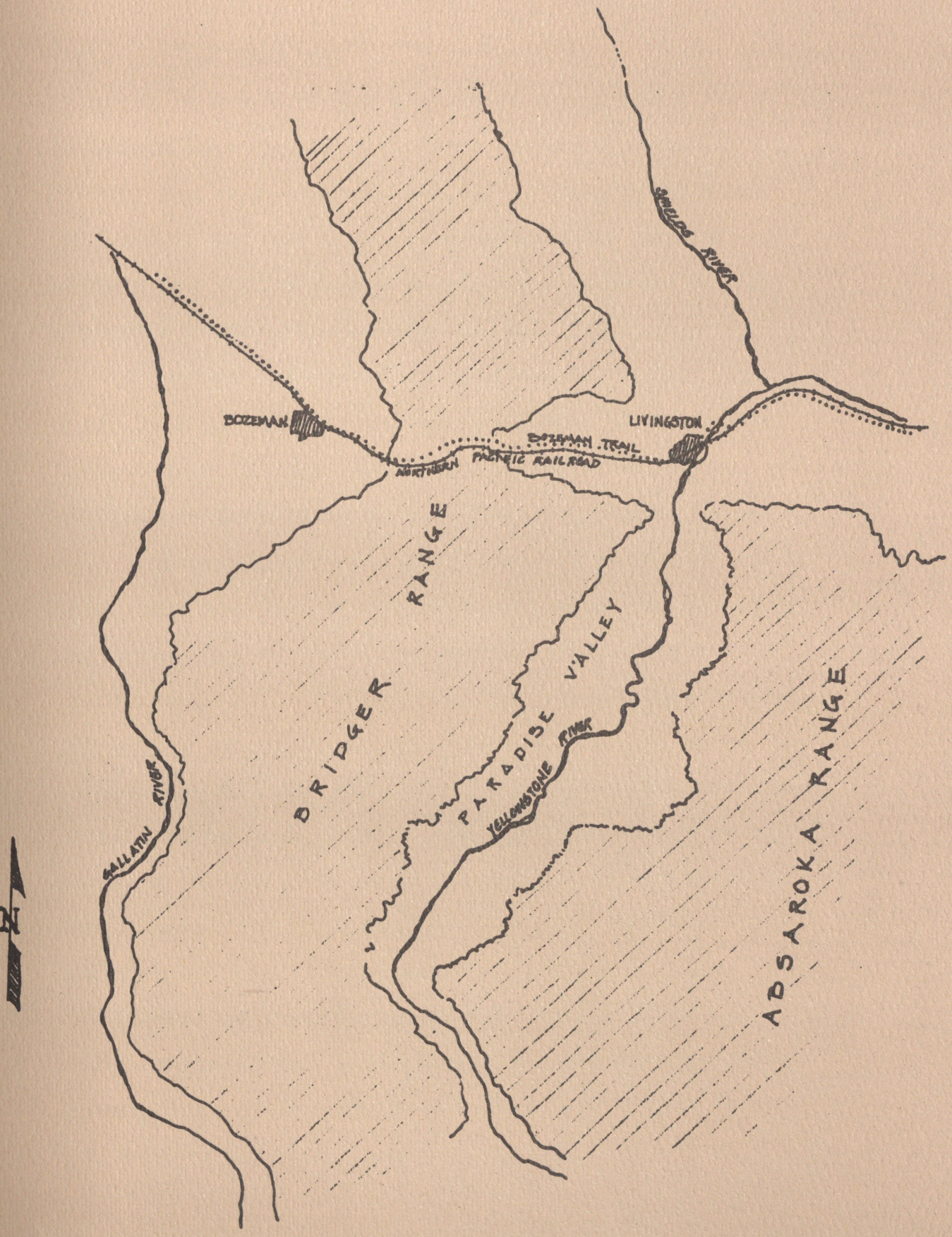
BOZEMAN
LIVINGSTON
BOZEMAN TRAIL
NORTHERN PACIFIC RAILROAD
SHIELDS RIVER
BRIDGER RANGE
PARADISE VALLEY
YELLOWSTONE RIVER
GALLATIN RIVER
ABSAROKA RANGE

FIG. 1

prompted by a search for a northern route for a railroad from Lake Superior to Puget Sound. General J.J. Stevens was in command of the expedition in the year 1853 and it was his mission to explore the region between the 45th and 49th parallels that again brought attention to the Yellowstone Valley.

1863 marks the year that gold was discovered in the Emigrant area, and the beginning history of mining in the Paradise Valley. Mining settlements sprung up, sometimes numbering as many as 500 inhabitants in one camp. Thesetemporary cities fluctuated with the degree of deposit and left little permanent evidence behind. The other form of built environment in the region was the Trading Post. The Trading Post, unlike the floating mining city, was slightly more stable and based its location on river trade. One trading post was established in 1873 by Amos Benson. The location, known as Benson's Landing, was situated about four miles below the present city of Livingston. The first steamboat traveled to this site in April of 1873.

The Act of Congress on July 2, 1864 granted the right-of-way to the Northern Pacific Railroad for the construction of the Northern Rail Route to link the

Great Lakes with Puget Sound. This not only gave the railroad the right-of-way land but (as an incentive I assume) gave them every other section of land in a majority of our National Forest Land. Livingston's site was included in this Grant.

It was not until 1882 that the railroad actually made an impact on the area. It was rumored among the migratory population of Paradise Valley that the Northern Pacific Railroad was to set up a supply store for its construction employees. The inhabitants guessed this location to be Benson's Landing and a cluster of forty tents comprised the camp. Inhabitants then waited for the official sign. On July 14th, 1882 the railroad officials arrived in the area, and on August 1st, thirty-eight freight wagons loaded with 700 tons of merchandise rolled past Benson's Landing, across the Yellowstone, and halted their journey at the present site of Livingston.

The original townsite was located nearer to the Yellowstone and slightly east of the present location. This town took the name of Clark City in honor of Herman Clark, the principle contractor of the Northern Pacific Railroad from the Missouri to its completion.

History of Livingston

The inhabitants of Clark City were unaware that the City's name had been recorded by the Railroad as Livingston in honor of its heaviest stockholder, Johnston Livingston. The original commercial structures of Clark City were constructed of wood in 1882. It was not until November of 1882 that the name Livingston reached the town, and the original plat of Livingston was not recorded until December 21st, 1882. Once the city was officially laid out the merchants in the temporary wood buildings of Clark City removed to the masonry buildings on Park Street in 1883.[6]

It would appear that the railroad planners may have been influential in the layout of the city. Like most midwest cities, Livingston was laid out on a grid system.[7] Through observation of these cities a pattern seems to be apparent. That is, if the city (town) was small and had a railroad running through it, the busi ness district was generally single loaded and parallel

---

[6]See Figure 2

[7]See Map of Livingston, Figure 3

up the Boulder river and through Clark's Fork in both of which districts he has good mining property. He reports lively times and much excitement in the Clark's Fork region where rich finds are being made constantly. He thinks that the Clark's Fork is unsurpassed for richness and extent of ore bodies.

The best butter in the town at Donovan's.

H. B. Blair has purchased the large warehouse on the railroad right of way erected a few weeks ago for the storage of goods consigned to White Sulphur Springs, and will begin the transaction of a general commission and forwarding business. Mr. Blair has made himself very popular since his residence in Livingston and has many friends who are glad to see him enter this very promising business field.

The cars destined for the use of the Hatch party are now standing on the side track at the depot, and will leave to-day about eleven o'clock for the end of the park branch and return here about 1 p. m., with their occupants. How long they may remain at Livingston it is not known. That will probably depend largely on the will and pleasure of Uncle Rufus himself.

There seems a good prospect of Conger's restoration to the Montana Bench. The authority for the statement is said to be none other than President Arthur himself and thought it has reached us through several mouths we have a strong belief in its correctness. If we mistake not, his term expires in April next and that may perhaps terminate his service in Montana but mean while he is likely to fill the position from which he has been temporary suspended.

G. H. Carver & Co who have held the fort in the old town so long have at last concluded to move into the newer business portion of the city. On Saturday they broke ground upon their lot on the corner of Main and Park streets and will with all speed, erect a building two stories in height with a basement. This fine structure occupied by their immense business will be a great addition to Park street and to the new town of Livingston generally.

On Saturday last E. R. Dean & Co., the wholesale liquor firm purchased through J. H. Elder's real estate agency a lot on Main street near the corner of Park and immediately began excavations for building. Mr. Babson informs us that they propose to erect a brick building of one story with a basement, as rapidly as possible, and

extent of country.

### Finale of Construction on the National Park Branch.

Saturday marked an event of no little interest in the despatch of the first through train on the National Park branch of the N. P. R. R., a consummation much desired. This branch being so intimately associated with our own growth and prosperity, it is but fitting that we present a resume of its history, which was initiated in April 1882 by enrolling the old Yellowstone locating party under the veteran M. G. Grant. A survey was made up the Yellowstone river, up Gardner river and to various points, through to the south side of the park, over the continental divide to Shoshone Lake, to Yellowstone Lake, down Snake, Firehole and Madison rivers. From data thus acquired location was ordered up the Yellowstone river last fall, arrangements looking toward construction were made in November, and during the winter, quarters were built along the line and headquarters erected at this place, though actual operations did not commence till late in the spring, when the contract for the building of the road—grading, bridging and tracklaying—was given to Winston Bros. & Clark and J. B. Clough was appointed engineer under the charter of the Rocky Mountain Railroad Company as builder of the Yellowstone division it was an eminently fitting appointment: He was expected to accommodate this season's travel, therefore decisive and rapid action was essential to the early completion of the scheme. In this he was ably assisted in his home office by T. C. Armitage and J. C. Isaacs and in the field by C. A. Dewar, E. G. Tabor, A. W. Dickins and C. W. Mead, and on track and bridges by B. K. Field and Billy Smith. With the exception of a few hundred feet graded at this point last fall, the building of the road was confined to since last April. The contractors, represented by F. G. Winston aided by W. L. Peck and Will Horton, have shown rare ability, economical, judicious and rapid management in carrying to final completion this national pleasure highway. Their important work has been promptly seconded by the construction road-master J. T. Fitzpatrick in the finishing touches so necessary to a good roadbed.

The last rail on the main line was laid Aug. 30th, at a point 51 miles and 3505 feet from Livingston. The last spike was driven by A. H. Bailey, without ceremony. Of stations there


I. Orschel & Bro

Are preparing to remove i
their new brick store on P
street, and will continue to s
goods at greatly reduced pric

Tourists Look Her

WHEN YOU VISI
The National Park,

Stop at the POST-OFFICE STORE, GARDINER, MONTANA, fo
Blankets, Groceries, Provisions and Everything you want.

R. A. Bel

BOSTON
Boot & Shoe Stor
A Good Calf Boot for $2.50.
Ladies' Shoes from $1 Upw

We have also in stock, a select line of GENTS FURNISHING GOO
Fire Arms, Ammunition, Fishing Tackle, and Sporting

Boots and Shoes Made to order. Repairing Neatly
Call and see us.
C. B. Towers & Co.
Main St., Opposite the Bank, Livingston, Mo

FOR FIRST-CLASS


Figure 2

with the tracks. In addition to the railroad dividing the city the public traffic was routed down the street parallel to the railroad, i.e. Columbus, Manhattan, Forsyth.[8] Cities that were established prior to the railroad may have already planned their main street and thoroughfare, in this case the railroad may cut diagonally through the grid and take secondary importance. In Livingston's case, the planners seemed to be experimenting with a plan to promote business to the traveling populace (railroad and public thoroughfare), but to also offer a less congested business axis to the people of the city. Evidence for this theory may be seen in the plan of the city. (See Figure 3)

Park Street ran directly to the south and parallel to the railroad tracks. By information published in the Livingston Enterprise,[9] it was determined that the major commercial district had its beginning on this street.

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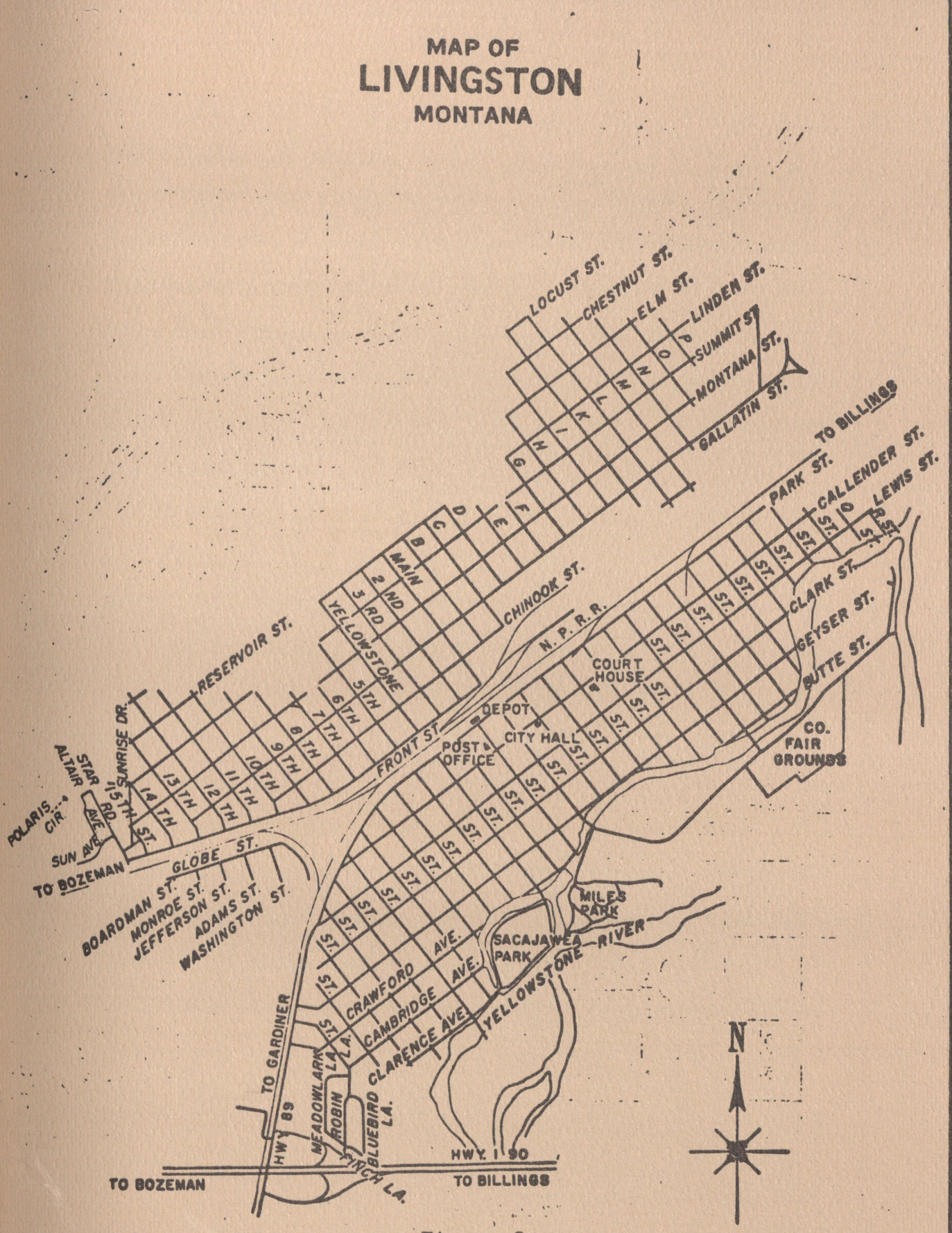
[8] Small cities with single loaded business districts in Montana

[9] See Text of Livingston Enterprise, July 28, 1883, Figure 2.


MAP OF
LIVINGSTON
MONTANA
LOCUST ST.
CHESTNUT ST.
ELM ST.
LINDEN ST.
SUMMIT ST.
MONTANA ST.
GALLATIN ST.
TO BILLINGS
PARK ST.
CALLENDER ST.
LEWIS ST.
CLARK ST.
GEYSER ST.
BUTTE ST.
CHINOOK ST.
N. P. R. R.
RESERVOIR ST.
MAIN
2 ND
3 RD
YELLOWSTONE
5TH
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15TH
SUNRISE DR.
STAR
ALTAIR
POLARIS CIR.
SUN AVE.
TO BOZEMAN
GLOBE ST.
BOARDMAN ST.
MONROE ST.
JEFFERSON ST.
ADAMS ST.
WASHINGTON ST.
FRONT ST.
DEPOT
POST OFFICE
CITY HALL
COURT HOUSE
CO. FAIR GROUNDS
MILES PARK
SACAJAWEA PARK
YELLOWSTONE RIVER
CRAWFORD AVE.
CAMBRIDGE AVE.
CLARENCE AVE.
TO GARDINER
HWY 89
MEADOWLARK LA.
ROBIN LA.
BLUEBIRD LA.
FINCH LA.
HWY. I 90
TO BOZEMAN
TO BILLINGS
N

Figure 3-

History of Livingston

Main street was laid out as a 100 ft. street that ran perpendicular to Park Street and the railroad tracks. Main Street eventually became the other major business axis thus creating a duality in the importance of business location, namely Park or Main. The cause for this duality can be seen in the lot divisions and block layout of the city.

The majority of blocks can be seen (See Figure 4) to have a north to south proportion with an alley running north to south and 25 ft. lots laid out with east to west lot lines. The blocks that front Park Street, however have a "T" shaped alley that divides the block into three parts. The portion of the block that fronts Park Street has north to south lot lines which promoted businesses to address Park. Since a considerable number of original structures fronting Park Street remain, a preliminary decision to further investigate these buildings will be assumed.

The history of Livingston and a preliminary visual survey has justified the adaptive reuse potential of the CBD. Summarizing we have:

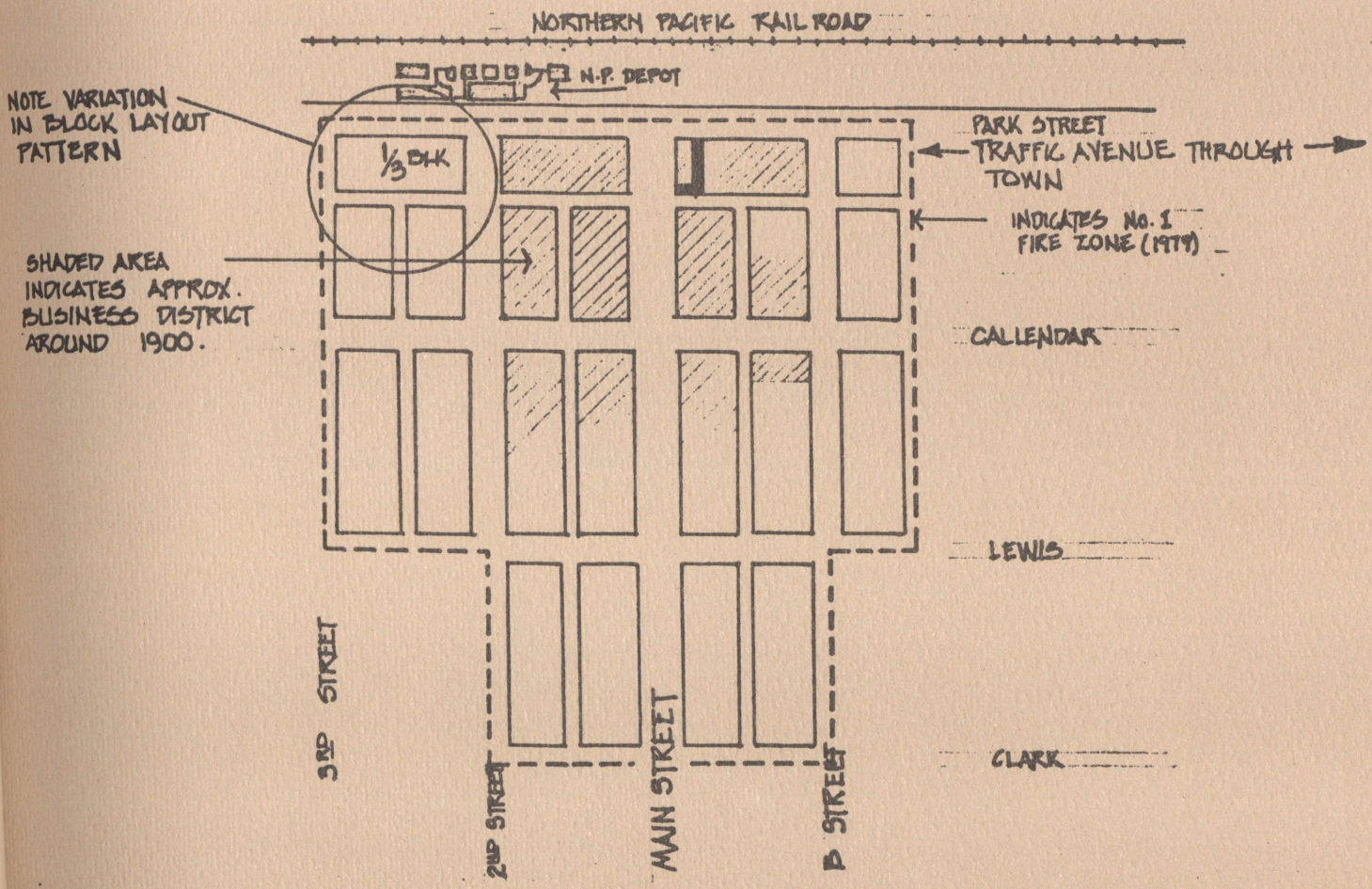

NORTHERN PACIFIC RAILROAD
N.P. DEPOT
NOTE VARIATION IN BLOCK LAYOUT PATTERN
1/3 BLK
SHADED AREA INDICATES APPROX. BUSINESS DISTRICT AROUND 1900.
PARK STREET
TRAFFIC AVENUE THROUGH TOWN
K
INDICATES No. 1 FIRE ZONE (1979)
CALLENDAR
LEWIS
CLARK
3RD STREET
2ND STREET
MAIN STREET
B STREET

FIG 4

History of Livingston

1.) A city that reflects broad patterns of our history.

2.) Relatively small city with an interesting CBD.

3.) A stable city, not dependent upon any particular business.[10]

4.) A considerable number of existing early structures that are not being used to maximum capacity (initial decay).

5.) No shopping center in the city to-date which would create alternative to revitalization of the CBD.

---

[10]Of the 10,000 inhabitants of Livingston, the railroad shops employ 900 persons. If the railroad were to vacate Livingston, the initial impact would be felt but the city would continue and grow due to the urban migration to Montana Mountain areas.

## SELECTION OF A STRUCTURE

Photographic evidence dating back to 1886 shows the facades of the Park and Main Street structures that can be recognized as existing today. Making an on-site visual inspection indicates the building occupying the corner of Park and Main is the restaurant called the N.P. Connection. This building has been remodeled on the lower facade to encompass the separate original buildings on Lots 1 and 2 of Block 62. The building on Lot 3 is the last building of the group. The present operation in this location is Calamity Jane's Saloon and Gambling Parlor. The initial appearance of this front facade indicates that some minor alternations have been made but no major alternations. Of these three original 25 ft. x 70 ft. structures the buildings on Lots 1 and 2 went through a major exterior remodel in Autumn 1978. This remodel consisted of destroying the original window pattern replacing it with plate glass and stucco and applying a diagonally wood sided band above the windows that wraps from building edge to building edge. This current extensive remodel (inside and out) renders these two buildings unfeasible for an adaptive reuse, because they were recently renovated and

the basic exterior character destroyed. The third building remains to be investigated. Upon making an inventory of the interior of the building an interesting floor plan was discovered. The building extended past the original 25 ft. x 70 ft. structure and was connected to the south twenty feet of Lots 1 & 2. (See Figure 5) The present business operation occupied the ground floor of the original 25 ft. x 70 ft. building. The additional first and second floor space remained unused. Out of a potential 7412 square feet only 1650 square feet were being used.

The adaptive reuse advantage of the structure could be itemized as follows:

1. Photographic evidence supporting the original structure in early development of Livingston.
2. Relatively minor alternation in Park Street facade.
3. Presently occupied, but far under maximum potential.
4. Building has unique character which may prove to have interesting history.
5. Rejuvenation of two facades by adaptive reuse of one business.

Under normal conditions the procedure may differ, the architect may be approached by a client with a particular business operation in mind and with or without a particular building chosen.

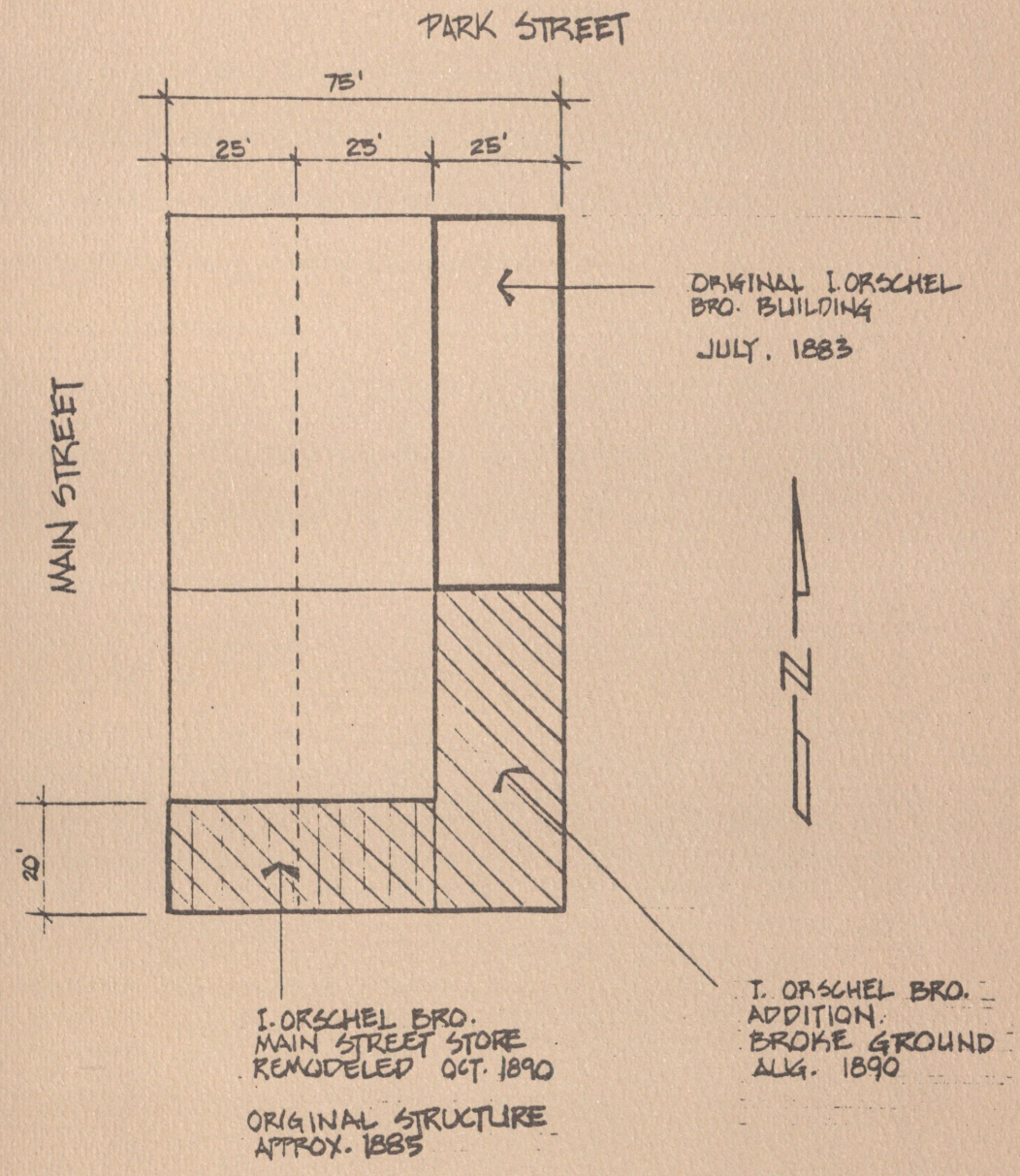

PARK STREET
75'
25'
25'
25'
ORIGINAL I. ORSCHEL BRO. BUILDING
JULY. 1883
MAIN STREET
N
20'
I. ORSCHEL BRO. MAIN STREET STORE REMODELED OCT. 1890
ORIGINAL STRUCTURE APPROX. 1885
I. ORSCHEL BRO. ADDITION. BROKE GROUND ALG. 1890

Figure 5

Selection of a Structure

The criteria for the business in this case may dictate or influence the choice in selecting a building. The other case may be, one where an owner with a building may commission the architect in conjunction with a business consulting firm to examine the structure and the economic base of the CBD and arrive at a compatible use for his building.

In this case we have researched a particular area focused on a specific building and made the preliminary decision to further research the structure. The following procedure was followed to arrive at the historical data acquired on this structure:

1. Local people interviewed suggested the local historian for reference.

2. Local historians, Bill and Doris Whithorn, had published numerous small paperback books about the city and surrounding areas.

3. The books were purchased from local bookstores and information extracted: Photographs and local history.

4. The Whithorns were found to be caretakers of the Livingston Museum and an appointment was made to meet with them at the Museum.

Selection of a Structure

5. Local Museum Meeting: The Whithorns proved to be valuable resource people with many copies of early photographs of the city, made from their extensive historic research of the area. The Museum carried on file a substantial number of old newspapers. An advertisement dated 1883 referred to the I. Orschel Brothers' new brick store on Park Street. This corresponded to the inscription in the masonry on the Main Street front facade made from visible inspection on site. Close scrutinization of the photos of the Park Street facade confirmed the name I. Orschel Brothers on the original Park Street facade, (now no longer visible).

6. The next step was to piece together the I. Orschel Business operation to determine dates for expansion to this Main Street operation. A local Title Company held the abstract for the property and from the abstract it was discovered that I. Orschel (Issac) and Herman Orschel were the original proprietors in 1883. (See Figure 5) The Abstract showed line of ownership of the property which was used as a general guideline for further research.

## HISTORY OF THE I. ORSCHEL BROTHERS BUILDING

Closing Out Sale!! Read the June 30, 1883 Ad (See Figure 6) in the Livingston Enterprise, reading further, "knowing it to be hard times and before REMOVING to our new store we now offer railroad men, mechanics, laborers and ranchmen the benefit of our reduction," it can be recognized that the I. Orschel & Brothers business had an existing location that they were vacating (old town). Saturday morning, July 28, 1883, Livingston Enterprise column one, paragraph two, states:

> "the basement walls of Orschel's brick building are complete and the joists for the first floor are already laid. Brick laying will begin today and as Orschel Brothers are most anxious to occupy the building no expense will be spared to hasten its construction. The foundation measures 25 ft. x 70 ft."

The Orschel Brothers were in the business of commodities in Livingston and Miles City. Miles City being the earlier of the two cities was their first place of business. The abstract for the property shows the line of ownership for Lot 3, Block 62 of original townsite:

### OWNERSHIP

> USA to Northern Pacific Railroad Company by Act of Congress, July 2, 1864, in Right-of-Way for Railway from Lake Superior to Puget Sound.

# CLOSING OUT SALE!

OF

## I. ORSCHEL & BRO.,

**Will take place from this date, the cause being overstocked. Knowing it to be hard times and before removing to our new store we now offer Railroad men, Mechanics, laborers and ranchmen the benefit of our Reduction, which means Bedrock Prices, in**

**Clothing, Furnishing Goods, Hats and Caps,**

BOOTS and SHOES, GROCERIES and PROVISIONS.

*We still carry the largest and Finest Selected Stock of*

**Sour Mash Whiskies, all kinds of Wines and the choicest line domestic and imported Cigars !**

*A well selected Stock of*

**Glassware and all kinds of Smokers' Articles.**

HATS AND CAPS. AGENTS FOR PH. BEST BREWING CO. LIQUORS & CIGARS.

FIG. 6

Jan 1 - 27, 1887 Apr. 7, 1887

...mber !!

...g Paper, Etc.

...eave the Train at ... Montana

...nts' Hotel.

...LIQUORS AND CIGARS ... Park Street, Opposite the Depot ... MITCHELL, Proprietor.

HAVERLY & CO.,

DEALERS IN

Clothing and Gents Furnishing Goods

HATS AND CAPS.

Pioneers From Away Back, and Our Motto: "Low Prices."

MAIN STREET, LIVINGSTON, MONTANA.

IT IS A FACT !

O...

R...

S...

C...

E...

E...

H...

A...

N...

D...

B...

R...

O... Park Street, next to Rhodomade Hotel.

I. ORSCHEL & BRO.

FRANK WHITE'S

GAMING HALL!

AND

SAMPLE ROOMS.

The ONLY first-class estab...

...RESERVED FOR THE ...LO SPRINGS

...WERY, MONTANA.

...L. LANDT, Prop.

...N & LENIHAN,

—DEALERS IN—

...es and Provisions,

KINDS OF GRAIN-FEED.

...Celebrated Fargo Best Flour.

...EWIS ST. LIVINGSTON, MONTANA.

...RY.

R. C. Griffith,

FOR

BLACKSMITHING.

...

MILWAUKEE

Beer Hall!

J. EICHER, Proprietor.

Main Street, Livingston.

FRESH BEER

Always on tap. Also all kinds of Cheroots and sausage Lunches.

...ggies

...mets, ETC.

GOING EAST

GOING WEST

No matter which, the

Northern Pacific Ry.

IS YOUR LINE.

...ST. PAUL, MINNEAPOLIS, DULUTH, GLYNDON, MOORHEAD, FARGO, CASSELTON, VALLEY CITY, JAMESTOWN, MINNEWAUKAN, (DEVIL'S LAKE,) MILNOR, LA...

GEO. W. METCALF & CO.,

Feed and Sale Stables,

CORNER MAIN AND CLARK STREETS.

FINEST "TURNOUTS" IN THE CITY.

Tourists and Travelers carried over from the remotest points with safety and dispatch.

Horses, Mules, Horses and Wagons bought and sold.

SEED OATS, Baled Hay,

Not to be surpassed by the day or week. Special attention given to Stockmen Drivers.

Terms as reasonable as any in the city. Call and see us.

I. ORSCHEL & BRO.

Wholesale and Retail Dealers in

GROCERIES,

Clothing, Furnishing Goods,

Hats, Caps, Boots, Shoes,

Tobacco and All Kinds of Smokers' Articles.

AGENTS IN

Wines, Liquors and Cigars.

AGENTS FOR

Ph. Best Keg and Bottle Beer,

Western Cigar Co., Detroit, Mich., Cabs & Rangeman, Merchant Tailors, Wilson Bros., Chicago Shirt Makers.

LIVINGSTON and MILES CITY.

FRANK WHITE'S

GAMING HALL!

AND

SAMPLE ROOMS.

The ONLY first-class establishment of the kind in the city.

*The Best Cigars and Liquors in the Westwhich court-*

Figure 6

History of the I. Orschel Brothers Building

Ownership Continued:

Official Plat. Townsite of Livingston, MT, December 21, 1882 Acknowledgement before L.R. Kidder Commissioner for Deeds New York for territory of Montana filed March 15, 1883.

Northern Pacific Railroad Company to Isaac Orschel and Herman Orschel, January 26, 1884 date of contract January 31, 1883.

Lot 2 and South 20 ft. of Lot 1 Northern Pacific Railroad to F.D. Pease August 7, 1886 possible date of contract 1883.

South 20 ft. of Lot 1 and 2 from F.D. Pease to Isaac Orschel, June 14, 1889.

June 11, 1919, Isaac Orschel dies.

October 3, 1919 Belle Orschell sells property to Herman Orschel south 20 ft. of Lots 1 and 2 and Lot 3.

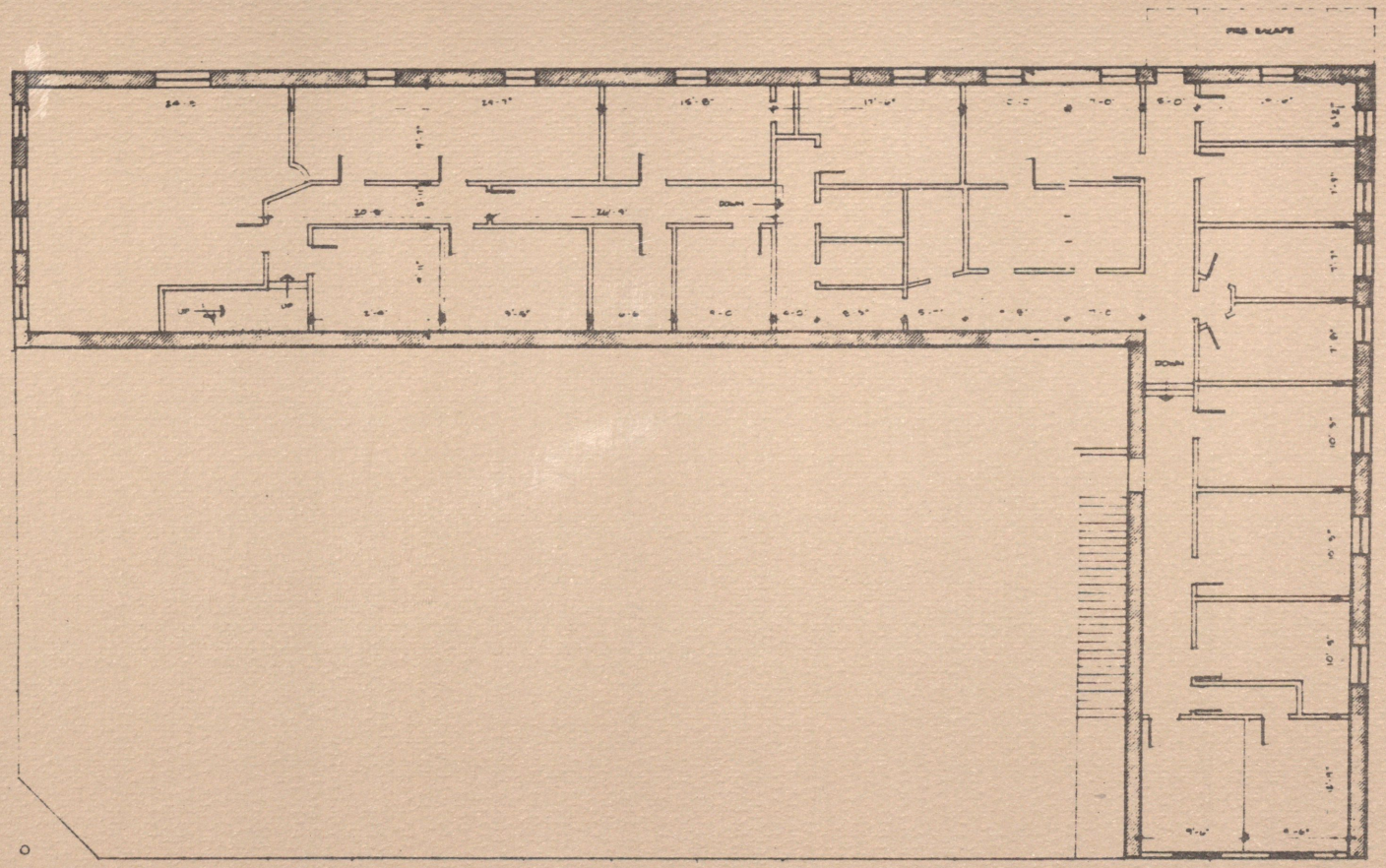
Herman Orschel to Tom D. Allin and D.H. McKee Jan. 16, 1924.

Allin & McKee to Frank J. Miller, April 11, 1929.

Miller to Glen P. Blakeslee, January 29, 1946. (Lot is presently on contract for Deed from Blakeslee)

The Abstract recorded the transfer of the South 20 feet of Lots 1 and 2 to the Orschel Brothers on June 14, 1889. The microfilm of the Livingston Enterprise was examined from 1885 to 1890, to determine the history of the Main Street facade of I. Orschel & Bros. Building. Finally on September 20th, 1890 it was found in


ANSONS BURG
CLOSING OUT SALE
BOOTS AND SHOES AT COST



existing 2nd floor plan
BROWN'S ROOMS

I. Grashel Bro. Renovation
LIVINGSTON, MONTANA

DATE 3-12-71 SCALE 1/8"-1'-0" SHEET NO. 3 OF 10
DESIGN BY

Figure 8

History of the I. Orschel Brothers Building

Page 2, Column 1, of the Livingston Enterprise in a column entitled "The Local Layout" that the Orschel Brothers had bought out John Sax confectioners store on Main Street. At this time the work had begun on a two-story masonry building that would connect their Park Street business to their new store on Main Street. Later in October 25, 1890 the "Local Layout" it mentions that the workmen had begun to remove the storefront of the old John Sax store in order to erect a new masonry for the new Orschel Business. (See Figure 7)

The Orschel Brothers remained in business until the twenties. Local rumor claims that a variety of businesses occupied the space after that, i.e. a laundry, a grocery, a second hand store (Glen P. Blakeslee), a bar (Calamity Janes), a sporting goods store (Crazy Mountain Sports) 1978. The history of the second floor remains vague. Frank White, a saloon operator, maintained "fine" sample rooms above the Orschel store in the early days. The last known activity was the "Brown's Rooms". (See Figure 8) Evidence of the "Brown's Rooms" still remain such as old tubs, box springs, old kitchen appliances etc. Apparently the rooms no longer met fire code

and were forced to close in the early '60's.

Now only the original 25 ft. x 70 ft. ground floor is in use and the ninety-six years of age are showing badly on the areas that have not been maintained.

## EVALUATION OF THE EXISTING STRUCTURE

To this point the majority of investigative research has been abstract in nature. We have focused on the I. Orschel and Brothers Building and researched it from a historical standpoint. The next important step to take is thorough examination of the existing structure. To accomplish this task one should:

1. Photograph

    a. Facades
    b. Brick detail
    c. 45°perspectives 8x10 B&W
    d. Elevations
    e. Fenestration

2. Measure and Draw

    a. Floor plans
    b. Building heights
    c. Wall thickness
    d. Ceiling heights
    e. Star rise and run
    f. Location of services
    g. Any particular details or moldings that remain

3. Inventory

    a. Glass
    b. Windows
    c. Doors
    d. Hardware
    e. Finish materials
    f. Mechanical
    g. Plumbing
    h. Electrical
    i. Ingress/Egress
    j. Roof condition

Evaluation of the Existing Structure

4. Structural Inspection

a. Exterior masonry
b. Exterior wood
c. Stucco or other material
d. Foundation walls
e. Support columns and footings
f. Joists
g. Flooring
h. Interior walls/plaster
i. Interior wood
j. Rafters
k. Roof material

In the case of I. Orschel Building it would have easily been decided to abandon the project at this point. The exterior was fair, the interior was in poor condition. A major stabilization of the structure is necessary, floors, walls and rafters. The remaining masonry shell is sound so the building may be worth saving. Grant-in-Aid programs are generally available for stabilizing a structure such as this and in this case would be advisable. The problem the Orschel Building faces in acquiring a Grant-in-Aid is that it is not on the National Register of Historic Places. In this case one should go through the proper channels to attempt to place the building up for eligibility for nomination to the National Register.

## ABOUT THE FEDERAL PROGRAMS

Federal funding for restoration, or preservation work is only available for buildings that qualify or districts which qualify. This means that a structure or a district must be on the National Register of Historic Places to be eligible.

What is the National Register?

The National Register is the official list of the Nation's cultural resources worthy of preservation. Legislation to protect and preserve our cultural resources began with the Antiquities Act of 1906 which offers protection to pre-historic and historic sites on federal property. The Historic Sites Act of 1935 adopted a policy of preserving historic resources of national significance for public use. The National Historic Preservation Act of 1966 expanded the previous scope to include cultural properties of state and local as well as national significance. Other legislation in this area are as follows: Executive Order 11593, signed May 13, 1971; Tax Reform Act of 1976, Revenue Act of 1978. Further information about legislation can be obtained from the State Historic Preservation Office.

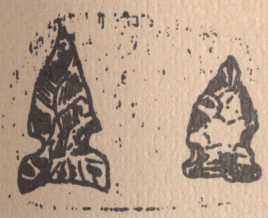
For an individual seeking information and guidance

About the Federal Programs

the first step is to contact one of the State Preservation Officers. (See Figure 9) The initial single most important pamphlet is entitled, "The National Register of Historic Places". (See Figure 10) This little pamphlet, available through SHPO, will give the criteria necessary to qualify for the National Register. If a person feels his building meets this criteria he should contact a SHPO officer and get the format for presenting the building for eligibility for nomination to the National Register. (See Figure 11)

The Governor's Advisory Council will review the material submitted and if the structure meets with their approval it is eligible for nomination to the National Register. (See Sample, Figure 12) Advice from the SHPO should be sought to aid the individual in filling out this form.

In the case of the I. Orschel and Brothers Building the photo's and written material were submitted to the May 9th meeting (1979) of the Governor's Advisory Council and with the presentation aid of Kingston Heath, Architectural Historian, and support from Professor John Dehaas, Jr., the building was accepted. (See Letter, Figure 13) The next step will be to submit the nomination



HISTORIC PRESERVATION OFFICE
Montana Historical Society
225 North Roberts
Helena, MT 59601

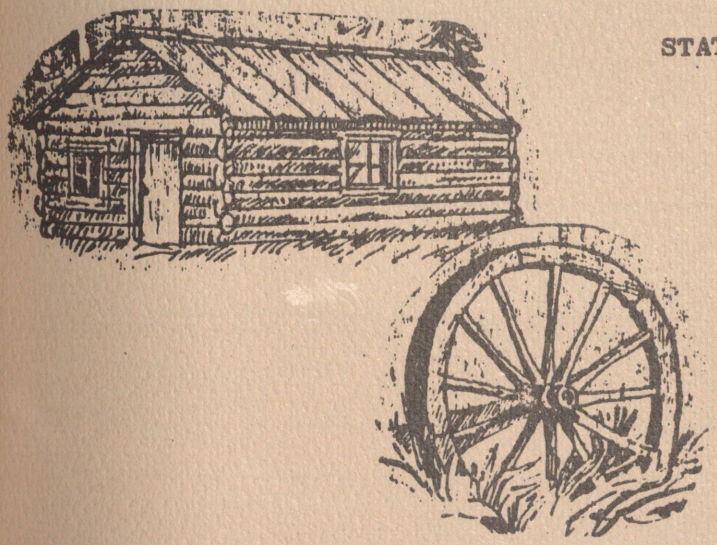


Congress established the OFFICE OF STATE HISTORIC PRESERVATION in the Historic Preservation Act of 1966. Montana's first Preservation Officer was appointed by the Governor in 1968. The purpose of the office is to inventory and preserve Montana's heritage of historical and archaeological sites for the instruction, enjoyment, and enrichment of our citizens.

HISTORIC PRESERVATION stimulates the economy by encouraging private investment, providing jobs for local people, conserving energy, and even raising the local tax base. It also attracts tourism and encourages visitors to lengthen their stay in Montana.

In FY '79 the PRESERVATION PROGRAM has attracted over 3 million in private and local government investment into preservation projects.

Among the obligations of the office are the following: 1) develop an administrative framework for preservation in the state; 2) direct a statewide inventory of historic and prehistoric properties; 3) develop and operate an educational program about the NATIONAL REGISTER and the GRANTS PROGRAM; 4) administer a grants program; 5) assist Federal, State, and Local governments in compliance with Federal and State historic preservation laws.



STATE HISTORIC PRESERVATION OFFICER
Ken Korte

HISTORIAN
Edrie Vinson

ARCHAEOLOGIST
Patti Bell

ARCHITECTURAL HISTORIAN
Kingston Heath

HISTORICAL ARCHITECT
Roger Muzia

Figure 9

Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

| FOR NPS USE ONLY |
|---|
| RECEIVED |
| DATE ENTERED |

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

AND/OR COMMON

## 2 LOCATION

STREET & NUMBER

__NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE | CODE | COUNTY | CODE

## 3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE | |
|---|---|---|---|---|
| __DISTRICT | __PUBLIC | X OCCUPIED | __AGRICULTURE | __MUSEUM |
| __BUILDING(S) | X PRIVATE | __UNOCCUPIED | X COMMERCIAL | __PARK |
| __STRUCTURE | __BOTH | __WORK IN PROGRESS | __EDUCATIONAL | X PRIVATE RESIDENCE |
| __SITE | PUBLIC ACQUISITION | ACCESSIBLE | X ENTERTAINMENT | __RELIGIOUS |
| __OBJECT | __IN PROCESS | X YES: RESTRICTED | __GOVERNMENT | __SCIENTIFIC |
| | __BEING CONSIDERED | X YES: UNRESTRICTED | __INDUSTRIAL | __TRANSPORTATION |
| | | __NO | __MILITARY | __OTHER: |

## 4 OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN | STATE

___ VICINITY OF

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN | STATE

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

X FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN | STATE

Figure 10

# of Historic Places

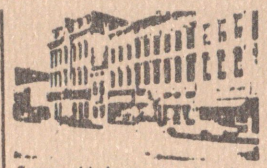
The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation.

Listing in the National Register

- makes private property owners eligible to be considered for Federal grants-in-aid for historic preservation through State programs
- provides protection by requiring comment from the Advisory Council on Historic Preservation on the effect of federally assisted projects on those resources
- makes owners who rehabilitate certified historic properties eligible for Federal tax benefits.

The need to protect and preserve our cultural resources has been recognized by groups of private citizens since the mid-19th century. Federal involvement in preservation has been shaped by several major pieces of legislation, beginning with the Antiquities Act of 1906 which allows protection to prehistoric and historic sites located on Federal properties. A national policy of preserving historic resources of national significance for public use and inspiration was established by the Historic Sites Act of 1935. The Secretary of the Interior, acting through the National Park Service, was given the power to survey, document, evaluate, acquire, and preserve archeological and historic sites throughout the country.

This mandate was expanded by the National Historic Preservation Act of 1966 which calls for the preservation of cultural properties of State and local as well as national significance. The



Secretary of the Interior was authorized to establish the National Register as a list of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture, and to grant funds to assist the States in preparing comprehensive surveys of such properties within their boundaries. A program of matching grants-in-aid for the preservation activities of the States and the National Trust for Historic Preservation was also authorized. Title II of the act created the Advisory Council on Historic Preservation to review and advise the President and Congress on Federal actions related to preservation. The Office of Archeology and Historic Preservation (OAHP) was formed to incorporate the various preservation programs that had developed out of the 1906, 1935 and 1966 legislation.

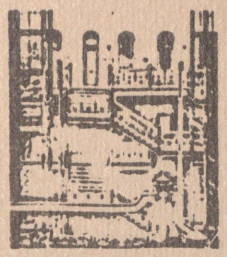
The importance of Federal participation in preservation activities was further emphasized by Executive Order 11593, signed May 13, 1971, which states that "the Federal Government shall provide leadership in preserving, restoring and maintaining the historic and cultural environment of the Nation." Federal agencies were directed to inventory and nominate to the National Register the cultural properties under their jurisdiction which appeared to qualify. In cases where proposed Federal actions would affect cultural properties





Council on Historic Preservation before implementation of the proposed action.

Passage of the Tax Reform Act of 1976 was another major positive Federal action designed to encourage preservation. Incorporated into the act are Internal Revenue Code provisions intended to stimulate private sector rehabilitation and preservation of historic structures and neighborhoods eligible for National Register listing.



In January 1979, the Heritage Conservation and Recreation Service was created within the U.S. Department of the Interior to provide a focal point within the Federal Government for activities relating to cultural, natural, and recreational resources. To carry out its responsibilities concerning cultural properties, the agency incorporated the programs of OAHP, including the National Register, which continues to perform its role of coordinating and supporting public and private involvement in the recognition and preservation of significant cultural resources.



eligible for designation as National Historic Landmarks are of national significance and are listed in the National Register. Properties of national, State, or local significance may be nominated by the States and the Federal agencies and are placed in the National Register with the approval of the Secretary of the Interior.

The significance of properties nominated to the National Register is evaluated in accordance with an established set of criteria. This evaluation process, along with the other responsibilities of the National Register program, is carried out for the Secretary of the Interior by the Register's professional staff with the cooperation of the State Historic Preservation Officers, Federal preservation representatives appointed by the heads of their agencies, and the Advisory Council on Historic Preservation.

## Criteria for Evaluation of Nominations

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.





The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or





building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.

## Implementation of the Program

### State Nominations

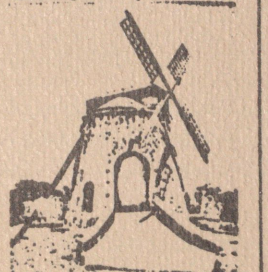
State Historic Preservation Officers (SHPOs) were appointed for each State, the District of Columbia, the Commonwealth of Puerto Rico, the Virgin Islands, Guam, American Samoa, and the Trust Territory of the Pacific Islands by their governors or administrators at the request of the Secretary of the Interior following passage of the National Historic Preservation Act of 1966. As the key State preservation officials within the national preservation network, their responsibilities include the nomination of properties in their State to the National



Register, development of a State preservation plan, administration of the Federal preservation grants program within their State, and review of federally funded or licensed projects for their effect on the State's historic and cultural resources.

Before submission to the National Register, all nominations must be approved by a State review board whose membership includes professionals in the fields of architecture (or architectural history), history, and archeology. If the property meets the National Register criteria, the board recommends it for nomination. The nomination form is then signed by the SHPO and forwarded to the National Register.

The SHPO and the State review board are also responsible for the preparation and review of the State's historic preservation plan, which consists of periodic reports on the status and future directions of the State historic preservation program. The staff of the National Register, on behalf of the Secretary of the Interior, reviews and approves these plans as the basis for continued grant funding.





# The National Register of Historic Places





Figure 11

## Federal Nominations

Nominations for Federal properties are submitted through Federal representatives appointed by the agency heads to carry out their responsibilities under Executive Order 11593. In addition, the Secretary of the Interior is directed by the order to encourage SHPOs to evaluate, survey, and nominate, when appropriate, federally owned properties within their jurisdictions for Register listing.

Under Executive Order 11593, Federal agencies are required to provide for the preservation, rehabilitation or restoration of federally owned and registered properties. They are also required to consult with the Secretary of the Interior and the Advisory Council on Historic Preservation regarding proposals for Federal or federally assisted undertakings involving the transfer, sale, demolition or substantial alteration of both Federal and nonfederal properties listed or eligible for listing in the National Register.

## Advisory Council on Historic Preservation

Ensuring the proper evaluation of actions involving Federal, federally assisted or federally licensed projects that affect properties listed or determined to be eligible for listing in the National Register is part of the review and comment responsibility of the Advisory Council, an independent agency of the Executive Branch, although the council has no veto over such undertakings. Other responsibilities of the Advisory Council include advising the President and the Congress on matters relating to historic preservation and recommending measures to coordinate the preservation activities of Federal, State and local agencies and private institutions and individuals. The Advisory Council



Humanities, the Architect of the Capitol, the President of the National Conference of State Historic Preservation Officers, the Chairman of the National Trust for Historic Preservation, the Secretary of the Smithsonian Institution, and 12 non-federal members appointed by the President.



## Tax Reform Act

The provisions of Section 2124 of the Tax Reform Act of 1976 (Public Law 94-455) that encourage the rehabilitation of certified historic structures and discourage their demolition apply to income producing historic structures which are either (1) listed in the National Register, (2) included within a Registered Historic District and certified as contributing to the historic significance of the district, or (3) located in a historic district designated under a State or local statute which has been certified by the Secretary of the Interior as containing certain historic preservation provisions and certified as contributing to the historic significance of the district. The staff of the National Register, on behalf of the Secretary, administers the provisions of the act relating to the certification of historic structures and districts and of



Services, another division of OAHP, administers the provisions of the act relating to the certification of rehabilitation work.

Information on the certification process and guidelines for implementation of the Tax Reform Act provisions may be obtained from State Historic Preservation Officers (see list of addresses at end of leaflet) or by writing to Tax Reform Act, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, DC 20240.

## Publication of the List

The latest illustrated hardcover volume of *The National Register of Historic Places* describing properties registered through December 1974, was published in 1976. A cumulative list of the properties in the National Register is published annually in the Federal Register on the first Tuesday in February. Additions to the National Register are also published weekly in the Federal Register for comment. These listings and the hardcover volume are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.

## Related Federal Programs

The Office of Archeology and Historic Preservation also incorporates the activities of the Grants Administration, Historic American Buildings Survey, Historic American Engineering Record, Interagency Archeological Services, Historic Sites Survey, and Technical Preservation Services. For further information about these programs, write directly to the specific division of the Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, DC 20240.

Information about other programs of the Heritage Conservation and



conservation of our natural resources and to recreation, may be obtained by writing to the Office of Communications, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, DC 20240.

Preservation-related activities are also conducted by Federal agencies outside of the Department of the Interior. For example, under the Federal Property and Administrative Act of 1949, Federal agencies may transfer historic properties under their jurisdiction to State or local governments without charge. A 1972 amendment to this act permits these properties to be used for revenue producing activities. For further information write to the Historic Preservation Officer, General Services Administration, Washington, DC 20405.

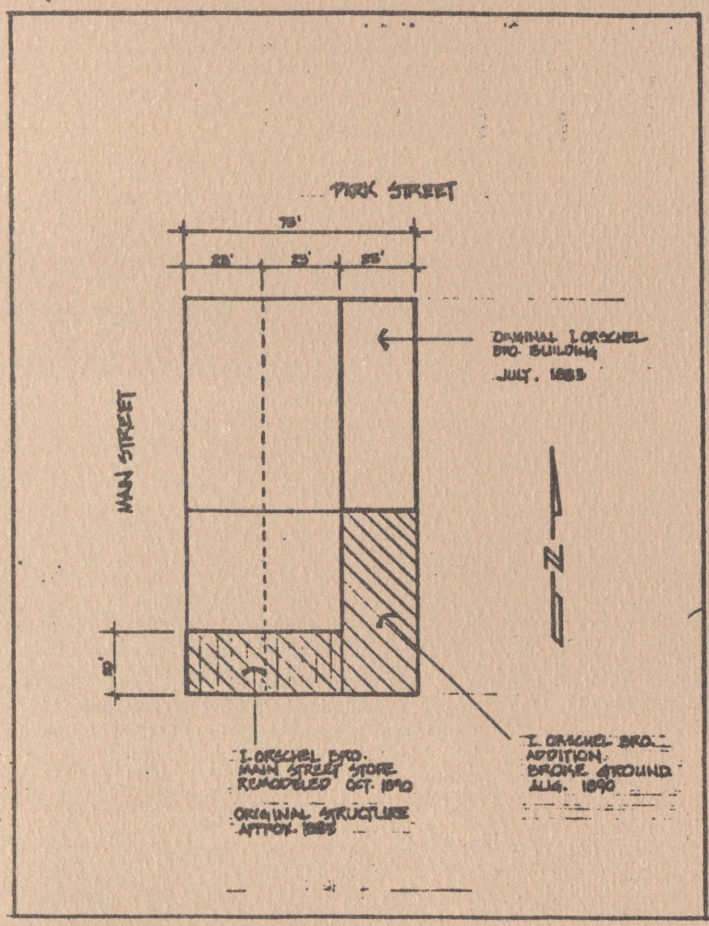
The Department of Housing and Urban Development administers several programs that provide funds for the rehabilitation and preservation of properties listed in the National Register or eligible for listing. They are the Community Development Block Grant program, the Historic Preservation Loan Program, and the Comprehensive Planning Assistance Program. For more information consult your HUD area or regional office or write to the Secretary of Housing and Urban Development, Washington, DC 20410. For general information about sources of preservation



TO: State Historic Preservation Office
Montana Historical Society
Helena, Montana
59601

TOPIC: ELIGIBILITY FOR NATIONAL REGISTER NOMINATION

1. NAME OF BUILDING: I. Orschel & Brothers
2. DATE OF CONSTRUCTION: July, 1883
3. ARCHITECT/BUILDER: Unknown
4. STATEMENT




STATEMENT:

According to the National Register Criteria in the section entitled "Criteria for Evaluation of Nominations" we hope that the I. Orschel & Brothers building in Livingston, Montana meets the criteria in the following categories.

The quality of significance in American history, architecture, archeology and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history;

The Northern Pacific Railroad chose the Livingston site for the principle location of their workshops in July of 1882. Prior to the arrival of the railroad in 1882 no city existed on this site. In the beginning, the city was known as Clark City in honor of the major contractor of the N. P. Line. The buildings of Clark City were located on the old town site and were constructed primarily of wood.

The name Livingston came from the major stockholder in the railroad, Johnston Livingston, this name was recorded in December of 1882 along woth the plat of the city as seen today. The following year (1883) merchants who occupied the wood frame buildings in Clark City began erecting masonry buildings on the lots laid out in the Livingston plat. The transition from the temporary wood frame buildings to the more permanent masonry buildings establishes the stabilization of the economic base of this period along with the solidification of the city of Livingston. The I. Orschel Brothers building on Park Street was among the first masonry buildings erected. (See Fig. 1)

B. That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction;

The I. Orschel Brothers building embodies the characteristics common to the two story masonry buildings of the period prior the turn-of-the-century. The original building measures 25' x 70'. Its basement walls are documented as being complete in the July 28, 1883 edition of the Livingston Enterprise. Fortunately, this building and the other early structures in the ½ block are basically complete as constructed.

The I. Orschel Brothers store is unique in that it occupies the original building facing Park Street and also connects to a building facing Main Street that measures 20' x 50'. The Livingston Enterprise states that in August 1890 the Orschel Brothers were breaking ground to erect a masonry building that would connect their Park Street building to their Main Street building previously occupied by John O. Sax, Confectioner. In October 1890 it is recorded in the Livingston Enterprise that the Orschel Brothers were removing and reconstructing the Main Street facade of their new store on Main Street. This facade still remains and can be verified by the "I. Orschel Brothers" inscription in the masonry cornice. (See Fig. 1)

Figure 12

MONTANA HISTORICAL SOCIETY
HISTORIC PRESERVATION OFFICE
225 NORTH ROBERTS STREET • (406) 449-4584 • HELENA, MONTANA 59601

May 11, 1979

Dear Historic Property Owner:

The Governor's Advisory Council on Historic Sites and Antiquities met on May 9 at the Montana Historical Society. The council reviewed nominations to the National Register of Historic Places and determined the following sites meet the criteria for listing on the Register:

1. Culver Studio (1899) Lewistown
2. Masonic Temple (1908) Lewistown
3. Chico Hot Springs (1900) Pray
4. Blake-Appeltown House (c.1886) Helena
5. A.O.H. (Hibernians) Hall (1896-9) Anaconda
6. City Hall (1896) Anaconda
7. Williams Ranch; Pioneer Cabin (1891) Bozeman vicinity
8. African Queen (1917) Flathead Lake (historical object)
9. Miles City Laundry & Dry Cleaners (1908) Miles City
10. Huffman Building (c.1885-7) Miles City
11. Flynn Farm (1884) Missoula
12. Northern Pacific Benificial Hospital (1917) Missoula
13. Women's Seminary (1875) Manhattan Vicinity
14. Granite County Jail (1896) Philipsburg
15. De Borgia School (1908) Mineral County
16. Holy Family Mission & Schools (c.1885) Two Medicine Creek
17. Rosebud County Deaconess Hospital (1919) Forsyth
18. I. Orschel & Bros. Building (1883/1898) Linvingston
19. Fort Shaw
20. Hart Lodge

The Council has authorized the State Historic Preservation Officer, Mr. Ken Korte, to submit these nominations to the Keeper of the Register in Washington D.C. If further information is necessary prior to formal nomination, the staff of the preservation office will contact you.

Thank you.

Sincerely,

Ken Korte
SHPO

KK/EV/rdm

Figure 13

form to the U.S. Department of Interior, National Park Service.

If the building is accepted and placed on the National Register, the owner or architect is free to seek Grants-in-Aid or other programs of incentive to assist in the renovation or restoration of their structure. Information for technical repair or consulting is available to the interested individual who has an old building that he is interested in repairing. Information related to these various areas are included in the reference material.

## SELECTING A NEW USE

### Choosing a New Use

Generally, the choice of the Adaptive reuse lies in the hands of the investor. In this case, the decision of the function lies in the designer's hands. The vitality of a CBD exists in the activity of the area. The fact that the I. Orschel Building has a parking lot adjacent to the premise offers potential parking for the occupant/users and customers of the building. Traditionally 2nd floor spaces in CBD's have had rooming houses, offices and even apartments. The parking facilities, building configuration which offers exterior walls with windows, natural light and ventilation meet the necessary criteria to allow any or all of these typical activities. Quoting from Orin M. Bullock. . . "For example, an old structure which has been entirely changed on the inside during the course of history and retains practically no original work, may be worthy of restoration of the exterior only, permitting complete latitude for the redesign of the interior."[11]

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[11]Orin M. Bullock, The Restoration Manual, 1966.

Selecting a New Use

Because the existing second floor has a minimal amount of salvagable or quality material, the choice to drastically alter the floor plan arrangement is not a detrimental decision when considering this adaptive reuse. The possibility of office space and efficiency apartments will be explored in plan.

The first floor presently has a bar/gambling operation that is doing a solvent business, however the present proprietor feels that the business could be much better if the expansion into the entire building could be done. The present operation lacks adequate privacy and space for the poker players. The gambling area and bar have a good daytime and evening business but lose the late night business to local clubs that offer night time entertainment. Therefore, the present operation could be expanded to accommodate entertainment.

The simple choice of making the existing better appeared to be a natural decision in this instance. Architecturally, this seems reasonable because traditionally the saloons and taverns exhibited greater detailing and craftsmanship than other commercial buildings of that period and the idea of reestablishing a bar and gambling parlor lends itself to an adaptive reuse

Selecting a New Use

that will not only restore the exterior of the building but also can carry continuity to the interior spaces through a "period" adaptive reuse of the bar. (See Figure 14)



## STABILIZATION OF A STRUCTURE

A common problem in an adaptive reuse is deterioration of structure. In the case of the Orschel Building, the structural problems will be stated and the design solutions will follow.

EXTERIOR:
PARK STREET

| | PROBLEM | SOLUTION |
|---|---|---|
| Park Street Facade | Facade alteration | Re-establish brick arches over 2nd floor windows |
| | Exterior painted red and white | Test small portion with chemical paint removers to detect evidence if original was painted. Repaint with as close to the same color as can be determined. If unpainted, several methods may be employed. Write to Technical Preservation Services for exterior cleaning of historic masonry buildings (see reference section). |
| | 1st Floor Glass Alteration | Attempt to make new facade retain character of original. |

Stabilization of a Structure

| | PROBLEM | SOLUTION |
|---|---|---|
| Parking Lot & Alley Exterior Walls | All but small portion covered with 1" of stucco coating. | Determine as close as possible date of stuccoing, for authenticity. If removal endangers durability, paint or cement-wash of a neutral color may be applied. Paint on signage. |
| | Exterior windows deteriorated beyond repair. (See detail sheet 6 of 12) | Commission local millworks to re-fabricate units with similar sash & jam, but reorder in thermal pane, insulated glass unit. |
| | Roof leaks | Make all alterations on interior, then hire competent roofing contractor. See detail sheet 6 of 12. |
| Main Street Facade | 2nd floor infill altered. (Fig. 7) | Through photographic examination reconstruct to 1890 facade. See detail sheet 5 of 12. |
| | 1st floor needs air lock door | Keep street plane the same as original, remove and reconstruct. See detail sheet 5 of 12. |

Stabilization of a Structure

| | INTERIOR PROBLEM | SOLUTION |
|---|---|---|
| 1st Floor | Floors sag throughout 2-3" in center | Excavate basement. Pour spot footings. Replace center beam. |
| | Plaster over brick is irregular - to remove would pose serious problem of deterioration. Firring would still leave uneven surface. | Construct independent 2 x 4 walls on inside of existing masonry walls for wiring, insulation, etc. See fig. 15. |
| 2nd Floor | Floors sag 2-3" | Support with glulams running parallel to joist space to intermediate beams and remove deflection. See fig. 14. |
| Int. Walls | Existing 2nd Floor - floor plan no longer applicable | Remove entire 2nd floor interior and rebuild as shown. See sheet 2 of 12. |
| Roof | Sag in rafters | Remove sag by supporting similar to first floor method. |

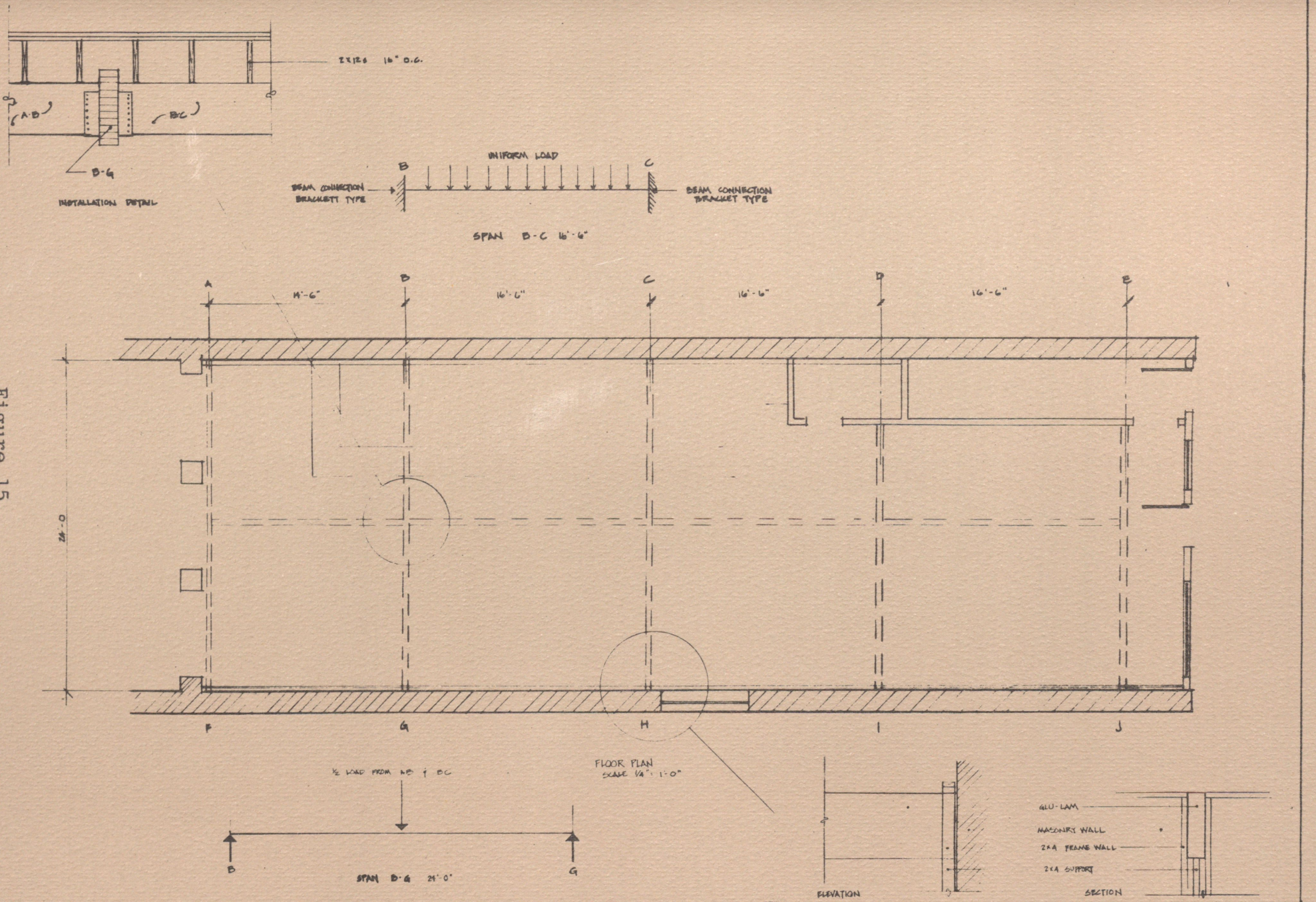
2X12S 16" O.C.
A-B
B-C
B-G
INSTALLATION DETAIL
UNIFORM LOAD
B
C
BEAM CONNECTION BRACKETT TYPE
BEAM CONNECTION BRACKET TYPE
SPAN B-C 16'-6"
A
B
C
D
E
14'-6"
16'-6"
16'-6"
16'-6"
24'-0"
F
G
H
I
J
FLOOR PLAN
SCALE 1/8" = 1'-0"
½ LOAD FROM AB & BC
B
G
SPAN B-G 24'-0"
ELEVATION
GLU-LAM
MASONRY WALL
2x4 FRAME WALL
2x4 SUPPORT
SECTION

Figure 15

## PROGRAM

To re-hab I. Orschel Brothers buildings into a multi-leveled variety of commercial and private spaces.

Objective: To demonstrate a comprehensive understanding of the adaptive reuse project.

i.e. Spacial Quality

Structural Integrity

Historical Precedence

Mechanical Systems

Total Design Concept

CRITERIA

Bar - Backbar

Bar Counter

Bar Seating

Equipment

1. Sink
2. Ice Maker
3. Tap/Beer
4. Soda Guns/2 types; Pre-mix/Post mix
5. Cooler - Walk-in - Behind the bar/
   Convenience location
   44' - 22 Stools
6. Liquor Storage - In House Inventory
   29 Bottles/Station
7. Glass Storage
8. Beer Storage
9. Cash Register
10. Counter Space/Mixer, Etc.
11. Hot Plate
12. Lighting - Under sink

Game Area

1 or 2 coin operated pool tables
Spectator seating by tables
Lighting for tables
Racks for sticks and talc
Room to shoot
Juke Box/Cigarette Machines

Dance Floor

Size - to be determined by space
Surface
Lighting
Configuration
Disco Booth
1. Lighting
2. Equipment
3. Speakers

## Criteria

### Cocktail Area

Adjacent to band
Adjacent to dance floor
Close to bar
Seating
1. Capacity - to be determined
2. Type - Table and chair

### Card Room

Poker Tables
1. High table - elevated - semi-private
2. Low table

Waitress by intercom
Leisure Lounge (small) w/television
Circulation system (ventilation)
Lighting/general and local
Cigarette Machine
Sound considerations

### Office

Manager's office
1. Large safe
2. Desk
3. File cabinet
4. Pay out window

General lighting
Adj. to cardroom and bar if possible

### Bandstand

Room for full 6 piece band w/equipment
Electrical outlets/amps
Flexible track lighting
Elevated
Drum Stand
Disco Booth

Criteria

Cooler & Storage

Built-in walk-in
Room for 100 cases of beer
Close to alley/or parking lot

Storage Room

Cleaning Equipment
Glasses
Bar Supplies
Small Tools

Restrooms

Double Area Service
2 W. C. Women's
1 W. C. and 2 Urinals Men's
2 Lavs Women's
1 (or 2 option) Lavs Men's
Mirrors/Women's
Surfaces

Priorities

Well work area
Service - cocktails
Steps to take - efficienty
4 Sinks - 1 (Ice) Wash - Rinse - Disinfectant
Independent Ice Maker and Cooler - close proximity if possible

FROM THE CODES

Building Data
Area - 1. 2806 Total Sq. Ft.
2. 900 1st Floor 3706 Sq. Ft.
Occupance Classification
Group A-2.1 / or 2/ Group R
Group B / Mixed Occupance
Fire Zone No. 1
Bar Occupant Load Max.
1. 187 Persons
2. 60 Persons
Egress Requirements - 2 per space
Sanitation - Min. of 2 Urinals & W. C. Facility

Criteria

2nd Floor

Egress and ingress to meet codes
Office spaces
Apartments
Penthouse

Basement

Investigate the potential:
1. Economic
2. Appropriateness of excavation to develop and integrate the space with the preliminary scheme.

Exterior

Remain aware of expansion potential both interior and exterior.

Facades

Exterior facades should attempt to recreate original scale and proportion but still work with the new use.

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# DESIGN

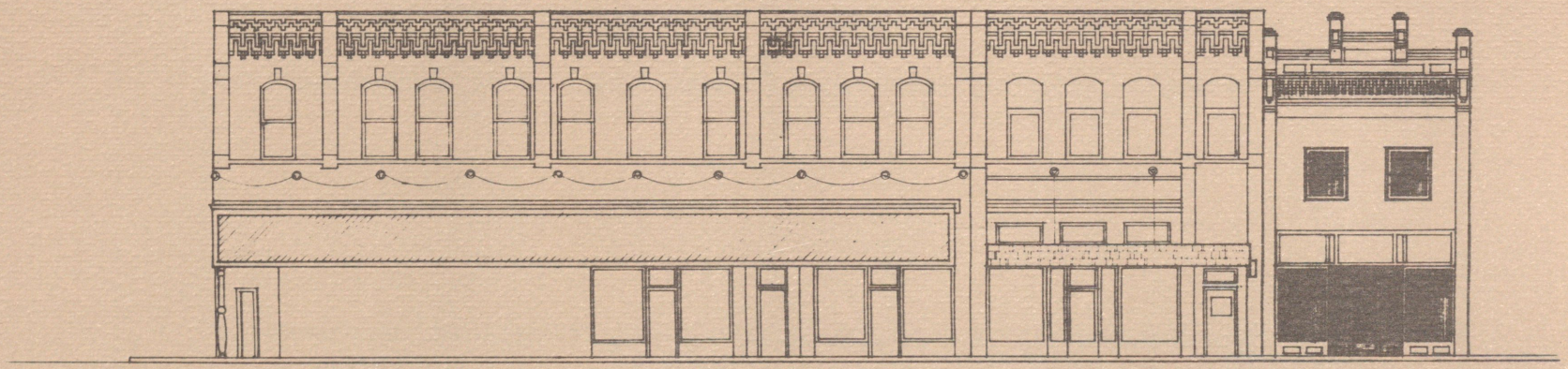
## DESIGN

Preliminary

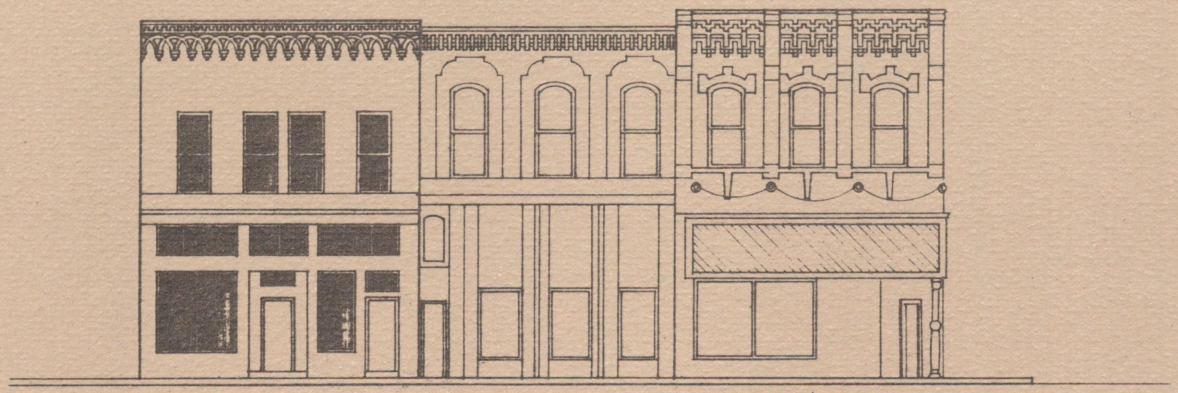
Sheet 1 through 10

Final

Sheet 1 through 12



existing Main Street elevation



existing Park Street elevation

**I. Orschel Bro. Renovation**
LIVINGSTON, MONTANA

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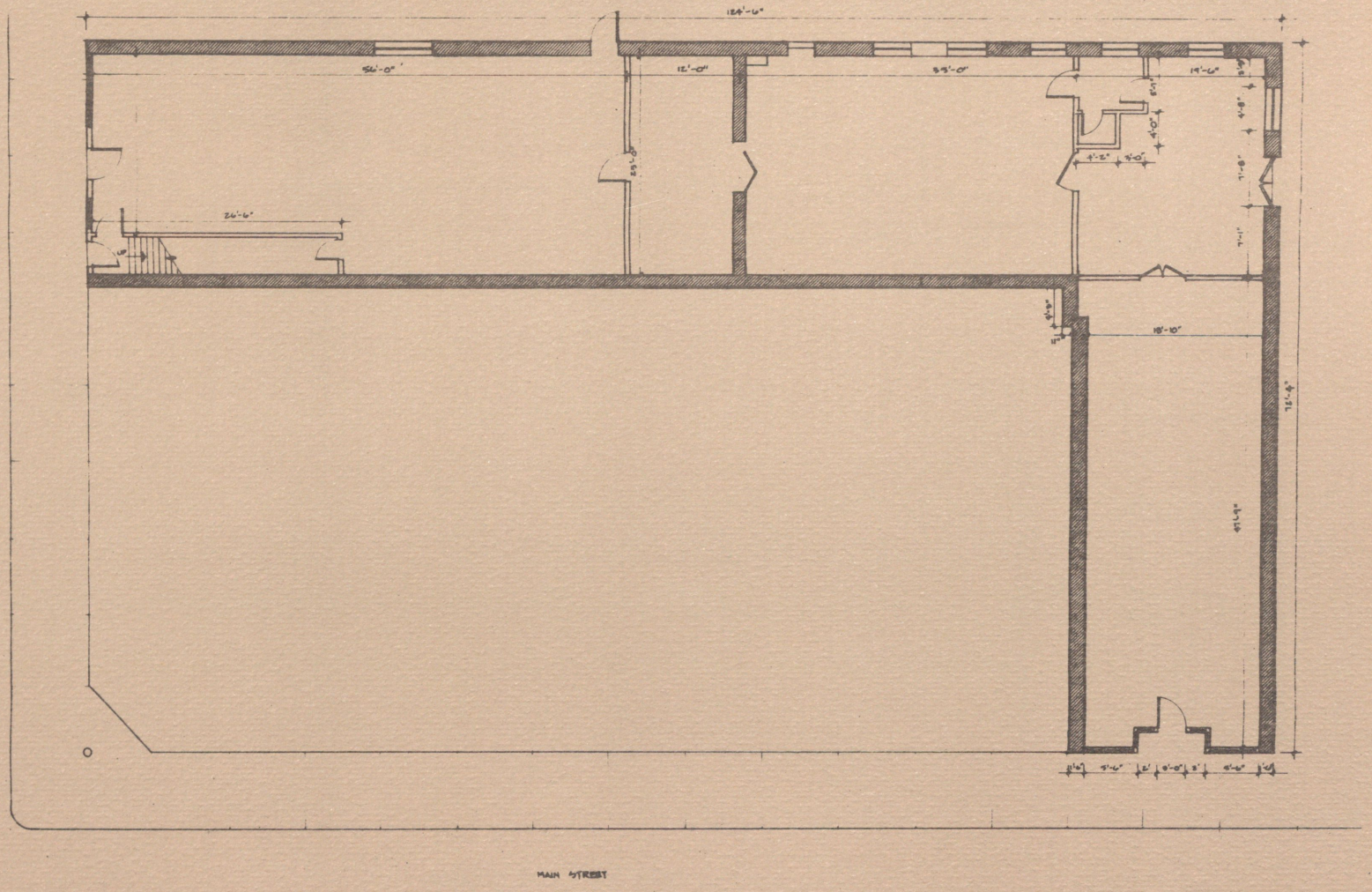


existing 1st floor plan

**I. Grubel Bro. Renovation**
LIVINGSTON, MONTANA

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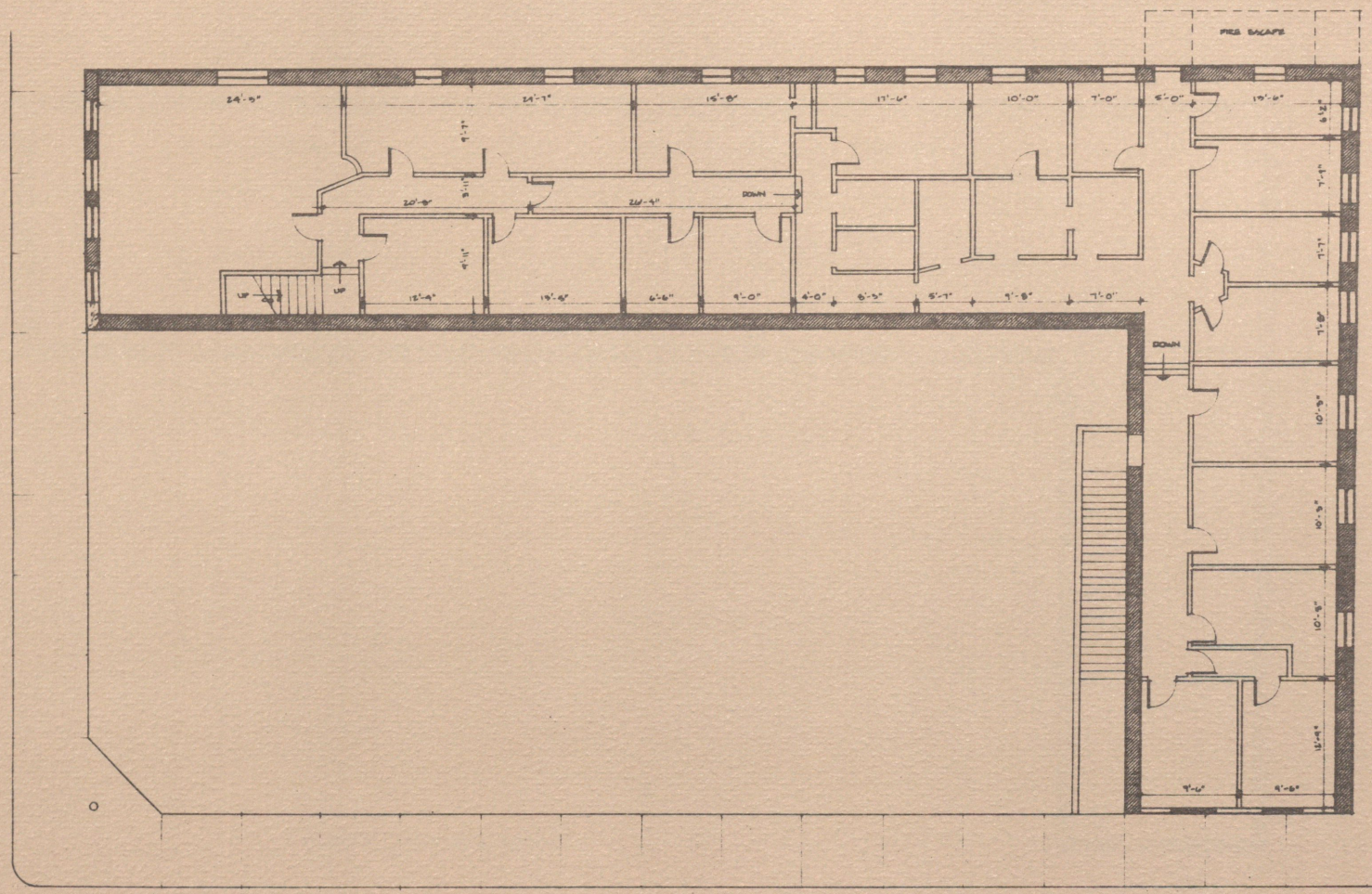


existing 2nd floor plan

# I. Grunhol Bro. Renovation

LIVINGSTON, MONTANA

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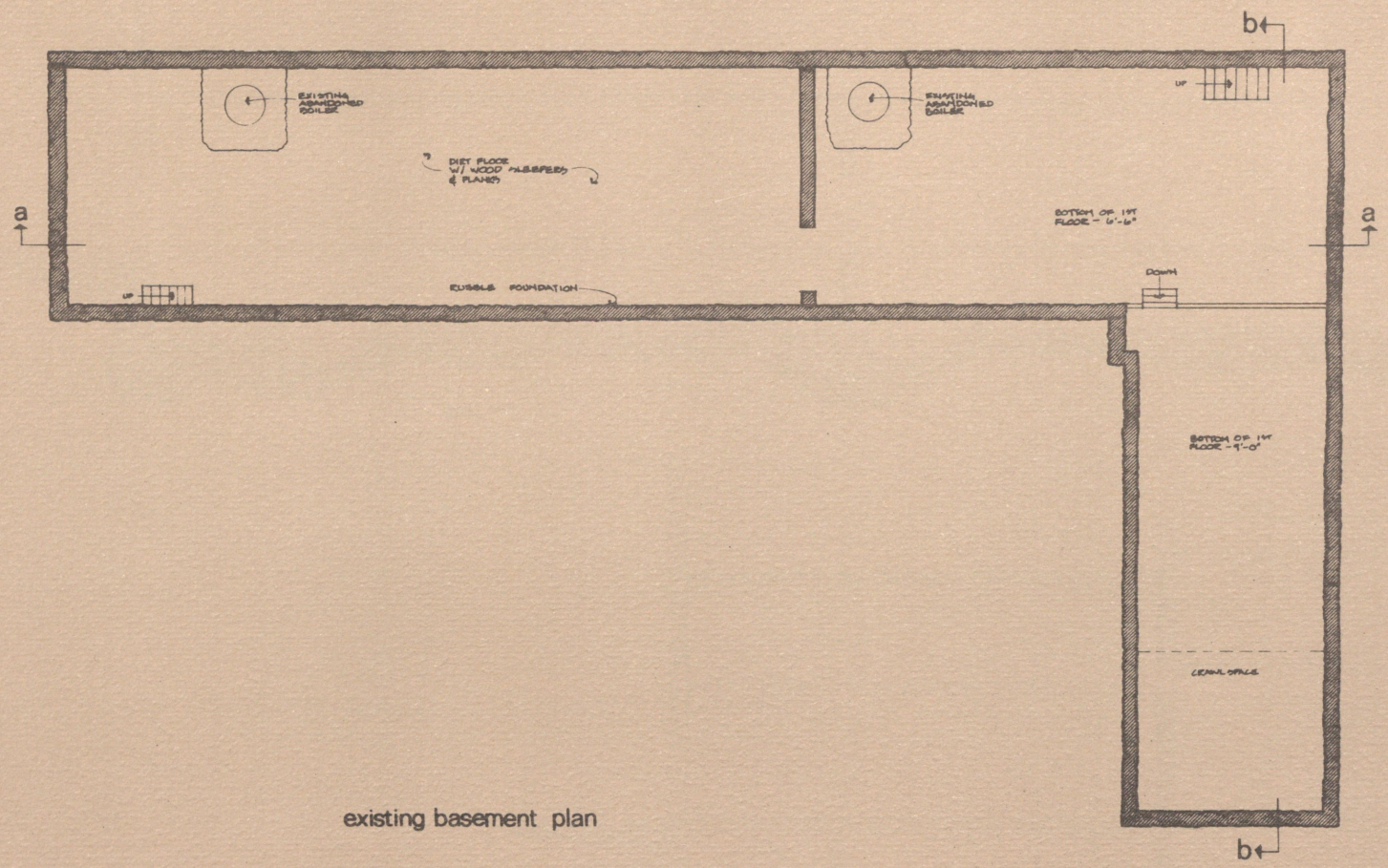


existing basement plan

**I. Grachel Bro. Renovation**
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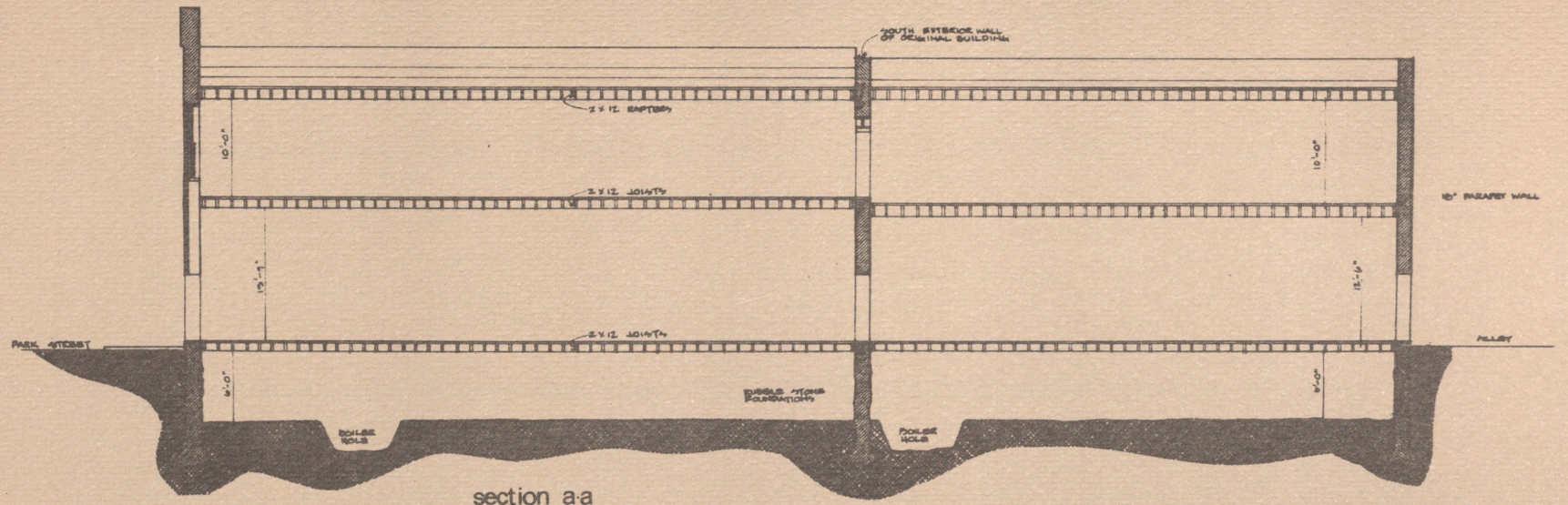
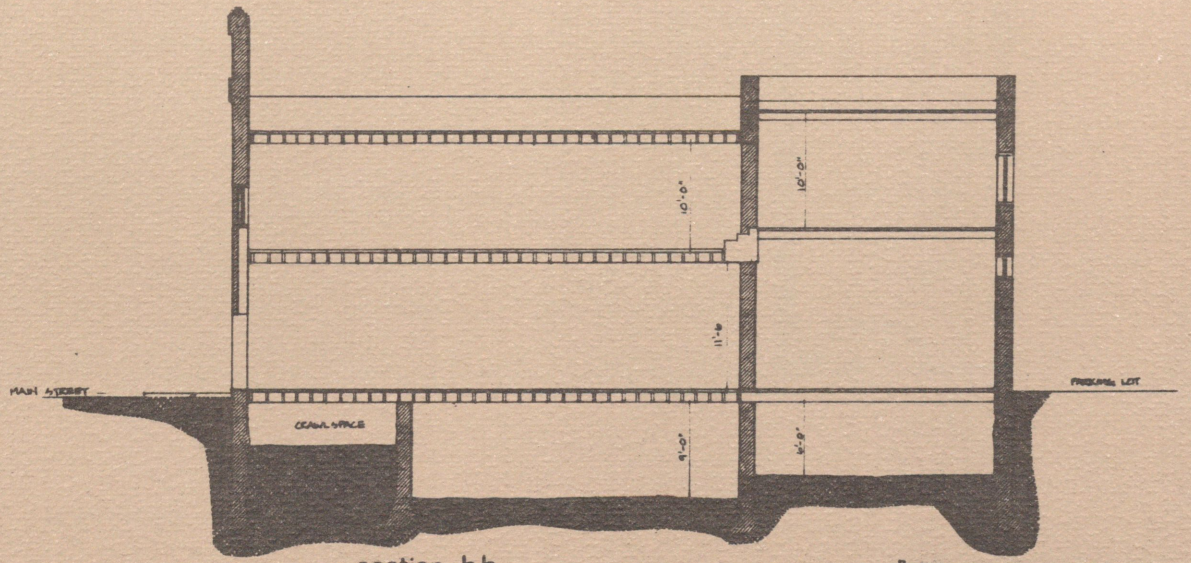



section a-a




section b-b

**I. Orschel Bro. Renovation**

LIVINGSTON, MONTANA

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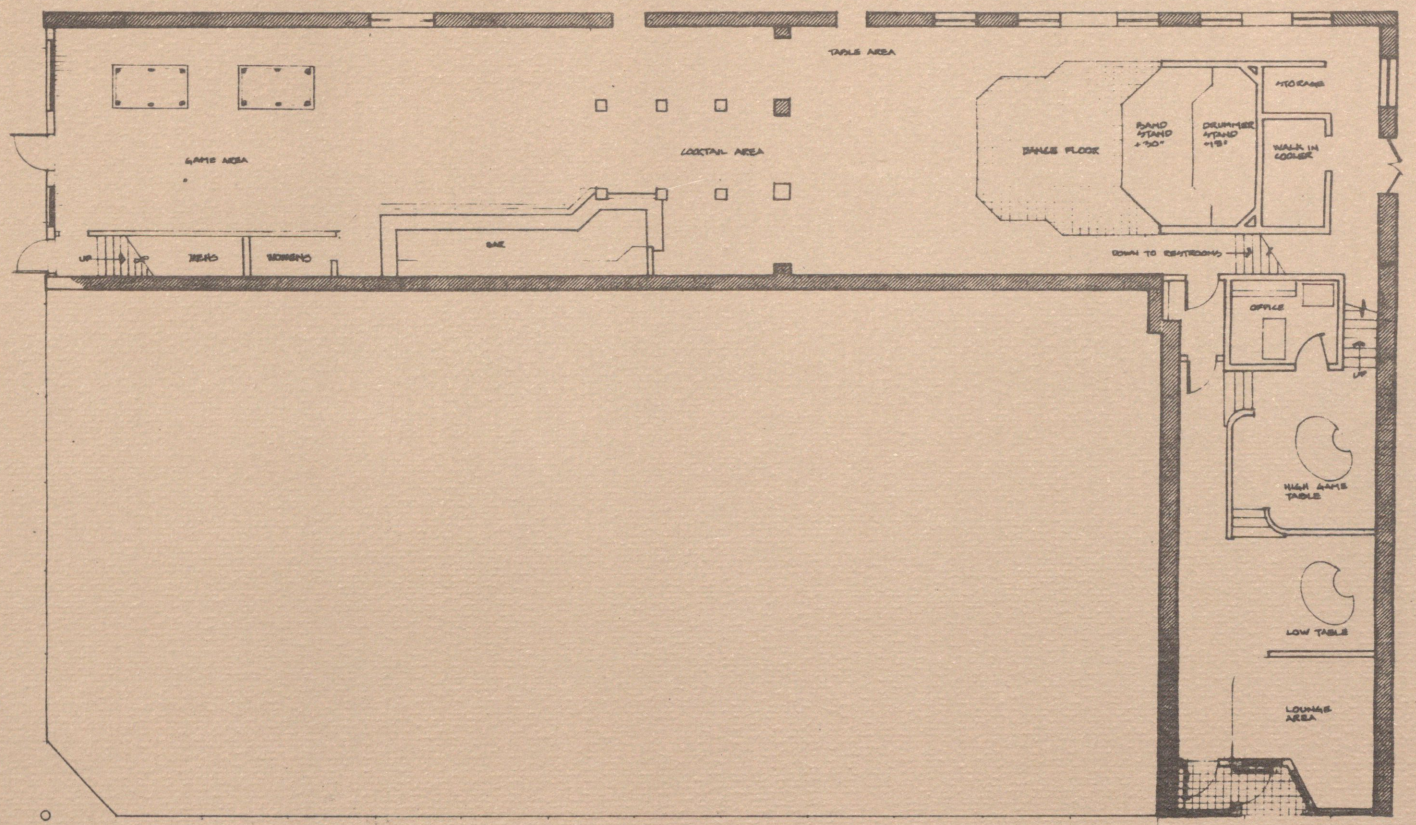


preliminary 1st floor plan

**I. Orschel Bro. Renovation**
LIVINGSTON, MONTANA

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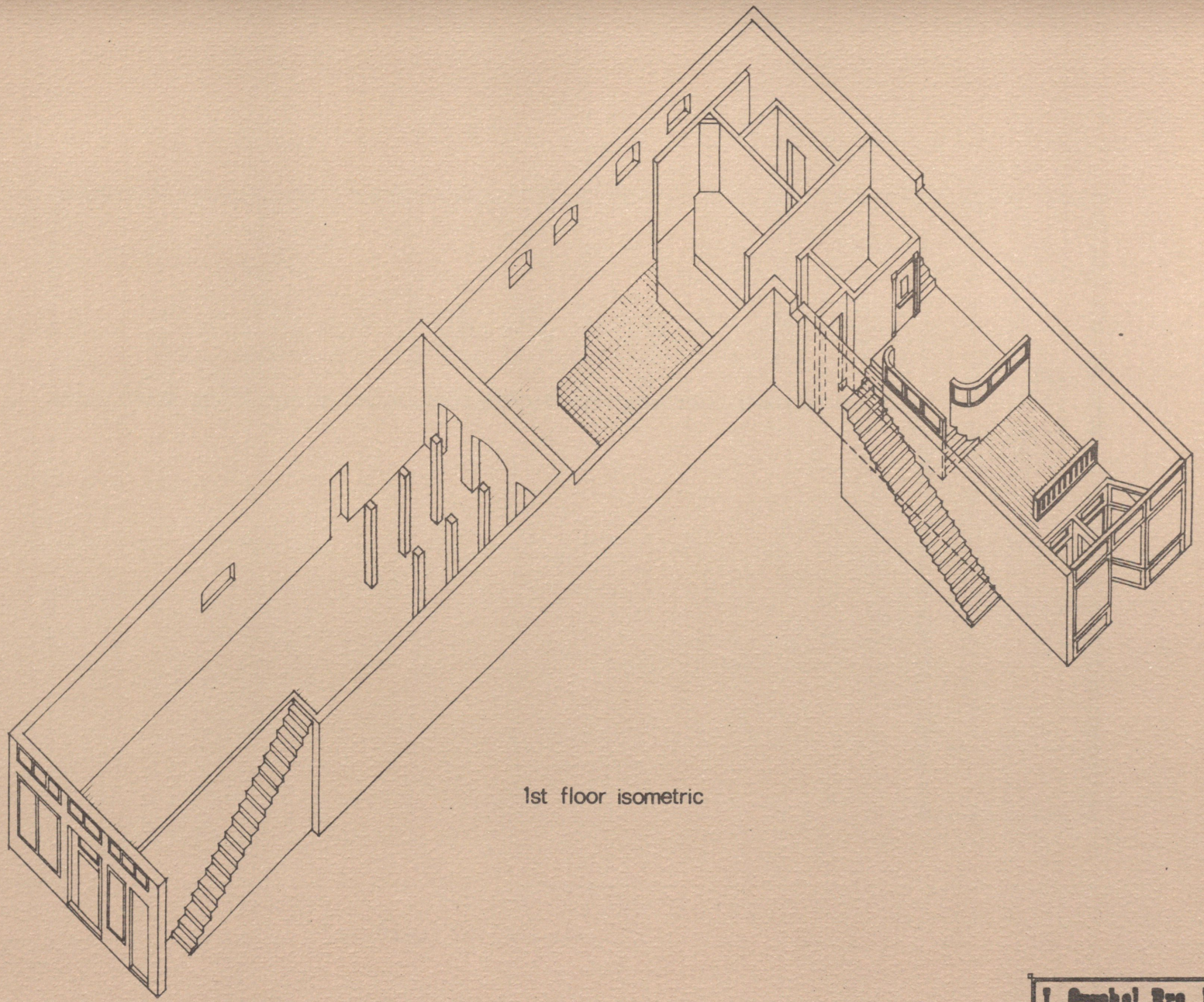

1st floor isometric

**I. Gruchot Bro. Renovation**
LIVINGSTON, MONTANA

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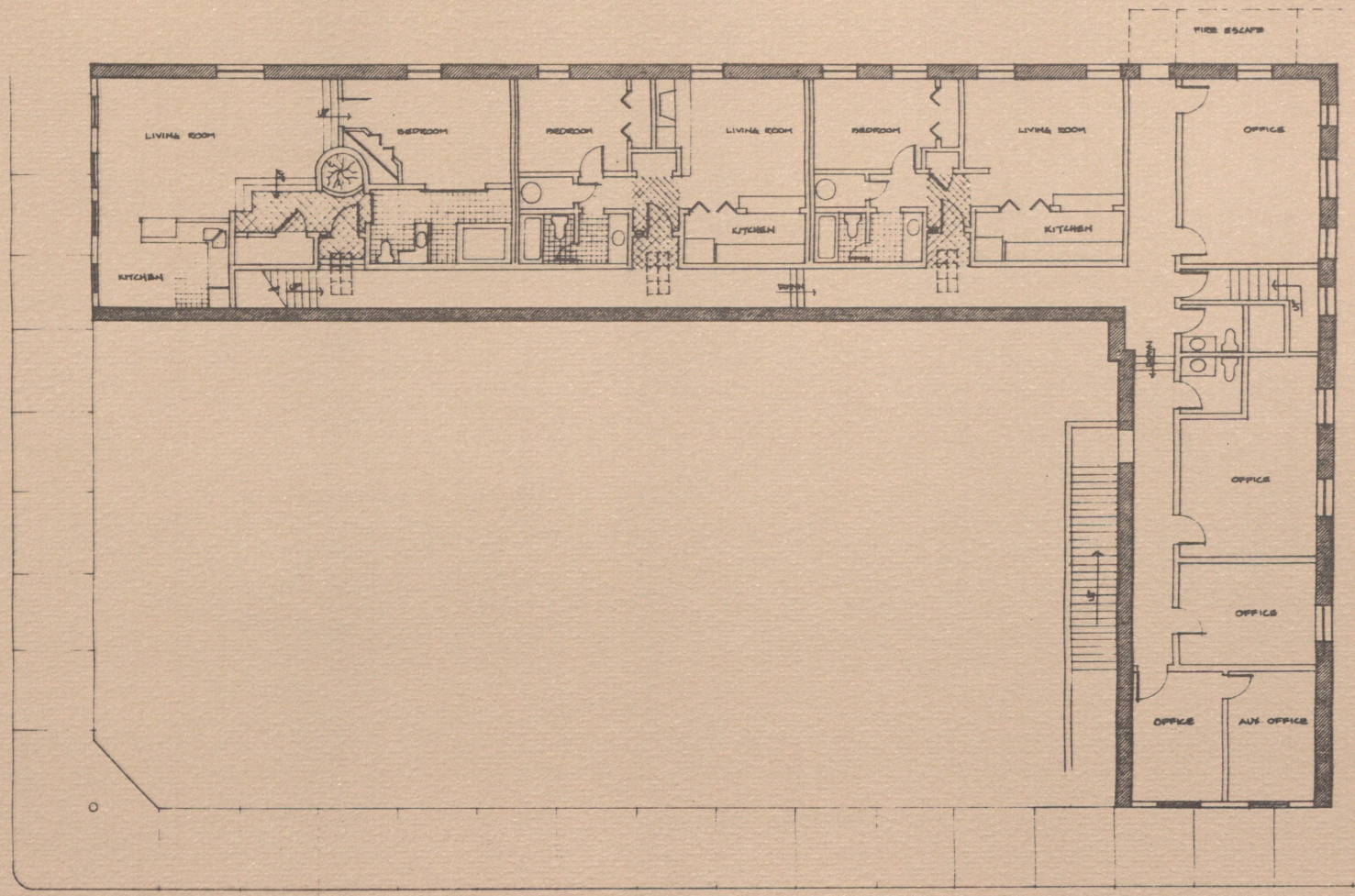


preliminary 2nd floor plan

**I. Orschel Bro. Renovation**
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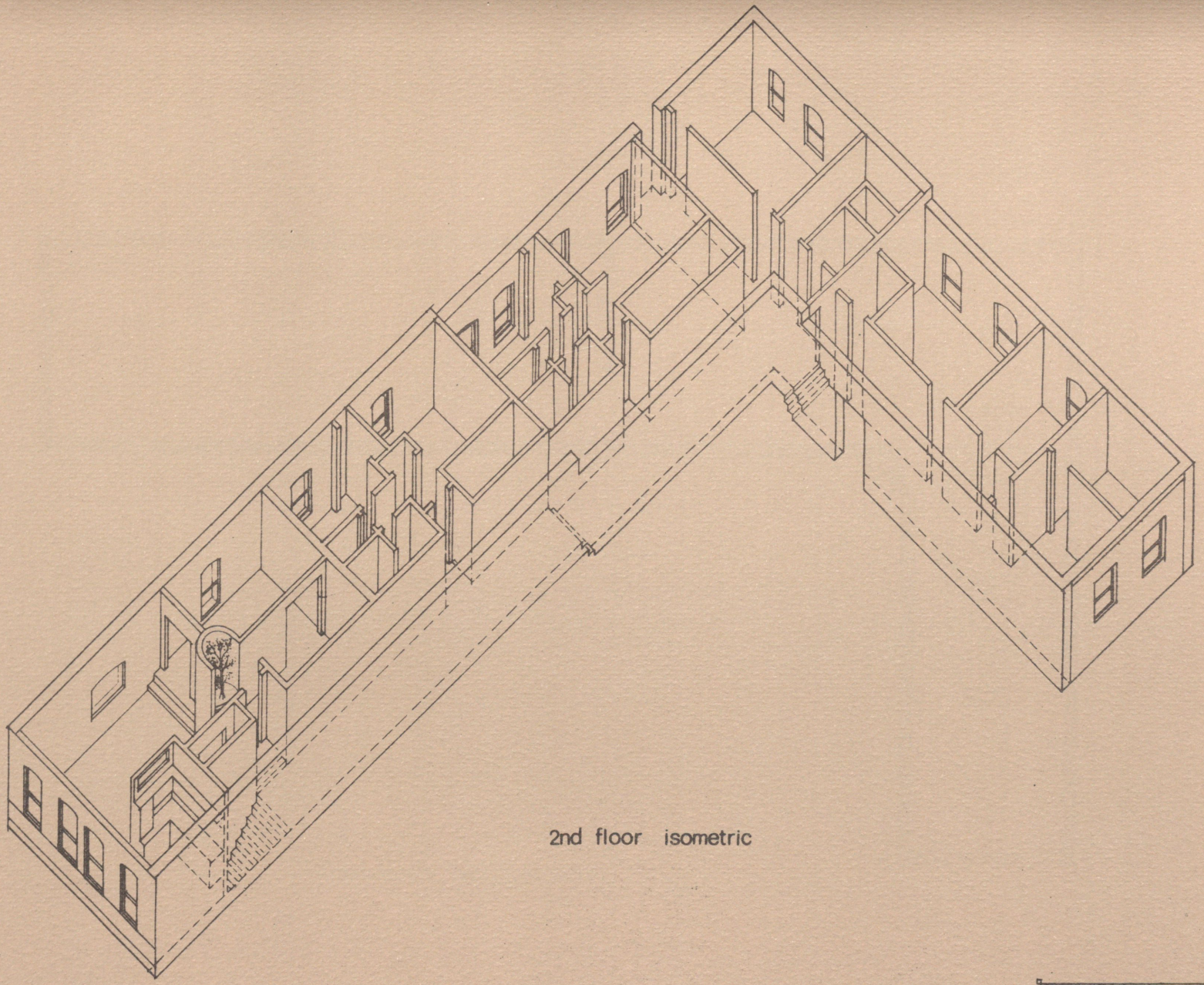

2nd floor isometric

**I. Orschel Bro. Renovation**
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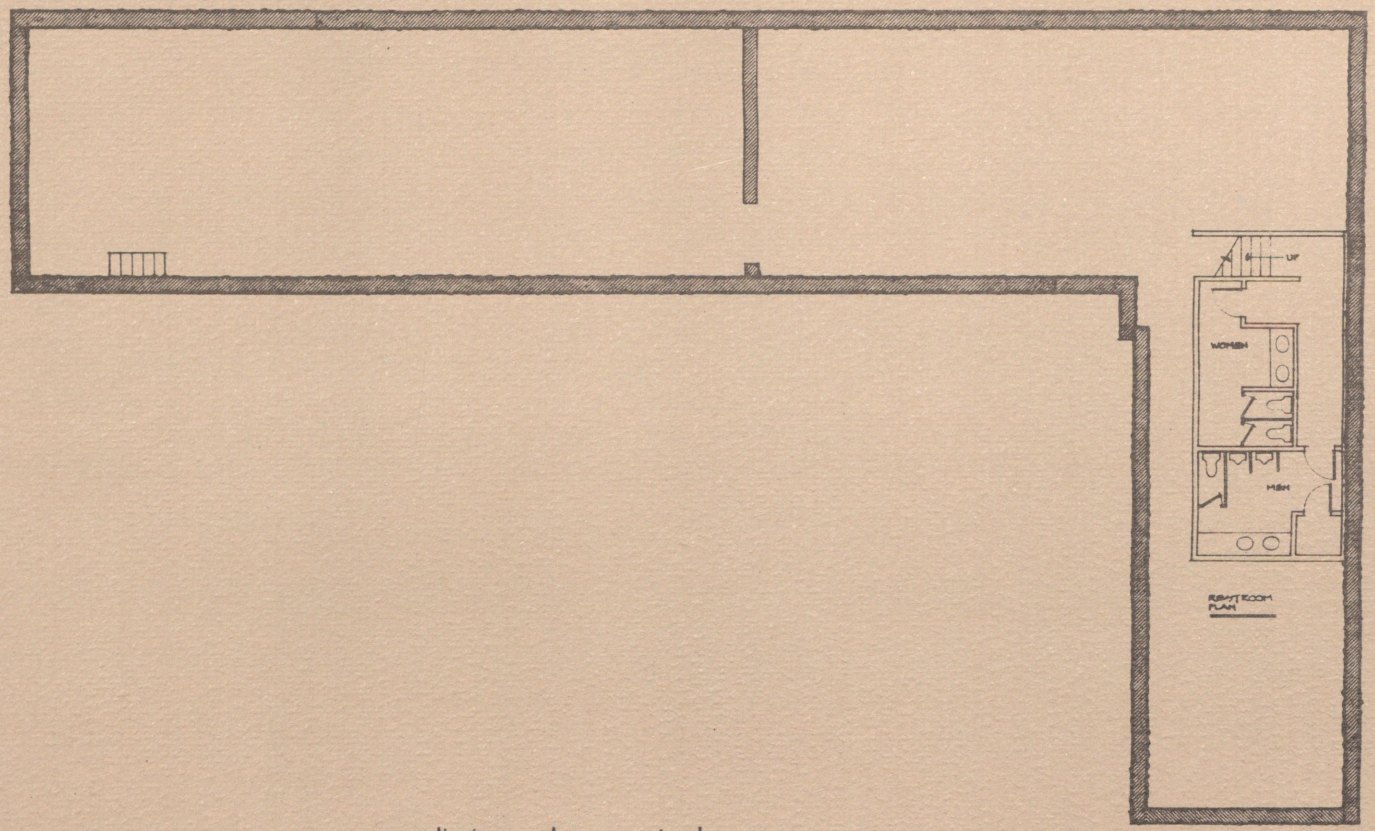


preliminary basement plan

**I. Gruchel Bro. Renovation**
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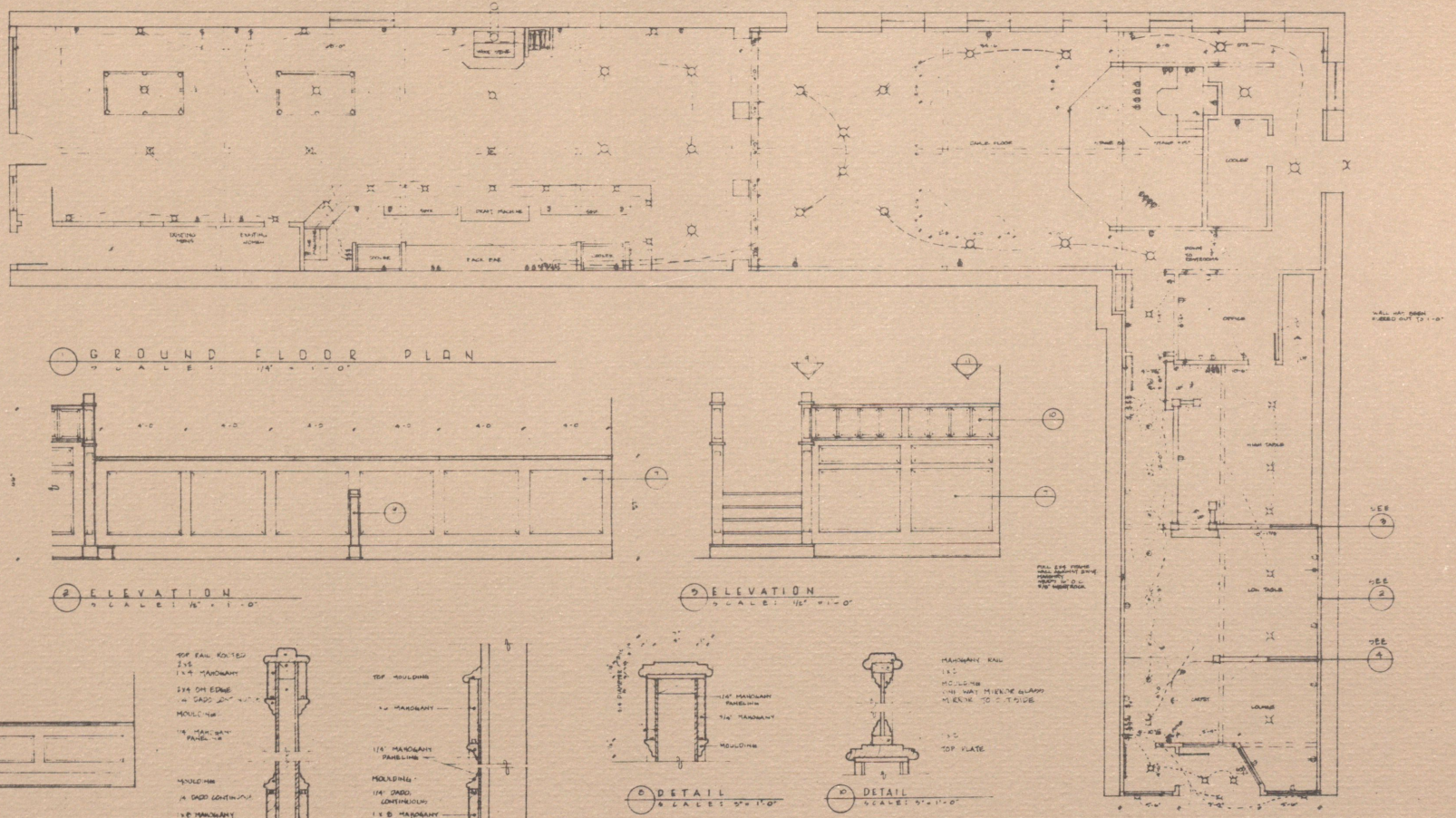


1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



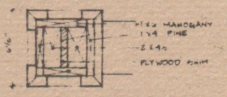
2 ELEVATION
SCALE: 1/2" = 1'-0"



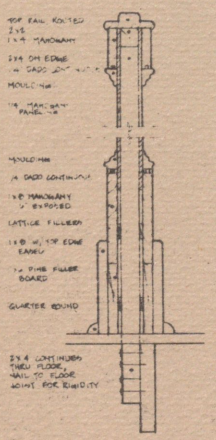
3 ELEVATION
SCALE: 1/2" = 1'-0"



4 ELEVATION
SCALE: 1/2" = 1'-0"



5 DETAIL-PLAN
SCALE: 3" = 1'-0"



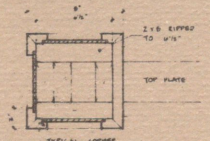
8 DETAIL
SCALE: 3" = 1'-0"



7 DETAIL
SCALE: 3" = 1'-0"



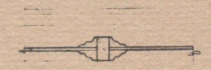
6 DETAIL
SCALE: 3" = 1'-0"



9 DETAIL-PLAN
SCALE: 3" = 1'-0"

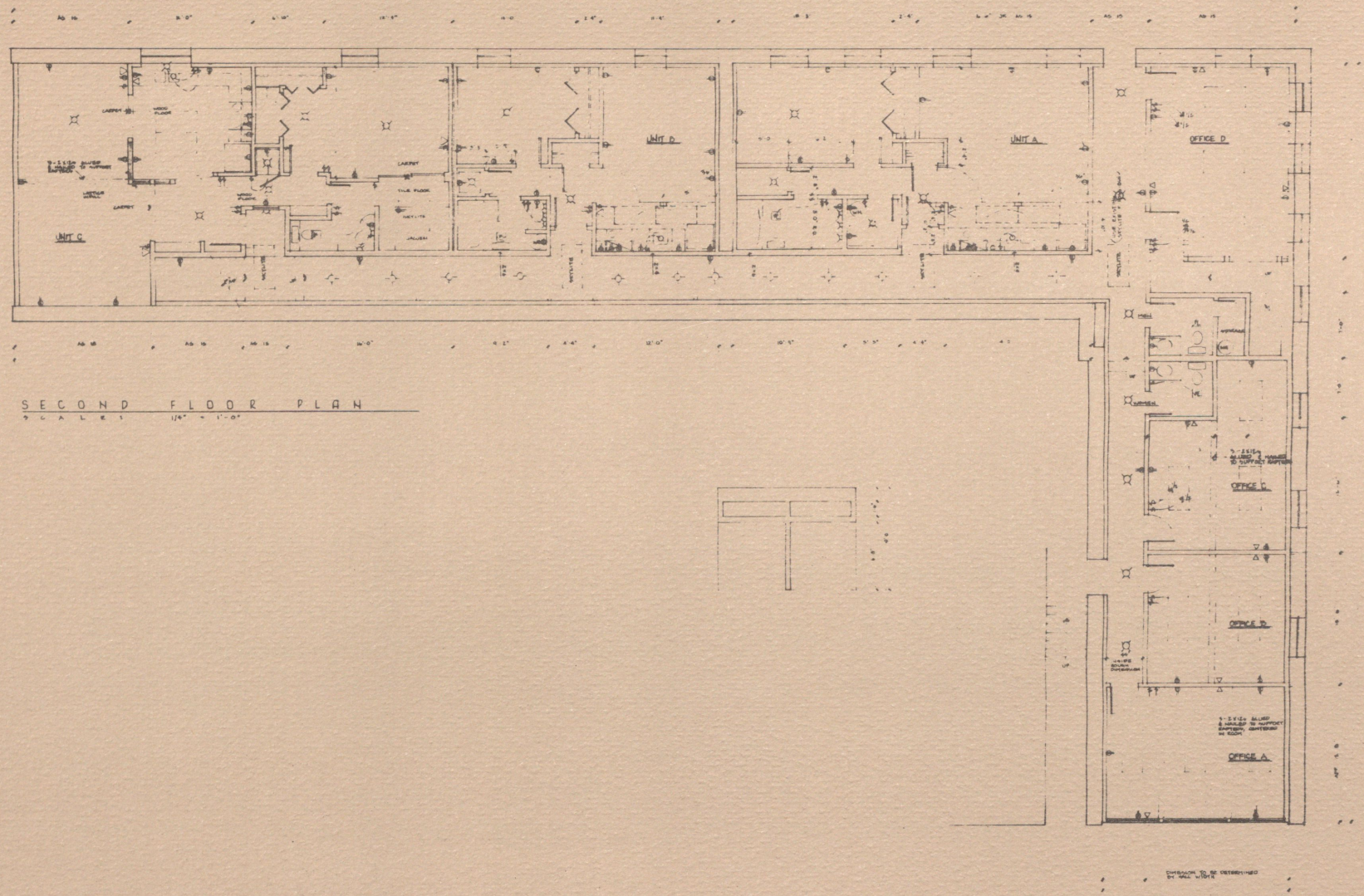


10 DETAIL
SCALE: 3" = 1'-0"



11 DETAIL-PLAN
SCALE: 3" = 1'-0"

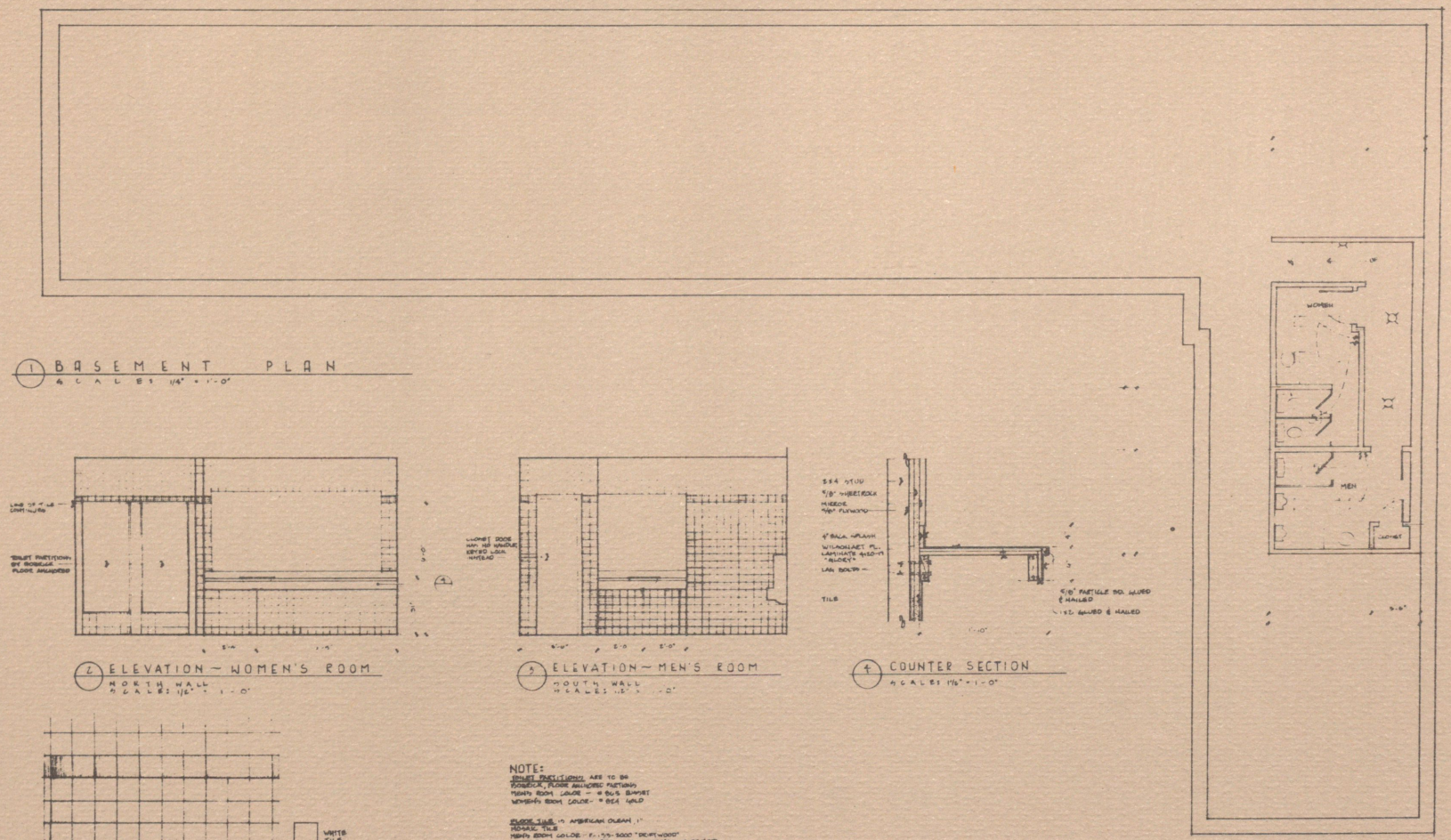
| | |
|---|---|
| I. ORSCHEL & BROS. LIVINGSTON, MT. | |
| SCALE: 1/4" = 1'-0" | DESIGN BY: KIRK MICHELS |
| DATE: 6-1-79 | SHEET OF 1 12 |
| 1ST FLOOR PLAN | |




SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

| | |
|---|---|
| I. ORSCHEL & BROS. LIVINGSTON, MT. | |
| SCALES: 1/4" = 1'-0" | DESIGN BY: TOM MICHELS |
| DATE: 6-1-79 | |
| 2ND FLOOR PLAN | SHEET 2 OF 12 |




1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



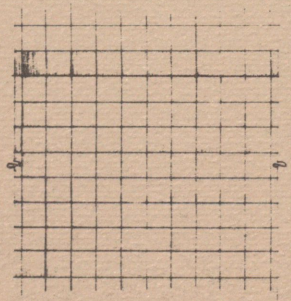

2 ELEVATION ~ WOMEN'S ROOM
NORTH WALL
SCALE: 1/2" = 1'-0"




3 ELEVATION ~ MEN'S ROOM
SOUTH WALL
SCALE: 1/2" = 1'-0"




4 COUNTER SECTION
SCALE: 1 1/2" = 1'-0"




NOTE:
ALL WALLS @ RESTROOM ARE TO BE TILED TO THE CEILING — USING CONTINUOUS BORDER PATTERN AS SHOWN.
TILE COLORS. —
MEN'S ROOM — AMERICAN OLEAN #33 NUTMEG
WOMEN'S ROOM — AMERICAN OLEAN #52 DAPPOOL
BORDER TILE — AMERICAN OLEAN #47 BRITE WHITE

5 TYPICAL BORDER PATTERN
SCALE: 1 1/2" = 1'-0"

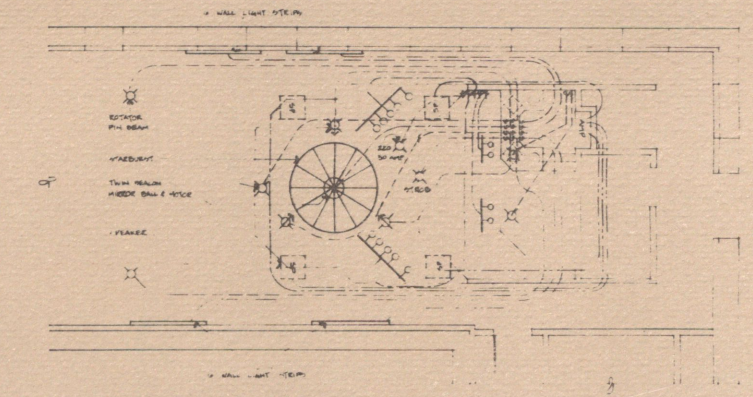
NOTE:
TOILET PARTITIONS ARE TO BE BOBRICK, FLOOR ANCHORED PARTIONS
MEN'S ROOM COLOR — #805 BUSSET
WOMEN'S ROOM COLOR — #824 GOLD

FLOOR TILE IS AMERICAN OLEAN, 1" MOSAIC TILE
MEN'S ROOM COLOR — F-153-2000 "DRIFTWOOD"
WOMEN'S ROOM COLOR — F-70-2197 "ADOBE" "DOUBLEEN" ETC.

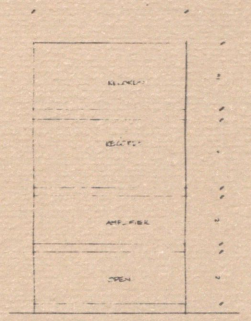
CEILING IS TO BE PAINTED W/ BENJAMIN MOORE 1-25 OR EQUAL FLAT ENAMEL.

I. ORSCHEL & BROS.
LIVINGSTON, MT.

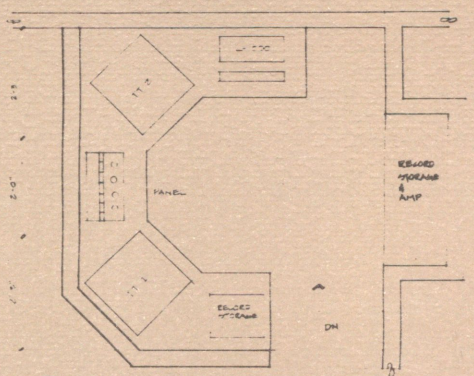
| | |
|---|---|
| SCALE: 1/4" = 1'-0" | DESIGN BY: KIRK MICHELS |
| DATE: 6·1·79 | |
| B'MENT FLOOR PLAN | SHEET 3 OF 12 |



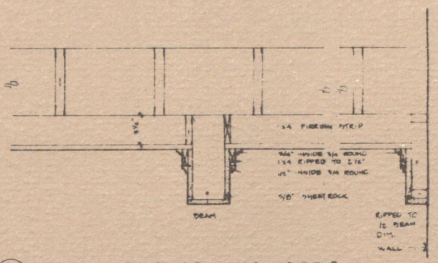

1 ELECTRICAL PLAN ~ DANCE FLOOR
SCALE: 1/4" = 1'-0"



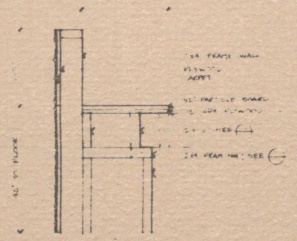
2 RECORD STORAGE-ELEV.
SCALE: 1/4" = 1'-0"



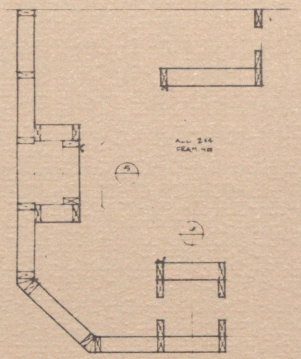

3 DISC JOCKEY BOOTH PLAN
SCALE: 1/4" = 1'-0"



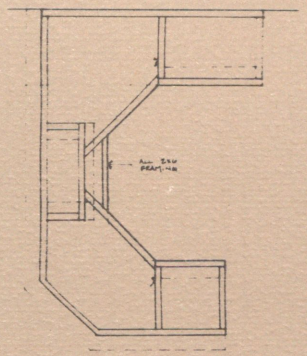

4 CARD ROOM CEILING DETAIL
SCALE: 1/16" = 1'-0"



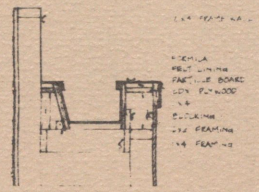
5 SECTION THRU D.J. BOOTH
SCALE: 1/2" = 1'-0"



7 D.J. BOOTH FRAMING PLAN
SCALE: 1/2" = 1'-0"

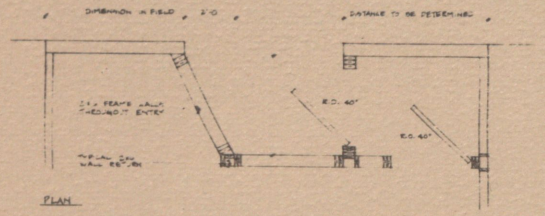


8 COUNTER TOP FRAMING PLAN
SCALE: 1/2"

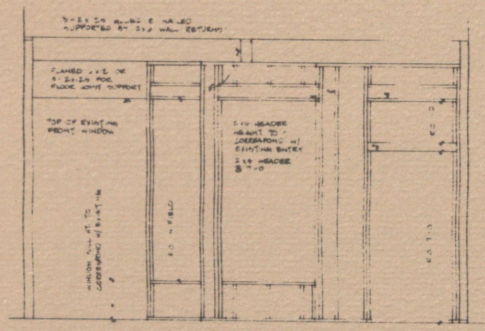


6 SECTION THRU RECORD STOR.
SCALE: 1" = 1'-0"

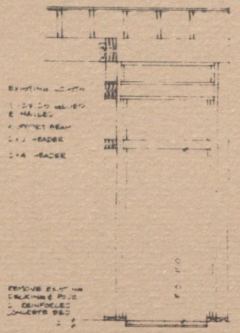
| | |
|---|---|
| I. ORSCHEL & BROS. LIVINGSTON, MT. | |
| SCALE: | DESIGN BY: KIRK MICHELS |
| DATE: 6-1-79 | |
| 1ST FLOOR DETAILS | SHEET 4 OF 12 |



PLAN

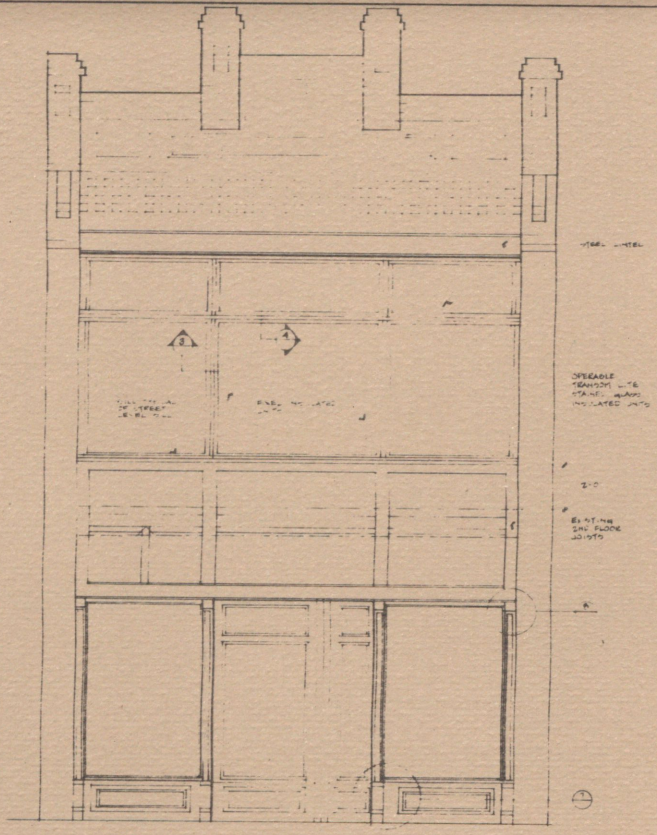


ELEVATION

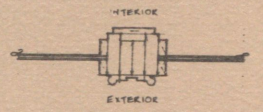


ELEVATION

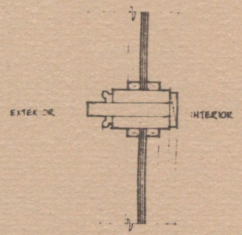
1 FRAMING DETAILS
SCALE: 3/8" = 1'-0"



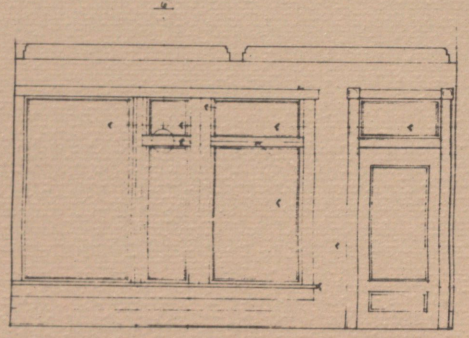
2 MAIN STREET FACADE
SCALE: 1/8" = 1'-0"



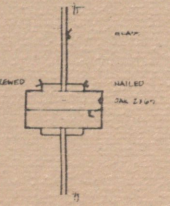
3 MULLION DETAIL
NO SCALE



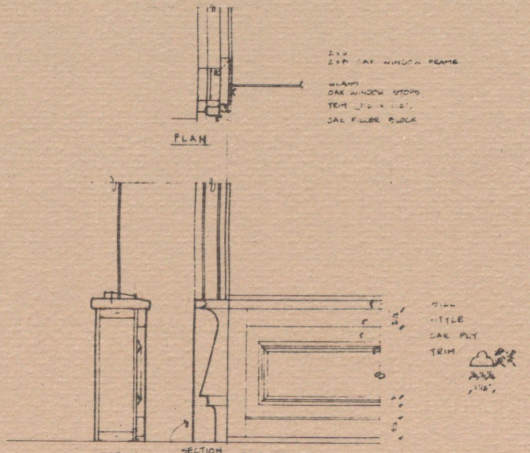
4 MULLION DETAIL
NO SCALE



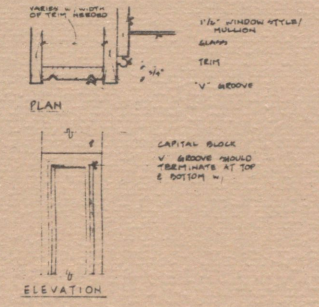
5 INTERIOR ELEVATION
SCALE: 1" = 1'-0"



6 DETAIL
NO SCALE



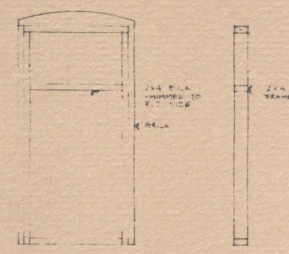
7 DETAILS
SCALE: 1 1/2" = 1'-0"



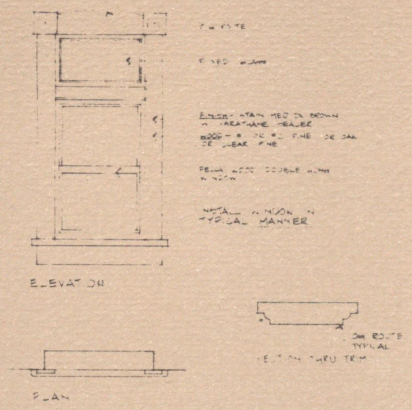
8 DETAIL
NO SCALE

| | |
|---|---|
| J. ORSCHEL & BROS. LIVINGSTON, MT. | |
| SCALE: | DESIGN BY: KIRK MICHELS |
| DATE: 6-1-79 | |
| FACADE DETAILS | SHEET 5 OF 12 |

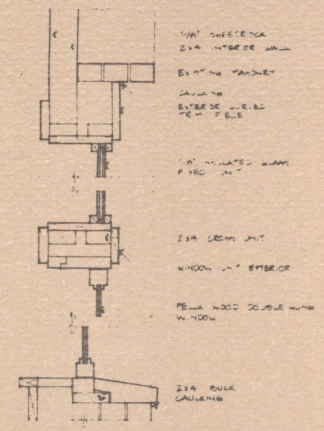
| 2ND FLOOR WINDOWS | | |
|---|---|---|
| QTY | DESCRIPTION | R.O. |
| 3 | PELLA 2420 24 WD WOOD DOUBLE HUNG | 4-0½" x 2-0¼" |
| 4 | PELLA 3224 24 WD WOOD DOUBLE HUNG | 4-8½" x 3-2¼" |
| 3 | PELLA 2424 24 WD WOOD DOUBLE HUNG | 4-8½" x 2-0¼" |



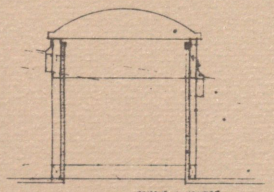

INSTALLATION DETAIL
NO SCALE



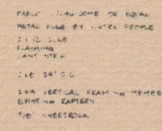

INSTALLATION DETAIL
NO SCALE



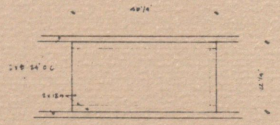

3 WINDOW SECTION
NO SCALE



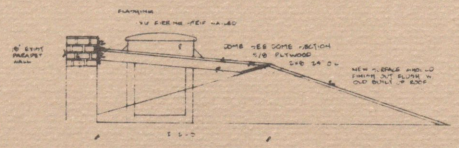

DOME SECTION



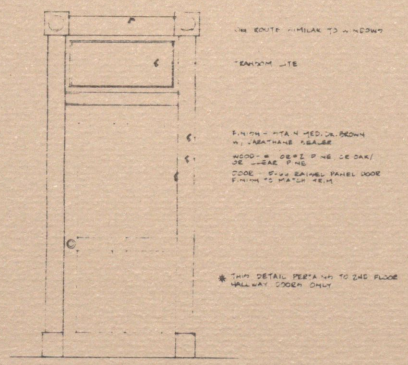

4 DOME DETAILS



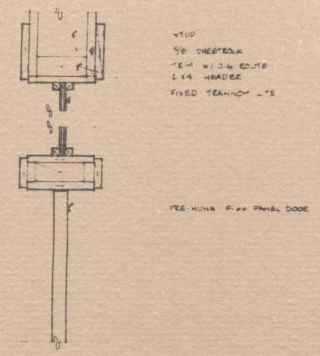

DOME PLAN
SCALE - 3/4" = 1'-0"




ROOF SECTION
SCALE - 1/2" = 1'-0"




5 DOORWAY DETAIL
NO SCALE

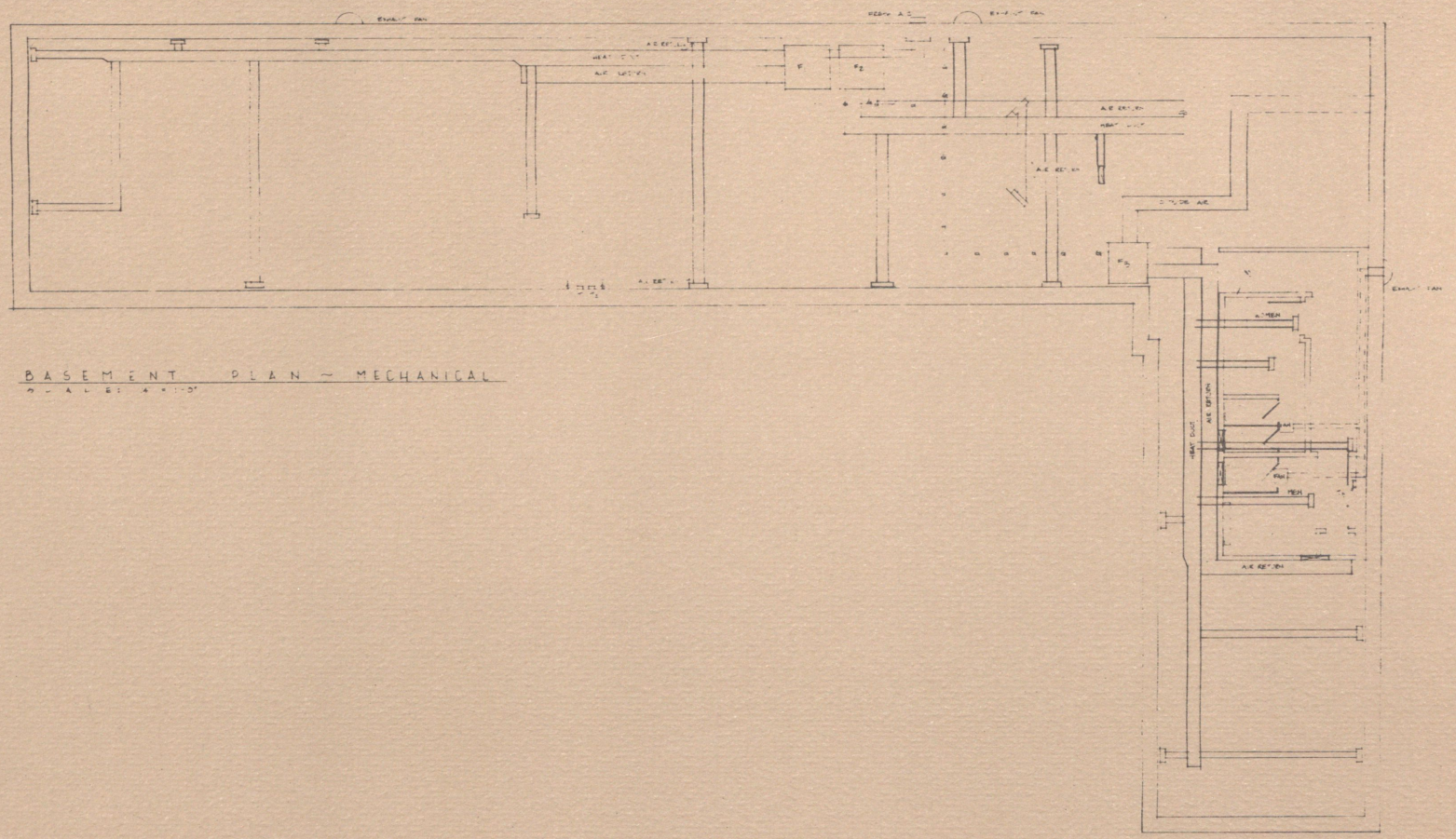



6 DOOWAY SECTION
NO SCALE

I. ORSCHEL & BROS.
LIVINGSTON, MT.

SCALE:
DATE: 6-1-79
DESIGN BY: KIRK MICHELS

2ND FLOOR DETAILS
SHEET 6 OF 12

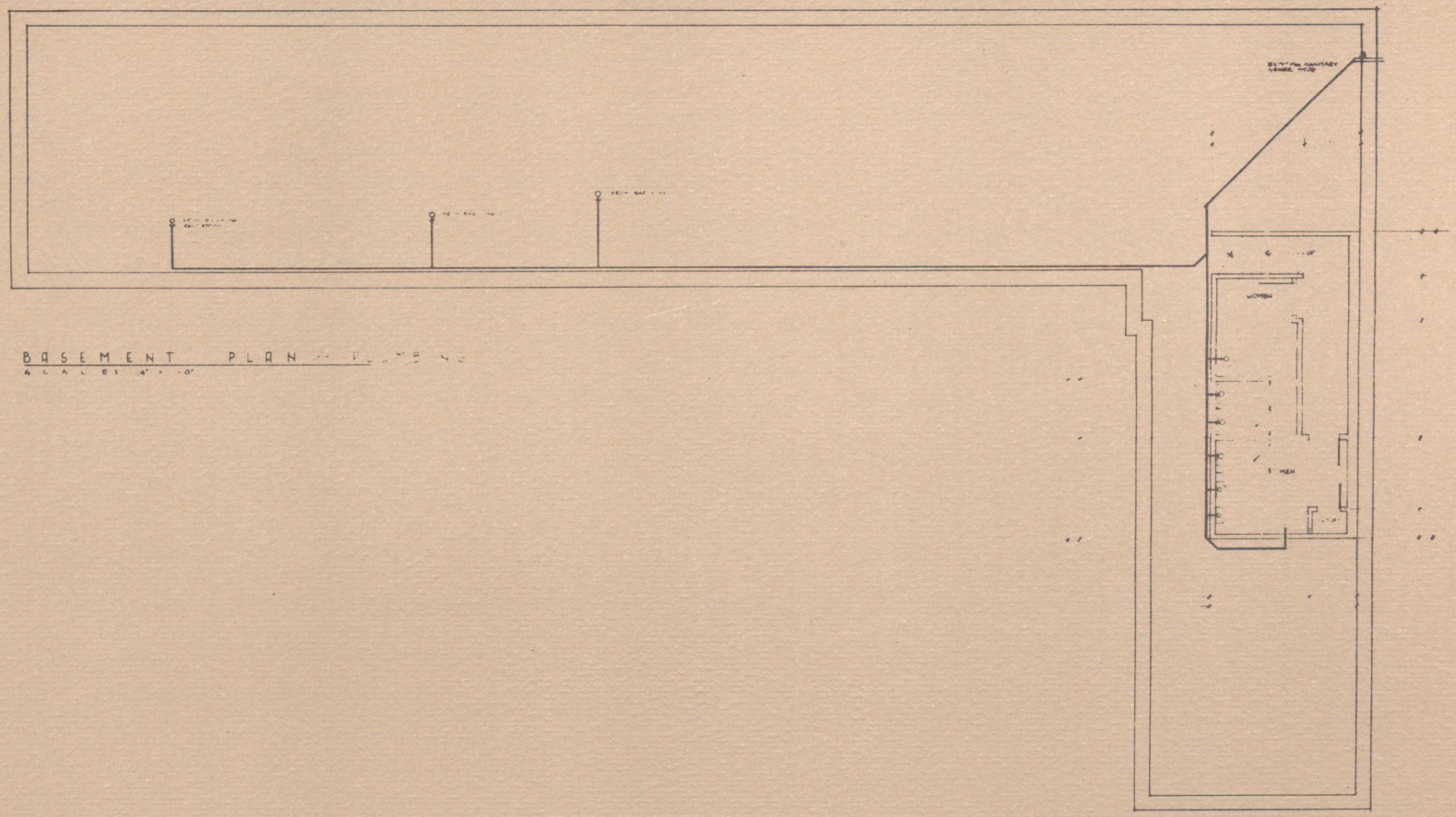


BASEMENT PLAN ~ MECHANICAL

SCALE: 4" = 1'-0"

I. ORSCHEL & BROS.
LIVINGSTON, MT.

| | |
|---|---|
| SCALE: 4" = 1'-0" | DESIGN BY: KIRK MICHELS |
| DATE: 6-79 | |
| B'MENT MECHANICAL | SHEET 7 OF 12 |




BASEMENT PLAN

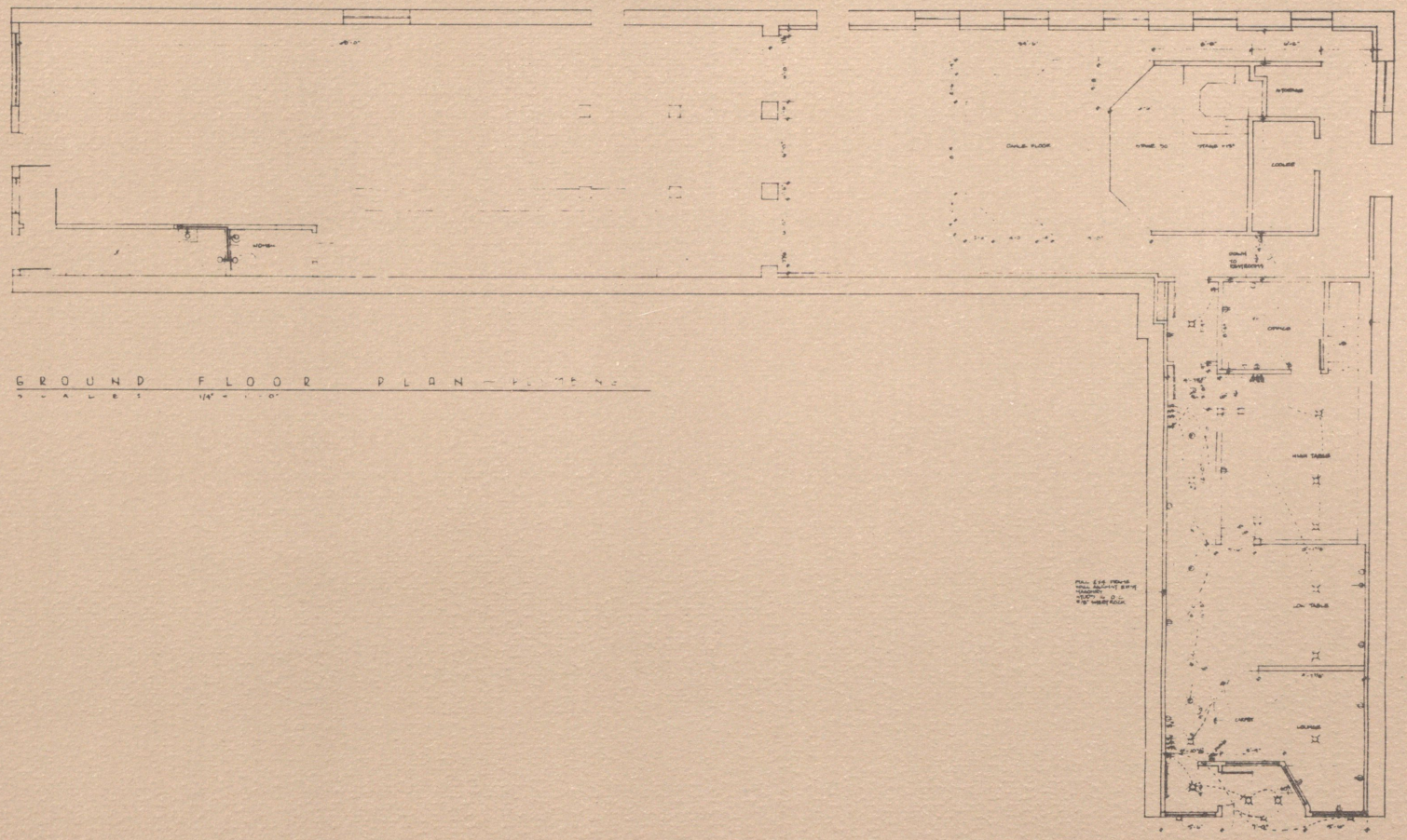
SCALES: 1/4" = 1'-0"

I. ORSCHEL & BROS.
LIVINGSTON, MT.

SCALE: 1/4" = 1'-0"

DATE: 6-1-79

B'MENT PLUMBING



GROUND FLOOR PLAN — PLUMBING

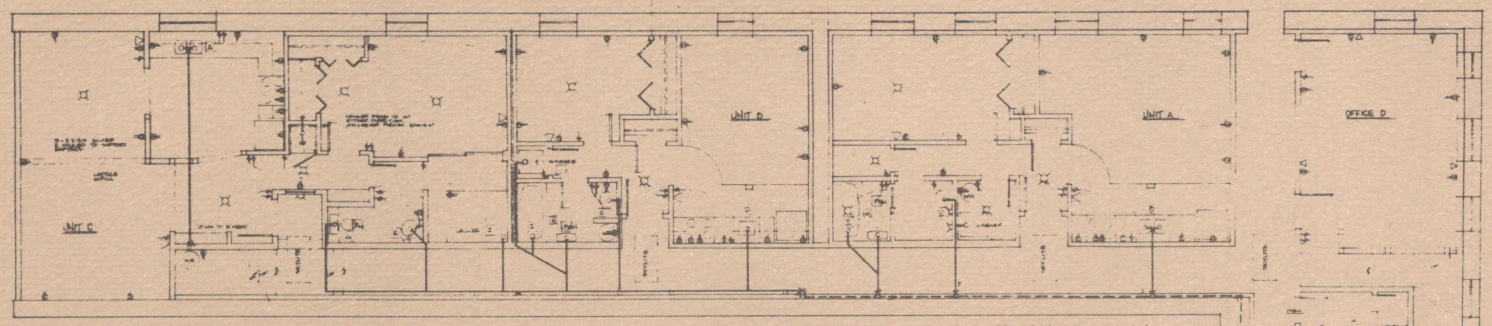
SCALE: 1/4" = 1'-0"

I. ORSCHEL & BRO'S.
LIVINGSTON, MT.

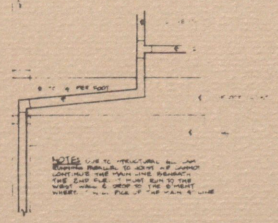
SCALE: 1/4" = 1'-0"

DATE: 6-1-79

1ST FLOOR PLUMBING




1 SECOND FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



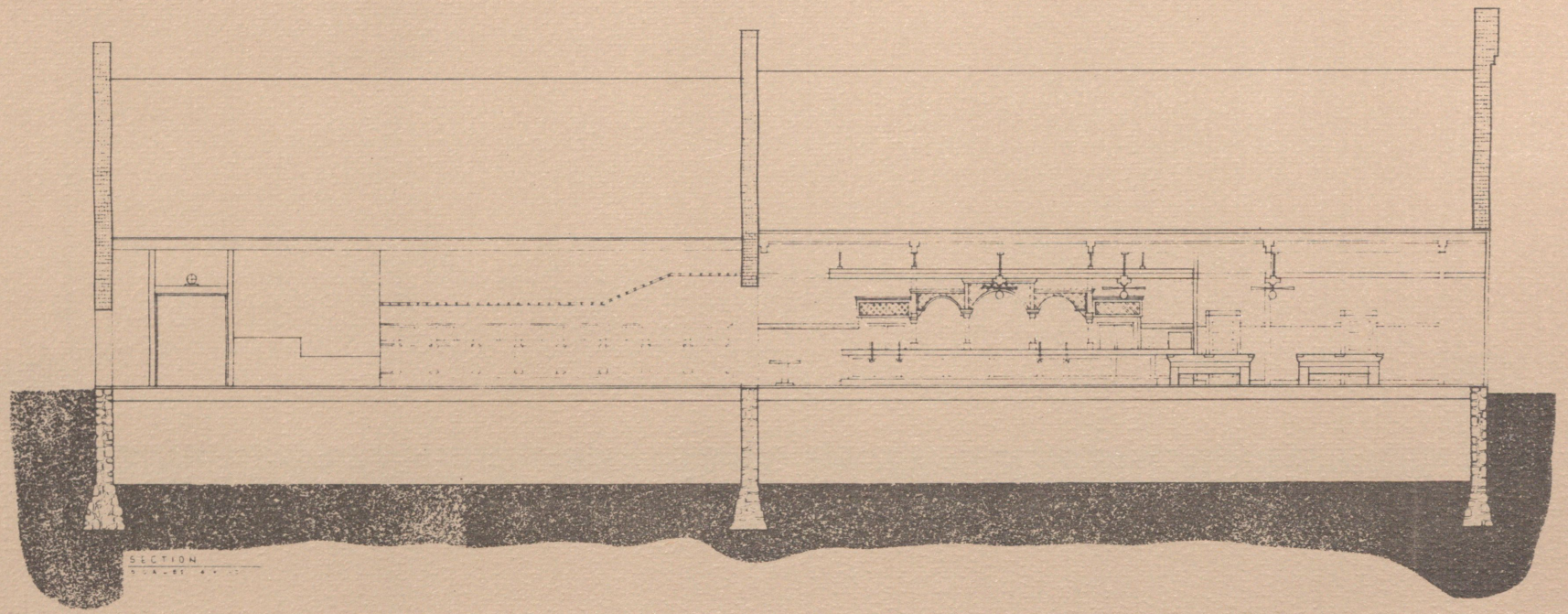
2 TYPICAL DETAIL
NO SCALE

| PLUMBING FIXTURE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| FIXTURE | SYM. | NO. | MANUFACTURER | MODEL | REMARKS |
| DOUBLE SINK | A | | KOHLER | K-5924 | |
| DOUBLE SINK | B | 1 | KOHLER OR SIMILAR | | STAINLESS STEEL SINK ON HAND |
| SINK | C | 2 | AM ST OR SIMILAR | [illegible] DIRECTION OVAL | WHITE |
| SINK | D | | KOHLER OR SIMILAR | CERAMITE | |
| SINK | E | | CAYTON | K-2210 | DELTA 3547 FAUCET |
| SINK | F | 2 | AM ST OR SIMILAR | [illegible] | WHITE WALL HUNG |
| TOILET | G | | KOHLER | K-3990-EB | |
| TOILET | H | 4 | AM ST OR SIMILAR | 2-09 4 ELONGATED CADET | WHITE |
| TUB | I | 2 | AM ST OR SIMILAR | 170 | OR ANY SIMILAR FIBERGLASS UNIT |
| WHIRLPOOL BATH | J | 1 | JACUZZI | ADONIS | |
| **BASEMENT** | | | | | |
| TOILETS | | 3 | AM ST OR SIMILAR | [illegible] AFWALL | WALL HUNG |
| URINALS | | 6 | AM ST OR SIMILAR | [illegible] | |
| SINKS | | 2 | KOHLER OR SIMILAR | K-2000 | WHITE |
| **FIRST FLOOR** | | | | | |
| BAR SINKS | | | | | |

NOTE:
EXISTING PLUMBING FIXTURES IN FIRST FLOOR RESTROOMS ARE TO REMAIN.

I. ORSCHEL & BROS.
LIVINGSTON, MT.

| | |
|---|---|
| SCALE: 4" = 1'-0" | DESIGN BY: KIRK MICHELS |
| DATE: 6-1-79 | |
| 2ND FLOOR PLUMBING | SHEET 10 OF 12 |

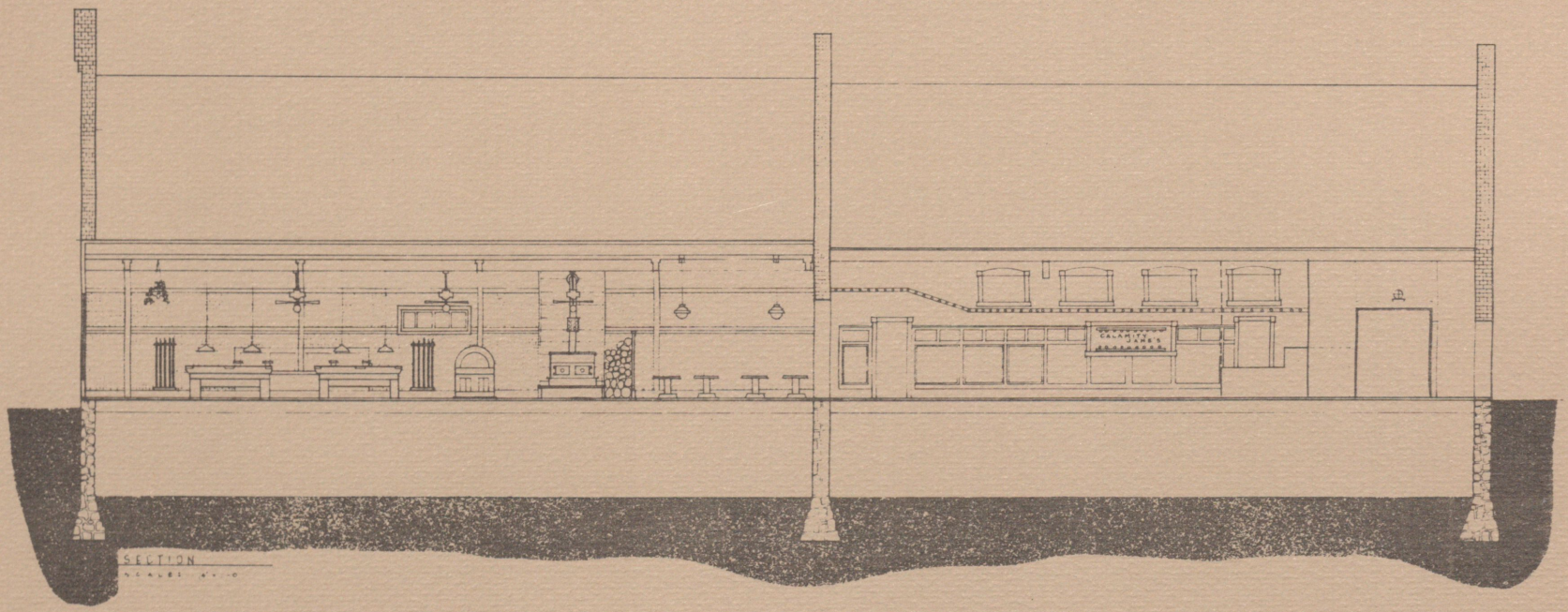


SECTION

SCALE: 1/4" = 1'-0"

L. ORSCEL & BROS.
LIVINGSTON MT

| | |
|---|---|
| SCALE: 1/4" = 1'-0" | DESIGN BY KIRK MICHELS |
| DATE: 6-1-79 | |
| SECTION | SHEET 11 OF 12 |




SECTION

SCALE: 1/4"=1'-0"

| | |
|---|---|
| I. CRSCEL & BROS. LIVINGSTON, MT | |
| SCALE: 1/4" = 1'-0" | DESIGN BY KIRK MICHELS |
| DATE: 6-1-79 | |
| SECTION | SHEET OF 12 12 |

REFERENCE SECTION

THE SECRETARY OF THE INTERIOR'S

# STANDARDS FOR REHABILITATION

AND

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

Office of Archeology and Historic Preservation
Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C. 20240

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 and the Revenue Act of 1978. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR Part 67).

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

## GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

TECHNICAL PRESERVATION SERVICES

# READING LIST

A SELECTED BIBLIOGRAPHY ON ADAPTIVE USE

OF HISTORIC BUILDINGS

Office of Archeology and Historic Preservation
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

Department of the Interior
Office of Archeology and Historic Preservation

National Park Service
Washington, D.C. 20240

# A SELECTED BIBLIOGRAPHY ON ADAPTIVE USE OF HISTORIC BUILDINGS

Compiled by

Marsha Glenn, Summer Intern
and
H. Ward Jandl, Architectural Historian

August 1976

With a widespread interest in the tangible reminders of our past and the spiraling costs of new construction, the adaptive use of our older, historic buildings is beginning to make sense to a great many architects, government administrators, bankers, and developers. The proliferation of publications on the subject, especially in the past two years, reflects the growing awareness that many of our older buildings can be successfully "recycled" and put to good use. The publications in this reading list concern themselves not with specific preservation techniques and methods but rather with the aesthetic, social, and economic considerations of reusing older buildings. The list is not intended to be comprehensive but is designed to provide a broad range of information on the subject.

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*Preservation News*. National Trust for Historic Preservation. 740-748 Jackson Place, N.W., Washington, D.C. 20006.

*Newsletter* of the Society for Industrial Archeology. Room 5020, National Museum of History and Technology, Smithsonian Institution, Washington, D.C. 20560.

*Newsletter* of the Society of Architectural Historians. 1700 Walnut Street, Philadelphia, Pennsylvania 19103.

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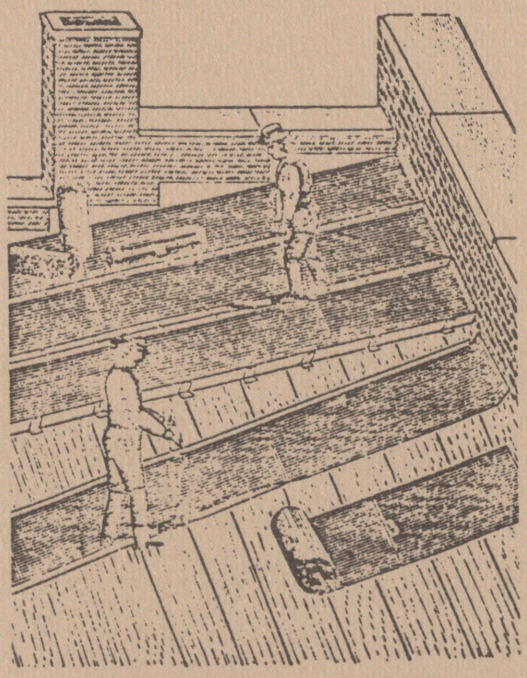
## The Publications of the Technical Preservation Services Division



## Publications Available At No Charge from the Technical Preservation Services Division

**The Secretary of the Interior's Standards for Historic Preservation Projects**
With accompanying guidelines, used by HCRS and State Historic Preservation Officers and their staffs in planning, undertaking, and supervising federally-assisted grant-in-aid projects for properties listed in the National Register. Also used by HCRS when advising State and local governments and other Federal agencies on the evaluation, preservation, and maintenance of historic properties; and when reviewing rehabilitation proposals submitted with State and local government applications for the transfer of federally-owned surplus historic properties listed in the National Register. Free.

**The Secretary of the Interior's Standards for Rehabilitation**
One section of the Secretary of the Interior's Standards for Historic Preservation Projects, with accompanying guidelines, intended to assist local officials and individual property owners formulate rehabilitation plans for the preservation of historic neighborhoods, commercial areas, and buildings. 12 pages. Free.

**Tax Incentives for Rehabilitating Historic Buildings**
Leaflet. Explains in layman's terms the Federal tax incentives for owners who rehabilitate historic structures. Includes outline of certification process, list of State Historic Preservation Officers, and the Secretary of the Interior's Standards for Rehabilitation. 11 pages. Free.

**Historic Preservation Grants-in-aid for Acquisition and Development Projects**
Leaflet. Explains purpose of matching grants-in-aid program, eligibility for grant assistance, eligible project work, and obligations of property owners accepting grant assistance. Includes the Secretary of the Interior's Standards for Historic Preservation Projects. 13 pages. Free.

**Preservation Briefs: No. 1**
**The Cleaning and Waterproof Coating of Masonry Buildings**
For wide distribution, provides guidance on the techniques of cleaning and waterproofing and explains the consequences of their inappropriate use. 4 pages. Free.

**Preservation Briefs: No. 2**
**Repointing Mortar Joints in Historic Brick Buildings**
For wide distribution, provides information on appropriate techniques and materials for the repointing of historic buildings. 8 pages. Free.

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**Conserving Energy in Historic Buildings**
For wide distribution, provides information on materials and techniques to consider or avoid when undertaking weatherization and energy conservation measures in historic buildings. 8 pages. Free.

**Preservation Briefs: No. 4**
**Roofing for Historic Buildings**
For wide distribution, provides a brief history of the most commonly used roofing materials in America. Presents a sound preservation approach to roof repair, roof replacement, and the use of alternative roofing materials. 8 pages. Free.

**Preservation Briefs: No. 5**
**The Preservation of Historic Adobe Buildings**
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A technical discussion intended primarily for architects, conservators, and other professionals responsible for preparation of specifications and the development of agency-wide cleaning programs. 18 pages. Free.

**X-Ray Examination of Historic Structures**
A method developed for investigating a building's fabric by non-destructive means. Intended for architects, conservators, and other professionals. 24 pages. Free.

**Rectified Photography and Photo Drawings for Historic Preservation**
A method developed for the preparation of photographic working drawings and photodocumentation. Intended for architects. 37 pages. Free.

## Reading Lists (no charge)

Adaptive Use of Historic Buildings. 6 pages.
Architectural Painting for Historic Structures. 6 pages.
Bricklayer, Carpenter, and Stonecutter Tools. 3 pages.
Building Codes and Standards. 3 pages.
Cottages and Cabins. 3 pages.
Early Wood Framing Systems. 4 pages.
Energy Conservation in Historic Buildings. 3 pages.
Inventory of Metal Building Component Catalogs in the Library of Congress. 5 pages.
Landscape Architecture and the Allied Arts. 5 pages.
Log Structures. 3 pages.
Stone Preservation. 3 pages.
Window Gardening in the Nineteenth Century. 1 page.
Wood Deterioration and Preservation. 3 pages.

## Publications Available from the Government Printing Office

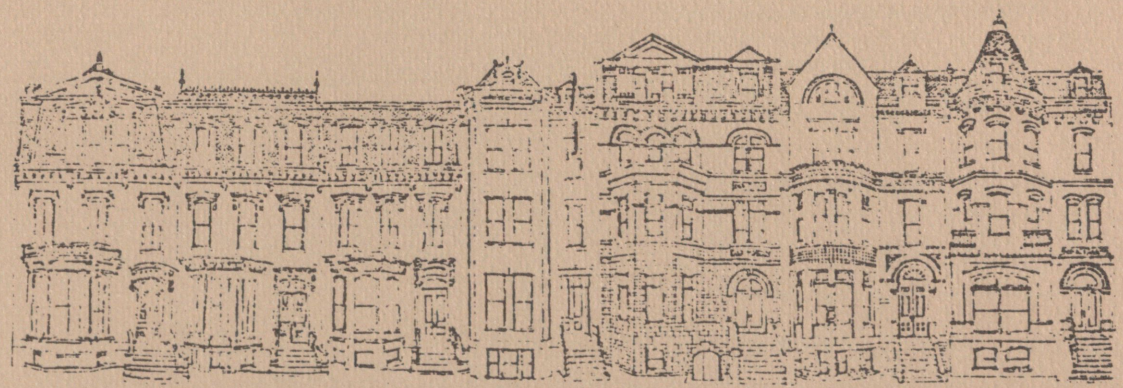
**Cyclical Maintenance for Historic Buildings**
J. Henry Chambers, AIA. A step-by-step report intended for administrators, architects, and others involved in the preservation and maintenance of historic properties. 125 pages. 1976. Stock Number: 024-005-00637-1. **2.75**

**Photogrammetric Recording of Cultural Resources**
Perry E. Borchers. Describes the basic principles of photogrammetry and their application to the recording of cultural resources. 38 pages. 28 illustrations. 1977. Stock Number: 024-005-00684-2. **1.90**

**Wallpapers in Historic Preservation**
Catherine Lynn Frangiamore. Survey of the technology, styles, and use of wallpapers in America with suggestions for using wallpaper within a restoration project. 56 pages. 39 illustrations. Appendices. 1977. Stock Number: 024-005-00685-1. **2.20**

**Historic Preservation Grants-in-aid Catalog**
A listing of all projects that received grant-in-aid assistance to November 30, 1975, accompanied by a brief description of the National Register property and the project work. 238 pages. 147 illustrations. 1975. Stock Number: 024-005-00638-9. **3.15**

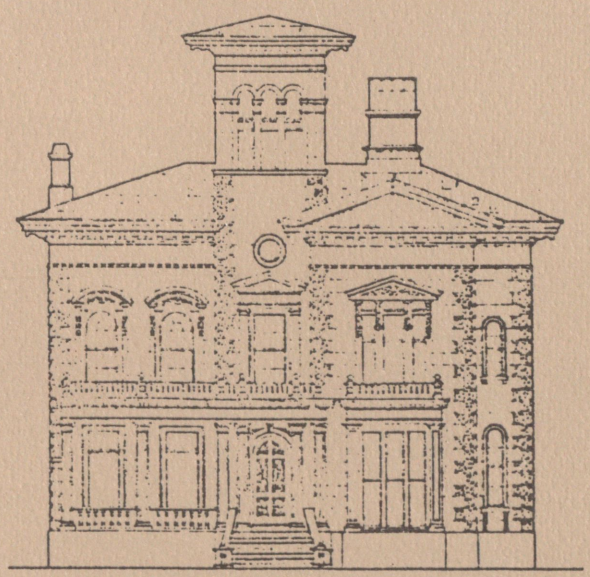
**Fort Johnson, Amsterdam, New York: A Historic Structure Report, 1974-1975**
Mendel-Mesick-Cohen, Architects. Documents the mid-eighteenth century manor house's initial construction and subsequent alterations through historical, physical, and pictorial evidence; also documents the current state of the building's architectural materials and overall structural stability. Recommends an appropriate preservation treatment; establishes priorities for work items. Archeological report included. 54 pages. 89 illustrations. Appendices. 1978. Stock Number: 024-005-00706-7. **2.40**



**Epoxies for Wood Repairs in Historic Buildings**
Morgan W. Phillips and Dr. Judith E. Selwyn. Report on research about the formulation of epoxy consolidants and patching compounds for use on wooden elements in preservation projects, including case study applications of the formulations. 72 pages. 43 illustrations. Appendix. 1978. Stock Number: 024-016-00095-01. **2.75**

**Gaslighting in America: A Guide for Historic Preservationists**
Denys Peter Myers. An illustrated and scholarly survey of interior and exterior gaslighting fixtures used in America, including histories of the major manufacturing firms and a listing of the charter dates for individual and city gas companies. 248 pages. 120 illustrations. Appendix. Bibliography. 1978. Stock Number: 024-016-00094-3. **5.25**

**The Morse-Libby Mansion, Portland, Maine: A Report on Restoration Work, 1973-1977**
Morgan W. Phillips. Written to fulfill HCRS grant-in-aid program requirements, describes and illustrates preservation methods and techniques employed in the exterior restoration of a landmark Italianate mansion, including the cornice, gutter, and downspouts and the small rear entrance porch and cellar bulkhead. Makes a commitment to repairing rather than replacing historic building materials. 55 pages. 84 illustrations. Appendices. 1977. Stock Number: 024-005-00699-1. **2.40**



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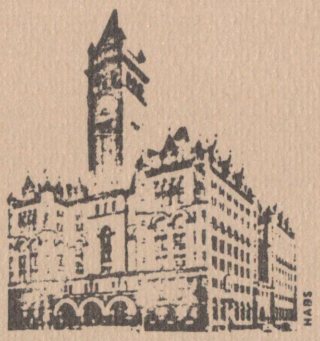


## The Cleaning and Waterproof Coating of Masonry Buildings

Robert C. Mack, A.I.A.

Interagency Historic Architectural Services Program
Office of Archeology and Historic Preservation / National Park Service

# 2 PRESERVATION BRIEFS

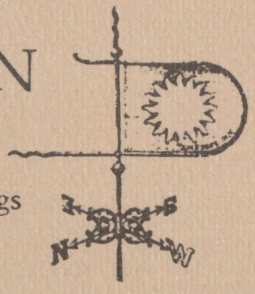


## Repointing Mortar Joints in Historic Brick Buildings

Robert C. Mack, A.I.A.

Technical Preservation Services Division
Office of Archeology and Historic Preservation/Heritage Conservation and Recreation Service

# 3 PRESERVATION BRIEFS



## Conserving Energy in Historic Buildings

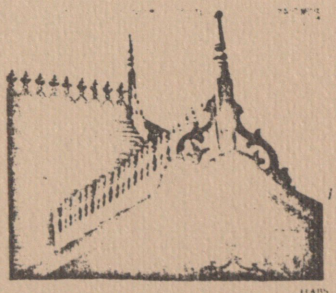
Baird M. Smith, AIA

Technical Preservation Services Division
Office of Archeology and Historic Preservation/Heritage Conservation and Recreation Service

features. Before any repair work is performed, the historic

the courses to secure the tiles in a heavy wind.

# 4 PRESERVATION BRIEFS



## Roofing for Historic Buildings

Sarah M. Sweetser

Technical Preservation Services Division
Office of Archeology and Historic Preservation/

# The Revenue Act of 1978

The Revenue Act of 1978 includes important amendments to the historic preservation provisions of the Tax Reform Act of 1976 as well as a completely new tax incentive that can apply to historic buildings. In the final hectic hours of the 95th Congress, Sen. William D. Hathaway (D-Maine) introduced as an amendment to the revenue bill the entire HR 6715 bill (Technical Corrections to the Tax Reform Act of 1976) passed by the U.S. House of Representatives a year ago. In addition, he added to the amendments that had already been passed by the House new amendments sponsored by Sen. Abraham Ribicoff (D-Conn.) concerning lessees and retroactive certifications of nonsignificance. The net effect of the amendments should mean a considerable increase in use of the tax incentives for rehabilitating historic structures.

## Amendments to the historic preservation tax incentives

The amendments include the following provisions:

1. Recapture treatment for the amortization provision is changed from the less favorable full recapture at ordinary income rates, to the extent a gain is realized upon sale, to a more favorable partial recapture at capital gains rates. This change brings the recapture treatment in line with that generally required by the Internal Revenue Code for all accelerated depreciation of real estate.

2. Long-term lessees (generally with lease terms of 30 years or longer) can use the preservation provisions. Earlier objections by the Department of the Treasury to unrestricted use of the amortization provision were dropped after a series of meetings between officials of the Department of the Treasury, Department of the Interior, National Trust for Historic Preservation, National Conference of State Historic Preservation Officers, Preservation Action and the Advisory Council on Historic Preservation.

3. The demolition provision concerning straight-line depreciation is made more stringent by adding the presumption that a building contributes to a district unless it has been certified as noncontributing. In addition, the law has been made more equitable by the allowance for retroactive certification of nonsignificance. An owner or lessee can now request a certification of nonsignificance so long as he can attest to the Internal Revenue Service that he in good faith was not aware of the certification requirements at the time of demolition. The Revenue Act adds retroactive certification of nonsignificance to the provsion denying demolition cost deductions to owner and lessees of certain structures within historic districts. In each case, requests will be judged against the existing standards for evaluation of buildings within historic districts developed by the Department of the Interior.

4. The Revenue Act prohibits the simultaneous use of the amortization and accelerated depreciation provisions of the Tax Reform Act.

5. State and locally designated districts whose statutes have been certified by the Secretary of the Interior must "substantially meet National Register criteria" in order for buildings to be certified for significance within their boundaries.

Finally, all of the above amendments are retroactive to the original dates of the different sections of the historic preservation provisions of the Tax Reform Act of 1976.

The Revenue Act of 1978 creates a new tax incentive for the rehabilitation of commercial and industrial buildings 20 years of age or greater. The provision calls for rehabilitation certification by the Department of the Interior when the tax credit is to be used for a building either individually listed in the National Register or located within a National Register or certified state or locally designated district if the building has already been certified as contributing to the significance of that district. The tax credit applies to expenses incurred after October 31, 1978.

The investment tax credit cannot be used with the historic preservation amortization provision discussed in the previous section, but it can be used with the historic preservation accelerated depreciation provision. It is possible, also, for the investment tax credit to be used by lessees in many cases. The attractiveness of the investment tax credit as compared with that of the two tax incentives included in the 1976 legislation will depend entirely on the taxpayer's individual situation. The five-year amortization provision will generally allow larger deductions over a five-year period than the taxpayer will receive in that same period if he or she elects the tax credit for a given project. However, the tax credit will provide a larger reduction in taxes in the first year than will the amortization provision. Use of the tax credit with the accelerated depreciation provision of the 1976 act will provide a very attractive investment package to many.

# IRS regulations published

Long-awaited Internal Revenue Service regulations concerning the amortization of rehabilitation expenses were published August 30 in the "Federal Register" (vol. 43, no. 169; 26 CFR Parts 1 and 7) for comment. Although the regulations will not take effect until the submitted comments are evaluated, they shed some light on the tax consequences of certification under Section 2124 of the Tax Reform Act of 1976 and delineate the distinction between rehabilitation and new construction expenses. In general, expenses incurred within the existing four walls and foundation of a certified historic structure can be considered part of the amortizable basis and can be written off in five years. This includes the costs of modern plumbing, elevators and escalators and other improvements required by local building or fire codes.

Expenditures attributable to new construction associated with a certified rehabilitation are not part of the amortizable basis, according to the proposed rules. IRS defines the following items as new construction: the addition of a new story to an existing building; related construction such as a garage, sidewalk or parking lot; nonpermanent partitions; and carpeting.

The proposed rule making also makes the following points. No amortization deductions may be claimed before a building is used in a trade or business or for the production of income although separate amortization periods may be established for each identifiable portion of the rehabilitation that is placed in service. Additionally, if expenditures for certified rehabilitation are made by an owner who then directly transfers the property before the structure is placed in service, the transferees may be treated as having made the rehabilitation expenditures.

# Preservation and the Tax Reform Act of 1976

November 1977

The Office of Archeology and Historic Preservation, formerly a part of the National Park Service, has been combined with the Bureau of Outdoor Recreation to form the Heritage Conservation and Recreation Service, a new agency within the U.S. Department of the Interior.
This PRESERVATION NEWS Supplement dated November, 1977, does not reflect that change. In addition, the draft historic preservation certification applications discussed in the text are now available in final form.

**A PRESERVATION NEWS Supplement**
**National Trust for Historic Preservation**
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**Washington, D.C. 20006**

Section 2124 of Public Law 94-455, the Tax Reform Act of 1976, establishes important tax incentives for the preservation and rehabilitation of historic commercial and income-producing structures. Signed into law October 4, 1976, the act contains provisions designed to stimulate rehabilitation and discourage destruction of historic buildings, and to encourage the charitable donation of partial interests, such as facade easements, in significant properties.

The U.S. Department of the Interior published in the *Federal Register* in October 1977 (Amendments to 36 CFR Part 67, "Historic Preservation Certifications Pursuant to the Tax Reform Act of 1976") final regulations setting forth the procedures for the certification of both historic structures and rehabilitations by the U.S. Department of the Interior as required under the rehabilitation and demolition provisions of the act. The U.S. Department of the Treasury, in addition, published in the *Federal Register* on January 7, 1977, and April 6, 1977, (Amendments to 26 CFR Part 7, "Temporary Income Tax Regulations Under the Tax Reform Act of 1976"), interim regulations on certain tax aspects of these provisions.

This supplement to PRESERVATION NEWS has been prepared by the Office of Archeology and Historic Preservation of the National Park Service as part of its program to inform the public of the rehabilitation and demolition provisions of the act and the procedures under which they are being implemented. In addition to this supplement, the National Park Service is offering a series of nine regional conferences this fall to discuss the act and its certification procedures. *The material in this supplement focuses on the more complicated aspects of these provisions and their regulations and is a simplified explanation rather than an exhaustive or authoritative treatment of the matter.* The supplement does not deal with the tax benefits arising from the charitable donations of partial property interests for historic preservation purposes.

Proposed technical amendments to Section 2124 of the Tax Reform Act may alter this interpretation to some degree. Readers are encouraged, therefore, to consult the IRS and the Office of Archeology and Historic Preservation, National Park Service, regarding revisions to the existing regulations and changes in the law.

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