



LIVINGSTON ELKS LODGE 246
MONTANA STATE UNIVERSITY | COMMUNITY DESIGN CENTER



FALL 2023

LIVINGSTON ELKS LODGE 246 RENOVATION STUDIES

Montana State University School of Architecture
Community Design Center (MTCDC)



Special Thanks to the Livingston Elks Lodge 246

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TABLE OF CONTENTS

INTRODUCTION

History.....	
Livingston	1
Railroad Towns	7
Fraternal Organizations & B.P.O.E.	15
Preservation & Adaptation.....	21
Project Context	37
Case Studies.....	49

CURRENT CONDITIONS

Condition Assessment	55
As-Built Plans.....	65
Facade Study.....	70

PROPOSED REDESIGN

Design Recommendations.....	73
Design 1 - Madeline Whitsel.....	75
Design 2 - J. Connor Marrs.....	95
Design 3 - Reno Degen.....	105
Design 4 - Shelby Rude	119
Design 5 - Marissa Giese.....	125
Design 6 - JD High	135
Design 7 - Ren Burton.....	145

WORK CITED	165
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LIVINGSTON

The area currently known as Livingston, as well as most of the Yellowstone River basin was originally occupied by the Crow Indian people. The first non-native people to enter the area were Lewis and Clark on their historic expedition. The area quickly became filled with fur trappers, looking for primarily beaver. Eventually, in 1863, gold was found in Emigrant Gulch, 25 miles southwest of Livingston. The gold and the furs brought the first group of people to this area of current day Park County.¹



HISTORY



By 1882, the Northern Pacific Railroad had reached the area of Livingston, Montana. There were roughly 500 people living here in anticipation of the Railroad leading to the park. As soon as the National Park portion of the railroad was completed and connected to the main line. This led to a steady increase in population to the Livingston area and Park County in general. By 1890, the population of Park county had increased to roughly 7000 people and has continued to grow to where it is today.

ABOVE: Whithorn Collection. Corner of Park and Main 1886
RIGHT: Whithorn Collection. Old Depot in Livingston 1899
LEFT: Whithorn Collection. Bird's Eye View of Livingston 1902

The first expeditions of the current day Yellowstone National Park occurred in 1869. By 1972, Yellowstone was established as the Nation's first National Park by congress. In the meantime, the Northern Pacific Railroad was making its way west across the country.¹



A. W. MILES

Arthur Wellington Miles was a prominent figure throughout the history of Livingston and Park County in general. After leaving the military in 1880, Miles moved across Montana, opening various businesses and investing in others. He opened the A.W. Miles Company (a hardware store), the A.W. Miles Lumber and Coal Company, and the A.W. Miles Land and Investment Company all in Livingston over the next several decades. Through the A.W. Miles Land and Investment Company, he is responsible for the construction of the Livingston Theater and the Park Hotel.²



LEFT: National Archives. A.W. Miles CO 1979
ABOVE: Google Earth. A.W. Miles CO 2012

Miles spread his businesses across the state as his influence grew. Pictured below is the A.W. Miles Merchandise Company in Clyde Park, Montana. This was one of several businesses Miles operated and spread through the state. Pictured right is the A.W. Miles Lumber Company also in Clyde Park.



Throughout his post-military life, Miles played an important role in local and state politics. Miles was elected mayor of Livingston for two terms starting in 1887. Starting in 1906, Miles served as a state senator, representing Park County. He and his wife had four children, several of whom continued operating his businesses after his death in 1933.²

LEFT: Whithorn Collection. A.W Miles Merc. CO. 1912
ABOVE: Whithorn Collection. A.W Miles Lumber CO. 1915

NRHP COMMERCIAL DISTRICT

This area is the central business district that was the first part of established Livingston. It is located south of the Northern Pacific Railroad and centered around Main Street. The southern end of this district lies near Lewis Street. As Livingston was established, the two main cores of development were Park Street and Main Street. Most of these buildings were built in the late 19th and early 20th century.³



LEFT: National Archives. Murray Hotel, 1979

ABOVE: National Archives. Livingston Post Office, 1979

HISTORY

This district holds the site of the original Livingston Elks Lodge. Originally built in 1912 on the corner of 2nd and Lewis Streets. Pictured to the right is the founding membership of this Lodge.



During the mid to late 1920s, the original Elks Lodge was torn down and replaced with the iconic brick building that remains today. The Livingston Elks still call Lodge 246 their home. Pictured left is Lodge 246 in 1979 from the National Register of Historic Places.³

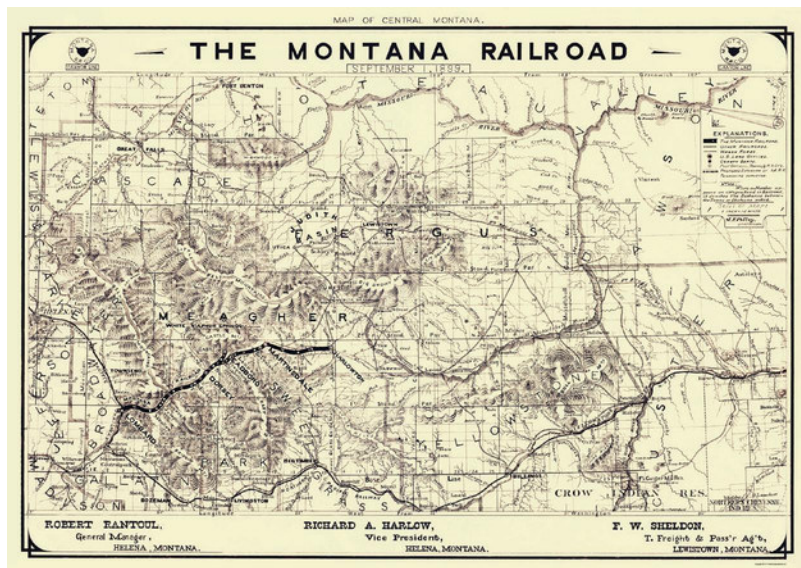


LEFT: National Archives. Elks Lodge 246, 1979
ABOVE: Whithorn Collection. Elks Lodge 246, 1912

NORTHERN PACIFIC RAILROAD



Library of Congress, Northern Pacific Railway, 1900



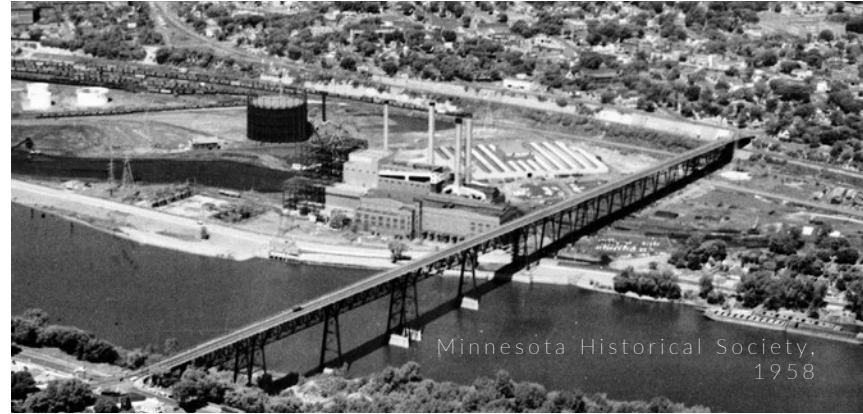
Montana R.R. Co., The Montana Railroad, 1899

The Northern Pacific Railway, approved of by Congress in 1864 and completed in 1883, began in St. Paul, Minnesota and spanned west toward the Pacific ending in Tacoma, Washington. Along with the transportation of farm products, building materials, and consumer goods, train tourism on the North Coast Limited and the Alaskan passenger train gained its footing and gave even more incentives for Western business development.⁴

HISTORY

As the railroad expanded west, railroad towns began to appear along the routes. Railroad towns were designed to be predestinated stops on the tracks, and often were decided upon before the railway broke ground. The decision on where these independent townships were developed was all predetermined by the railroad company in order to populate and control western territory in accordance with agricultural development plans and business owners who had a vested interest in establishing themselves. Plots of land were divided and the best ones were sold to partners of the railroad, the rest were sold to businesses and families looking for new opportunities. In 1882 Livingston, MT was established along the railroad route, giving way to an industry of merchants and tourism. Today, the town's economy is still very dependent on tourism as a historic cowboy town.⁵

Top to Bottom : St. Paul, MN | Enderlin, ND | Livingston, MT



Minnesota Historical Society,
1958



City of Enderlin, ND,
1946



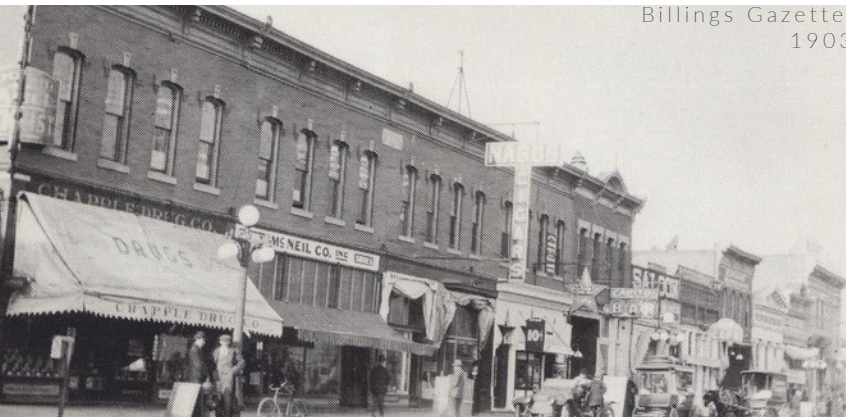
Livingston B.P.O.E.,
1979

RAILROAD TOWNS

State Historical Society of North Dakota,
1900-1915



Billings Gazette,
1903



Montana State Historic Preservation Office,
2009



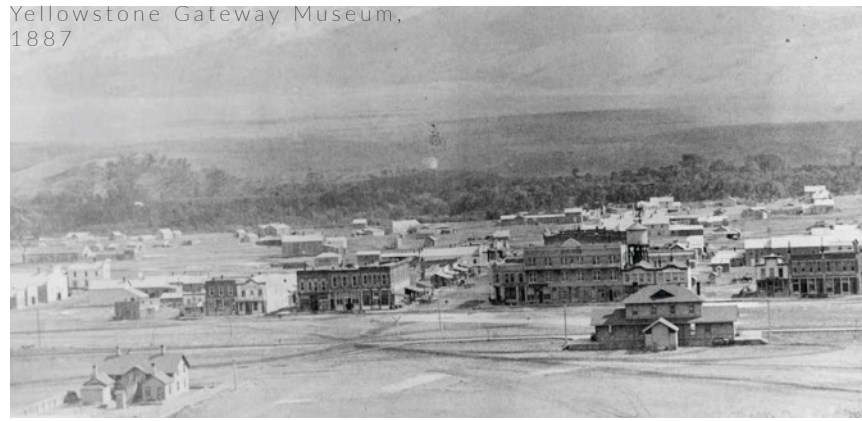
This phenomenon was repeated over and over across the country, the towns went up as quickly and cheaply as possible. Typically, grids were established and plots were determined that were used continuously in each town. In turn, railroad towns have been criticized for their lack of imagination as there was very little site-specific development. The architecture typically relied on brick and timber construction methods and stylistic or aesthetic choices were copied and pasted across the route. Architectural influence was taken from already established cities in America, especially cities in the Midwest where many railroad developers and architects alike were based. As a result, many railroad towns got left behind as the west grew and populations flourished in other places. In more recent years, redevelopment and renovation have made progress breathing life back into these tiny towns.⁵

Top to Bottom : Barton, ND | Billings, MT | Laurel, MT

HISTORY

Pictured to the right and on the previous page are some of the designated railroad towns of the Northern Pacific Railroad. In Montana, from east to west, Billings, Laurel, Livingston, and Dillon were established in accordance with railroad depot stations. For context, Barton, ND was included in this study as it is the closest established railroad town east of Montana. As well as Wallace Idaho, which is the next railroad town west of the Montana border. These towns were established in undeveloped areas between townships that had already emerged. This gave developers an advantage regarding the control of the population and expansion when marketing new land for sale.⁵ Each of these towns were established between 1880 and 1887. Now these towns have varying populations and economies but are all still essential stops on the railroad.⁶

Yellowstone Gateway Museum,
1887



Beaverhead County

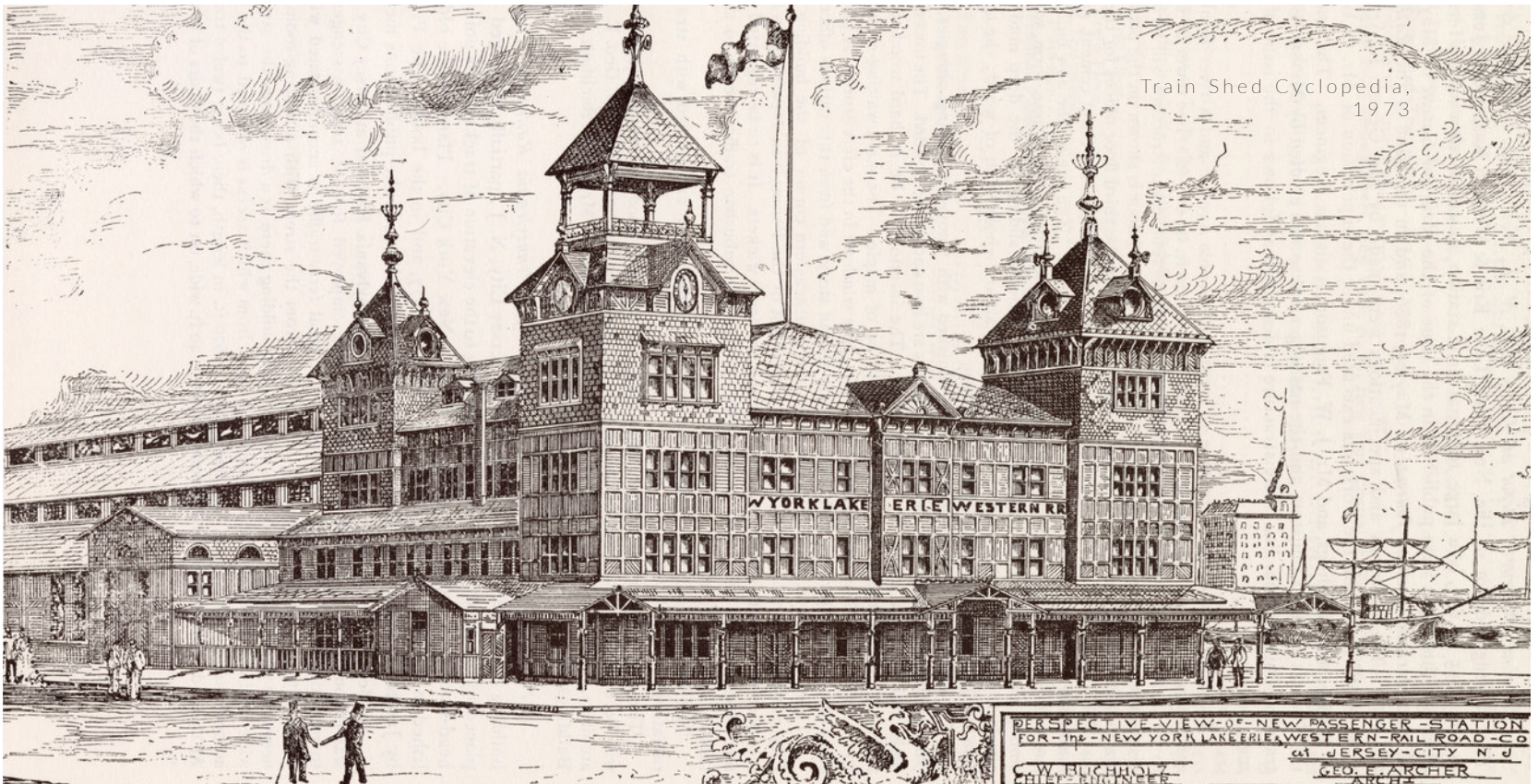


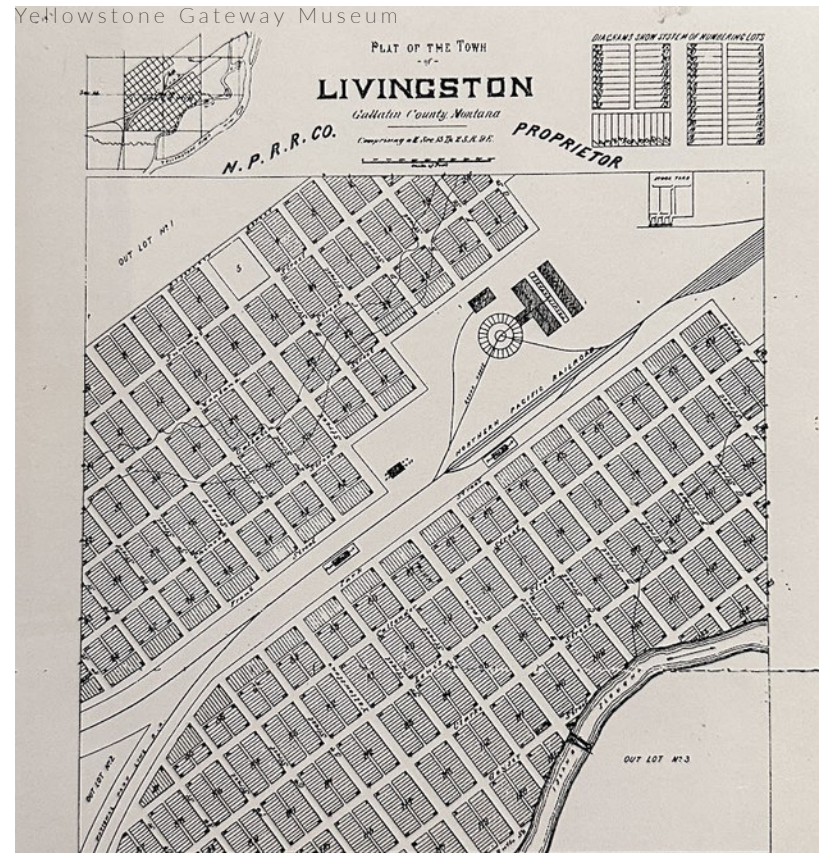
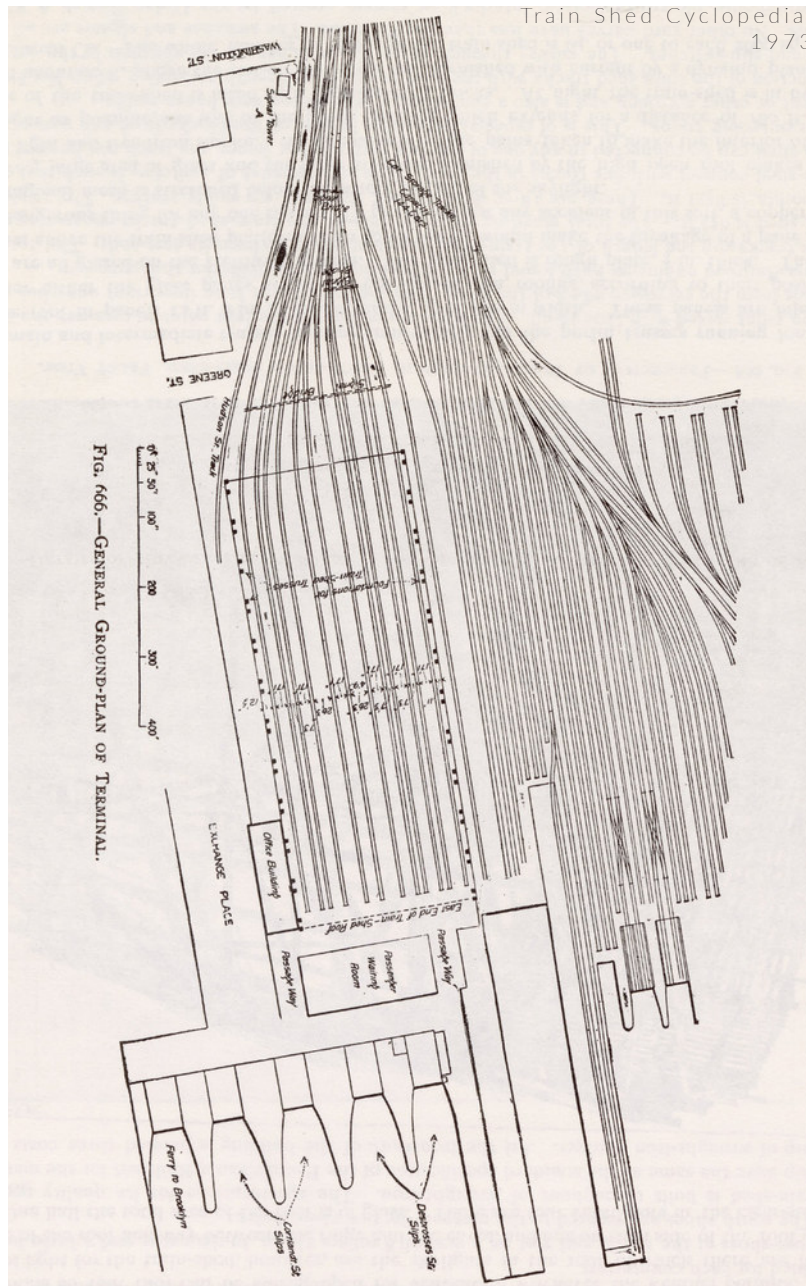
Western Mining History,
1910



RAILROAD TOWN ARCHITECTURE

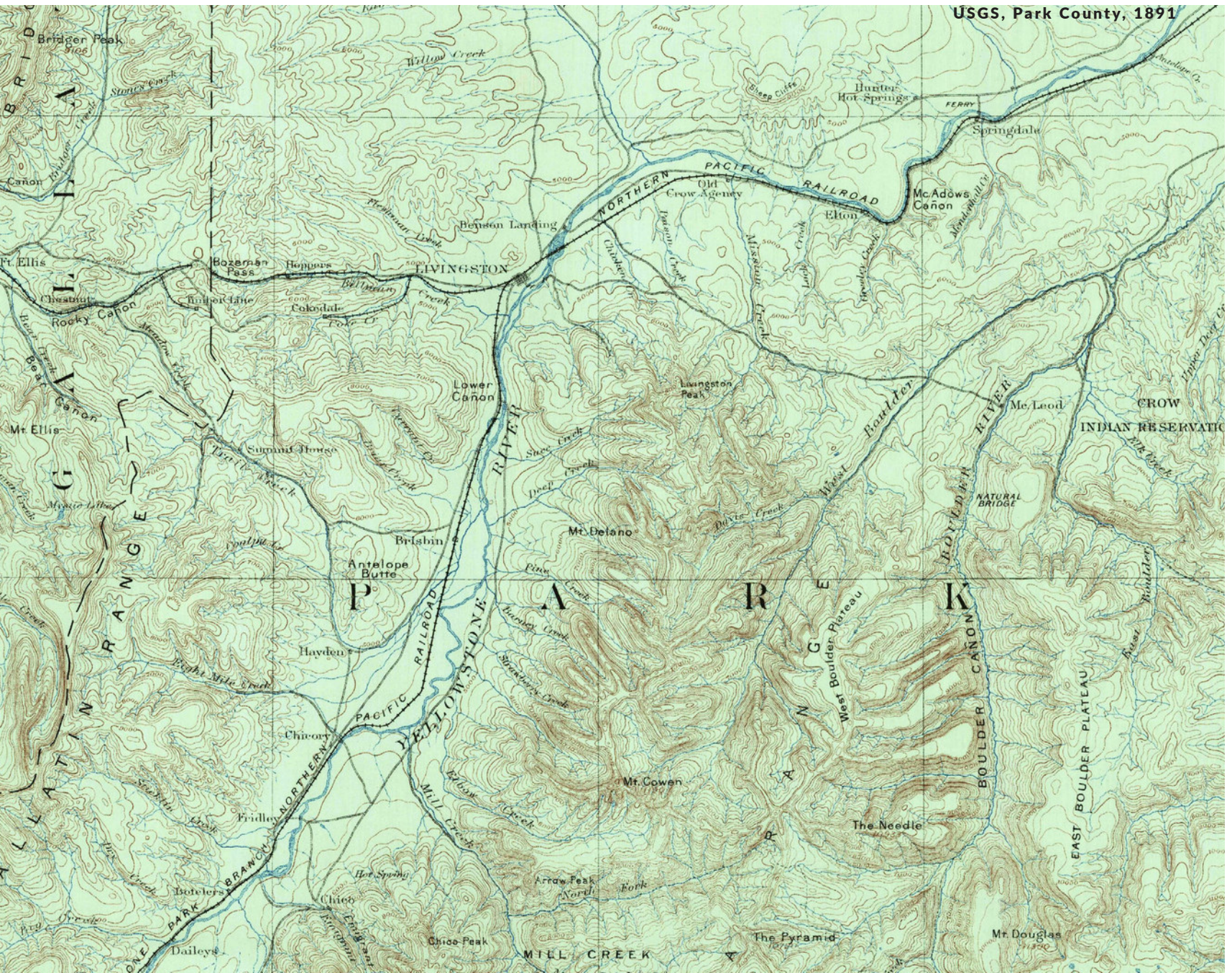
Many buildings in the west during the construction of the railroad seemed to mimic their counterparts on the east coast, however typically smaller and less ornate. Material usage was pretty similar across the United States and mainly comprised of masonry work, concrete, and iron. The grandness of many of these buildings and the distinctive style has stood the test of time and is now a point of interest for many tourists. The feeling it portrays lends well to the theme of western industrialization and because of this we see a revival taking place where these buildings are being cared for and repurposed.⁷

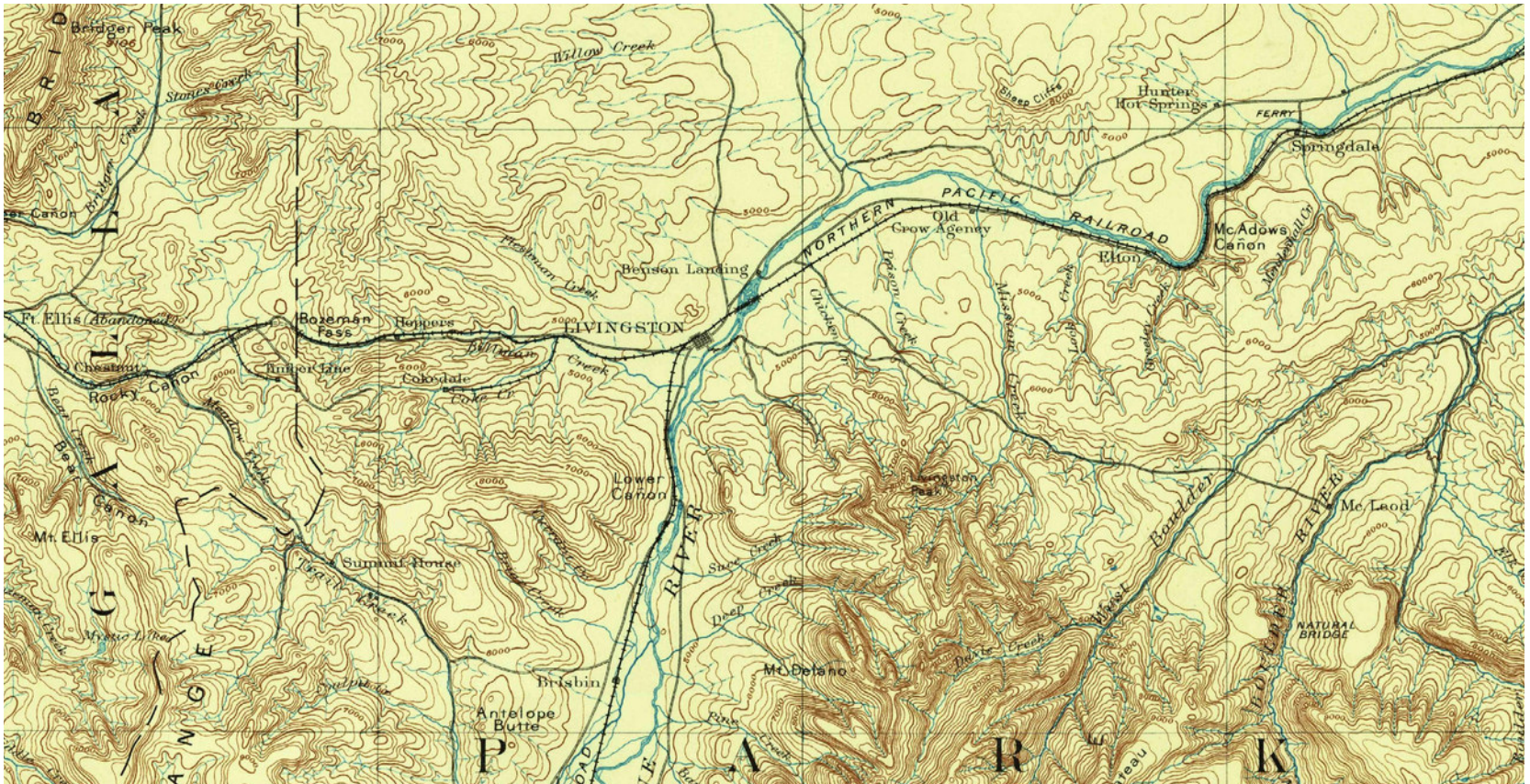




In Livingston, during its formative years, we can see a well developed grid branching off from the grandest display of architecture, the Depot. This was true across the country, even in larger towns on the east coast with more developed rail systems, like the Communipaw Terminal in Jersey City.⁷

WESTERN EXPANSION





USGS, Park County Map, 1893

Western land expansion via the Northern Pacific Railroad, specifically Park County, saw significant growth between 1880 and 1920. When the railroad arrived in Livingston, MT in the year 1882 the population of Park County stood at about 7,000. By 1920, Park County's population has risen to over 11,000, which showed a 57% increase. Between 1930 and 1980, the population levels and we have since seen a minimal increase in the more recent years. This pattern is relatively similar in railroad towns across Montana and without the influx of new people, economies began to suffer, forcing residents to redirect focus to industries like tourism.⁸

FRATERNAL ORGANIZATIONS

The Benevolent and Protective Order of The Elks is one of many fraternal organizations that was formed in the United States during the mid 19th century. These “secret societies” originated from early Anglo-Saxon fraternities and unions, which functioned as trade organizations for English workers.⁹ The most ubiquitous and influential of these groups is likely the Freemasons, as the structure and traditions of Masonic lodges have heavily influenced fraternal societies that followed.

Throughout the mid 1800’s, fraternal societies began to gain immense popularity throughout the United States. At the turn of the century, it was estimated that as many as 40 percent of the adult male population in the U.S. held membership at a fraternal organization.¹⁰ While the economic and social demographics of these clubs as a whole varied

dramatically, they shared many similarities in terms of regalia and traditions. The grandiloquent titles given to members, extravagant language used, the complex and secretive initiation ceremonies, all served to differentiate fraternal societies from other voluntary organizations present at the time, and is a direct influence of older European societies such as the Freemasons.



Above: Encyclopedia Britannica. Freemasons. 1905
Right: Encyclopedia Britannica. AOUW. 1993

The rapid growth of Fraternal Beneficiary Societies during the 19th century can be directly attributed to the 1868 foundation of the Ancient Order of the United Workmen. This society is often considered the godfather of American fraternal organizations, as it laid out the framework that would be used by hundreds of smaller groups that began forming around the country, including the



Benevolent and Protective Order of the Elks, which was formed in New York later that same year.¹¹

The structure and purpose of these lodges was quite simple; Members would pay monthly or annual dues that would be put towards expenses related to the “lodge”, or group meeting place, food and liquor provided but would also serve as a collective insurance policy for members. As most of these societies were originally formed around a specific profession or trade, like-minded individuals could simultaneously receive a degree of financial protection¹¹, as well as have a place to socialize with their peers. With the underlying practicality of these organizations in mind, the outward appearance of secrecy, extravagance, and hierarchy seems to be a way to pay homage to earlier groups such as the Freemasons, as well as adding excitement and intrigue for those who participate.

B.P.O.E.

One of the many groups to form in the wake of Ancient Order of the United Workmen was the Benevolent and Protective Order of the Elks. The group was founded in 1968 by Charles Vivian, who had moved to New York from England, where he was a member of a similar fraternal organization. Vivian, and all original members of the Elks, were Minstrel Show performers. After a fellow actor and colleague died of a disease due to a lack of funds to pay for treatment, the B.P.O.E. was established as a social club that could provide a financial safety net for fellow actors in need.

The group began expanding westward with new lodges forming across the country. By 1896, roughly 30 years after its foundation, there were 173 Elks lodges and 32,500 members across the United States,

Like most Mutual Beneficiary societies of the late 19th century, the elks were originally an all-white, all-male organization. However, as African Americans and women saw the benefits that membership in these societies provided, they began forming their own groups that were largely based on specific Fraternal Society. In 1897, The Improved Benevolent & Protective Order of the Elks of the World was formed, which was an all black organization that closely mirrored the B.P.O.E. ¹²



LEFT: B.P.O.E, The Original Jolly Corks
RIGHT: B.P.O.E, Badge

In 1993, The Elks decided to allow women to become fully initiated members after The Supreme Court of Utah determined that if they were to remain and all-male organization, they would have to surrender their liquor license. The court found that despite the group defining themselves as a nonprofit fraternal organization, they sold roughly \$250,000 of alcoholic beverages to members and guests, which legally classified them as a business, and barred them from discriminating based on gender.¹³ (Beynon v. St. George-Dixie Lodge 1743, 1993).

Beyond race and gender, the membership requirements of the Elks have changed throughout the last century, such as barring individuals with ties to the Communist Party or other left wing political groups during the mid 20th century.



The current membership requirements on The Elks website states, “The Order is a non-political, non-sectarian and strictly American fraternity. Proposal for membership in the Order is only by invitation of a member in good standing. To be accepted as a member, one must be an American citizen, believe in God, be of good moral character and be at least 21 years old.” Today, the Elks claim to have over 2000 lodges spread across the US, with “hundreds of thousands” of participating members. Most of their charitable work is focused on aid for veterans, youth sports programs, and drug awareness campaigns.

SORORITY ORDER

Women's social clubs weren't established in the Western states of America until the late '70s. It was rare and unacknowledged when they started forming in New York, Massachusetts and Washington D.C. during the early 20th Century and had much different policies and affiliations than the men's club of the time. These three are original women's established social clubs for soldiers wives.¹⁴



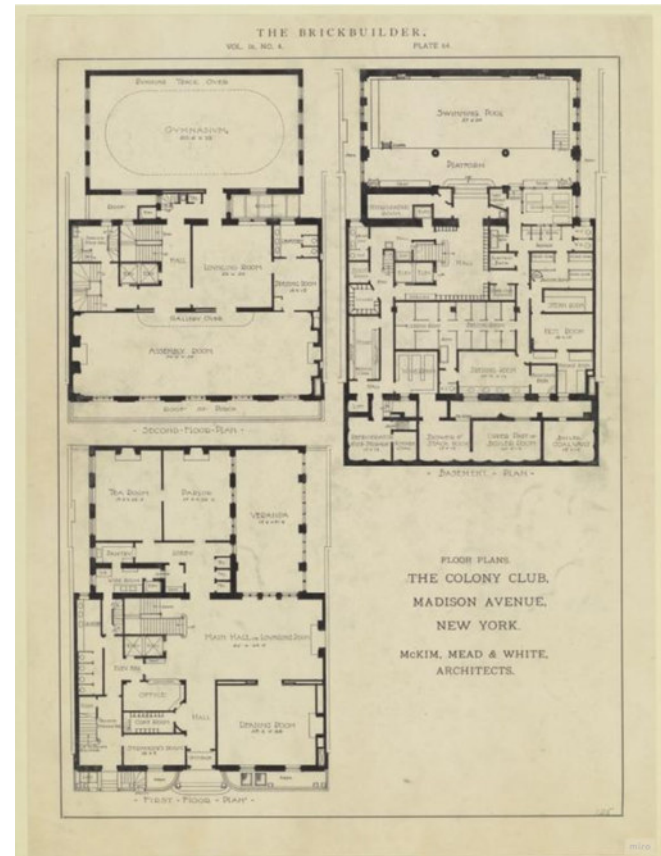
Sulgrave Social Club, Washington D.C., J. Boucher, The Commission of Fine Arts



Colony Club, Detroit, MI, Bureau Detroit



Chilton Club, New York, Ware and Van Brunt Architects



McKim, Mead & White, Colony Club, 1891

21ST CENTURY SOCIAL CLUB

Modern today social clubs rarely constitute the traditional principles as their precedent establishments, however, they still share one premise, togetherness. Social clubs today recycle the interior aesthetic of prohibition era America and what were often known as 'speakeasys' that all partisans of age may use and experience history. Social clubs have moved toward inclusivity and temporary utilization rather than memberships.¹⁵



Devil's Toboggan - Montana
High End Montana



Casual Space Social Club - Montana
KUBO Social Montana



Kitty Warren Social Club, Montana, Owner Facebook



Maxwell Social Club - New York Owner Instagram



Penderosa Social Club - Montana
Rachel Geathe - Bozeman Daily Chronicle

CONSTRUCTION



PRESERVATION & ADAPTATION



Livingston B.P.O.E Lodge 246 opened for use in 1926. It has undergone two major renovations since its inception, one in 1966 and another in 1996. Much of the top level of the lodge was excluded from the 1996 renovation and therefore many of the materials are outdated and potentially harmful. Harmful materials may include corroded or toxic plumbing, asbestos tiles, mold or rotted materials, as well as many other potential risks.

All photos courtesy of Livingston B.P.O.E. archive

EVALUATING EXISTING BUILDINGS

An existing building under consideration for renovation or adaptive reuse needs to be evaluated in a comprehensive manner. This process is described in *Building Evaluation for Adaptive Reuse and Preservation*.

- » Architectural character: The original architectural details, spatial relationships, and historical architectural context must first be understood in order to decide what should be kept, modified, or removed.
- » Electrical and mechanical systems: Observe the age and condition of all equipment, conduits, wiring, boilers, radiators, pipes, ducts, light fixtures, outlets, and fire alarms. Look for manufacturer name and labels on major items.
- » Plumbing, bathrooms, and accessibility: Plumbing systems often constitute a high percentage of construction costs, so reusing and replacing the plumbing system should be carefully planned. Existing toilets often need to be upgraded for accessibility and to improve the appearance of cramped, dark older toilets.

Structural systems can be analyzed using J. Stanley Rabun's *Structural Analysis of Historic Building*. This book provides formulas, tables of values for historical materials, allowable loads, for example, and illustrations of various types of structures for use when there is limited or no original data on the structural analysis from the time it was built, which is a common occurrence when working with older structures.¹⁶

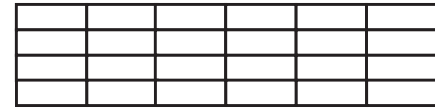
PRESERVATION & ADAPTATION

A visual inspection of the building both inside and out is the first step. Each facade should be sketched and photographed to identify cracks in masonry and indications of settlement, as well as to assess the condition of windows and doors. The inspection should be methodical, starting in one corner and working up the building in ten foot zones, recording detailed observations for each. A walk-through is important to determine if the interior space is compatible or can be made compatible for the intended use.¹⁷

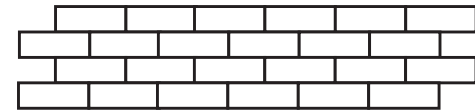
Assessment questions for masonry:

- » What is brick laying pattern? Are there visible headers that tie wythes together?
- » Are there cracks: vertical, horizontal, lacing?
- » Which walls are load bearing?
- » Note thickness and type of every wall
- » What type of tooled joints are used in the exterior walls?
- » Are there signs of eroded or wash-out mortar joints?

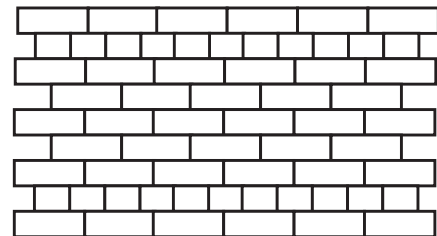
Brick Bond Patterns



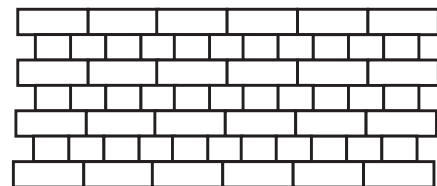
Stacked



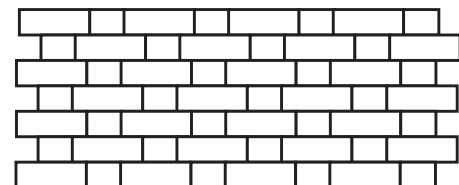
Running



Common



English



Flemish

AUTHENTICITY



Photos courtesy of Livingston B.P.O.E.

The concept of authenticity in historic buildings can be approached in several ways. One strategy is restore a building to exactly how it looked when first built, including recreating elements that have since been lost or removed. In other cases, buildings are restored to a later point, with changes/additions since the original. The focus can also be on the authenticity of the building tradition, although the original material might be entirely gone. The latter cases are examples of “progressive authenticities”, which, as Pamela Jerome writes, recognizes “the legitimacy of layered authenticity, evoking successive adaptations of historic places over time”.¹⁸ According to this concept, a historic building does not need to be exactly like the original to be authentic, rather, the use and adaptation of the building over time are part of its identity and authenticity.

PRESERVATION & ADAPTATION

For the Livingston Elks building, decisions will need to be made about what historical features are important to the character of the building and should be kept, and what changes are now needed to accommodate new use. The building has already been renovated multiple times, so it would be helpful to learn more about what is original and what changed with the renovations. There is no one right answer as to what should or shouldn't be preserved. Authenticity can be approached in multiple ways and these decisions should take into account the history of the building and its historical context as well as the current values of the Elks organization and present-day intended uses of the building.



Photo by MT CDC, 2023

This sign was not there when the building was first built, but it has since become a characteristic feature.

WHY RENOVATE?



Adaptive reuse is heavily increasing in practice due to the need for space that accommodates a growing city. Livingston was once a railroad town which means it has a history of fast, large spread of persons and wealth to the paradise valley. The only problem with growth is spreading in ways that alter the city limits and create the loss of individualism in original towns. To prevent spreading, the option to stack and reuse historical buildings is becoming popular.



Shown at left, is what was once a great retail space along the downtown historic district of Main St, Bozeman. It collapsed in 2009 then rebuilt to meet both code needs and aesthetic needs that revitalized historical components such as lighting style, window type and size, and interior finishes that would be original to the first constructed build commonly and affectionately known as Brigade.¹⁹



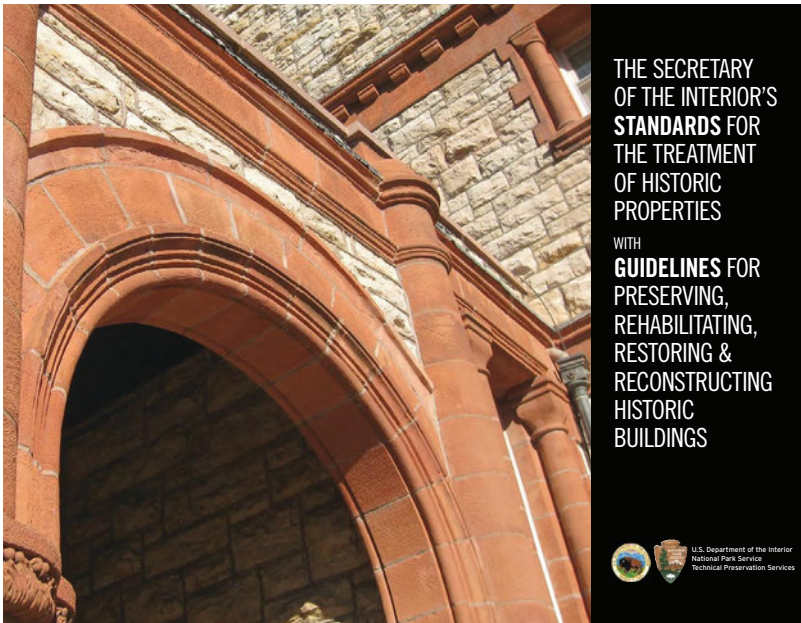
PRESERVATION & ADAPTION



The renovation of existing buildings becomes more integral to our built environment everyday. Shown to the left, is a newly adaptive reuse project in Seattle, WA. It exemplifies old brick and masonry celebration that remains relevant to building additions while achieving LEED Platinum certification. Projects like this can make meaningful statements about sustainability and how we view modern building development as a whole. Between avoiding energy use for demolition, and improving existing building performance, we can preserve material and retain history while operating within sustainable habits that become more important everyday.²⁰

REHABILITATION STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidance for work on historic buildings. The guidelines are regulatory for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects, and are used as recommendations for projects not receiving federal money. The four categories of treatment standards are: preservation, rehabilitation, restoration, and reconstruction. The Livingston Elks Lodge Building falls under the rehabilitation category.



The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Rehabilitation: “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values”.²¹

PRESERVATION & ADAPTATION

Standards for Rehabilitation²²

- » Use as the building was historically or give a new use that minimizes changes to distinctive features and spaces
- » Retain and preserve historic character
- » Will be recognized as a physical record of its time, place, and use
- » Preserve changes that have acquired historical significance
- » Preserve characteristic materials, construction techniques, and craftsmanship
- » Repair rather than replace historic features, except when deterioration necessitates replacement
- » Use gentlest means possible when chemical or physical treatments are needed
- » Protect archaeological resources in place when possible
- » New additions or related construction will not destroy historic materials and features
- » New work will be differentiated from the old and be compatible with historic features



J.W. Knapp's Department Store, built 1937-38, in Lansing, MI before and after rehabilitation. This is an example of successful rehabilitation found in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, p.86.

REHABILITATION STANDARDS

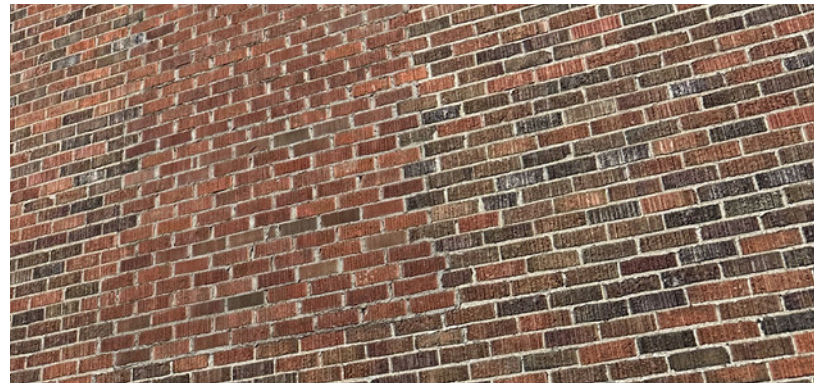
Recommendations for Masonry²³

- » Identify and preserve masonry features and ornament, tooling, bond pattern, coatings, and color
- » Ensure drainage features properly divert water from masonry surfaces
- » Repair masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry
- » Use recognized preservation methods
- » Duplicate historic mortar joints in width, joint profile, strength, composition, color, and texture when repointing is necessary
- » Replace in kind an entire masonry feature from the restoration period that is too deteriorated to repair
- » Follow standards for cleaning and paint removal when necessary

The standards also provide guidelines for the treatment of a variety of materials, entrances, storefronts, structural systems, mechanical systems, interior spaces, building site and neighborhood, code related work, and new exterior additions.



Elks Lodge soldier course, Photo by MT CDC, 2023



New brick fill over window, Photo by MT CDC, 2023

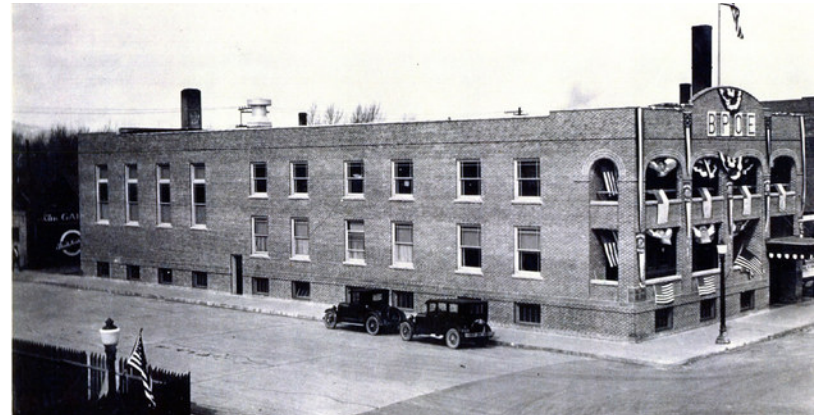


Brick arch on Elks Lodge balcony, Photo by MT CDC, 2023

PRESERVATION & ADAPTATION

Recommendations for Windows²⁴

- » Preserve windows with their functional and decorative features that are important to the character of the building
- » Replace incompatible non-historic windows or reinstate windows that have been filled in with new windows compatible with building character
- » Repair window frames and sash
- » Replace in kind an entire window too deteriorated to repair
- » Use low-e glass with the least visible tint in replacement windows
- » Modify single glazed sash to accommodate insulated glass
- » Add storm windows with matching or one-over-one pane configuration to improve energy efficiency will preserving characteristics of historic windows
- » Add new window openings on rear or less visible elevations if required by new use, should be compatible with the overall design of the building but not duplicate historic windows in most cases



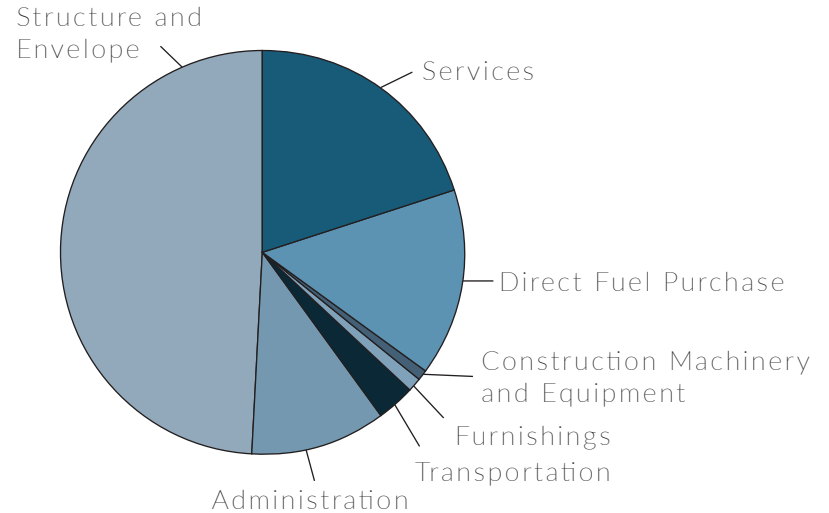
Photos courtesy of Livingston B.P.O.E. archive

Currently, the building has windows on the first floor where there used to be a balcony, and most of the windows along W Lewis St have been filled in. Part of the renovation could be opening those windows back up and recreating the balcony.

ENVIRONMENTAL VALUE

Preservation and adaptation of good, distinctive existing buildings is a key component of sustainable development.²⁵ Sustainable design is often thought of only in terms of new buildings, but good preservation and adaptive reuse can be one of the most effective sustainable strategies. Existing buildings are a resource of materials that take up a lot of space in landfills if demolished. Reusing this material, by preserving the building or reusing materials, reduces waste and the use of resources for new material. Additionally, older buildings responded to local climatic conditions, so it is important to evaluate any existing or lost original features that provide energy savings in heating, cooling, and lighting.²⁶

Embodied Energy of a Building



Data from Mike Jackson, "Embodied Energy and Historic Preservation: A Needed Reassessment"

Demolition energy for medium sized masonry building: 12,000 Btu/sq.ft²⁵

Almost 145 million tons of construction and demolition waste was sent to landfills in 2018, and demolition accounts for more than 90% of total C&D debris, according to the EPA.²⁷

PRESERVATION & ADAPTATION

The value of existing buildings is traditionally measured through historical and cultural significance, but they should also be seen as repositories of energy (Stone). Embodied energy is the sum of the energy used to process materials and construct a building. Sustainable design involves operating-energy reduction as well as considering embodied energy. Embodied energy calculations provide a quantifiable measure of the environmental benefits of renovation over new construction, and present another basis for preservation in addition to historical significance. In addition to the waste produced by demolishing a build, the demolition process also requires significant energy.²⁸ Remodeling provides substantial energy savings in reducing demolition energy and making use of what has already gone into the existing building, instead of putting energy into an entirely new building.



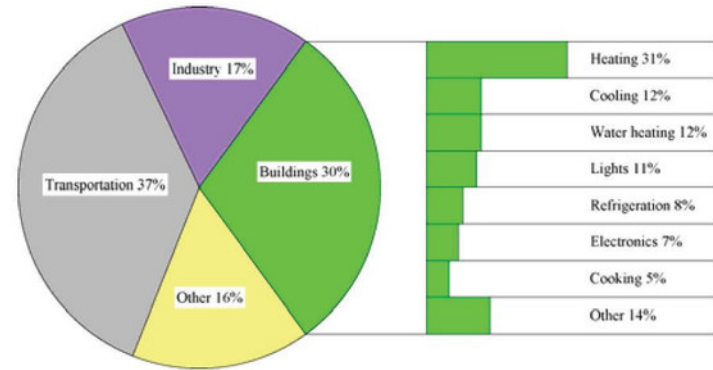
Julianna Ross, Building 18, view of west facade and hose drying tower

Case Study:

The firehouse in Magnuson Park in Seattle was calculated to equal the energy in the amount of gasoline it would take to drive an average car everyday for over 200 years. It has historical significance, but did not meet the requirements for a historic preservation designation, so the environmental argument was key to saving the building.²⁹

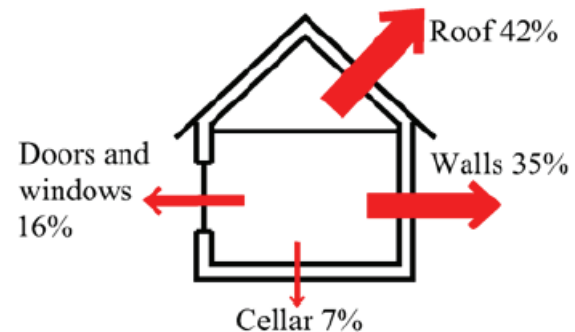
ENERGETIC REFURBISHMENT

It is sometimes difficult to simulate the results of retrofitting historic buildings especially when it comes to brick. There can be a significant amount of improvement made to the performance of the building by just replacing fenestration components and leaving the original structure. The graph to the right shows the ratios of energy consumption in buildings.



Jurgis Zagorskas, 2013

Poor insulation and air leakage are common reasons for low efficiency when talking about traditional, brick buildings. Applying modern insulation to the inside of the building would be an early consideration and would avoid changing the exterior look of the building. Preserving the historical aspect of the structure would require strategic placement of new components.³⁰

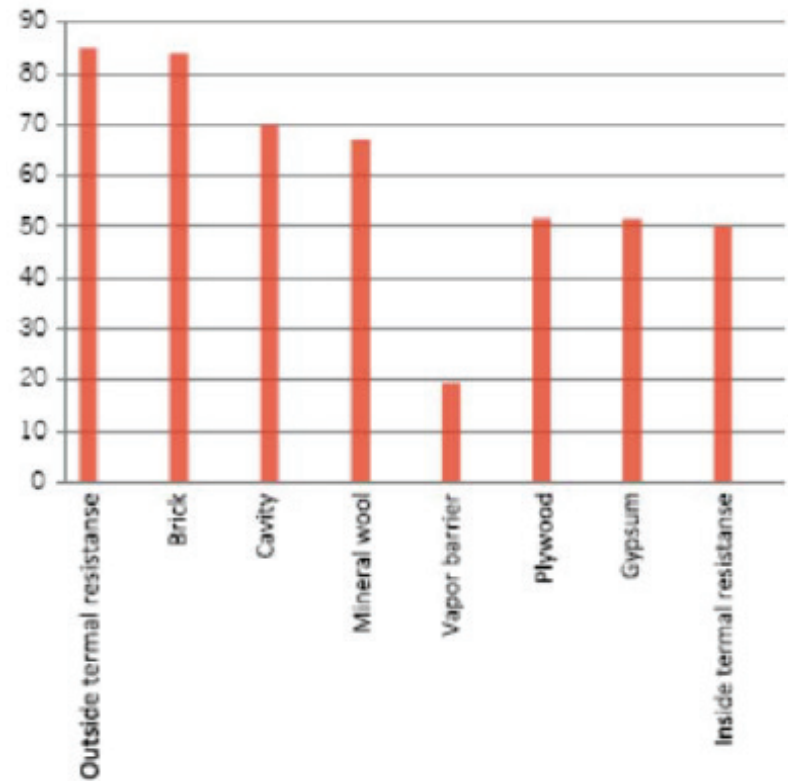


Jurgis Zagorskas, 2013

PRESERVATION & ADAPTATION

There are many strategies for implementing energy saving techniques into historical brick buildings. Windows are the one of the most important components to replace and can make a large difference. Next is improving overall air tightness of the buildings then replacing lighting systems and heat pumps.

Adding interior insulation must be done carefully as it will change the dew point of the system and in some cases, add risk of freeze damage to the inside of the masonry. Many of the changes however, can simply be modern mechanical systems. These would include high efficiency heating units, a timed or motion activated light system, and updated air handling units.



Jurgis Zagorskas, 2013

WHAT IS A CDC?

CDC stands for Community Design Center. At Montana State University's Community Design Centers aim to help non-profit leaders within communities and their organizations with visioning, planning, and conceptual design skills to help the community at large.³¹ Montana State University's CDC has been active within communities across Montana for forty years sense 1983. Community Design Centers across the country aim to help the community through welfare and equality by prioritizing the health safety and welfare through the built environment.³² Students at Montana State University act professionally through their integrity and value of safety at a professional level. At Montana State University the CDC is a class 501(c)(3) organization.

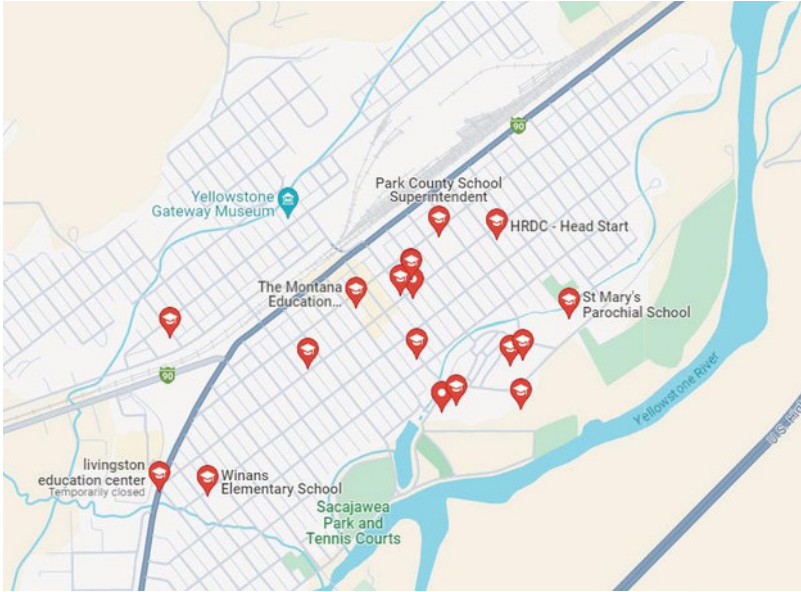


PROJECT CONTEXT

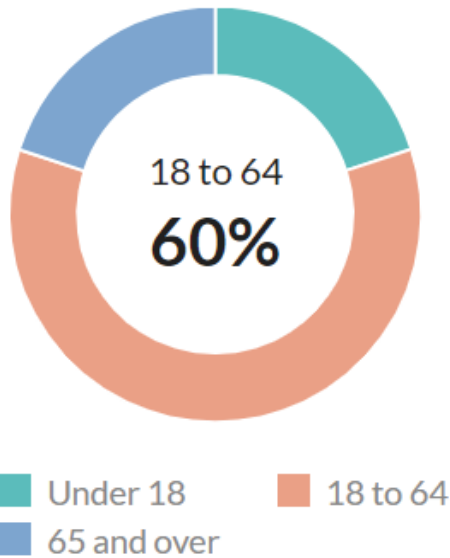


All photos taken by MT CDC, 2023

DEMOGRAPHICS

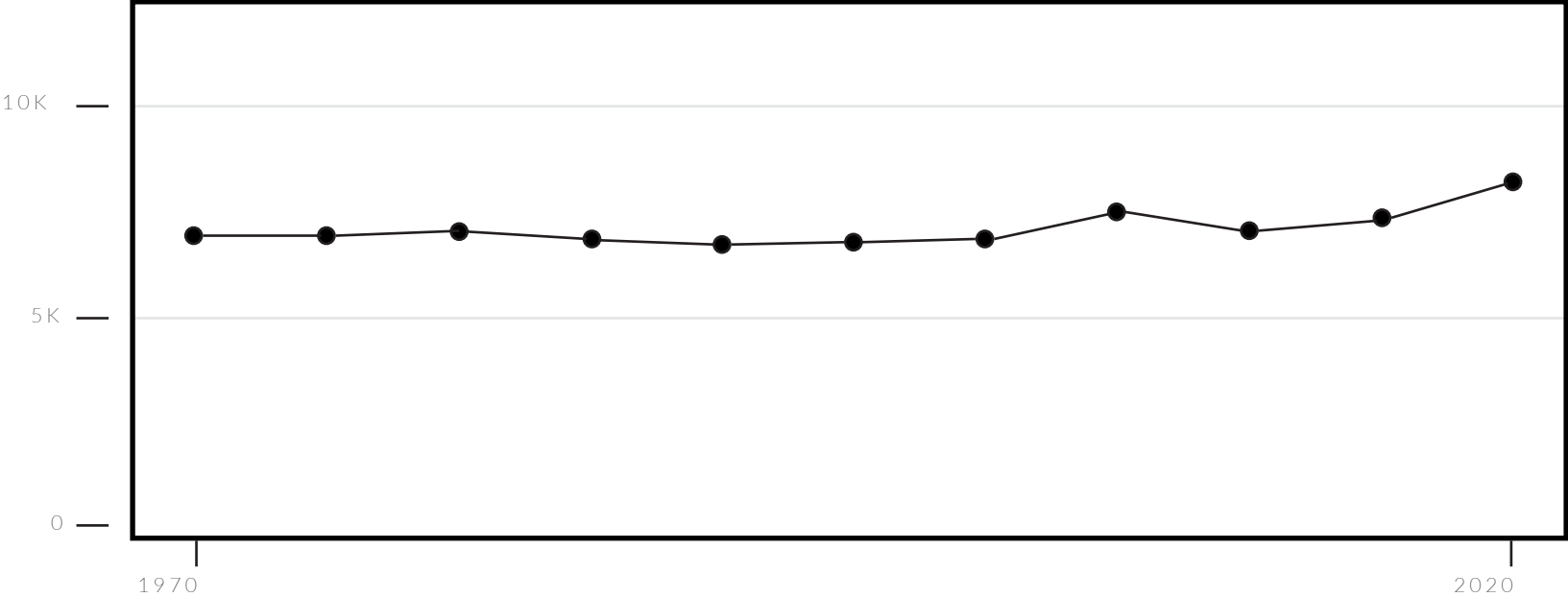


Population by age category



Due to the growth of Livingston, schools are integrated into most neighborhoods with a variety of grades that hold anywhere between 260 and 420 students. 19.9% of the Livingston population are under 18 years of age meaning the support system for those kids is heavily desired. The MAERSA and LINKS programs across town range from scholarship support to after school or alternate school day programs.³³ Due to the proximity and desirable the Elks programs are to these other programs just informs the stronger need to become more involved while also offering different opportunities as we've seen start with sporting and exercise avenues the Elks offers for community involvement.

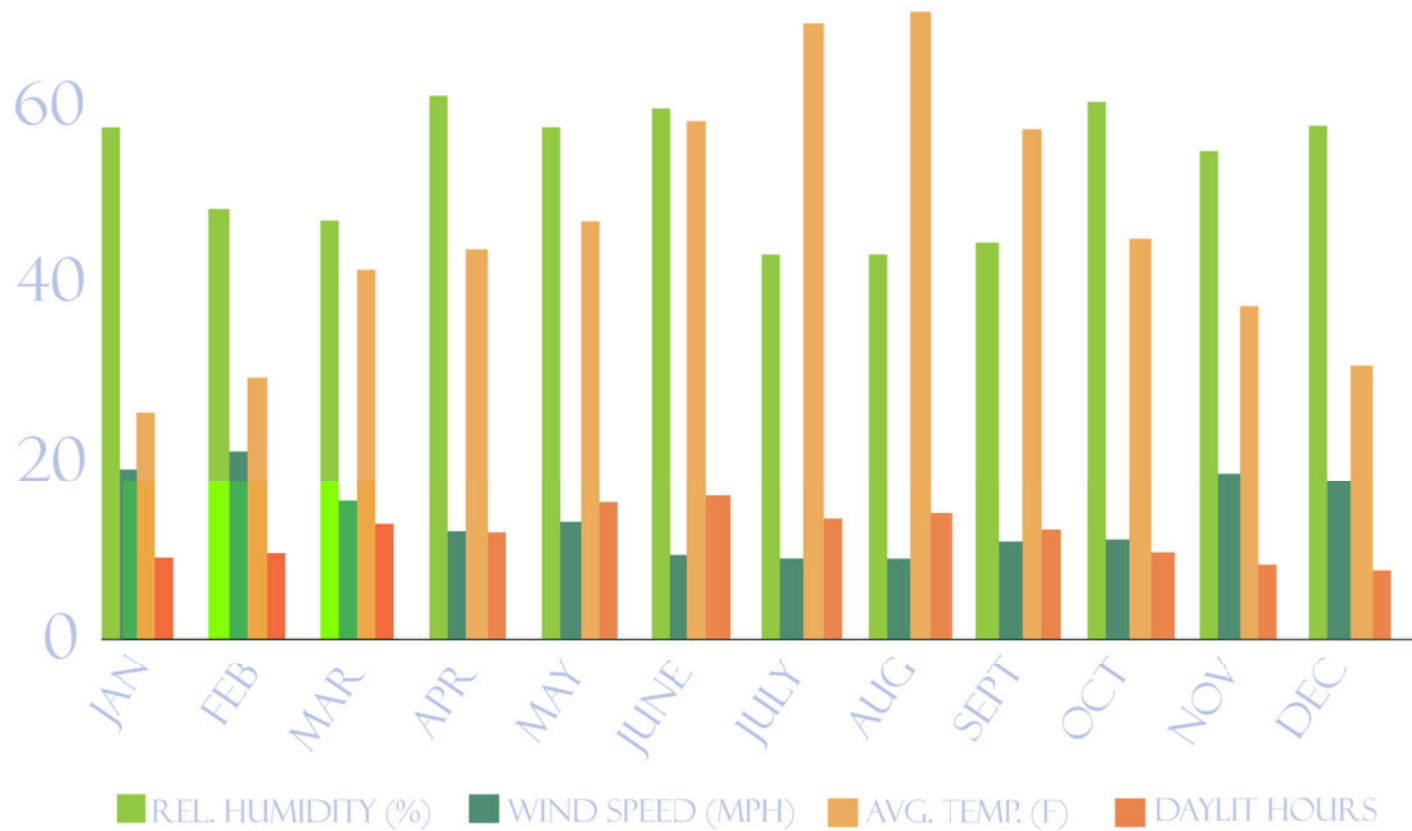
HISTORICAL POPULATION - LIVINGSTON, MT



Veterans are a highly valued part of the population in Montana communities. The U.S. Census Bureau found that between 2017 and 2021, 614 veterans lived in the Paradise valley. This is 7% of Livingston’s 8,970 total population. The American Legion offers veteran support through volunteer work at hospitals, clinics, and commemorative events. The U.S. Department of Veteran Affairs also offers potential grants and funding for veteran associated projects within Livingston.³⁴ However, these programs don’t give a sense of belonging as much as the Elks membership would. If the Elks continued to strengthened their outreach work with this demographic, a large part of the membership could be gained from these individuals.

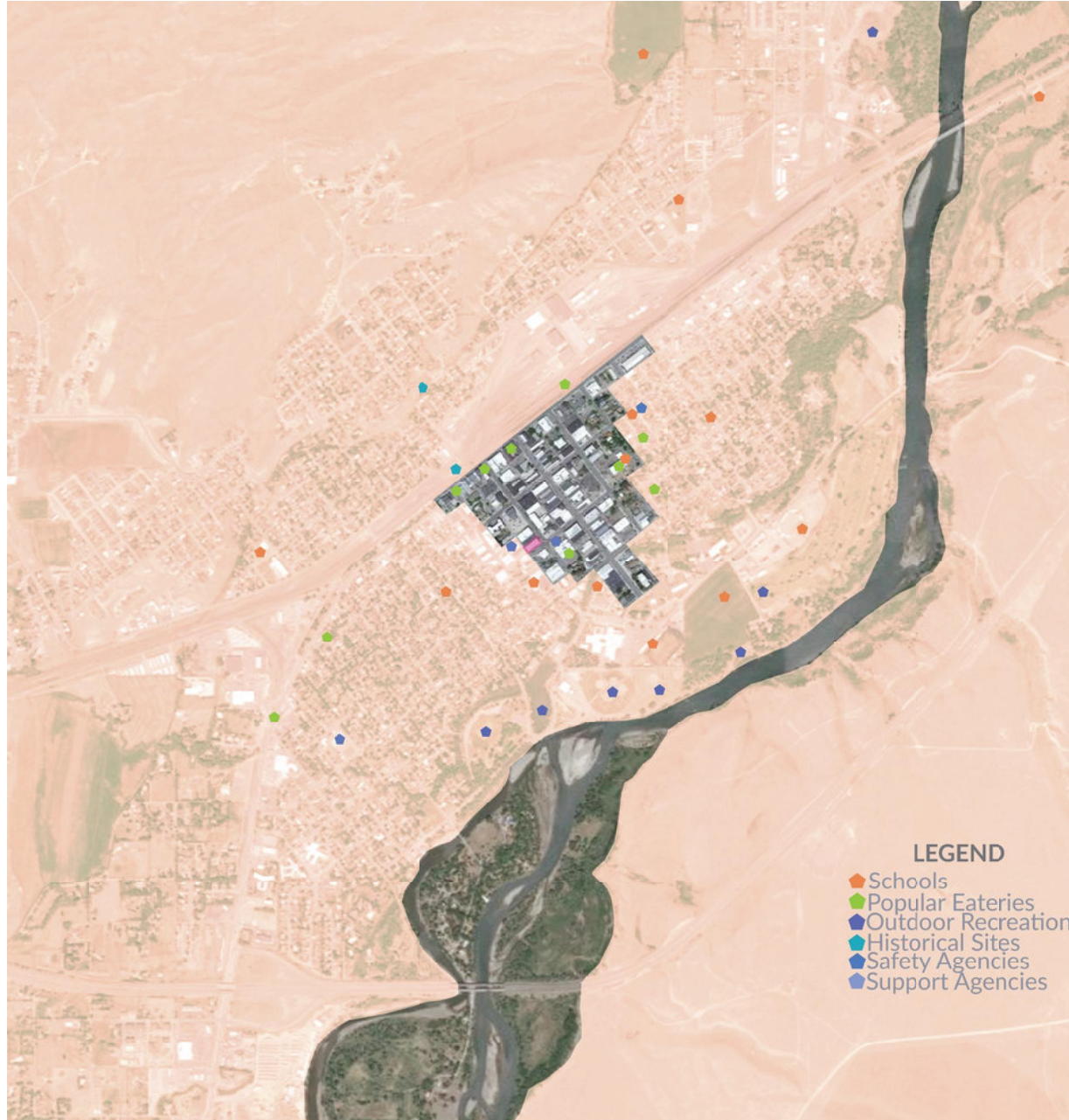
CLIMATE ANALYSIS

LIVINGSTON



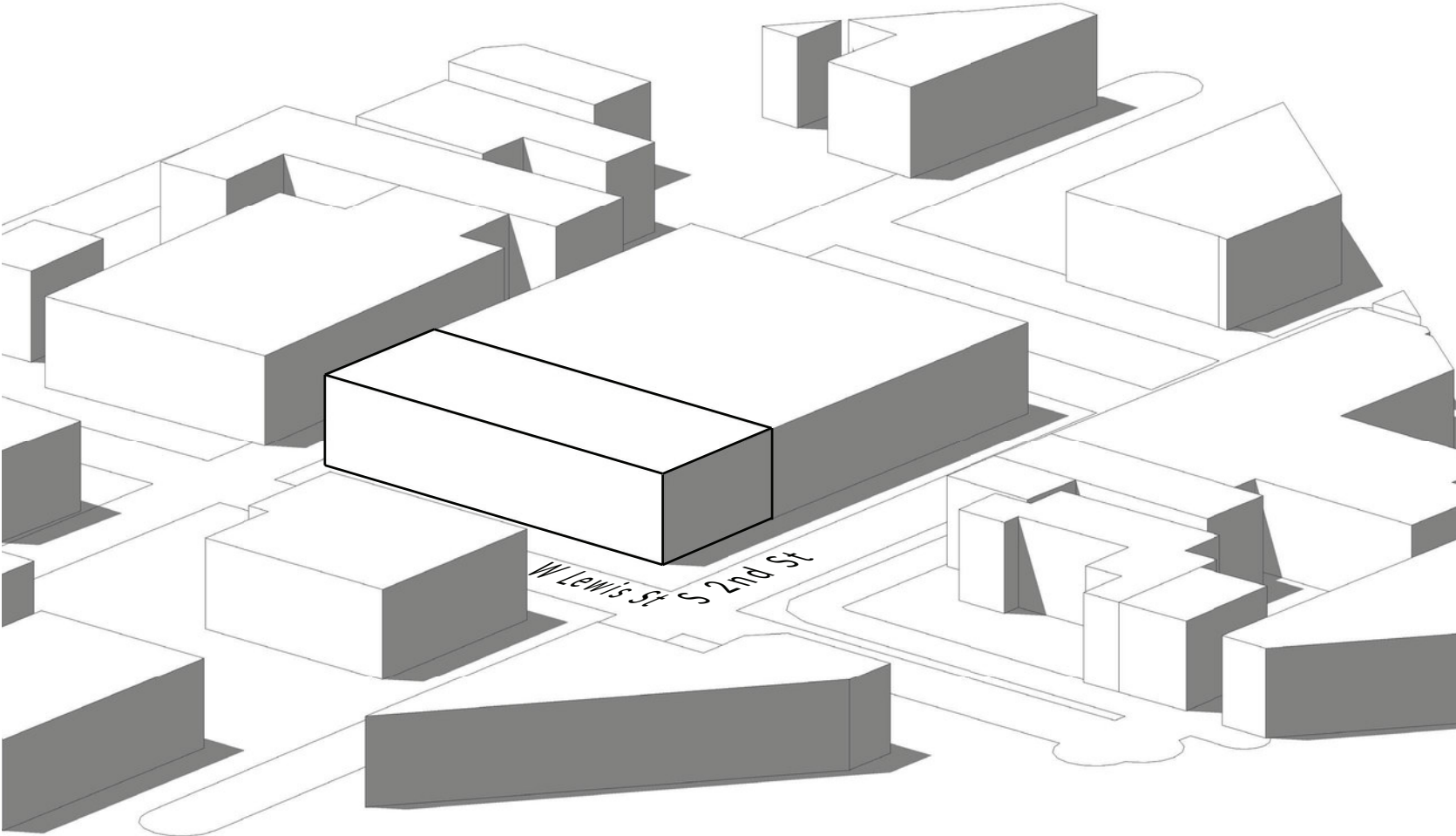
Data by: Climate Consultant

PROXIMITY DIAGRAM



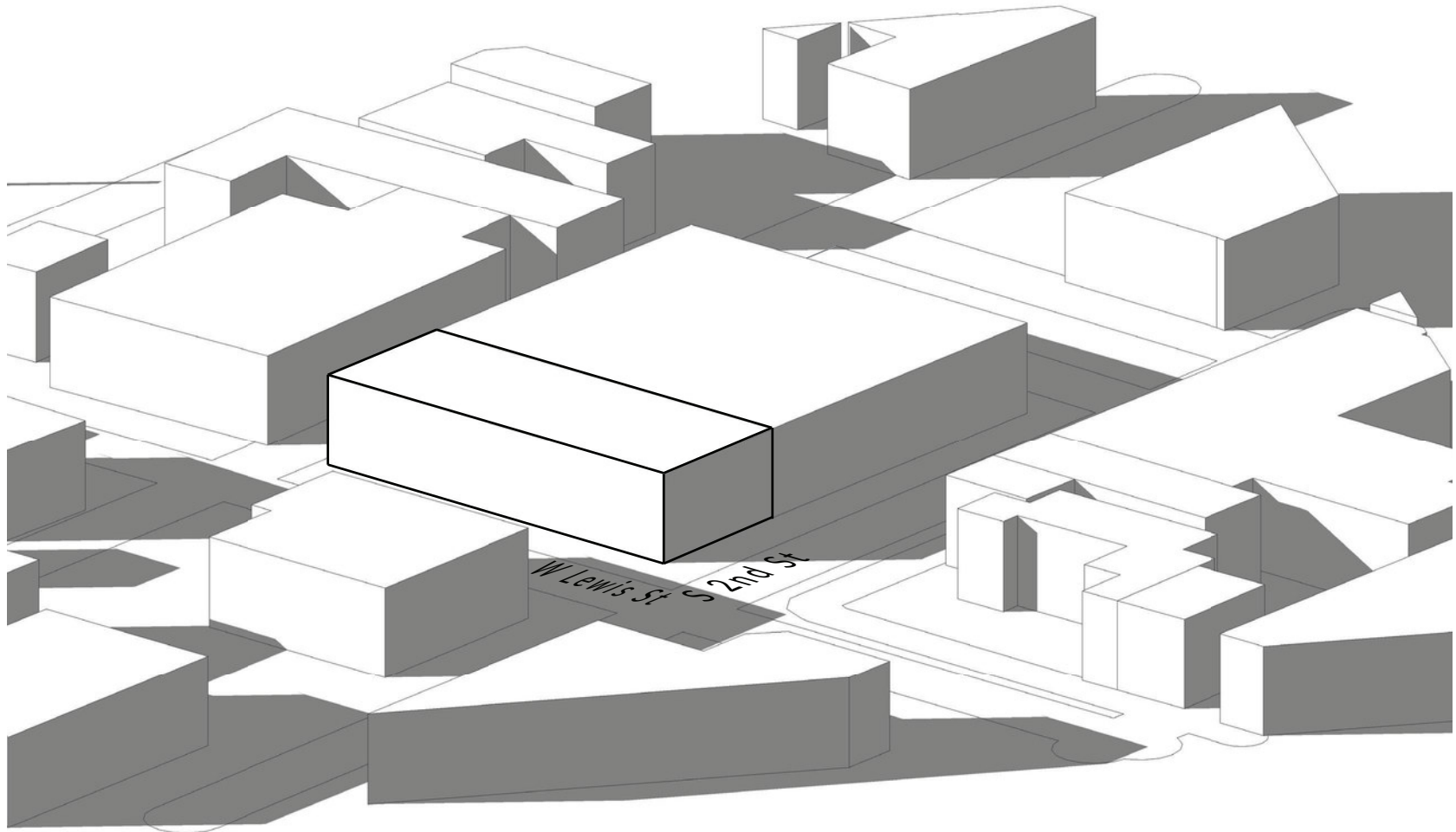
Proximity diagrams provide necessary information for contextual analyses such as pedestrian traffic, access to emergency services, and closeness to nonprofits or other community clubs and groups to which the Elks may partner with or market their extension of inclusivity and new member inclusion.

SITE CONDITIONS



Summer
12:00 pm

SITE CONDITIONS

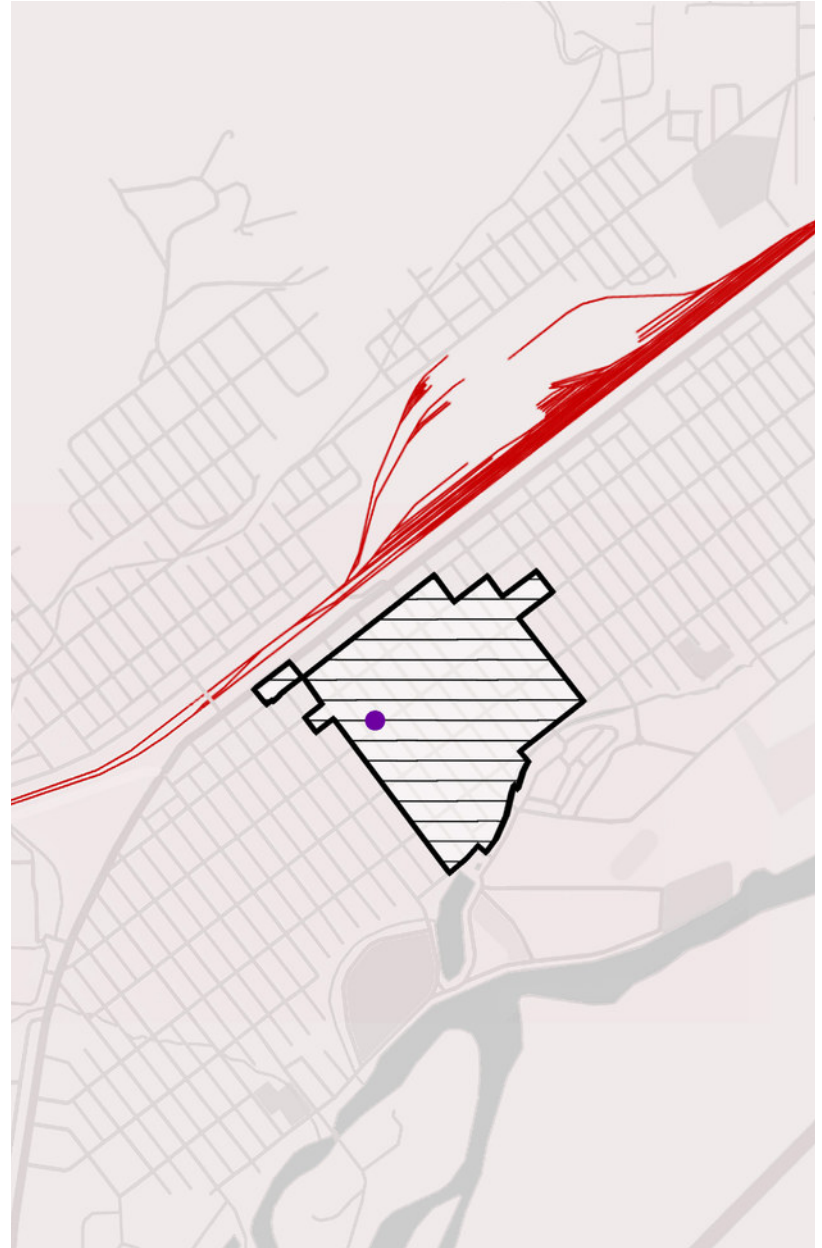


Winter
12:00 pm

LIVINGSTON CODE ANALYSIS



Map displaying Livingston Historical Districts



Map displaying Livingston Central Business District

Code Specific Site Information BPOE Lodge 246³⁵

Address-130 S 2nd Street, Livingston, MT 59047

Livingston Original Townsite Designation-313,T02 S, R09E, Block 80, Lot 15-16

Assessed Value-\$1,427,846

Alcoholic Beverage Sales (3.2)

Alcohol is not allowed to be sold between the hours of 2am to 8am.

Uniform Building Code (6.9)

The following list includes code recognized by the Building Code Bureau of the Montana Department of Labor and Industry.

- 2021 International Building Code (IBC)

- 2021 International Energy Conservation Code (IECC)

- 2021 International Existing Building Code (IEBC)

Gambling (15.3)

All forms of gambling (excluding card games) is prohibited between the hours of 2am and 8am.

LIVINGSTON CODE ANALYSIS

Night Sky Protection Act (18.4-18.5)

- All forms of skyward light are prohibited.
- All forms of moving lights are prohibited.
- All exterior lighting must be turned off between 11pm and sunset (except for businesses who remain open during this time).

Zoning and Permitted Uses (30.4)³⁶

- Central Business District Zone
- Permitted Uses Listed Below

- One Family Dwelling
- Two Family Dwelling
- Multifamily Dwelling
- Townhouse
- Accessory Building
- Modular Homes
- Trade School
- Clinic
- Adult Foster Care
- Personal Care
- Child Care
- Self Service Laundry
- Bed and Breakfast
- Motel/Hotel
- Business and Professional Offices
- Retail
- Large scale Retail (Exemption)
- Barber Shop/Beauty Parlor
- Eating/Drinking Establishments
- Banks
- Mortuary
- Wholesale Business
- Auto Repair (Special Exemption)
- Artisan Manufacturing
- Limited Manufacturing
- Cidery/Winery
- Microdistillery/Microbrewery
- Transportation Terminal
- Radio Station
- Government Offices
- Public Recreation Facilities
- Health and Exercise Facilities

Allowable Encroachments Into Setbacks (30.42)³⁶

- Roof eaves and entrance awnings allowed 18" (maximum 12')
- Steps or Ramps allowed 5' (only allowed to access ground floor)
- Window wells and below grade stairwells allowed 36" (Windows over 18" must be properly covered)
- Ground floor covered or uncovered porches allowed 5' into front or side street setback (no higher than ground floor of the building)

Historic District Special Zoning (31.05-31.09)

Any changes made to the exterior of a historic building must first be approved by the Historic Preservation Commission (HPC). Drawings must be submitted via a Historic District Review Certificate to the HPC for approval. The HPC will determine if the changes are permissible and compatible with the buildings, structures, and landmarks within the district.

No specific guidelines are provided other than the building must be compatible with its surroundings.

MATERIAL SOURCING



Bozeman Brick and Tile

MT CDC, 2023

Bozeman Brick and Tile is a masonry product distributor that offers many styles of bricks and masonry units. Their products offer a solution for replacing or adding to the existing materials of the building. A similarity in brick type would be beneficial for design additions made. The photo above shows the existing brick pattern on the building. There are material inconsistencies in some areas possibly due to the various renovations.³⁷

Livingston Flooring and Carpet Center



This local flooring distributor offers a range of products for hardwood floors that could replace the existing floors.³⁸



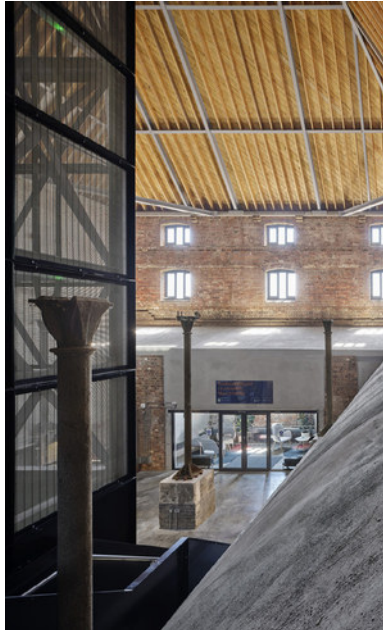
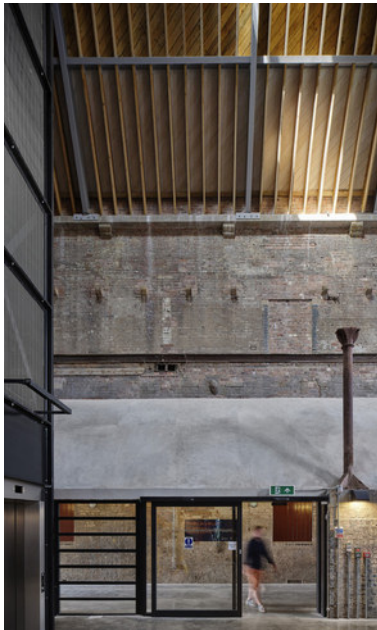
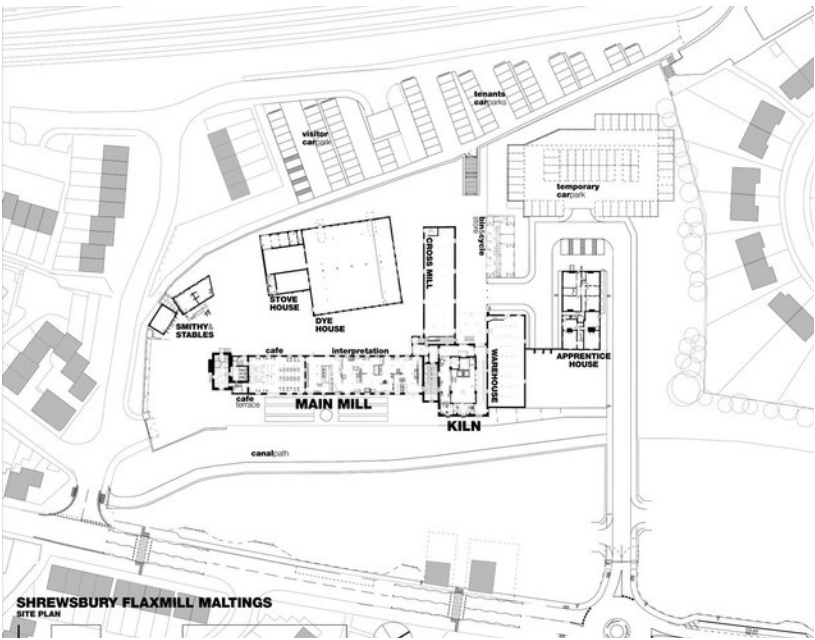
Livingston Flooring and Carpet Center Website, 2023

Alpen Zenith ZR-10

The zenith R-10 windows are the only commercially available R-10 window while using an insulated fiberglass frame. These windows provide superior insulation to most over windows on the market for commercial applications and greatly increase thermal performance of the building. They can be very useful for retrofitting historical buildings and bringing them up to modern standards.³⁹

 National Fenestration Rating Council® CERTIFIED	 1025 Series Fixed High Profile Fiberglass Frame R10 Triple Chamber Low-E Krypton Suspended Film ALP-M-10-00120-00001	
	ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient	
0.10	0.15	
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance	Condensation Resistance	
0.30	62	
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.</small>		
Alpen HPP 6268 Monarch Park Place, Niwot CO 80503 +1.800.882.4466 www.ThinkAlpen.com		

SHREWSBURY FLAXMILL MALTINGS



CASE STUDIES

Restorative practices started with; high performance solar glazing, natural ventilation, thermal enhancing wood fiber insulation, and embodied carbon 1/10 that of a newly constructed building (of similar use).

The Shrewbury Flaxmill Maltings continued revitalizing construction materials, skills, and craftsmanship complimentary of it's industrial character to define an innovation project honing conservative and respectful whole building approaches for reuse, repair, and adaptation. The mill currently supports art exhibits, community events, and heritage days as well as brings in revenue from the first floor cafe, rentable office space, and a historic storytelling station that brings pride to a local, 1797 treasure.⁴⁰

Hopkinson, 2022



WINE REUSE COMPLEX

This Swiss project is a great comparison to the site in Livingston because of the similar climatic context and the similar reuse context. Originally these apartments were wine storage, minimally programmed, strong vertical circulation, and material palette that could be easily maintained. The renovation maintained the structural grid originally built, this brought to life the construction process and left the safety in tact by working around structural elements. The hallway mezzanine divides occupancy that grow more private in higher levels.⁴¹



CASE STUDIES



Corsini, 2023



PLUMBING AND MECHANICAL



All photos taken by MT CDC,
2023



The third floor water closet is in significant disrepair and non functioning. The flooring is coming off and the baseboard is broken in many places. The sink is torn out exposing the plumbing and floor assembly below. Bathrooms on the main level are fully functional but left something to be desired. The men's restroom has some peeling wall covering and baseboard. The fixtures are working but dated. The bathroom stall assembly is falling apart and not ADA compliant. The women's restroom has wall tile which is in decent shape. The floor tile is missing in some spots but is a step above the men's floor.

CONDITION ASSESSMENT

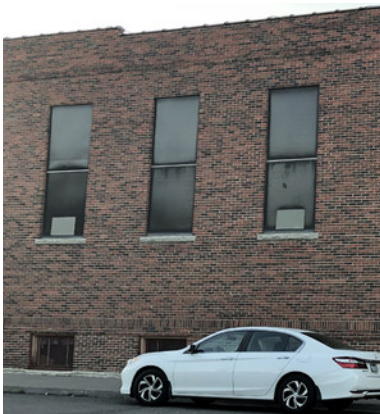


Water closets in the basement are functional but dated as well. Baseboard is cracked and the overall space is small with limited accessibility.

The inspection certificate for the mechanical systems is last dated from 2001 and expired in 2002. The level of function of the overall mechanical system is unknown. There are components that are visibly disconnected.

The renovated ceiling in the basement conceals some of the older light fixtures as well as plumbing and electrical lines.

EXISTING CONDITIONS: WINDOWS



The lodge room has tall windows along W Lewis St which are currently covered up (left). The side of this space facing the alley used to have two windows, which have been bricked in (top left). The third floor windows were filled in with insulation to reduce heating costs, probably in the 1970s (top right).

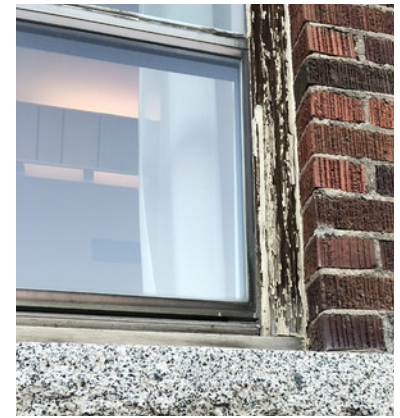
CONDITION ASSESSMENT



On the 2nd St side of the building, the third floor has maintained the original balcony, while the second floor balcony is now enclosed with windows. One idea for the renovation project is to return this space to a balcony.



Closed up first and second floor windows on W Lewis St representative of almost all windows on this side of the building



Wood and metal window frame with stone sill on the W Lewis St side

All photos taken by MT CDC, 2023

EXISTING CONDITIONS: ENTRANCES



Accessibility issues: There is no elevator and both entrances to the building open directly to stairs. The 2nd St entrance has stair lifts down to the basement and up to the second floor, but not to the third floor.

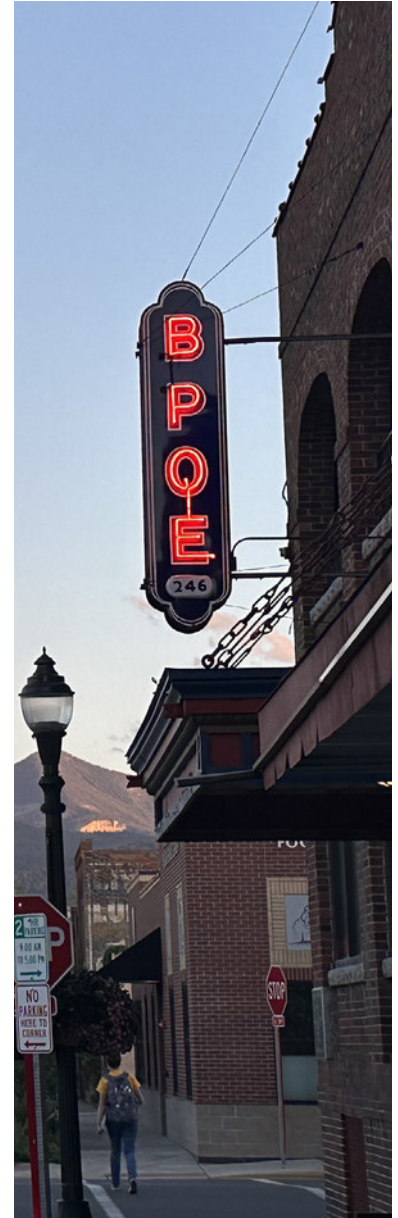


The marquee over the 2nd St entrance has paint peeling in places. The area around the light has been more recently repainted.

CONDITION ASSESSMENT



The B.P.O.E. sign is not an original part of the building but has become a characteristic feature. A stone at the 2nd St entrance (above) displays the lodge number and the year the building was built, 1926. The entrance from W Lewis St (top center).



All photos taken by MT CDC, 2023

EXISTING CONDITIONS: MASONRY



Brick pattern



Area of brick replaced over the W Lewis St entrance



Large bricks of the basement exterior wall with smaller bricks for the interior storage room wall



Bricks of the basement exterior wall as seen from the outside

CONDITION ASSESSMENT



Two sizes of brick can be seen around the window in the third floor meeting room where the interior finish is missing



All photos taken by MT CDC,
2023

EXISTING CONDITIONS: INTERIORS



Old lighting (top center) now hidden inside the drop ceiling of the main event space (above). The drop ceiling could be removed to give this space more height, but the appearance of currently hidden plumbing and mechanical systems would need to be addressed and the original ceiling repaired (right).



The ceiling in the third floor meeting room has been more recently replaced, probably in the 1990s (right).



CONDITION ASSESSMENT



Water damage in the third floor former secretary's office (left).



Wood paneling and tiled ceiling in one of the third floor rooms.

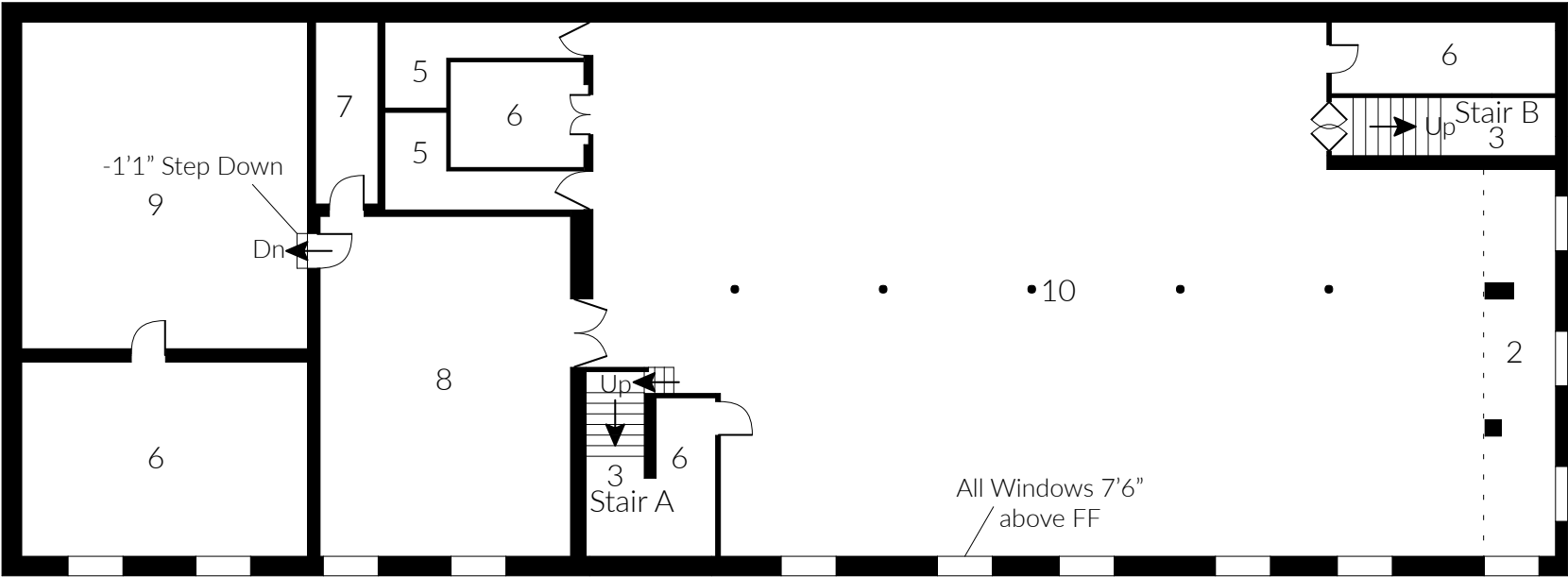


Damaged ceiling in the third floor hallway.




All photos taken by MT CDC, 2023

EXISTING FLOOR PLAN

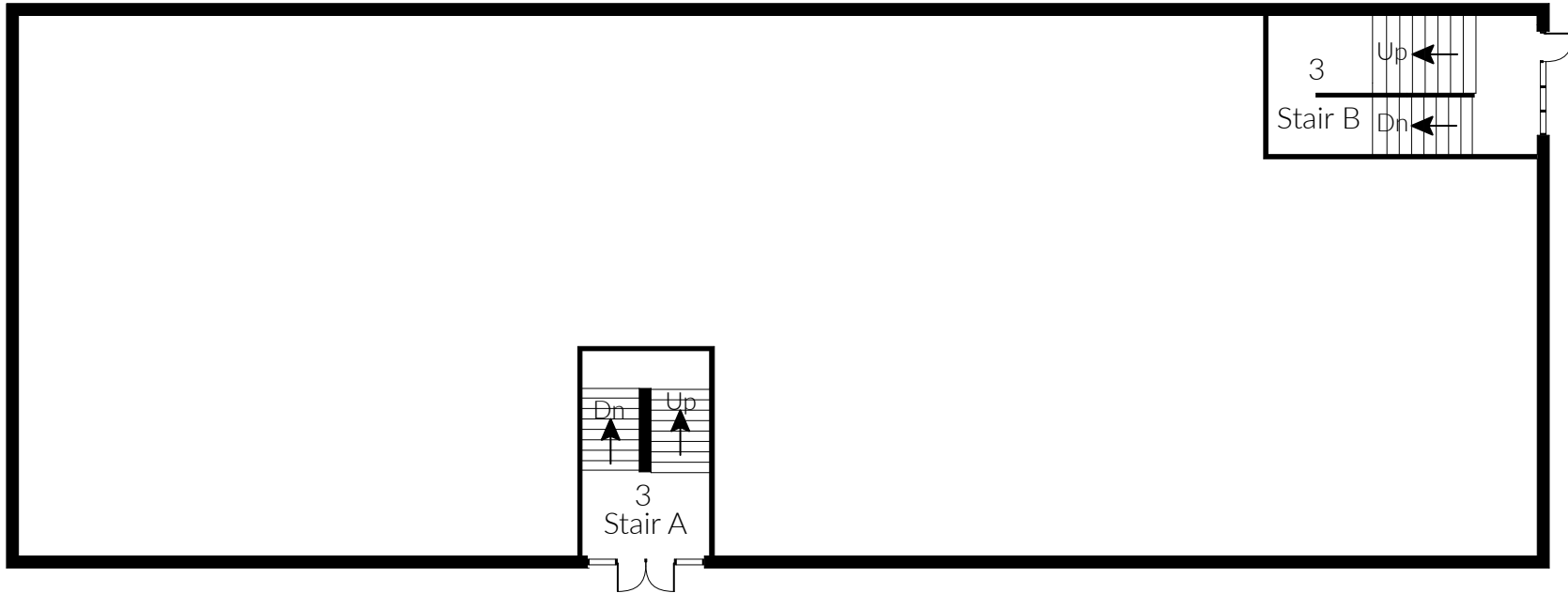


Basement

1' = 1/16"


- 1 Lodge Room
- 2 Bar Area
- 3 Stairwell
- 4 Bar Seating
- 5 Restroom
- 6 Storage
- 7 Pantry
- 8 Kitchen
- 9 Mechanical
- 10 Venue Space
- 11 Office
- 12 Balcony
- 13 Vacant

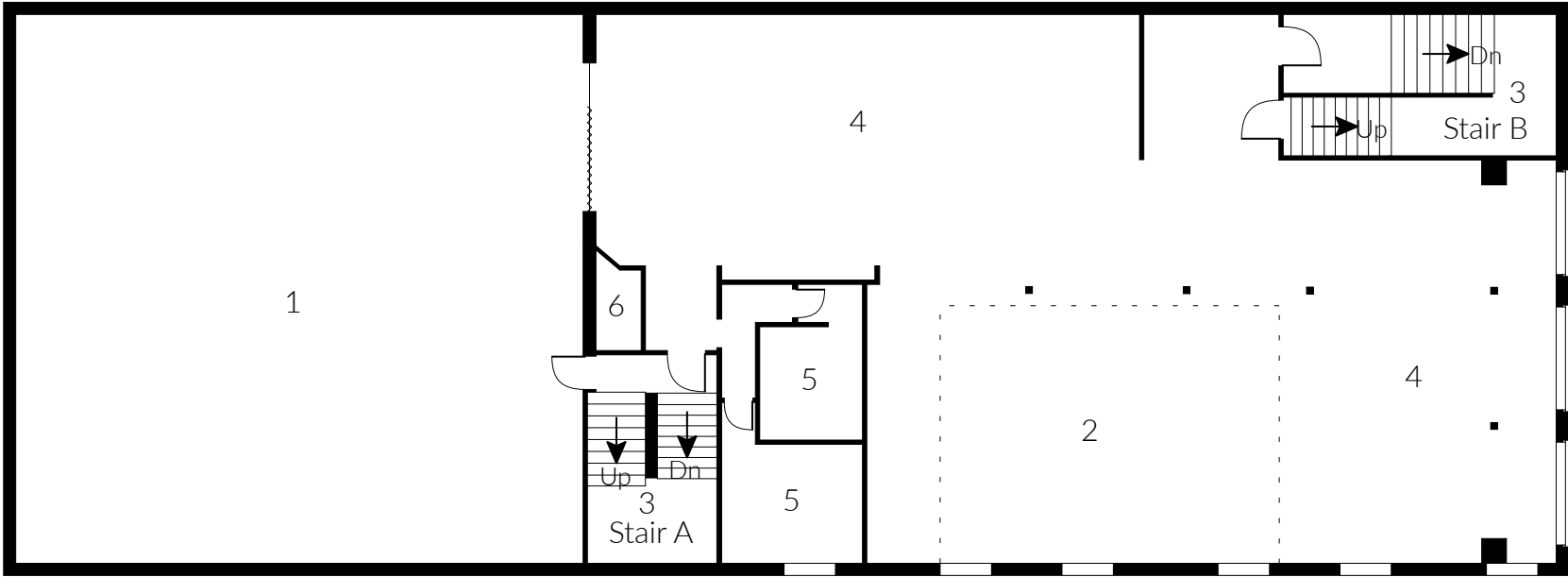
AS-BUILT PLANS




Ground

- | | |
|---------------|----------------|
| 1 Lodge Room | 8 Kitchen |
| 2 Bar Area | 9 Mechanical |
| 3 Stairwell | 10 Venue Space |
| 4 Bar Seating | 11 Office |
| 5 Restroom | 12 Balcony |
| 6 Storage | 13 Vacant |
| 7 Pantry | |

EXISTING FLOOR PLAN

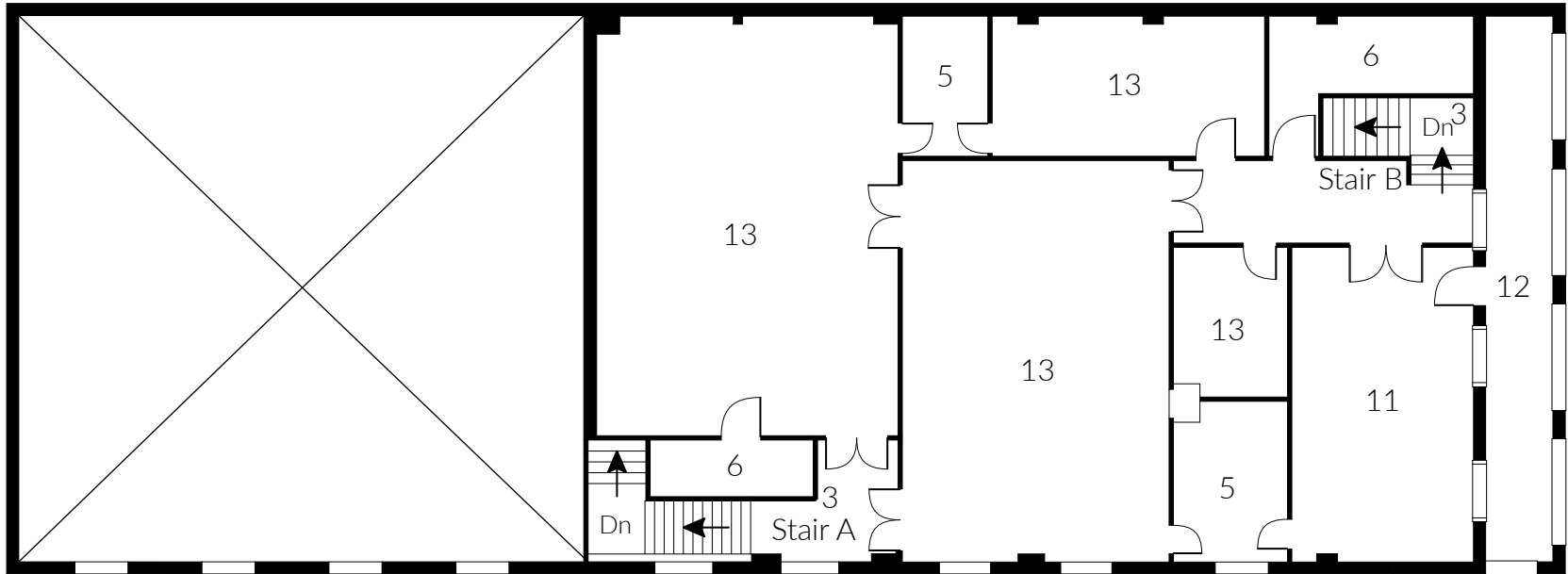


Level 1

1' = 1/16"


- | | |
|---------------|----------------|
| 1 Lodge Room | 8 Kitchen |
| 2 Bar Area | 9 Mechanical |
| 3 Stairwell | 10 Venue Space |
| 4 Bar Seating | 11 Office |
| 5 Restroom | 12 Balcony |
| 6 Storage | 13 Vacant |
| 7 Pantry | |

AS-BUILT PLANS



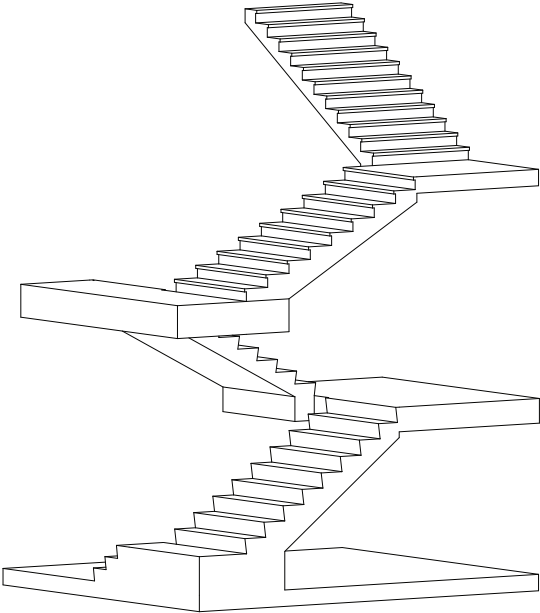
Level 2

1' = 1/16"

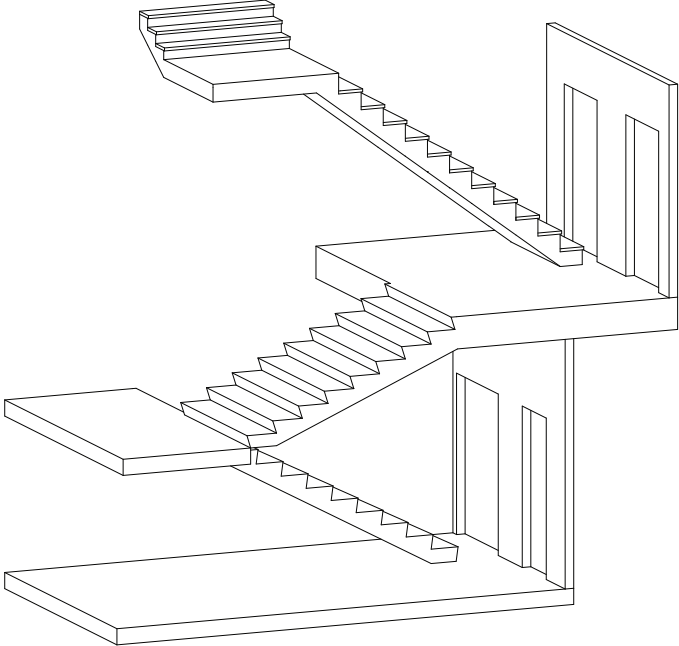


- | | |
|---------------|----------------|
| 1 Lodge Room | 8 Kitchen |
| 2 Bar Area | 9 Mechanical |
| 3 Stairwell | 10 Venue Space |
| 4 Bar Seating | 11 Office |
| 5 Restroom | 12 Balcony |
| 6 Storage | 13 Vacant |
| 7 Pantry | |

EXISTING STAIRS

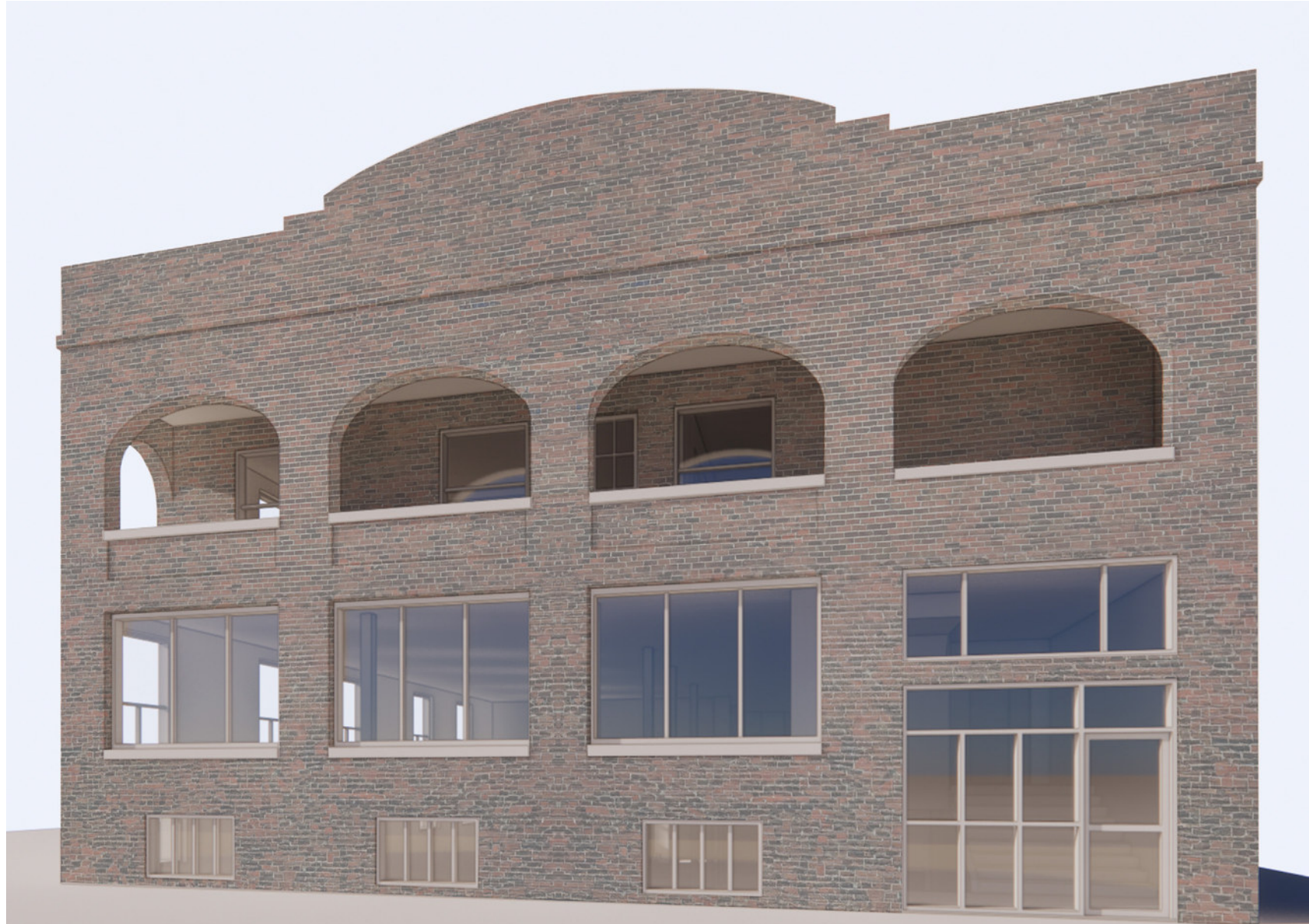


Stair A
East Perspective
NTS

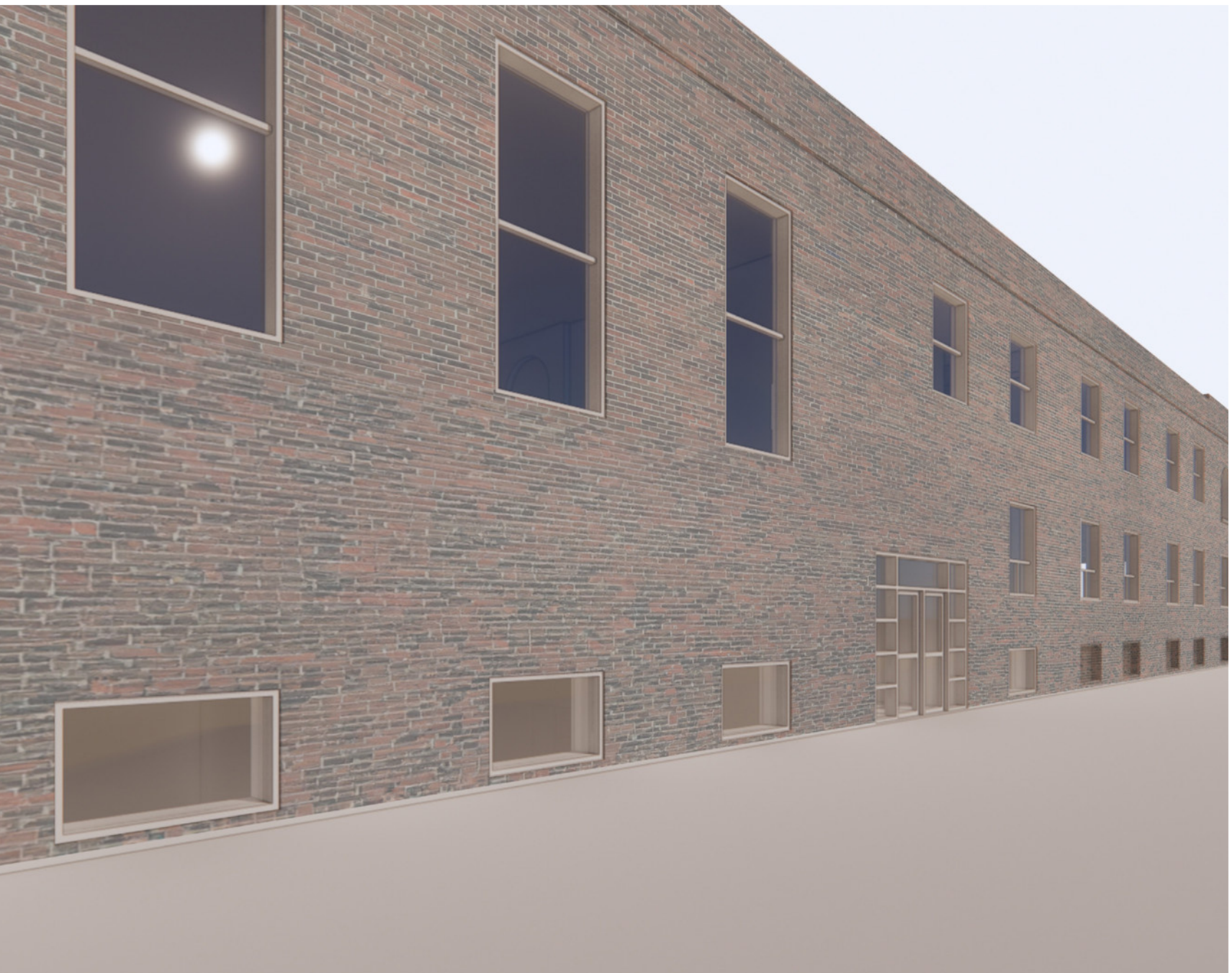


Stair B
South Perspective
NTS

EXISTING FRONT ENTRANCE



EXISTING SIDE ENTRANCE



EXISTING BALCONY



BUILDING RECOMMENDATIONS

To better reach the intended audience for rentable space, as well as a younger crowd for bar events and possible B.P.O.E membership we recommend updating the online presence and general marketing strategies.

-In Google results, the category should be "Fraternal Organization" (as it is now) with added subcategories: Bar, Rentable Venue Space. This will allow for the Elks Lodge to show up on multiple search result pages.

- Update website with more current and better quality photos of rentable spaces, add additional information on what potential clients could use this space for and how to reach out to book. We discussed possible events that could be held in the venue space and could be used for advertising on website: Community-run Classes, Reunion Events, After School Activities, Wedding Ceremony or Reception, School Dance, Seminars/ Lectures, Corporate Events, and Small Conventions

-Update website with a calender that includes bar events. Some ideas we had to reach a larger crowd in Livingston are live music, sports game events, drink specials, trivia, or charity nights (possible percent proceeds of the night go to a community run charity in order to increase community outreach and bar publicity.)

As the CDC researched potential elevator types for this project, we referred to Otis Elevators, specifically looking for low impact intervention for low rise buildings, that also allows for both side door configuration. The elevator implemented in many designs is the GEN3 Core.

As you continue to move forward with this design and renovation, we recommend you reach out to a mechanical engineer to review top priority plumbing, electrical, and heating/cooling needs, as well as a local architect to continue design using our preliminary schematic design work. We also recommend getting a professional structural analysis and environmental evaluation.

HISTORIC PLACES REGISTRY

United States Department of the Interior - National Park Service -National Register of Historic Places
Registration Form
NPS Form 10-900

When filling out the form refer to the Technical Review Guide, the Substantive Review Guide, and the Best Practices & Publications, all from the NPS website

Review the National Registrar Criteria Evaluation for qualifying attributes

Review the Montana SHPO Consultation Guide & Montana Property Research Guide for compilation examples and additional documentation

Example application from Missoula, MT available Online

Documentation Needed:

USGS Map

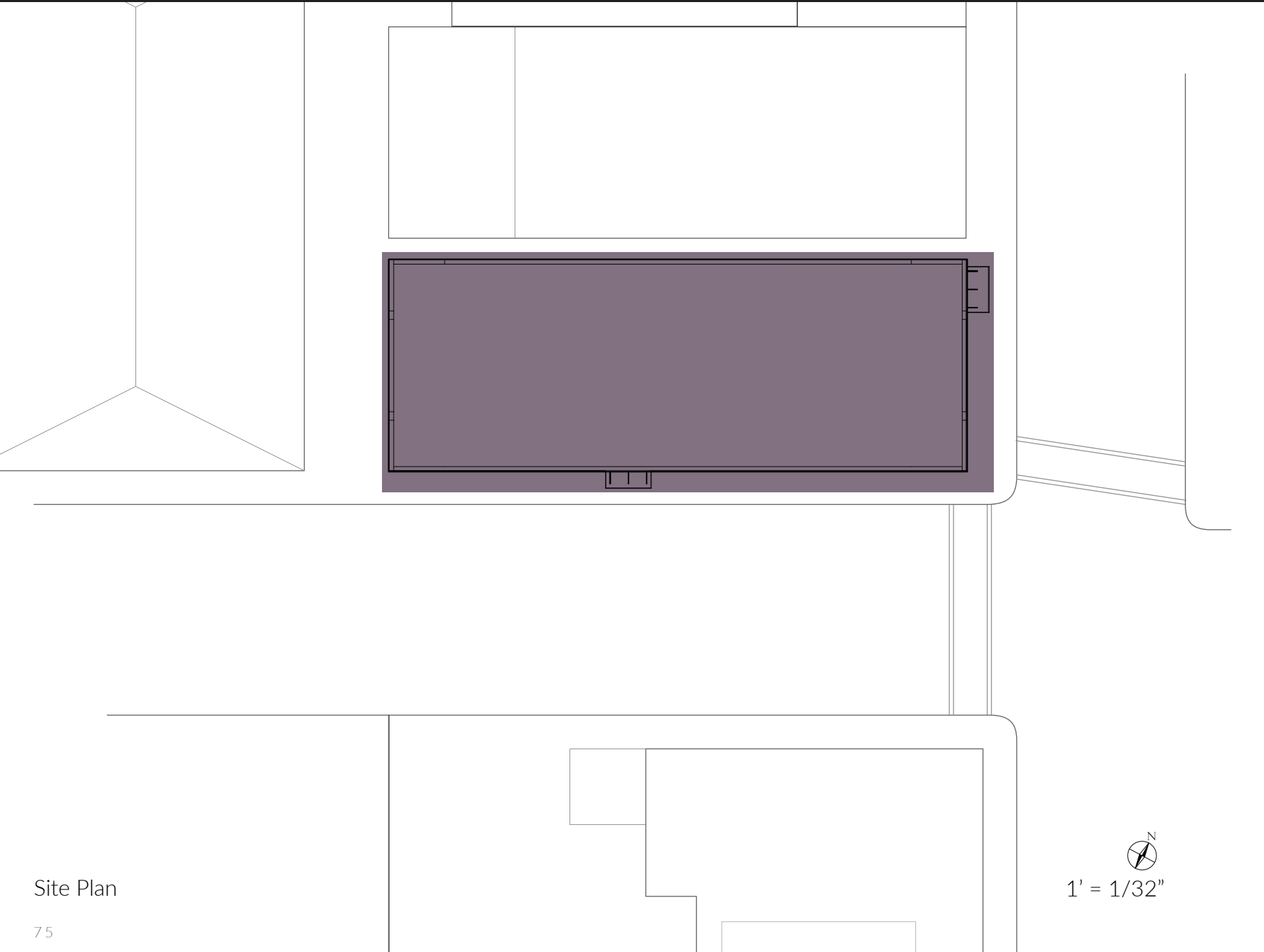
Sketch Map

Photographs, additional maps, architectural plans, historical district records, any relevant historic documentation

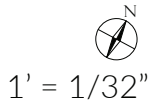
Main Contact:

John Boughton: MT National Register Coordinator
(406)-444-3647 or JBoughton@mt.gov

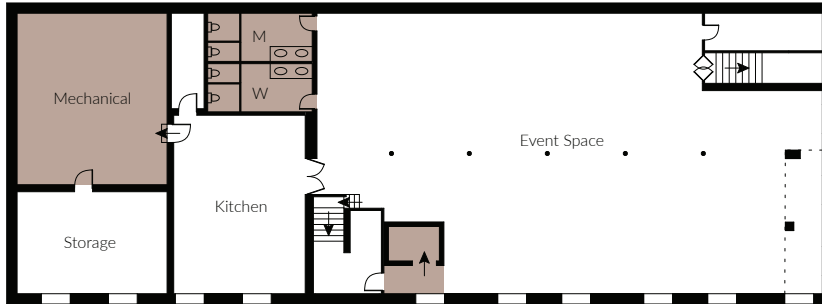
SITE PLAN



Site Plan

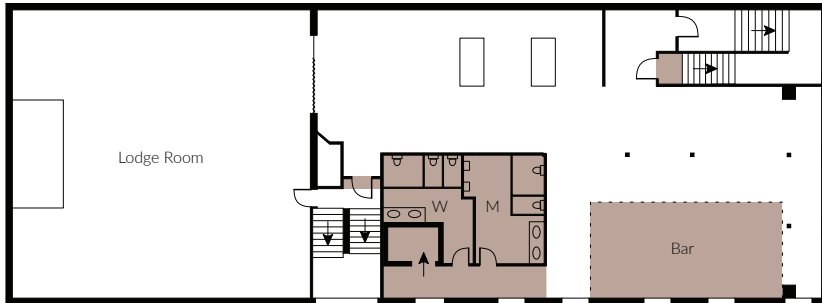


DESIGN DEVELOPMENT



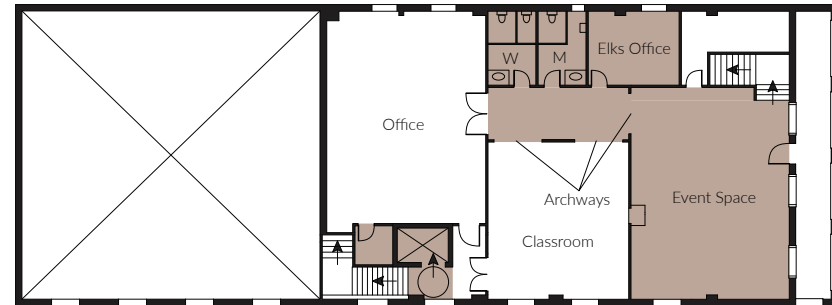
Basement

1" = 1/32"



Level 1

1" = 1/32"

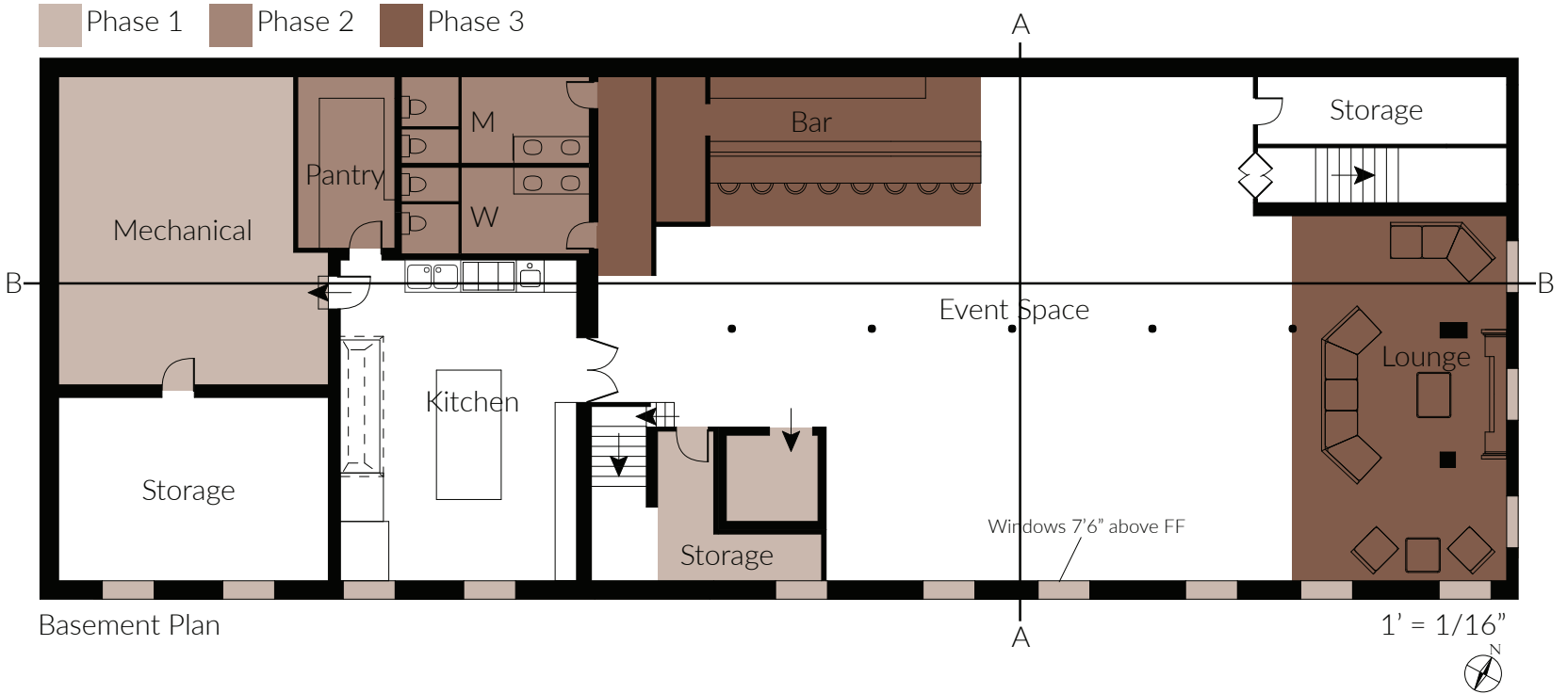


Level 2

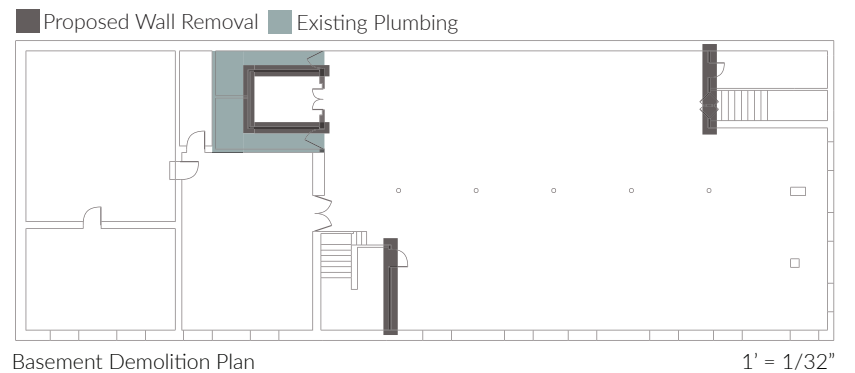
1" = 1/32"

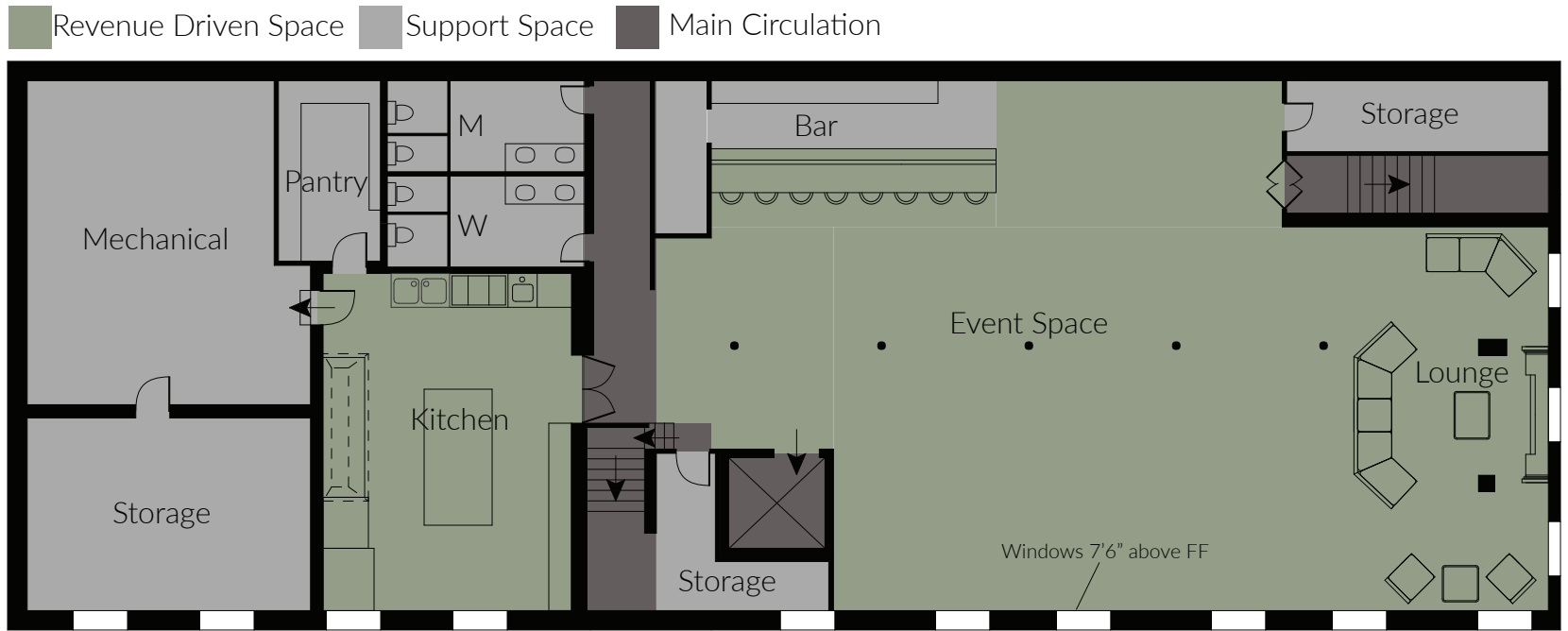


PROPOSED FLOOR PLAN



- Renovation of mens and womens restrooms to accommodate proposed space occupancy
- Updated mechanical systems in phase 1
- Removal of drop ceiling, exposed mechanical systems, painted to blend into the space
- Kitchen equipment updated as needed in phase 2
- Rentable kitchen space for community classes & business use
- Rentable event space
- Addition of an event bar space and fireside lounge





Basement Usage Plan

1' = 1/16"



BASEMENT BAR

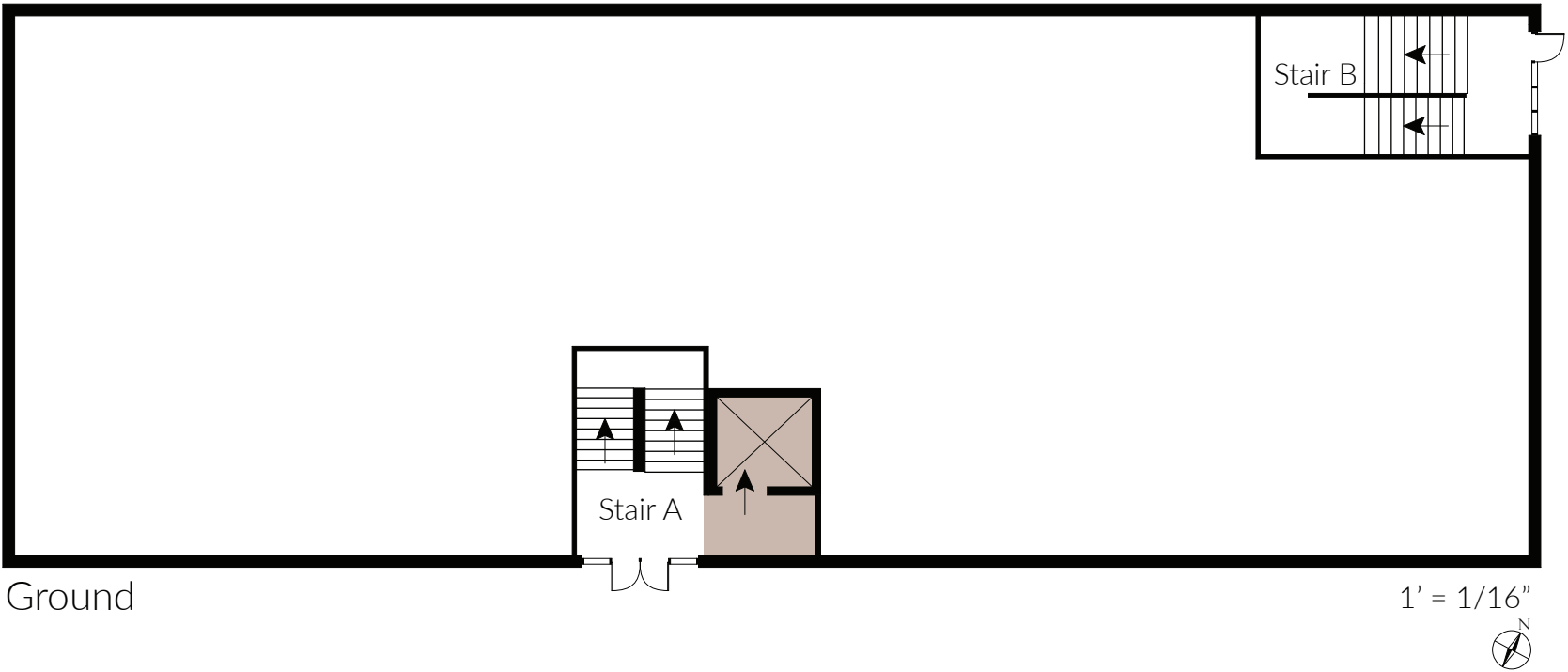


BASEMENT LOUNGE

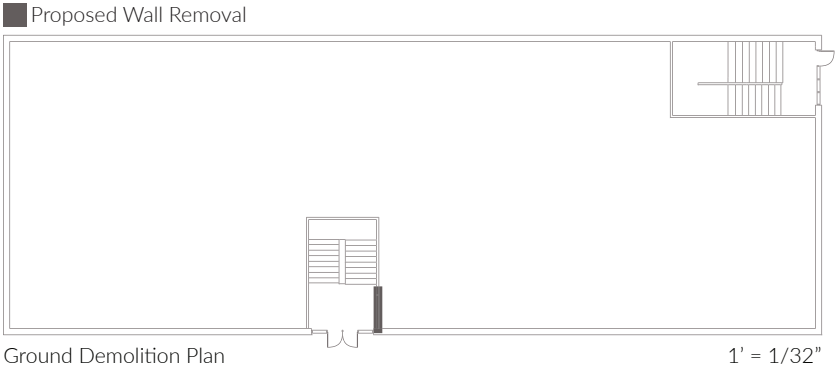


PROPOSED FLOOR PLAN

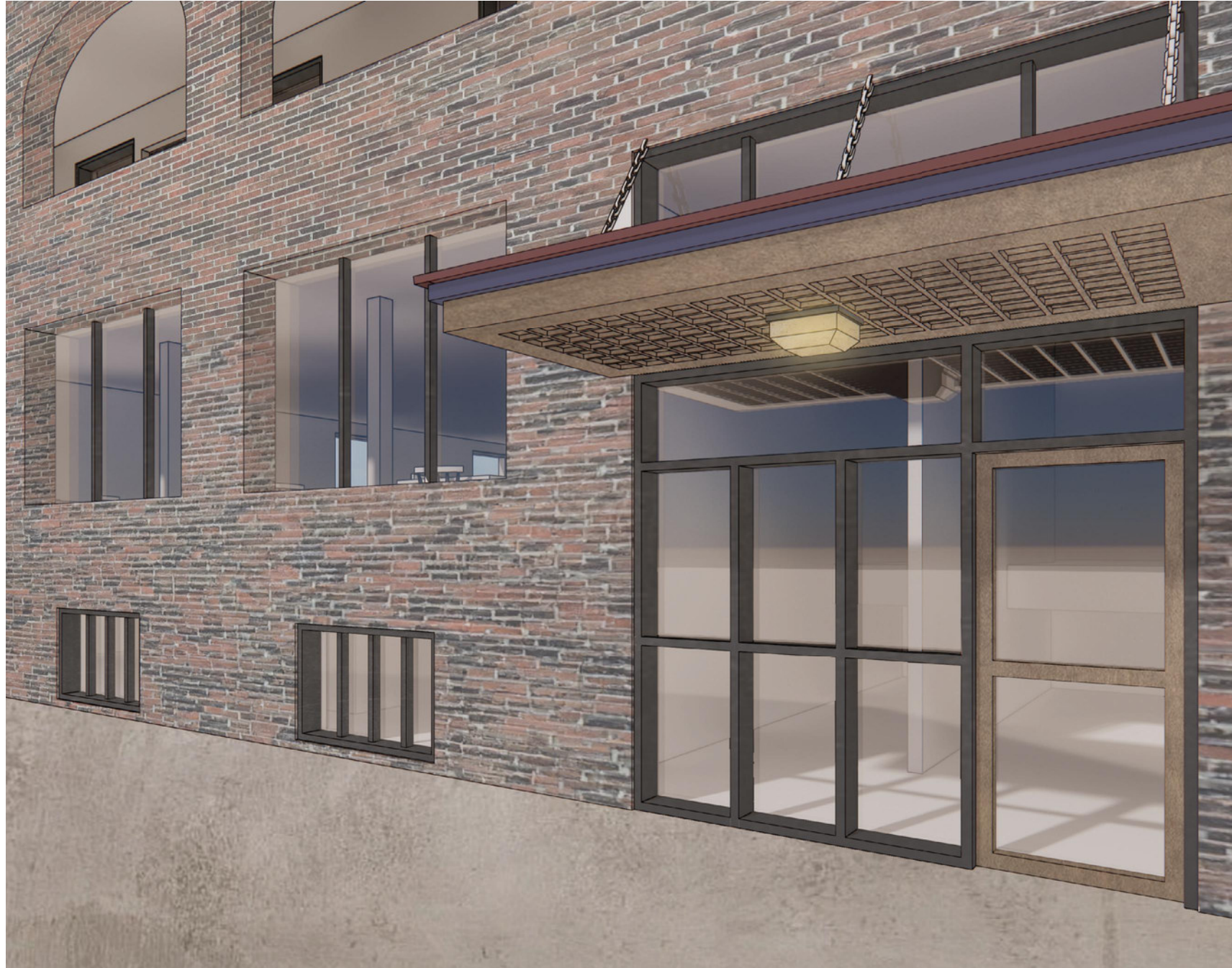
Phase 1
 Phase 2
 Phase 3



-8' x 8'6' interior elevator added with access platform on Lewis Street entrance



EXTERIOR ENTRANCE

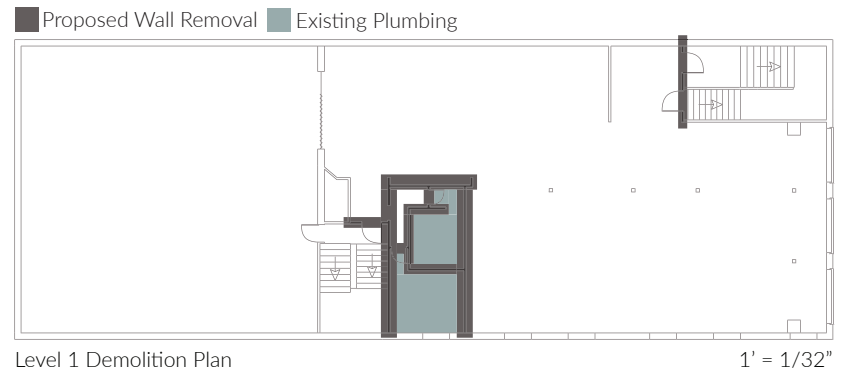


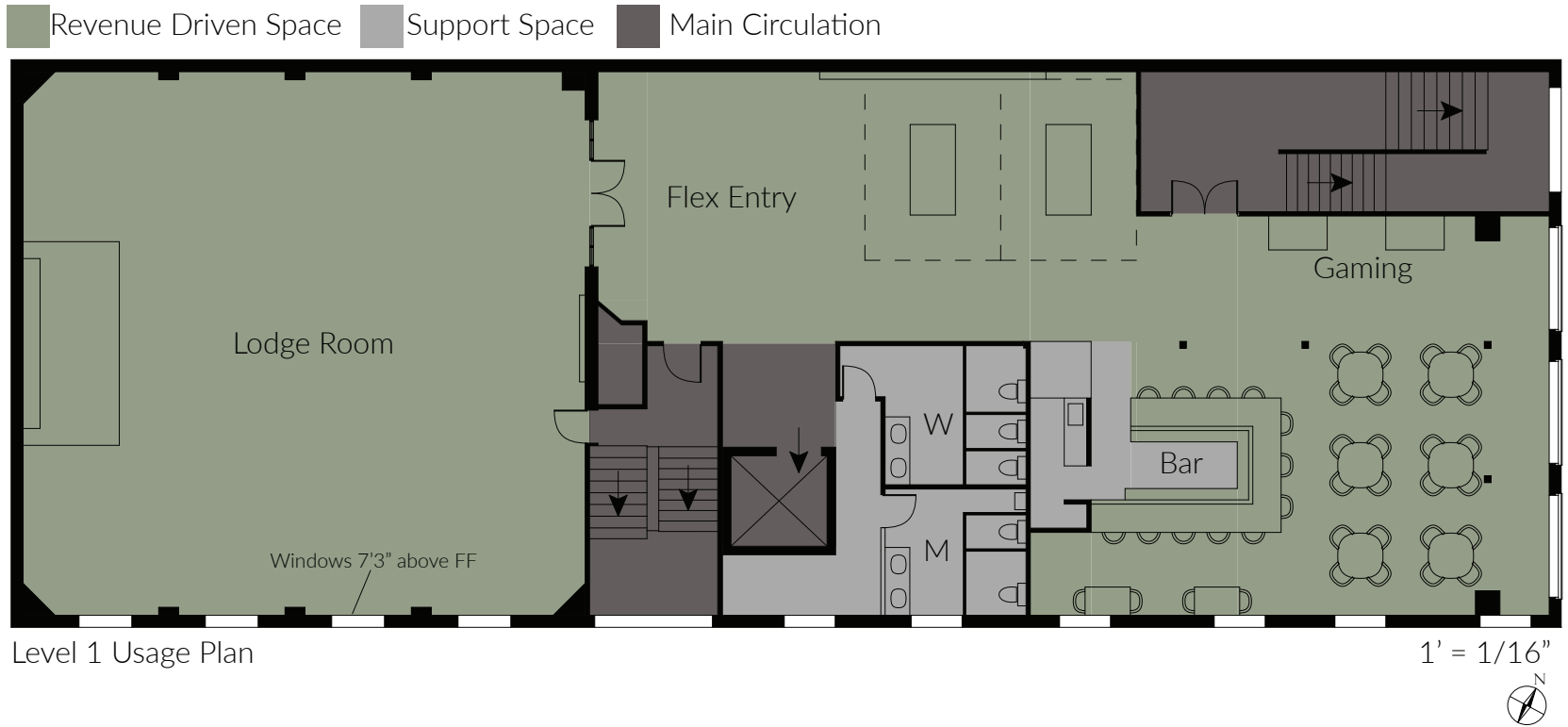
PROPOSED FLOOR PLAN



Proposed use for attracting additional bar patrons:

- Lodge room as a venue for local musicians or other events, similar to the Eagles Lounge in Bozeman, updating finishes to become more multi-purpose
- Addition of multiple pool tables & lounge seating
- Bar seating and high top seating at windows
- Addition of gaming machine in north corner
- Weekly events or specials (trivia, raffles, sports games, etc)
- Updated bar finishes to a centrally located bar





LODGE ROOM



MAIN BAR



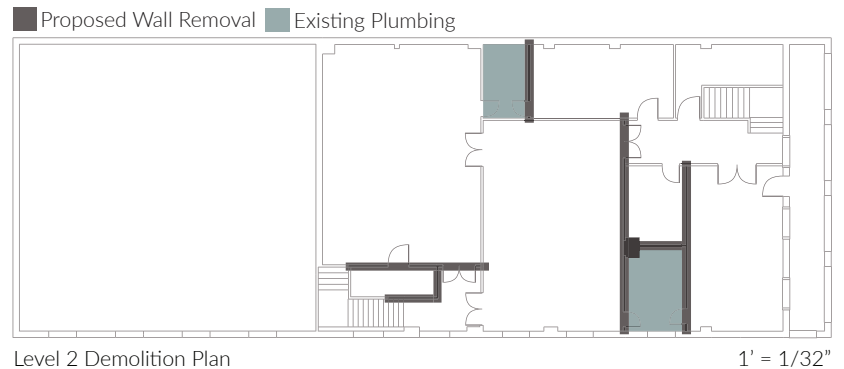
PROPOSED FLOOR PLAN

Phase 1
 Phase 2
 Phase 3

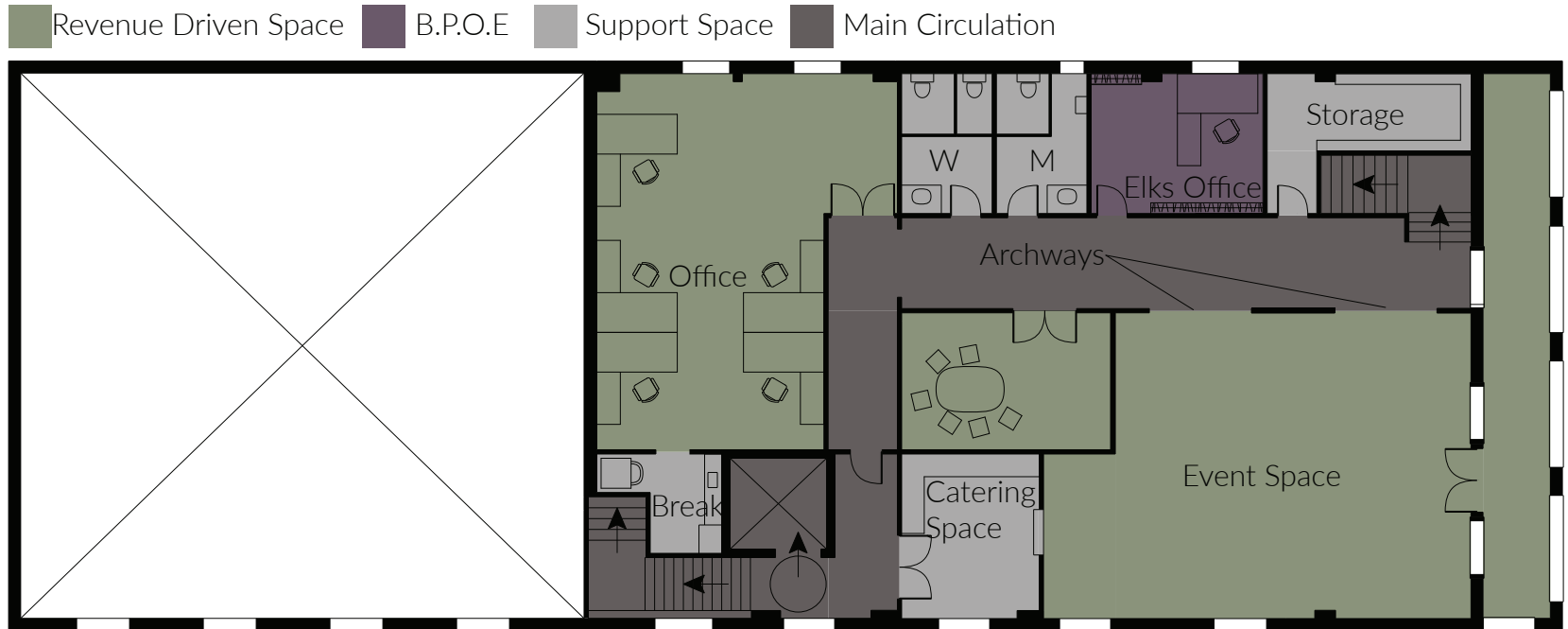


Level 2 Plan

This proposed plan gives opportunity for multiple different types of revenue driven space, event space connected to balcony can be rented similar to the current space in the basement. The multi-purpose space can be rented for community run classes or utilized by the Elks for community outreach, like after school activities or fundraising events, or even a new meeting space. The 815 sq ft office space can be used as a monthly or yearly rental for local businesses.



Level 2 Demolition Plan



Level 2 Usage Plan

1' = 1/16"



LEVEL 2 VENUE



RESIDENTIAL PROPOSAL



Maximizing Rental Potential with 4 Studio/ 1 bedroom units

All units around 600 sq ft each

Addition of north facade windows, mirroring current windows on side facade, only on level 2

Considerations

- Loss of revenue potential as a venue space on level 1
- Breaking up exterior windows with a floor system, exterior facade cannot be changed per historical renovation guidelines
- Quality and rentability of living space (late hours, bar noise, event noise, no off street parking)
- Eroding historical significance and quality of the original building

SECTION A



Section A

1' = 1/16"

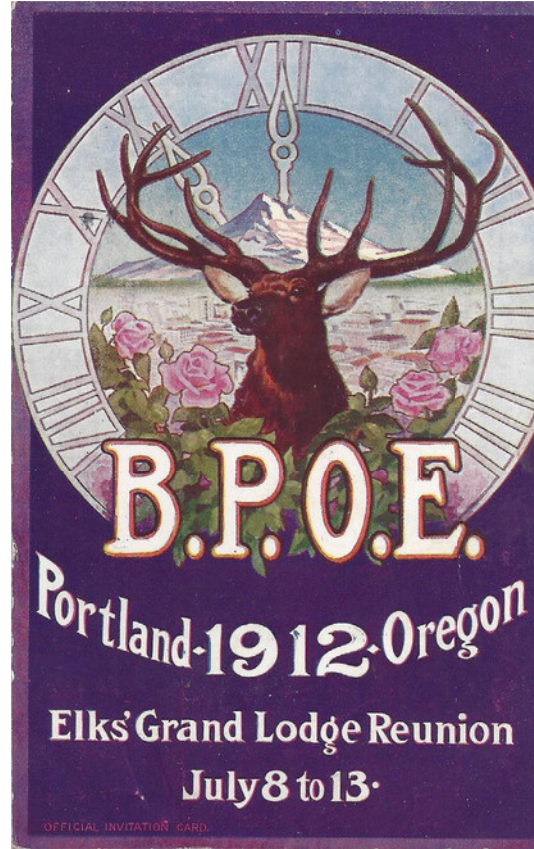
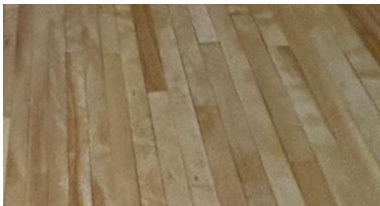
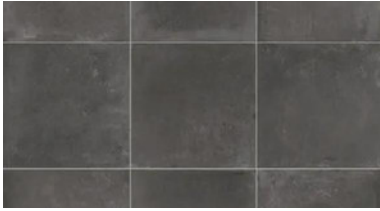
SECTION B

Section B

1' = 1/16"



FINISHES & DETAILS



-Entry Space back wall will be used as a mural or gallery space to honor the B.P.O.E and Livingston's history

-Could be done by a local artist or in collaboration with the high school art department

-Modernizing historic art like the 1912 Reunion poster



-Finish palette will coordinate between spaces and floors and stay relatively neutral in color to account for multi purpose spaces

-Original elements like lodge room star and brass peephole will be repaired or refinished if needed and continue to be used

-New Finishes will be incorporated to coordinate and play off historic styles - 1920's style bathroom tile, brass door knobs, and brass fixtures in bathrooms



MADELINE WHITSEL



DESIGN DEVELOPMENT



Second Floor Hallway Rendering

Throughout the process of this design, the overall concepts have remained the same but have been refined. My ultimate goal is to revitalize the building to be able to generate revenue for the Elks while maintaining and respecting the historical significance of the building.

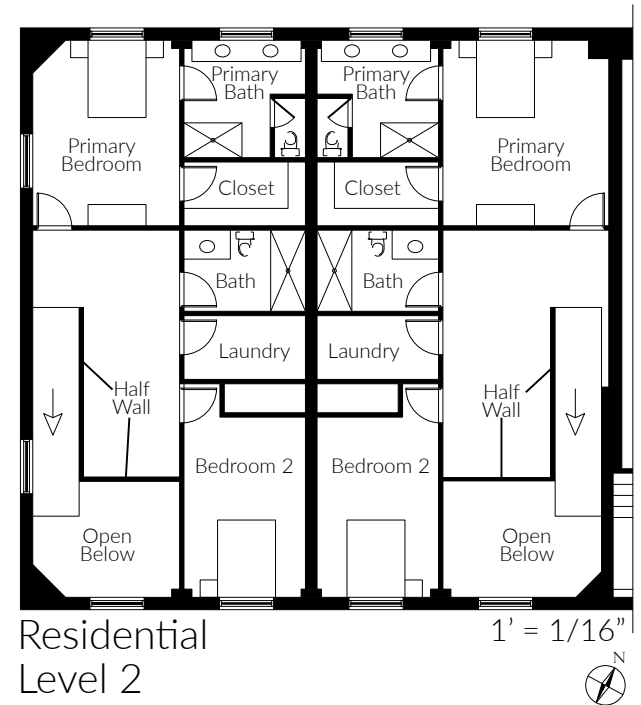


Second Floor Balcony Existing Condition



Second Floor Balcony Rendering

RESIDENTIAL PLANS



Residential Proposal

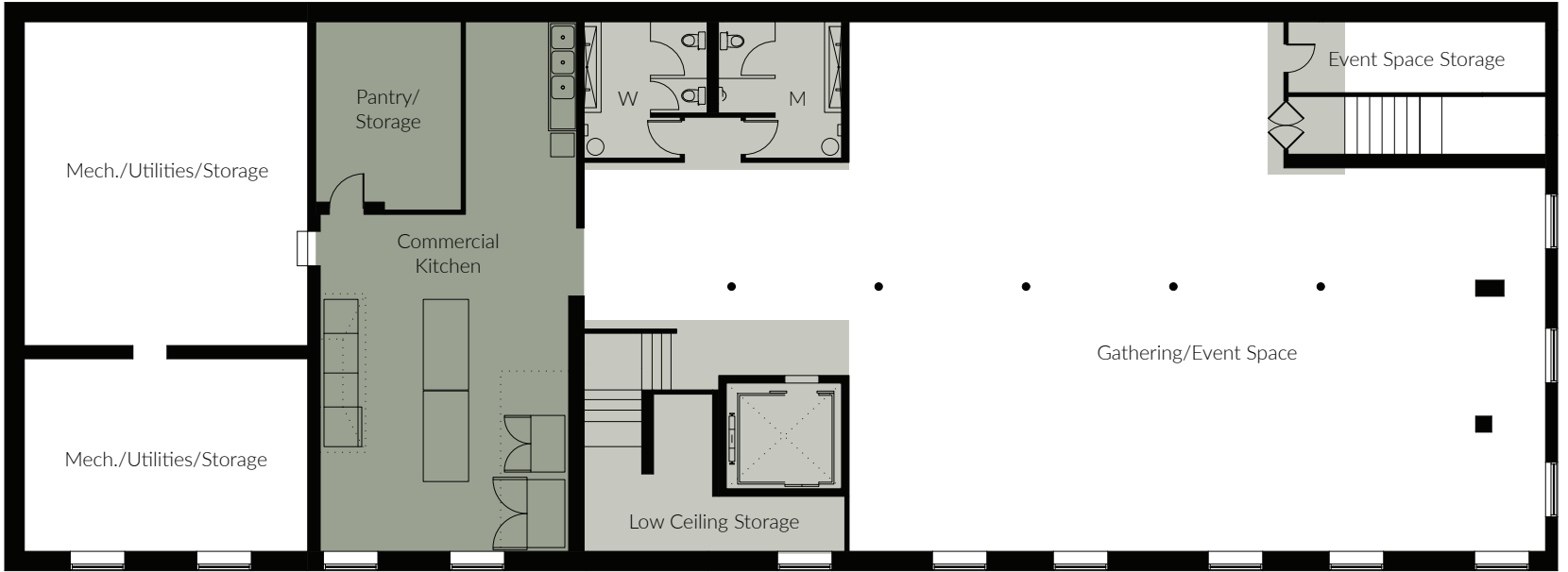
- 1825 ft²
- 3 Bedroom
- 3 Bath
- In-Unit Laundry
- Private Entrance

Residential Considerations

Because this space was not originally designed with the idea of residential housing, elements such as adequate natural lighting and ventilation will under perform. The vertical splitting of the span of the lodge room will also cause the ceiling height to be less than ideal on both levels. Utilities will also have to be shared with the existing building which may make mechanical load considerations vary.

PROPOSED FLOOR PLAN

Phase 1 Phase 2



Basement

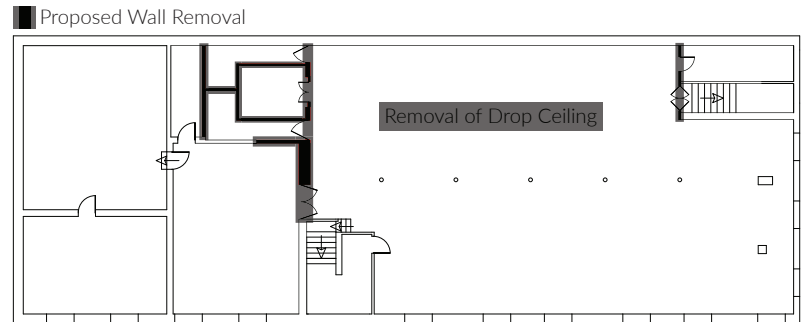
1' = 1/16"
N

Phase 1

- Installation of elevator and bathroom
- Reworking staircase to allow for ease of movement
- Moving staircase wall to allow for landing area

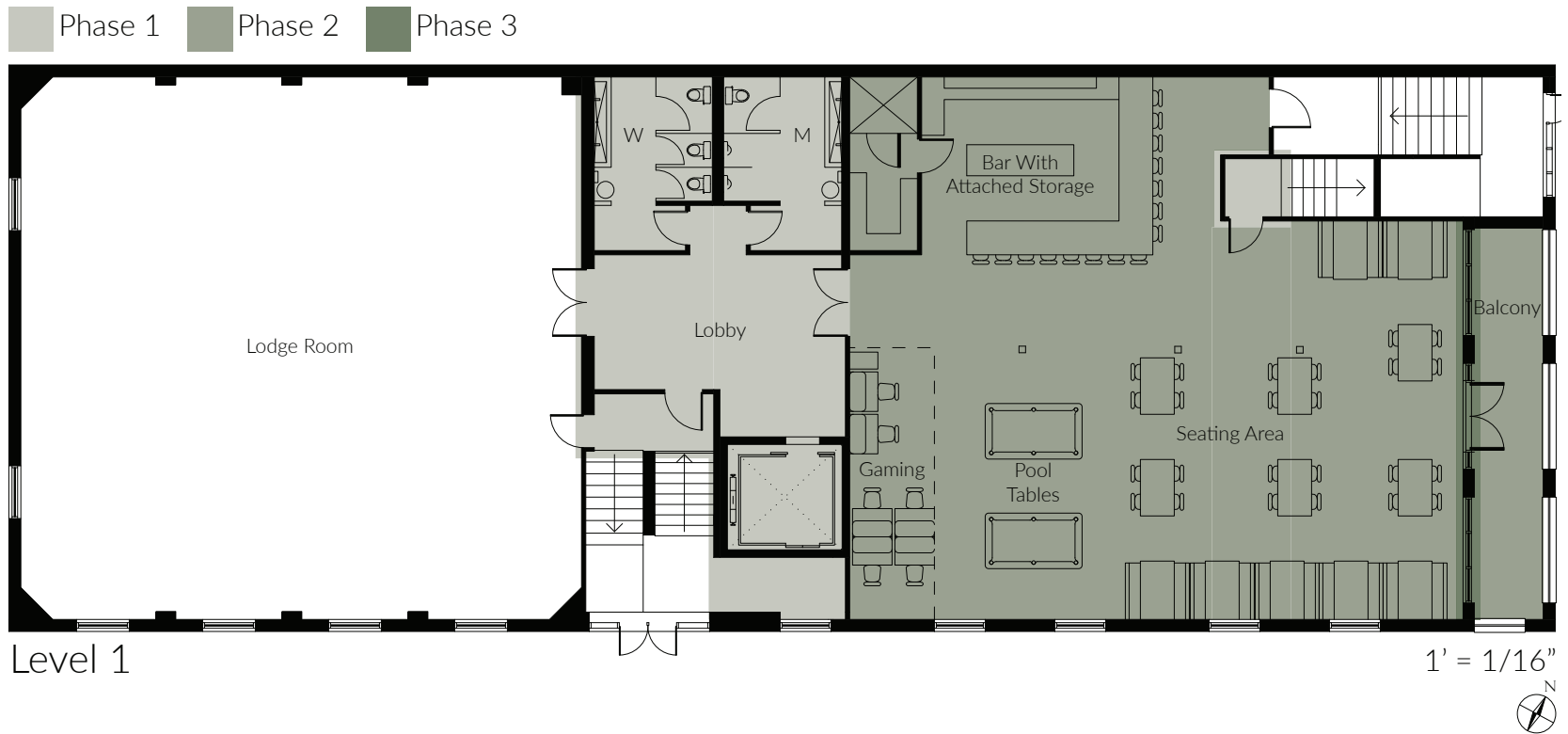
Phase 2

- Update finishes in gathering space
- Partition wall for new pantry
- Restoration of Kitchen (Upgrade equipment as needed)



Basement Demolition Plan

1' = 1/32"



Phase 1

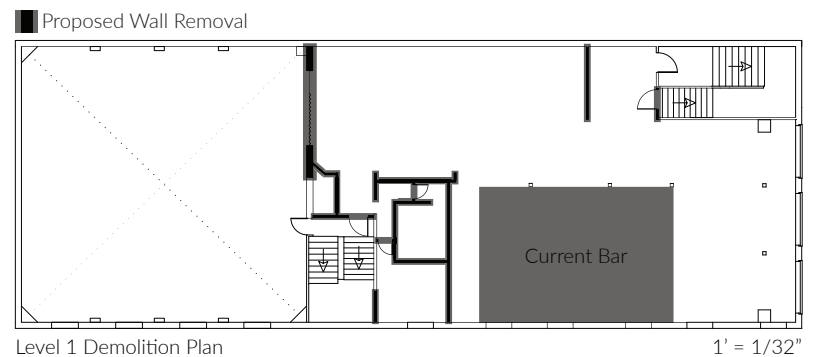
- Installation of elevator and bathroom
- Partition wall to define lobby space
- Moving staircase wall to allow for landing area

Phase 2

- Update finishes where needed
- Installation of new bar and storage room
- Seating area furnishings and gaming machines

Phase 3

- Demolition and construction of balcony wall to define new outdoor space



BAR DINING AREA



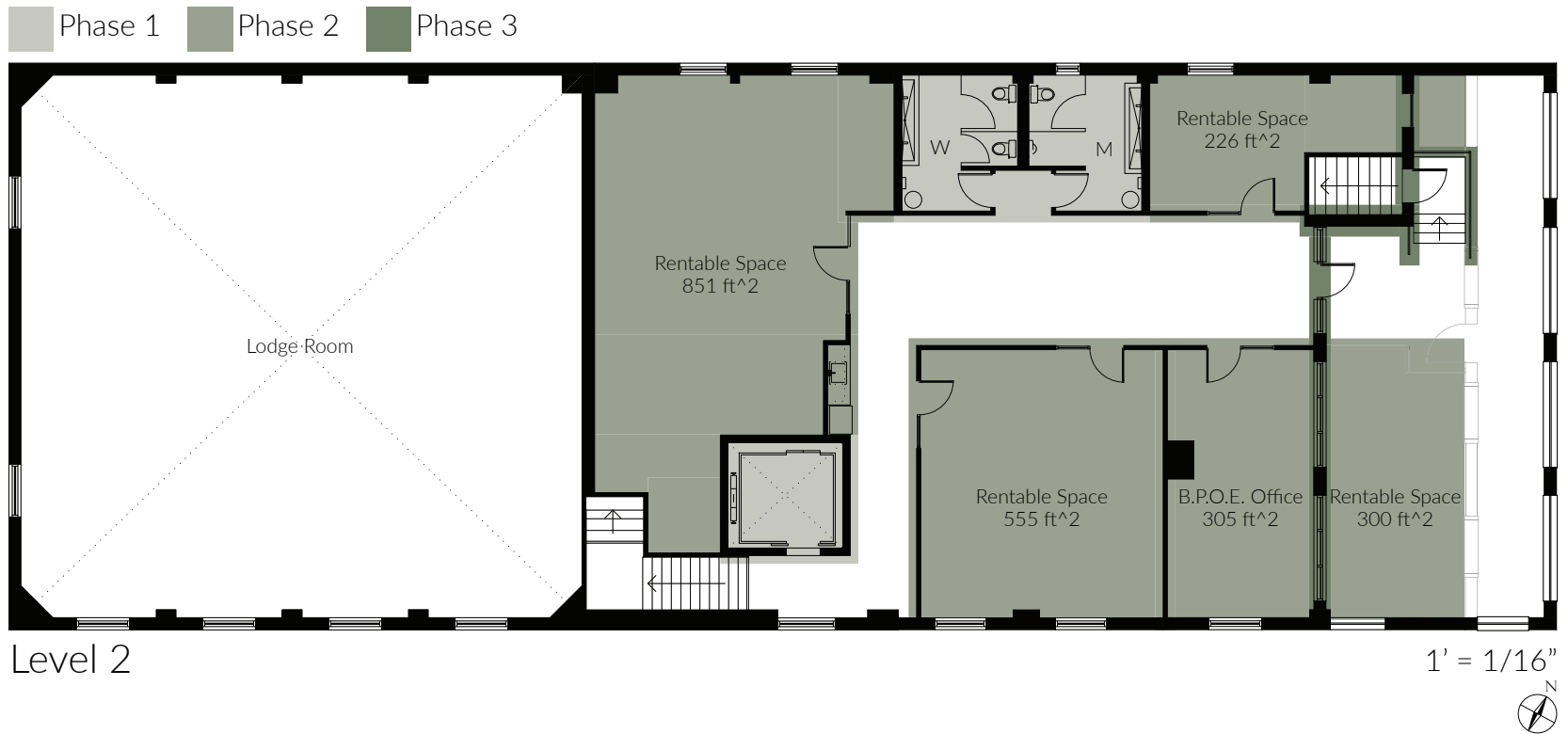
BAR AREA



LODGE ROOM



PROPOSED FLOOR PLAN



Phase 1

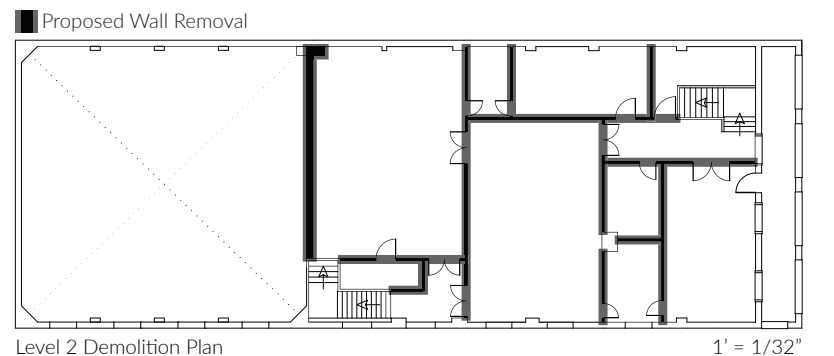
- Installation of elevator and bathroom

Phase 2

- Partition walls placed to create rentable spaces
- Utility connections for kitchenette
- Finishes applied to walls with reused trim

Phase 3

- Demolition and construction of balcony wall to define new outdoor space



OFFICE



SECOND FLOOR BALCONY



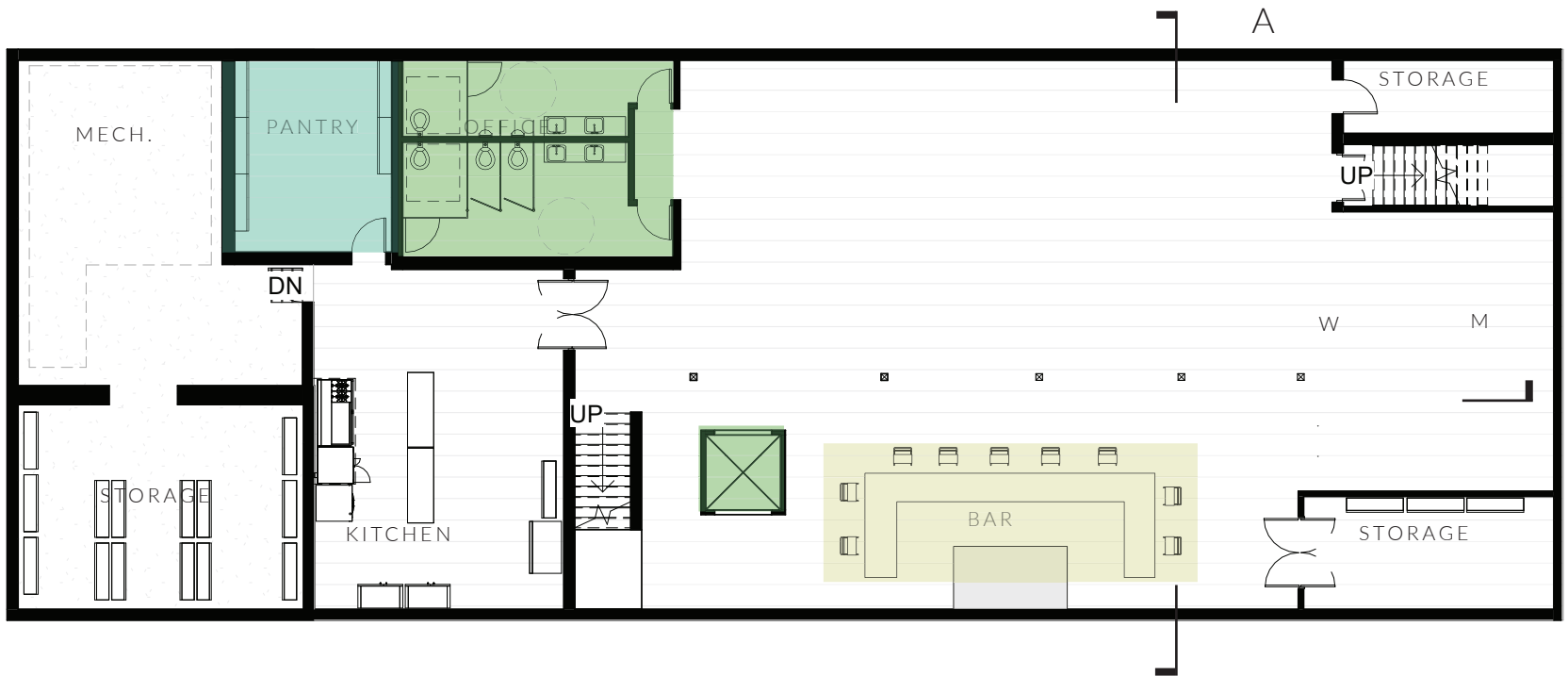
BASEMENT

1. Updated bathroom location

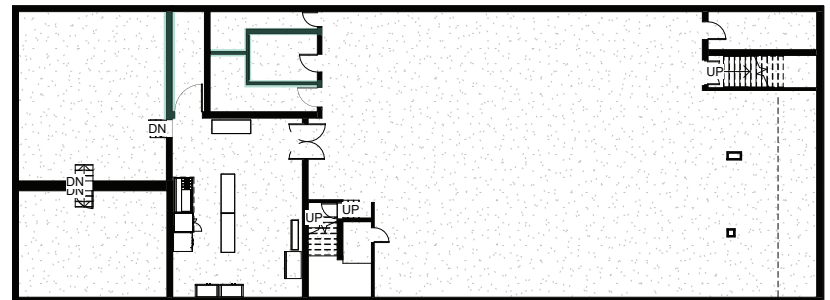
Phase 3 takes the previous location of the bathrooms and moves them to the corner of the building to make space for a bar that could be used in the space. In this example, the bathrooms are no longer stacked on this floor which does make it more difficult to run plumbing lines. The advantage to this plan is that the bathrooms are removed from the central area of the banquet hall and allow for more flexibility.

2. Lower Level Bar

Phase 3 also utilizes a bar on the banquet hall level that can add an additional use to the space. The existing bar on this level appears to have not been used in a long time. Either refurbishing or replacing it and moving it to a central location can allow for a wider range of events within this space or provide more appeal for using the lower level.



-  Phase 1
-  Phase 2
-  Phase 3



Demolition Plan

LEVEL 1

1. Partitions

The most significant change between phase 2 and 3 on this level is the addition of partition walls that extend past the bathroom in front of the lodge room entrance. The purpose of these walls is to provide more separation between the lodge room and the bar space, especially when there are events taking place.

2. Exterior Patio

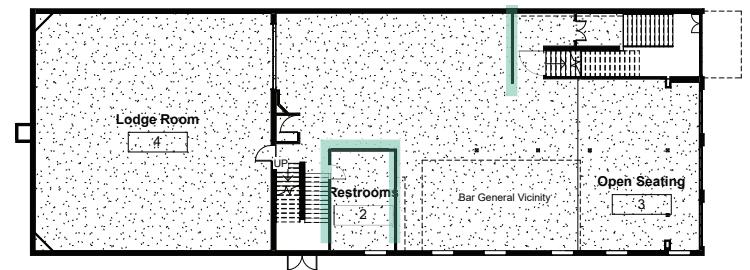
Phase 3 also includes the addition of an exterior patio on the bar level. This would involve adding another wall back from the existing wall at the same depth of the existing patio on level 2.

3. Furniture and Fixtures

The last change that phase 3 includes for this level is the furniture layout and fireplace addition. This can be seen primarily in the area where the existing pool table sits and can add a new level of warmth and comfort that would complement the current use of the space.



- Phase 1
- Phase 2
- Phase 3

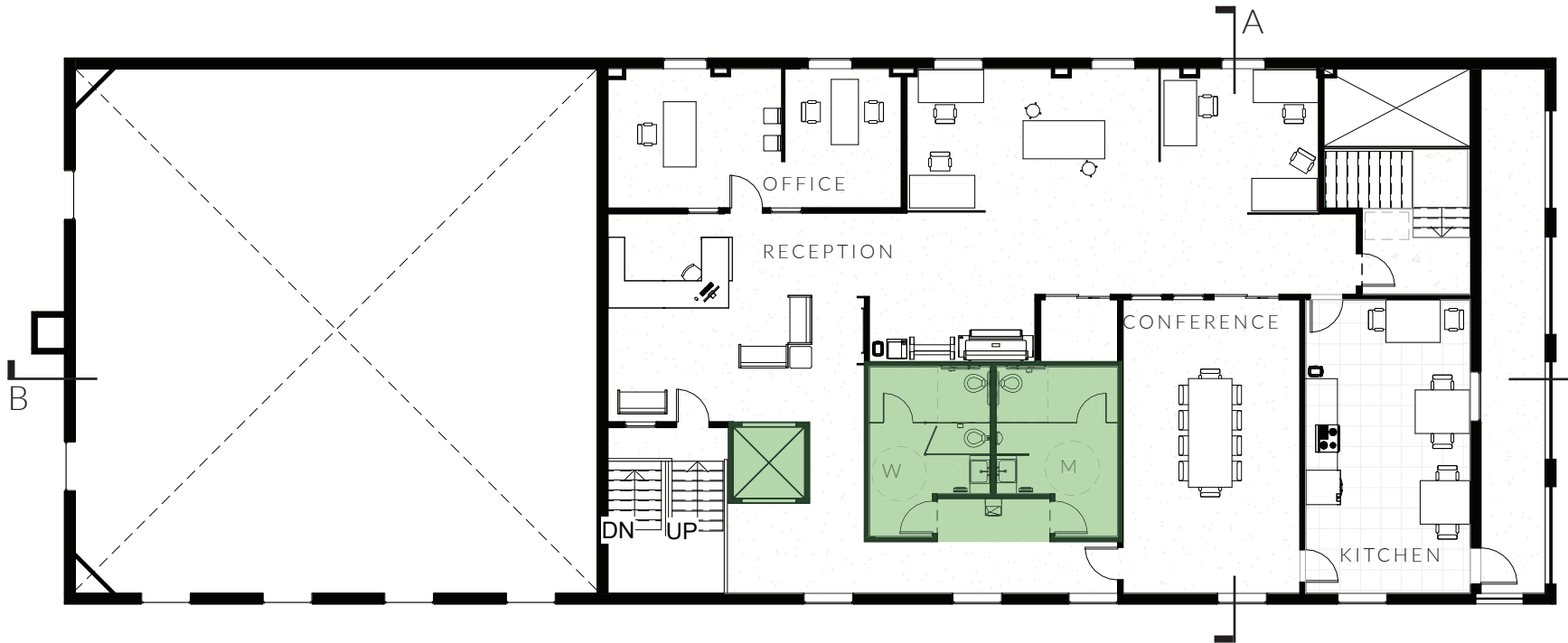


Demolition Plan

LEVEL 2

1. Rent-able Space

Maximizing rent-able space and generating revenue has been a priority for the Elks. In this example for phase 3 on the top level, an office layout is shown that can accommodate about 8 workers. The total rent-able space shown here is 3200 square feet. The work needed to reach this point from phase 2 would depend on how many partition walls have already been put in place depending on the anticipated use of the space. The following example shows an alternative option for revenue generation with a residential layout.



-  Phase 1
-  Phase 2
-  Phase 3



Demolition Plan

SECTIONS



These two sections further show the relationships between levels and spaces. The material line-work shown here is not necessarily indicative of the final material choices.

SECTION A

$1/16'' = 1'-0''$

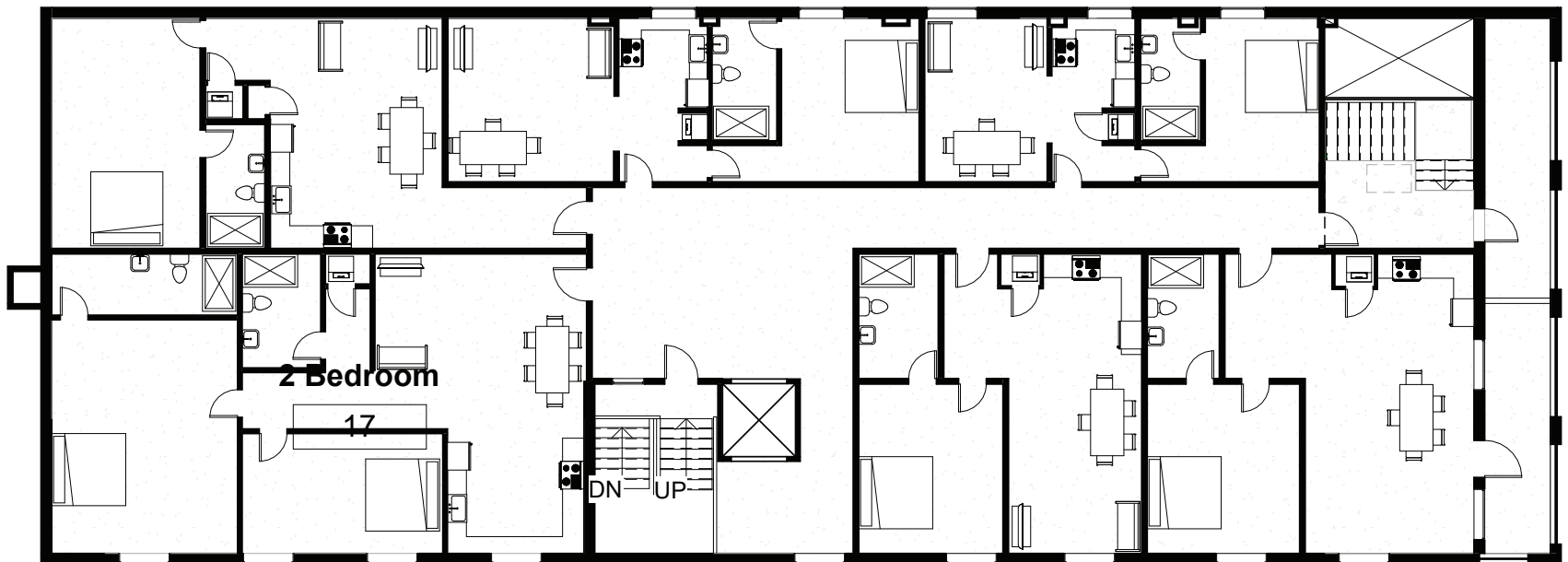


SECTION B

$1/16'' = 1'-0''$

RESIDENTIAL LEVEL 2

This option shows what level 2 could look like if a residential rental space was implemented. The option includes 5 1-bedroom units and 1 2-bedroom unit. It would involve lowering the lodge room ceiling down to the existing level 1 ceiling height offering more square footage for additional units.

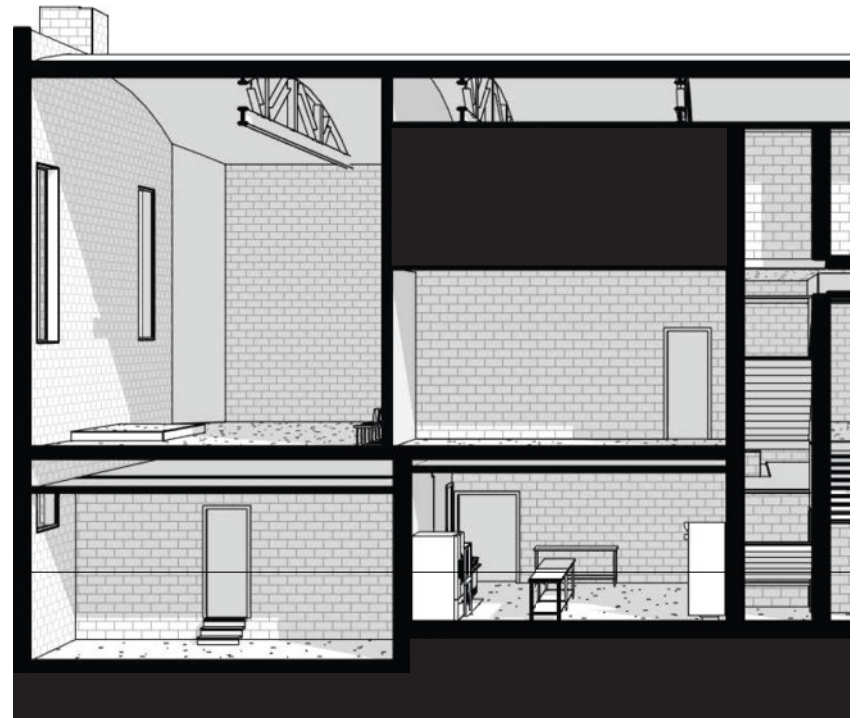
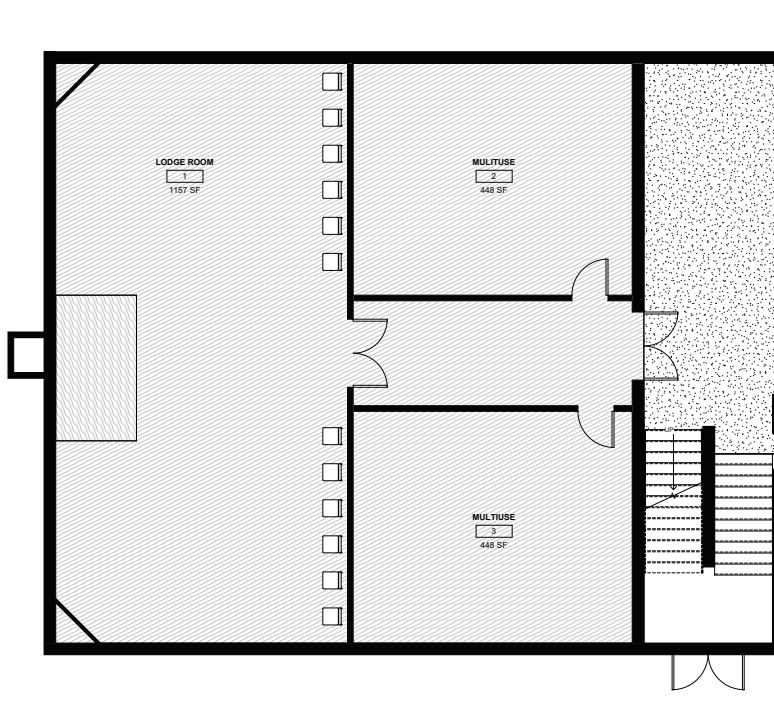


The new ceiling height can be seen in section and goes from 26' to 12'. This concept would require significant work and funding and would fit into a phase 3 or beyond category.



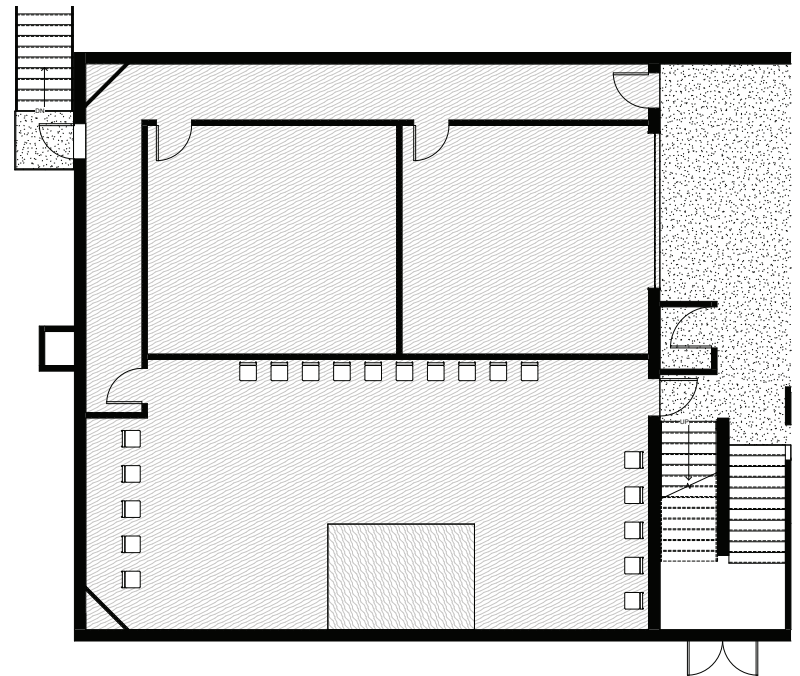
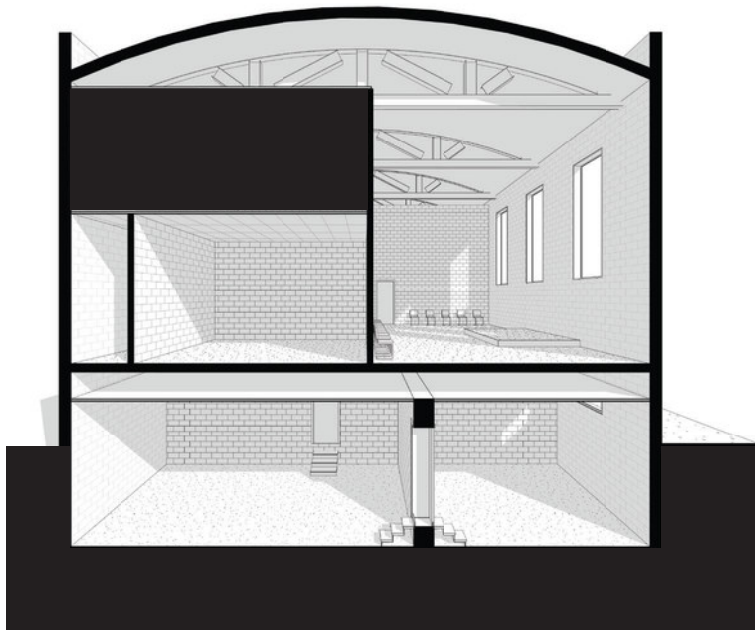
LODGE ROOM OPTION 1

There are a number of ways that the lodge room can be broken up while still retaining a space for ceremonies and gatherings. These drawings show different options that offer two additional rooms at approximately 400 square feet.



LODGE ROOM OPTION 2

This option shows a portion of the existing lodge room being kept and reduced down to just over 1000 square feet. The two multi use rooms that would be added would be partitioned off and closed in with a drop ceiling at 12 feet above the floor.



RENDERINGS





PROCESS WORK

PROGRAM

Mechanical + Storage
Loading + Receiving
Walk-in Pantry
Commercial Kitchen
Egress Corridors
Assembly Space
Bar Space
Restrooms
Existing Lodge Room
Open Seating
Office Space
Private Rentable Space
Balcony

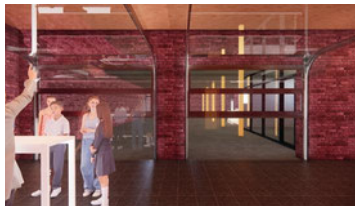
METHODOLOGY

During the early stages of design main ideals shared between client and design team consisted of allowing the growth of the Elks members and growth of the Elks lodge towards future use for a growing railroad town. These were means of establishing back of house for the bar, allowing high-end rentable offices and event spaces, updating plumbing and electrical to meet current IBC code, and the addition of an elevator. Other changes desired were; exposing original brick, bringing back large windows seen on the first floor, updating finishes such as flooring and lighting fixtures, and bringing back use of the original balcony. Across both early iterations in plan and renderings in addition to the latest iteration, there will be several of these changes made with the future of the Elks and their lodge in mind without falling short of providing best options for the betterment of long-standing Elks events.

EARLY RENDERINGS



A) SW Exterior Perspective



B) Kitchen in Basement



C) Behind Bar Facing East

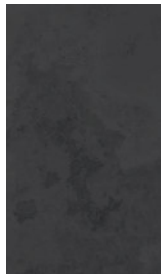


D) East Facade (off 2nd)



E) Balcony into Third Floor

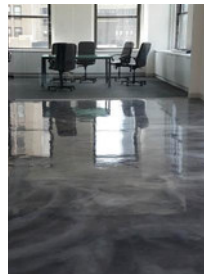
MATERIAL PALETTE



tile



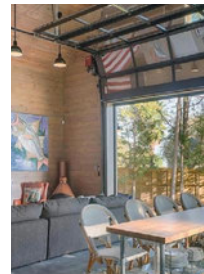
storefront
walls



epoxy
concrete
finish



black leather
furniture



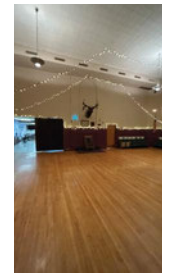
overhead
door



pivot windows

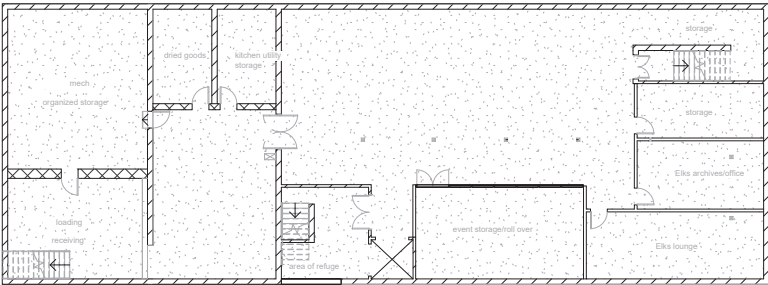


sliding door



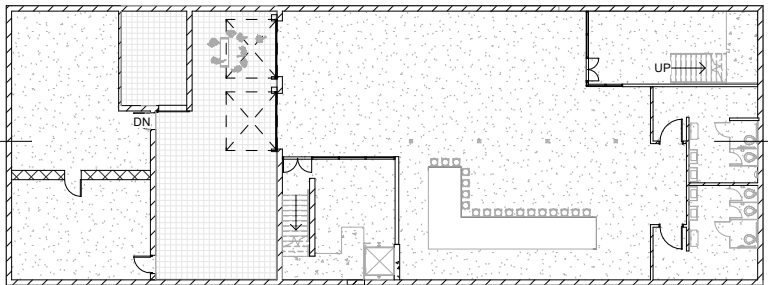
hardwood
flooring

EARLY ITERATIONS



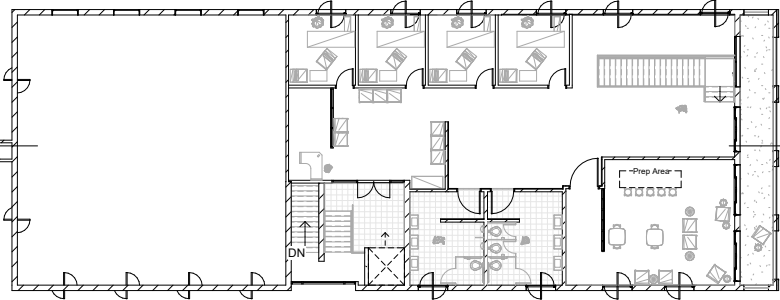
BASEMENT

1/32" = 1'0"



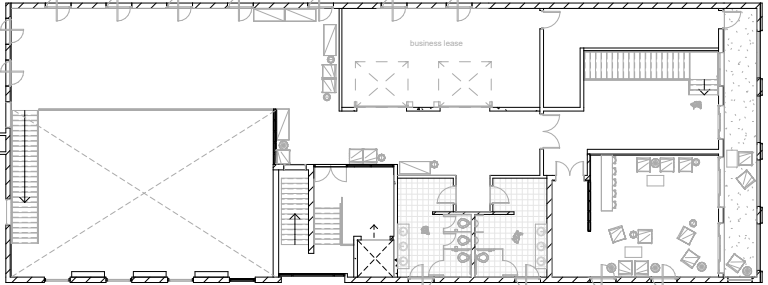
LEVEL ONE

1/32" = 1'0"

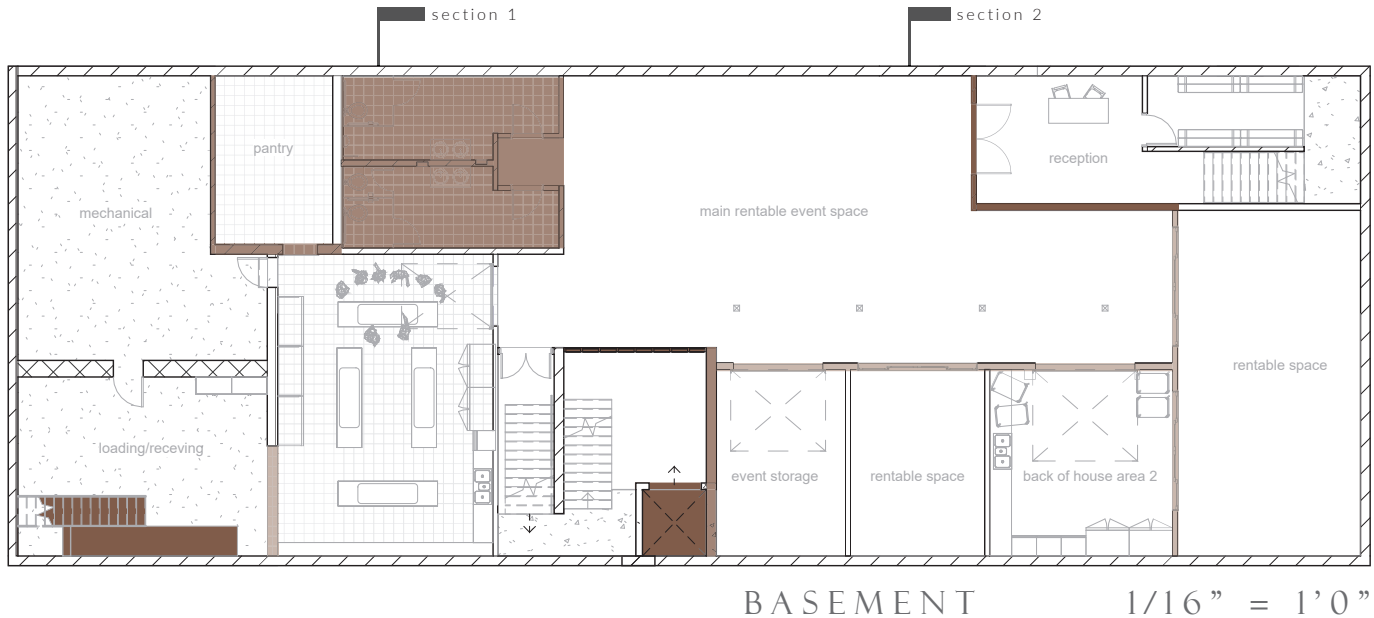


LEVEL TWO

1/32" = 1'0"



FINAL ITERATION



 Low Impact

These changes are considered low impact as they are necessary to ensure code requirements are met such as updated utilities and replacing windows in addition to changes that require little change to structure and original floorplan layout.

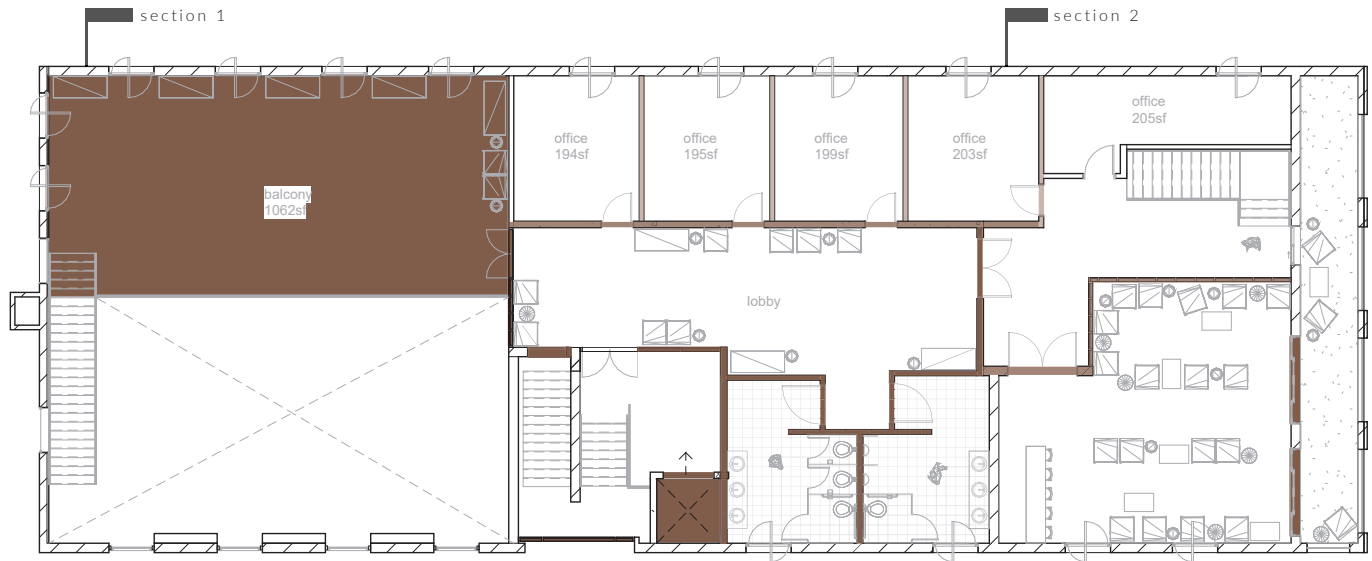
 Medium Impact

These changes are considered medium impact as they may be most costly upfront, may made a material that is higher end that better enhances the environment of the space or are necessary to meet the needs or full operation in any event.

 High Impact

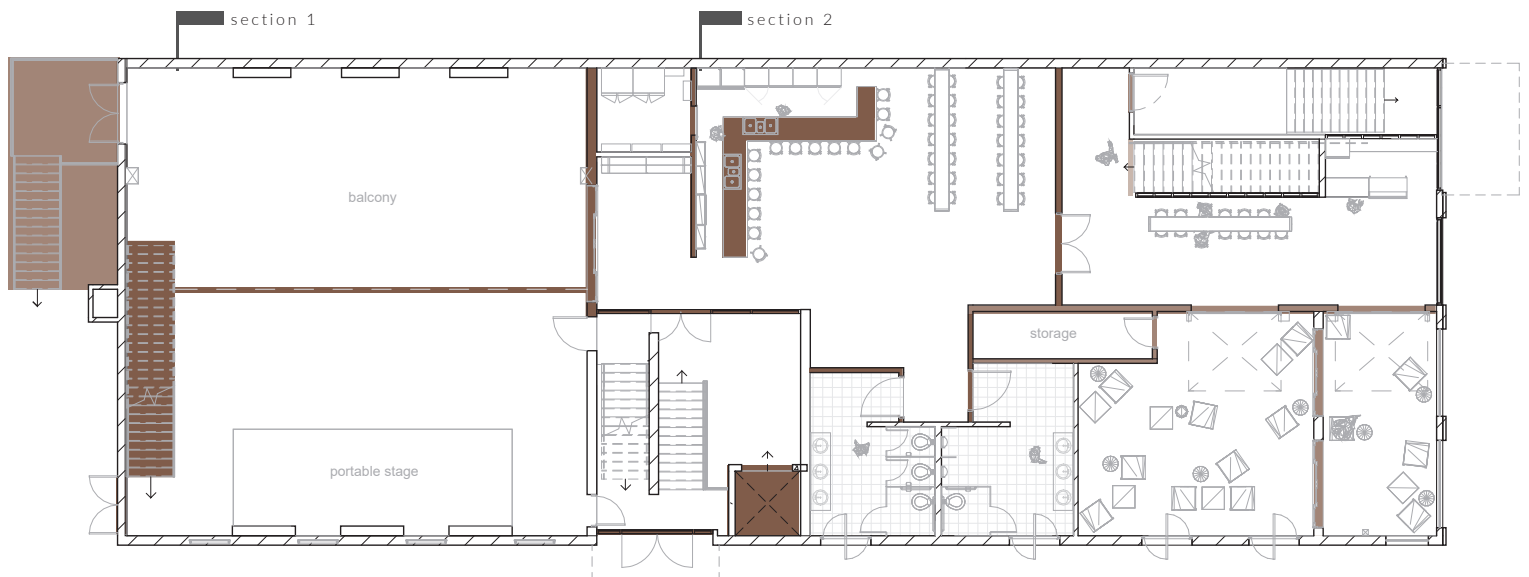
These changes are considered high impact as they do the most to the original floor plan, create heavier utility necessity or provide the necessary means for fire rating the building entrances, these changes may also be most costly upfront but would provide the most benefit for all future endeavors of the lodge.

SHELBY RUDE



2ND FLOOR

1/16" = 1'0"



1ST FLOOR

1/16" = 1'0"

RENDERINGS



Lodge Room

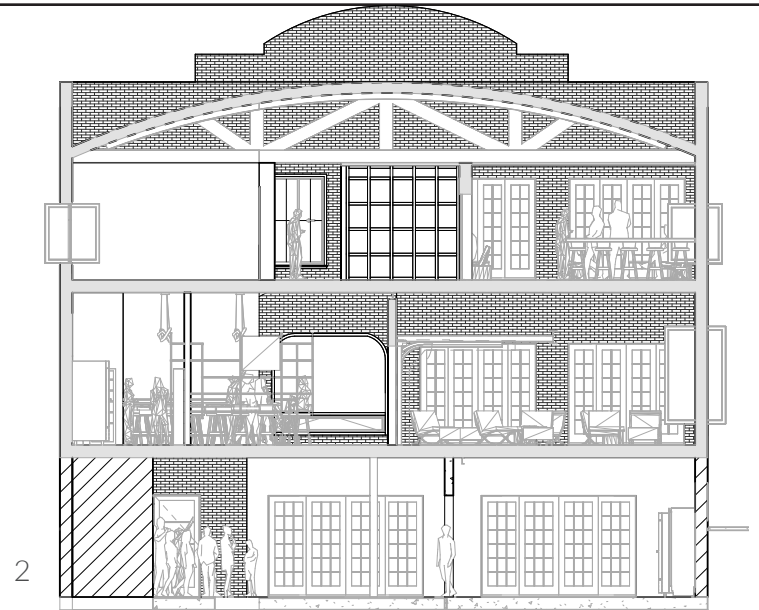
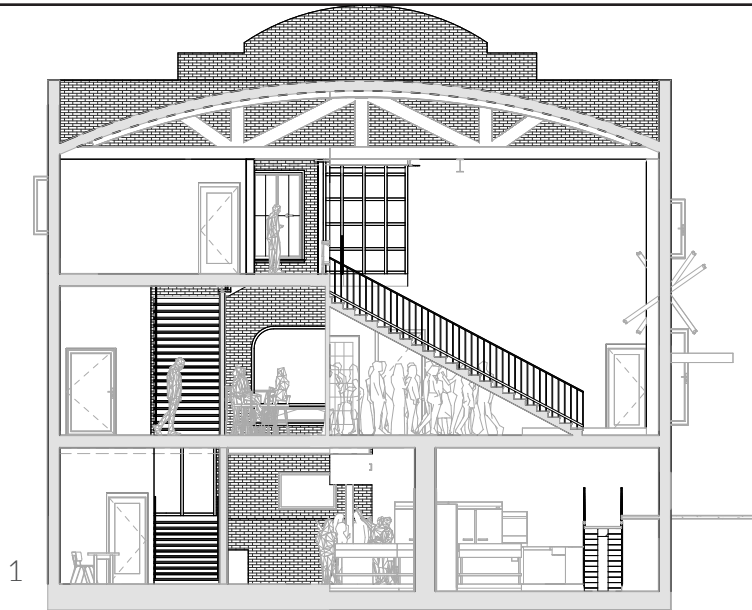


Cafe Seating - 1st Floor



Section Perspective - South

SHELBY RUDE



South Facade



East Facade

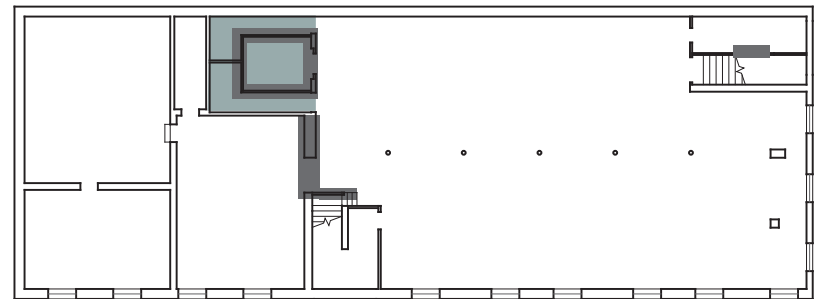


Balcony Seating

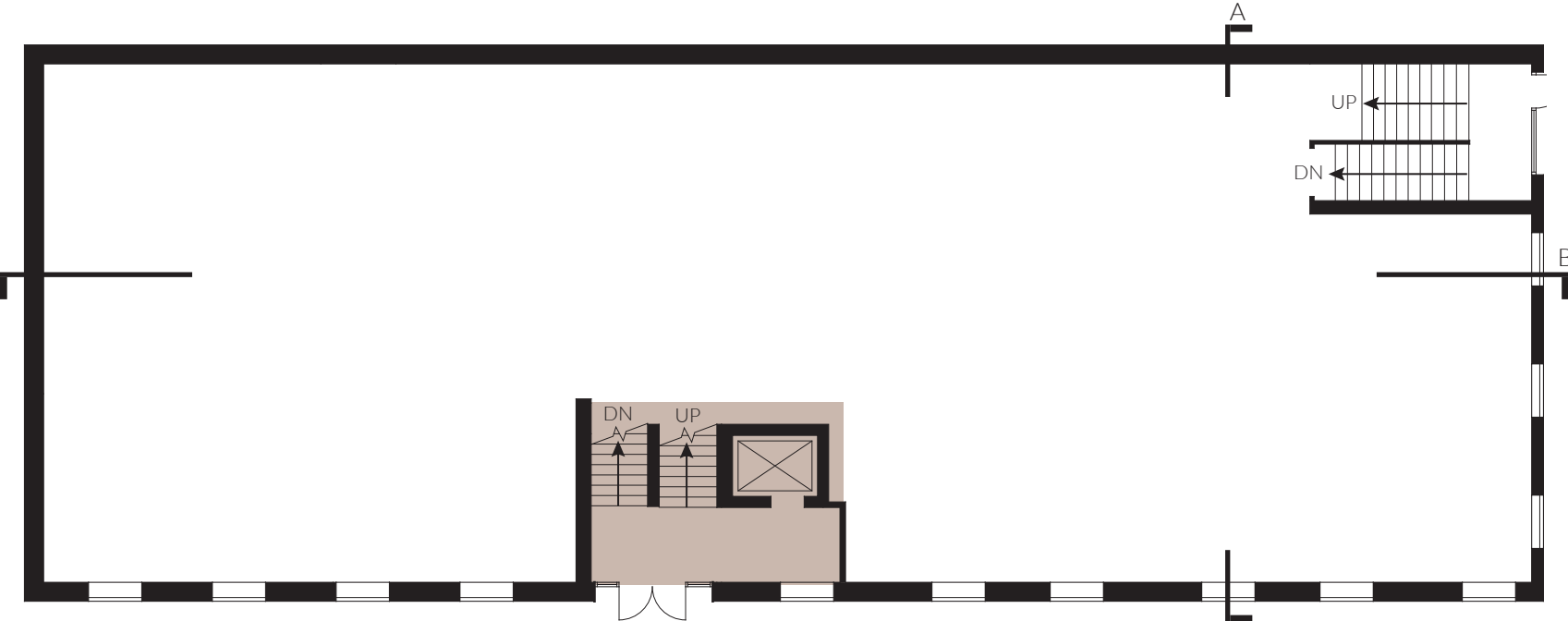
FLOOR PLANS



- Phase 1
 - » New mechanical equipment
 - » Elevator
- Phase 2
 - » New basement restrooms
 - » Replace basement windows
 - » New finishes and remove ceiling to increase height in event space
 - » Basement bar updated for events in this space
 - » Kitchen repairs/new equipment if needed



- Existing plumbing
- Proposed wall removal



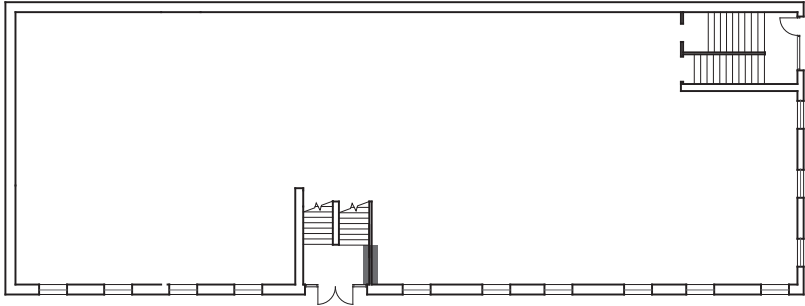
Ground Floor

1/16" = 1'-0" Ⓢ



Phase 1

- » Add elevator at the Lewis St entrance - accessibility for all spaces is key to the rest of the project



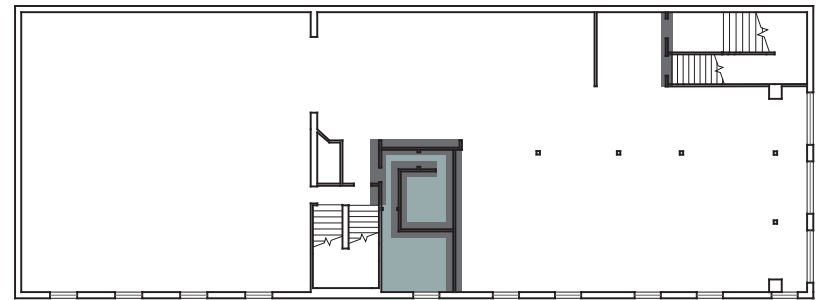
■ Proposed wall removal

FLOOR PLANS

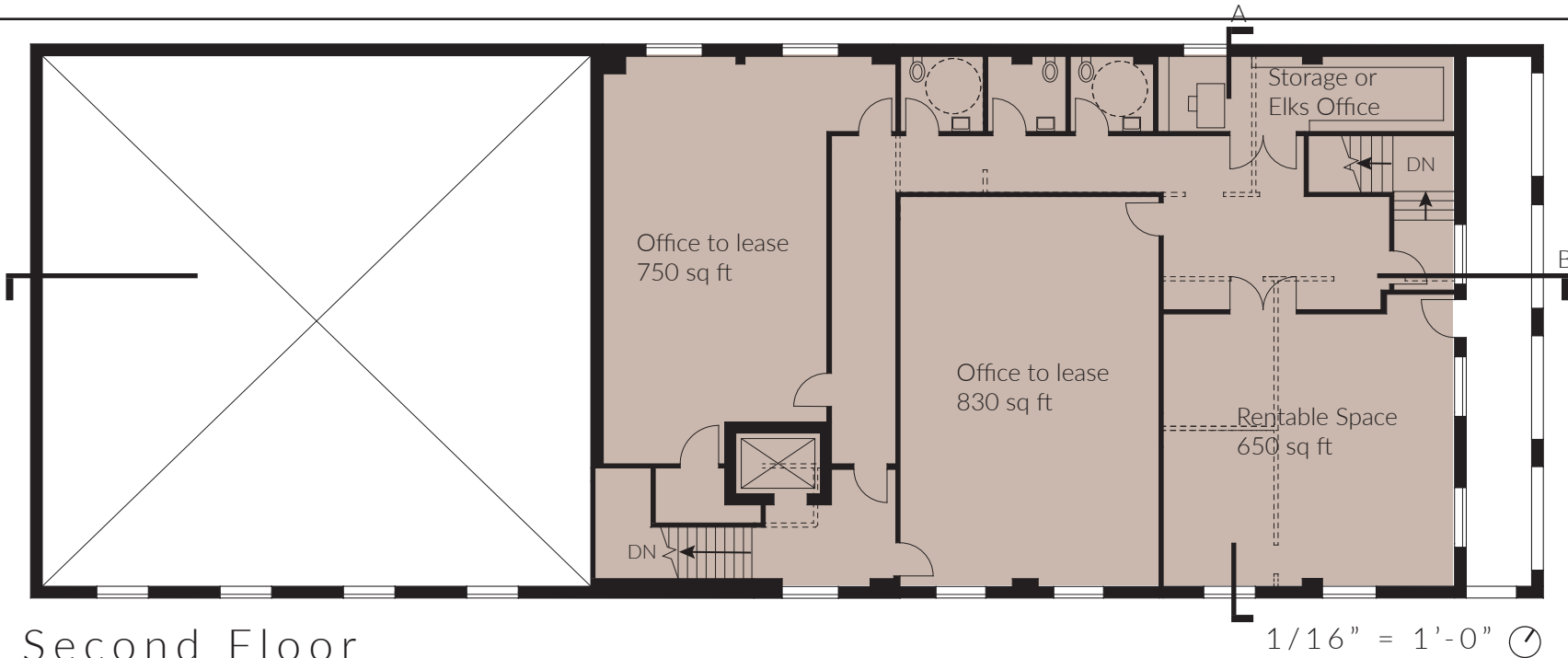


First Floor

- Phase 1
 - » First floor restrooms
 - » Door from lodge room to alley with outdoor seating area in the alley
- Phase 3
 - » Replace first floor windows
 - » Recreate first floor balcony
 - » Move bar
 - » Storage and small kitchen for bar
 - » New finishes and furniture
 - » Open up bricked in windows towards the alley



- Existing plumbing
- Proposed wall removal



Second Floor

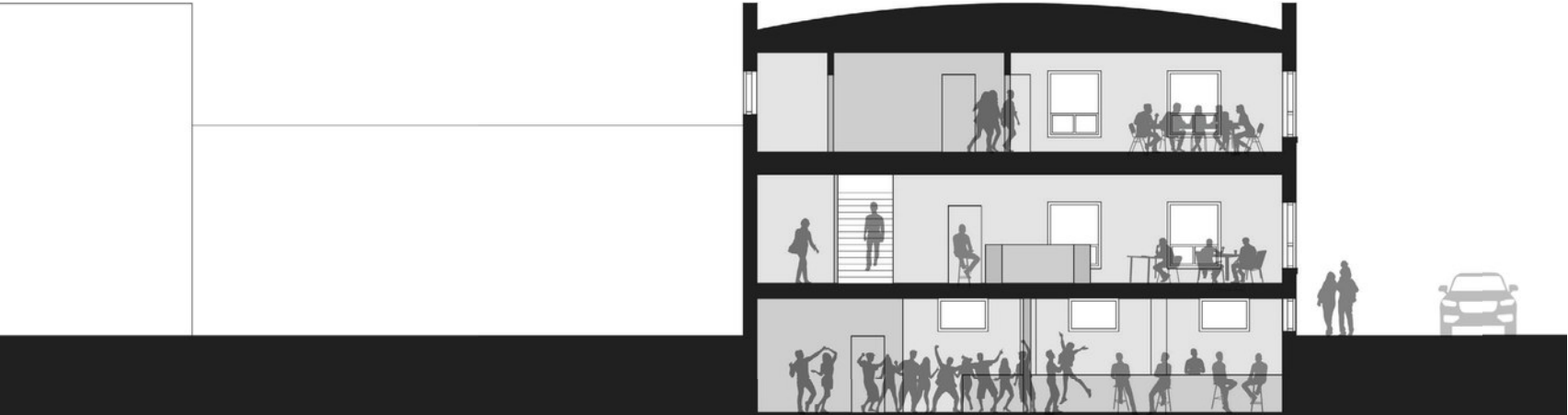
Phase 1

- » Elevator
- » Second floor restrooms
- » Replace second floor windows
- » Three separate second floor spaces ready to be leased, which will generate income to help with future phases of the renovation

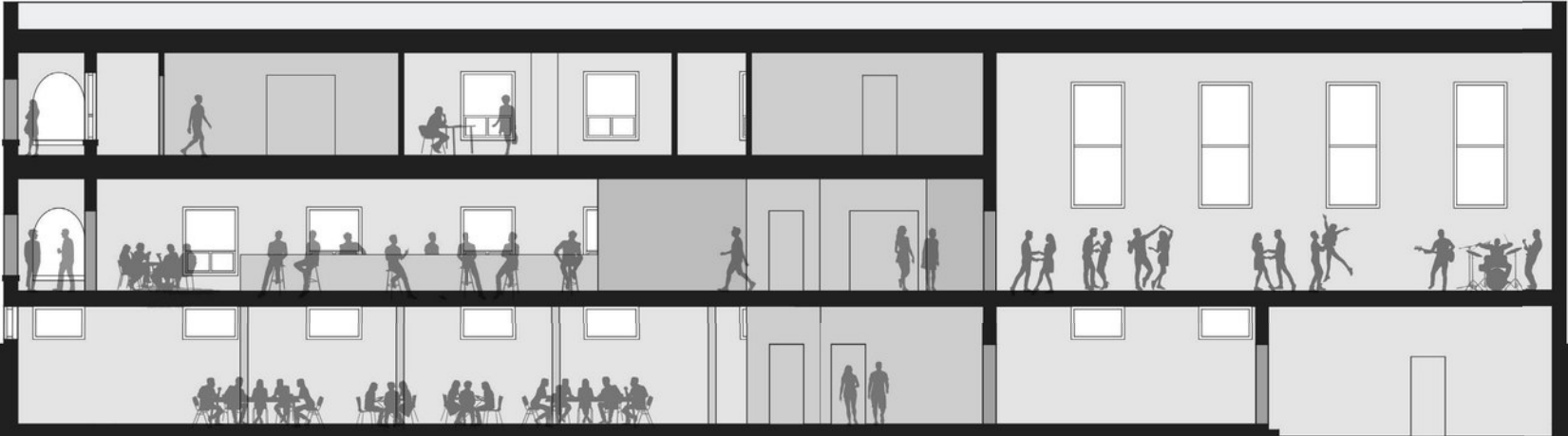


- Existing plumbing
- Proposed wall removal

BUILDING SECTIONS



Section A
1/16" = 1'-0"

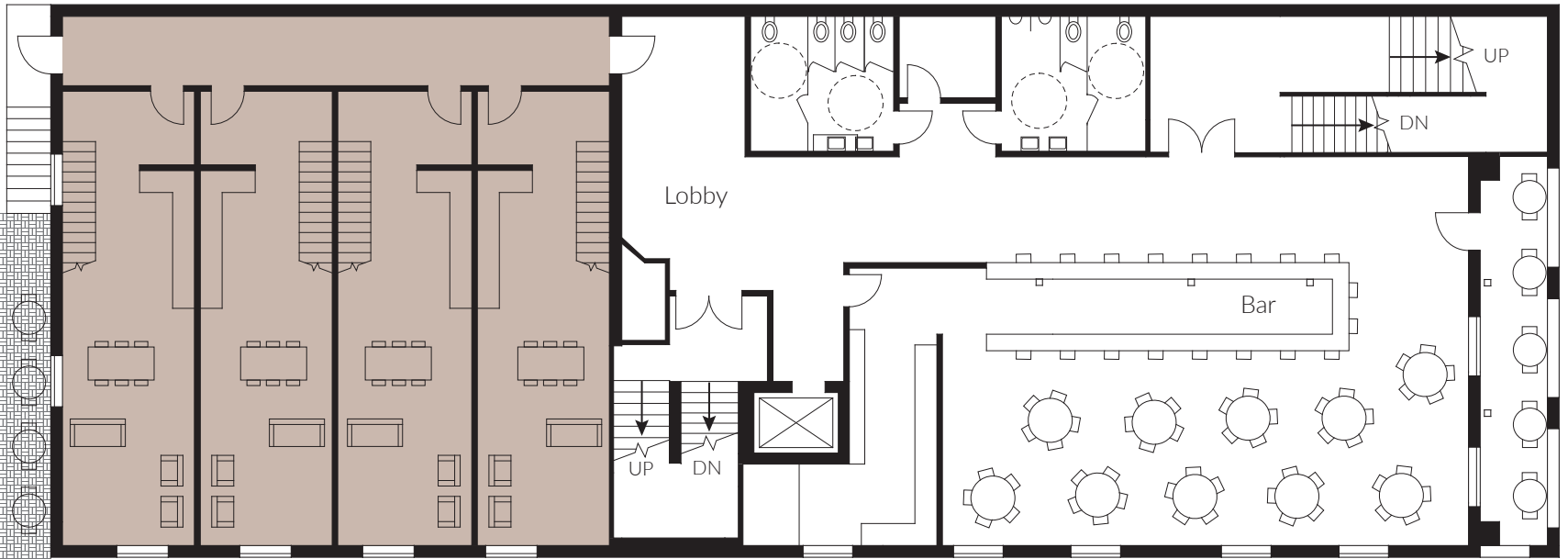


Section B
1/16" = 1'-0"

MARISSA GIESE



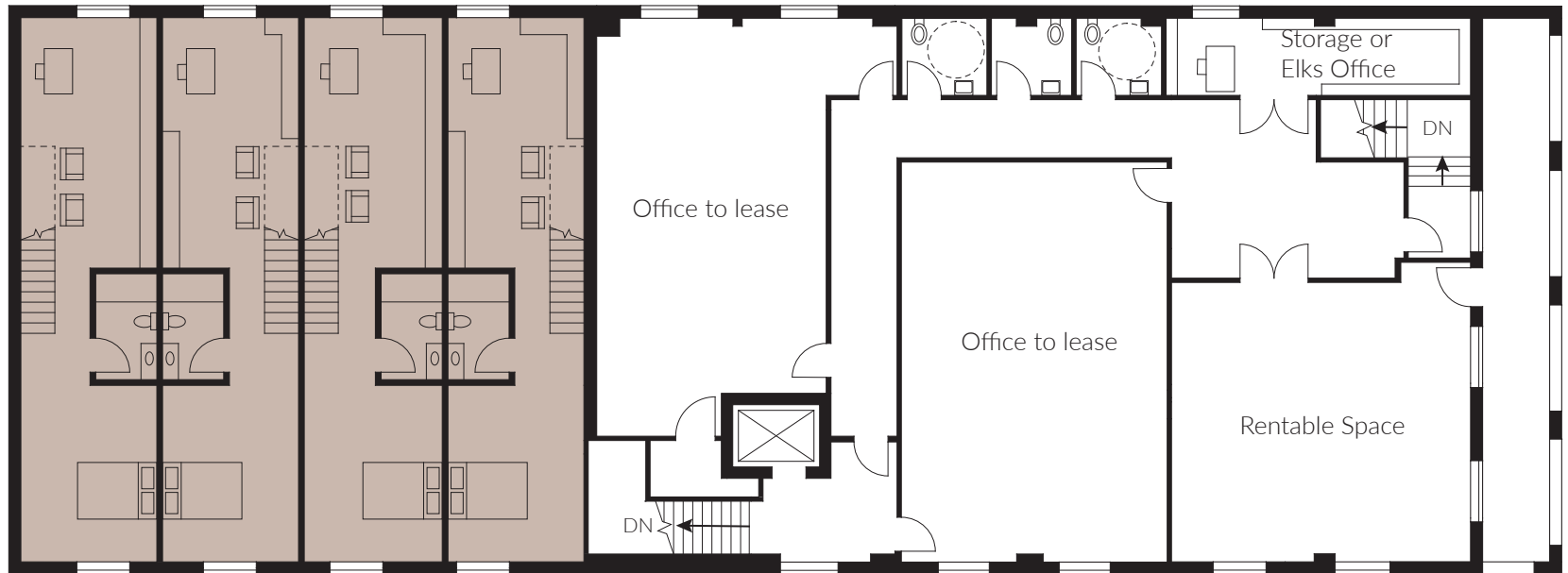
RESIDENTIAL OPTION 1



First Floor

Residential

- » Split lodge room into four one-bedroom units
- » Each unit has two floors
- » First floor: kitchen, dining, living room
- » Accessed from the Lewis St entrance or with a separate private entrance from the alley

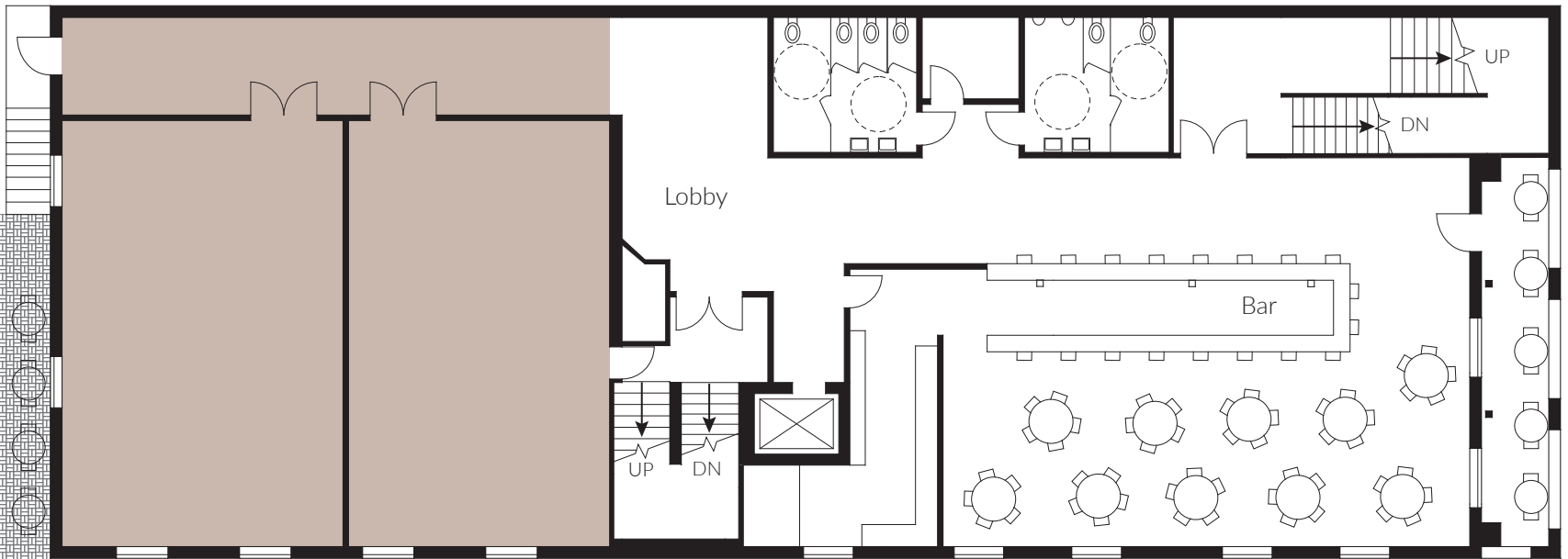


Second Floor

Residential

- » Existing lodge room would be divided horizontally and vertically
- » Second floor: bedroom, bathroom, and office
- » Existing second floor becomes leasable office space as shown in Phase 1

RESIDENTIAL OPTION 2



First Floor

Residential

- » If residential units are placed over the lodge room, the first floor is split into two meeting or small gathering spaces because of the lower ceiling, it is not effective as a large event space



Second Floor

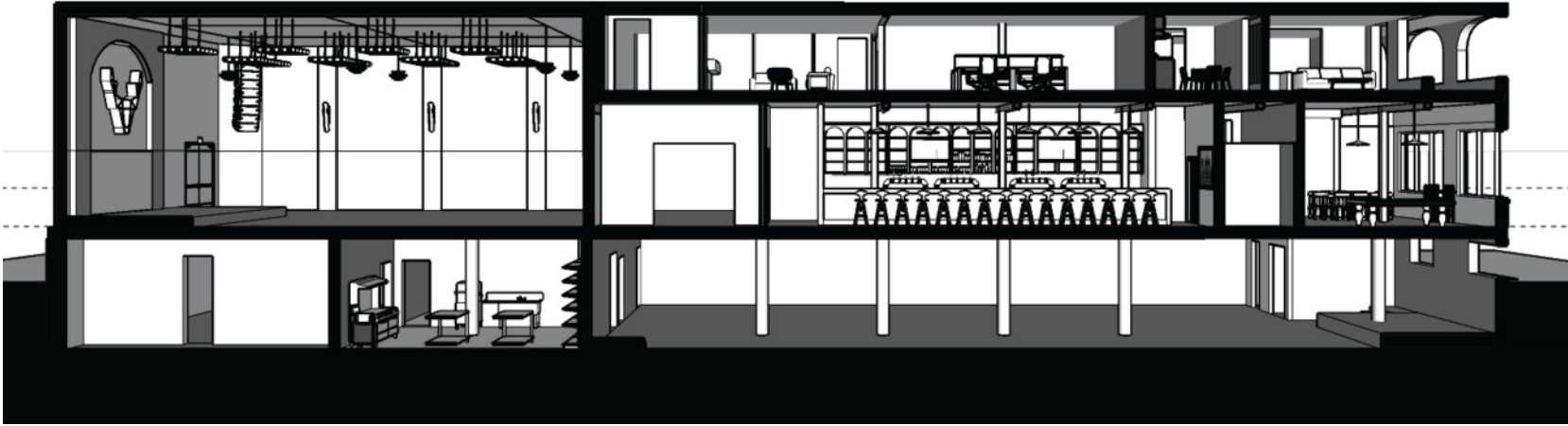
Residential

- » Existing second floor divided into three one-bedroom units
- » This allows the lodge room to be kept as a multi-purpose event space

Residential

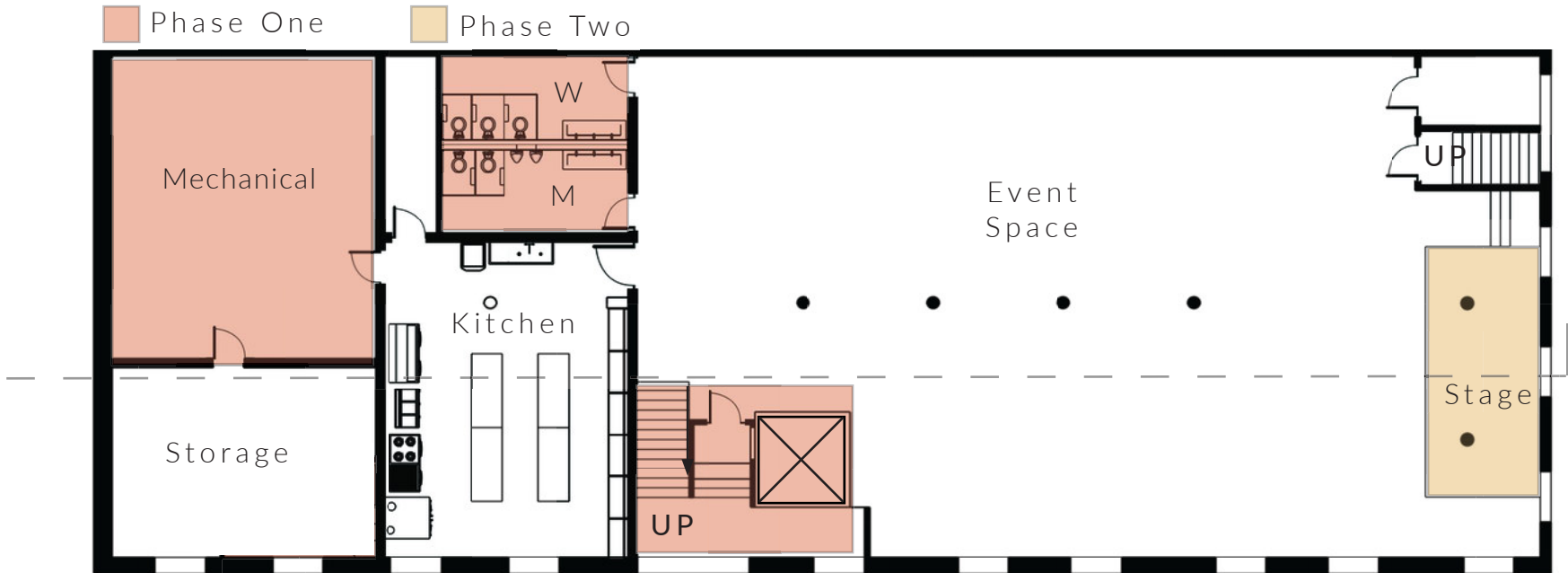
- » If the lodge room is divided into two floors there could be two one-bedroom units on the second floor

SECTION PERSPECTIVE



1' = 1/16"

GROUND FLOOR



1' = 1/16"

Concept

- Maintain current flexibility of basement as a rentable event space.
- Increase size of bathrooms for A.D.A. compliance.
- Add a small stage in current location of unused bar, enabling use as a concert space.
- Remove drop ceiling
- Refinish hardwood floors
- Modernize mechanical as necessary

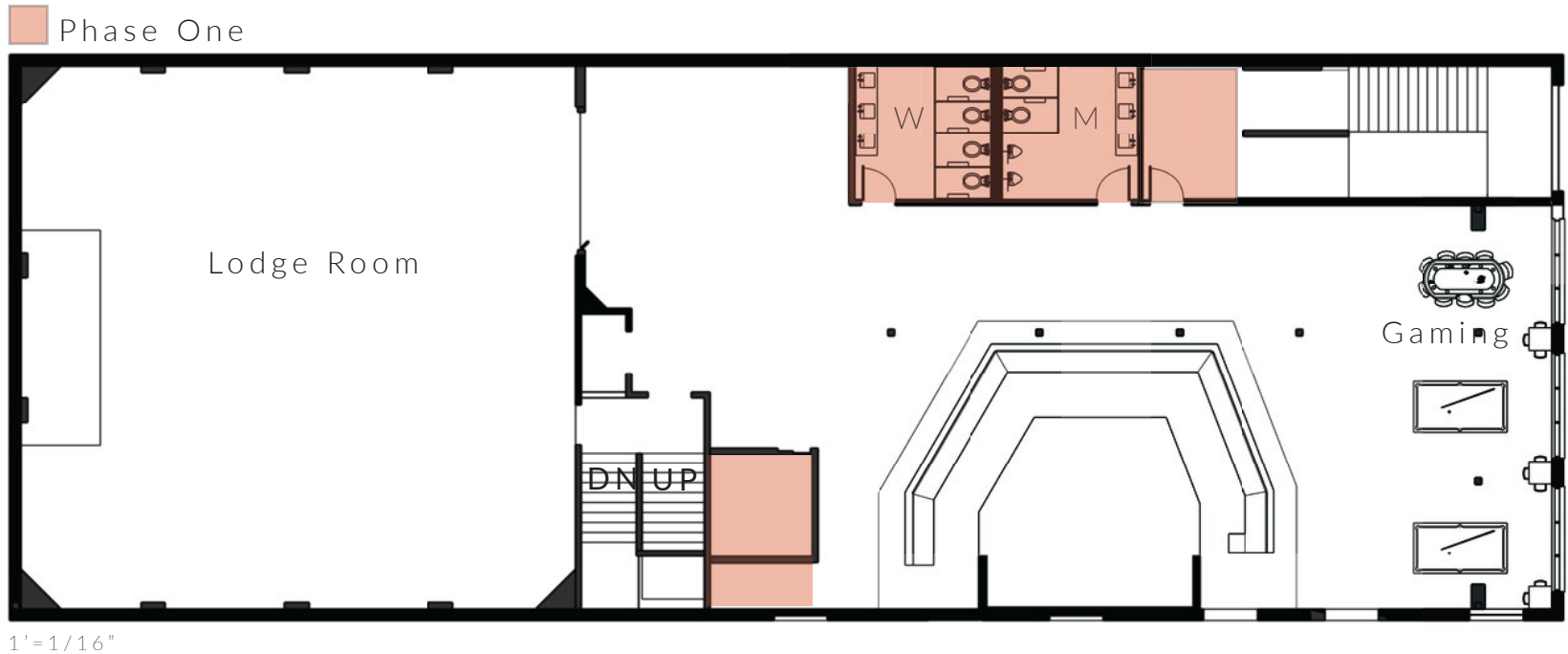
Demolition Plan

Proposed Changes



1' = 1/32"

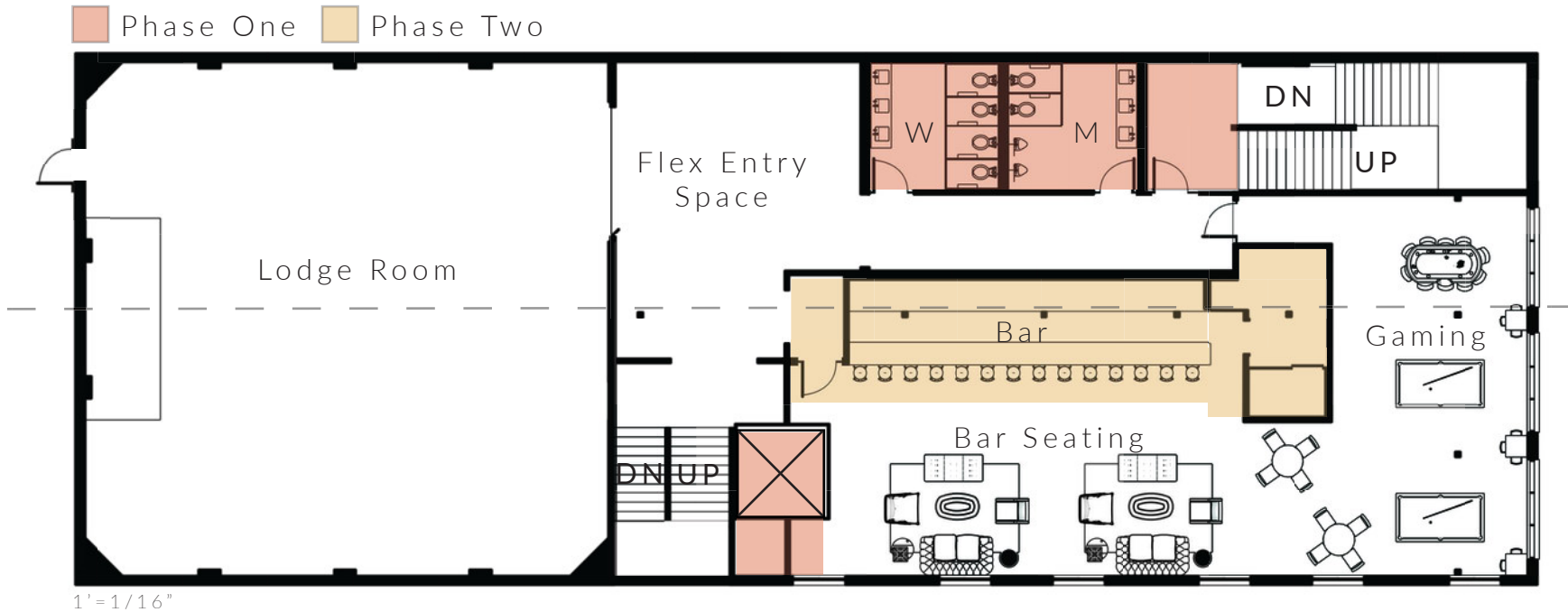
LEVEL ONE INTERMEDIATE



Concept

The changes made to Level One during the first phase of construction would allow for the bar to continue operating up until the beginning of phase two. The bathrooms will be moved to the north side of the building, and the elevator will be installed in the current location of the bathrooms. The bar itself will remain structurally unchanged, but the drop ceiling and tile flooring will be removed.

LEVEL ONE

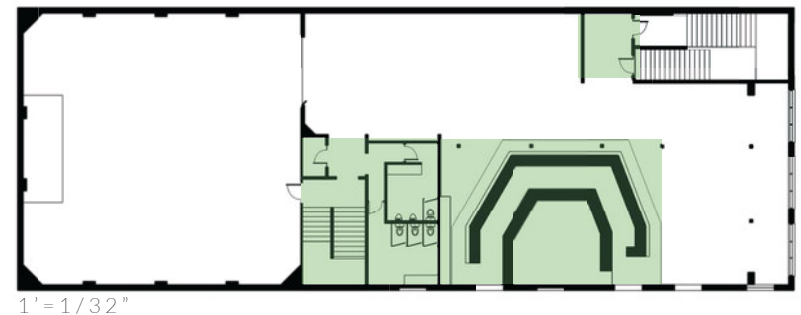


Concept

- Improve existing source of revenue generation by fully remodeling the bar area.
- Utilize unused bar from the basement.
- Create separation from lodge room and bar in order to minimize sound transfer between spaces.
- Relocate bathrooms to accommodate elevator.

Demolition Plan

Proposed Changes



RENOVATED BAR RENDERING



Highlights

- Re-purposed brick will be used for the bar back and partition wall.
- Historic bar currently in basement will be refinished and unitized as the main bar.
- Interior decor will reference both a prohibition era aesthetic as well as Western motifs.
- Historic photographs from the Livingston Elk's Lodge will be prominently displayed.

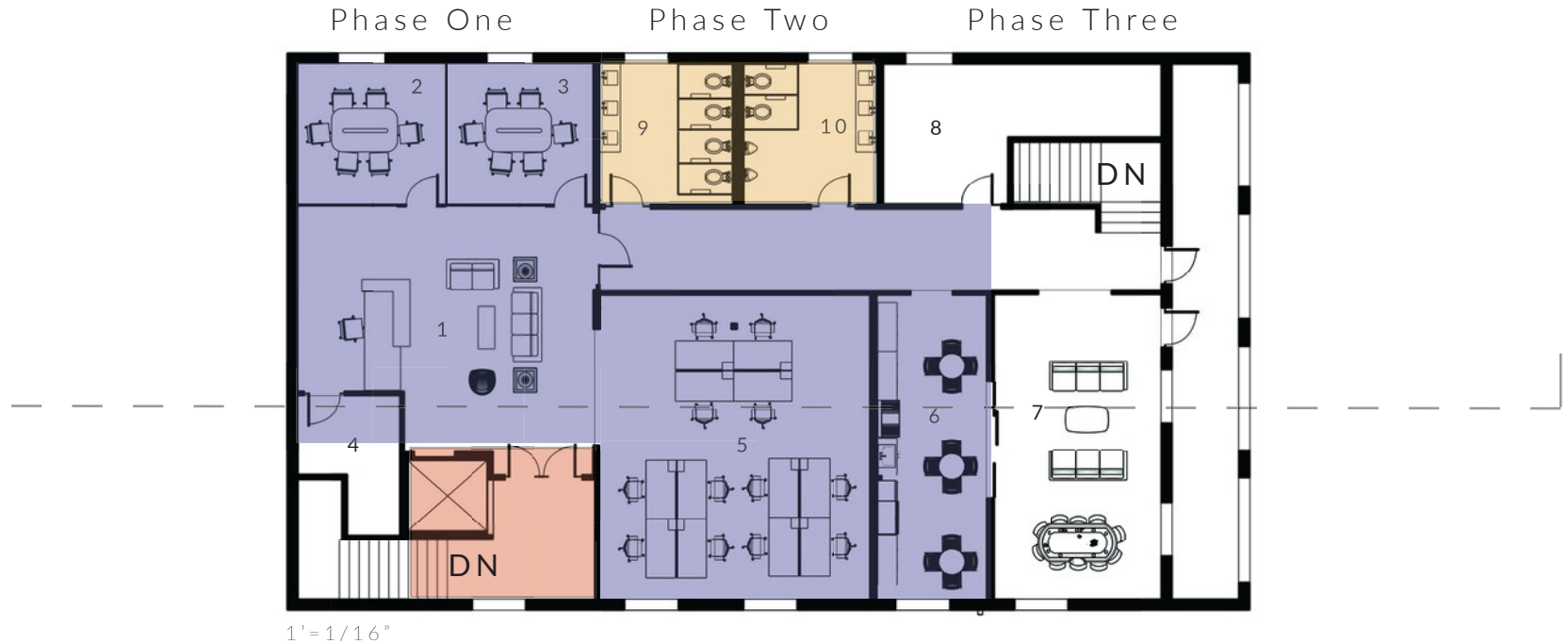
LODGE ROOM RENDERING



Highlights

- Windows that are currently filled in will be opened and replace with modern glazing.
- Stage will be expanded to accommodate a variety of performances.
- Exit door will be added on the western wall.
- A permanent sound system will be installed.
- Acoustic paneling and dim-able lights will be added to the ceiling.
- Elk mounts will be removed and replaced with a more modern interpretation of an elk head.

LEVEL 2 - OFFICE PLAN



Concept

- Renovate roughly 65% of 2nd floor square footage into rent-able office space for a single tenant.
- Turn existing storage room into Elk's Office.
- Turn current office space adjacent to balcony into a private lounge with access to communal kitchen. Space can also be rented for parade viewing.

Program

- 1- Reception/Common Area
- 2- Private Office/Conference A
- 3- Private Office/Conference B
- 4- Office Storage
- 5- Workspace
- 6- Kitchen
- 7- Members Only Lounge
- 8- Elk's Office

OFFICE RENDERING



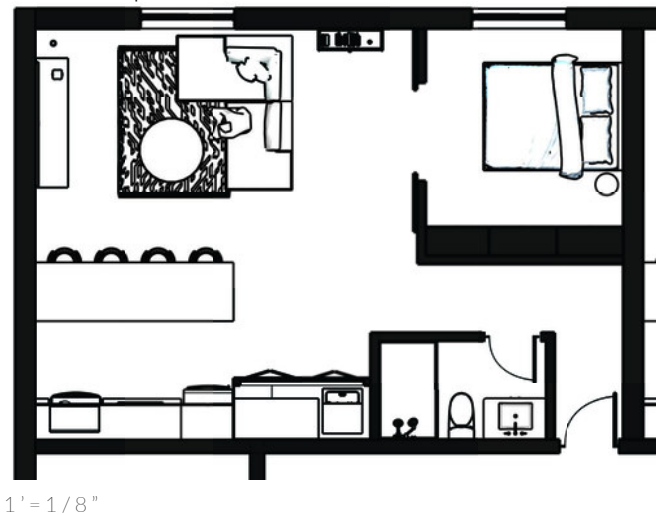
Highlights

- Use of re purposed brick will continue throughout the second floor.
- Carpet will be replaced with hardwood flooring.
- Large communal workspace can be easily divided with partition walls for more private offices or cubicles.

LEVEL TWO - APARTMENT PLAN



650 sqft. Furnished Plan



Concept

- Renovate all of the 3rd floor into four 1 bed 1 bath apartments with two 650sqft units, and two 550 sqft units.
- Private laundry in each unit.
- Estimated rental income of \$1,200 per unit per month, conservatively.

APARTMENT RENDERING



Highlights

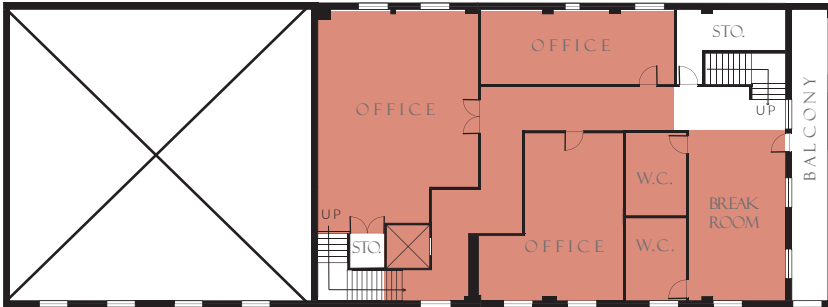
- Interior view of 650sqft. unit
- In-unit washer/dryer
- Built-in storage in bedroom

PROGRESS WORK

These initial designs were developed based on observations that were made during our initial site visit and have influences from the comments the Elk's members had initially communicated to us.

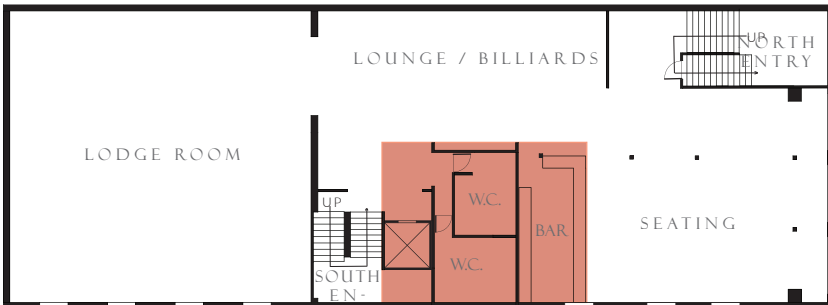
Proposed design highlighted in red

OFFICE LEVEL

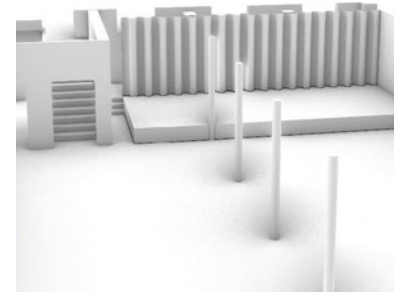
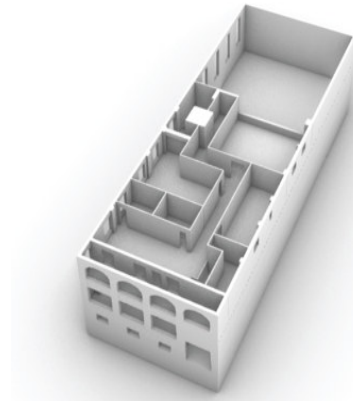
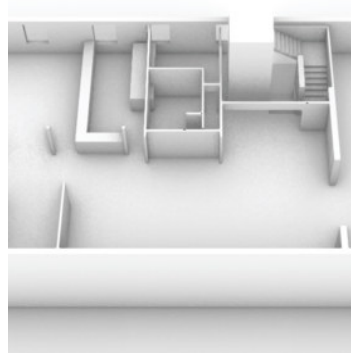
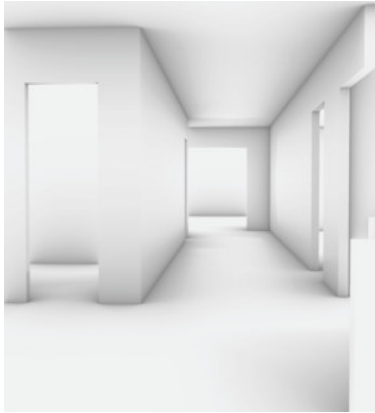


- New Elevator
- Three new office spaces to rent
- Relocated restrooms near a shared break room next to the balcony

BAR LEVEL

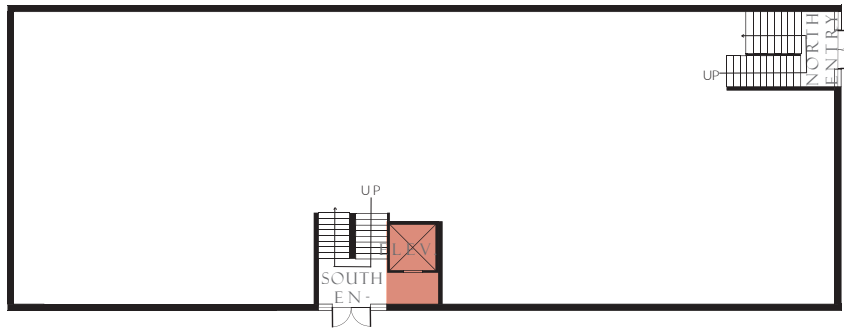


- New elevator
- Shift of bathrooms to make space for the elevator
- Adjusted bar area to make more room for seating and activities



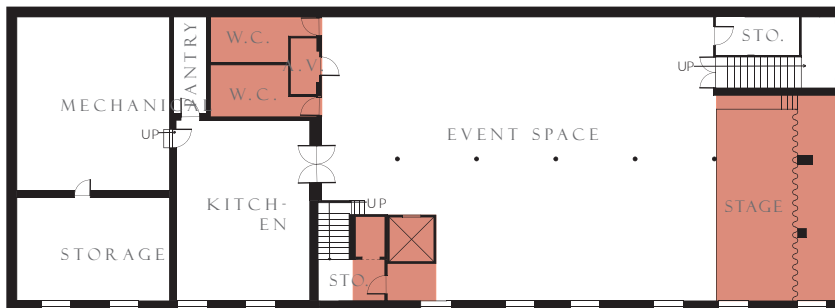
GROUND LEVEL

- New elevator



BASEMENT

- Bathroom expansion to make them ADA accessible
- New elevator
- Stage area for hosting events similar to the Eagles in Bozeman

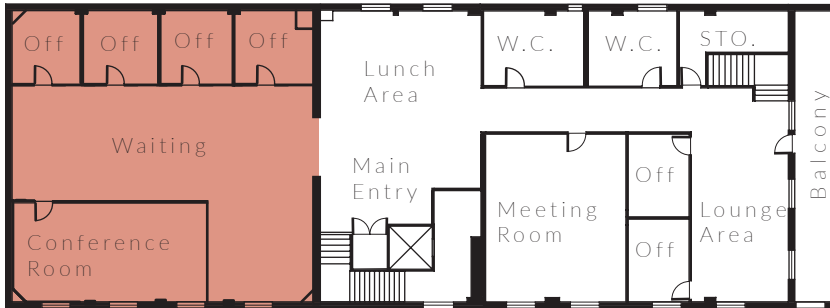


PROGRESS WORK

At the request of the client, these two iterations explore expanding the second level over what is currently the existing Elk's Lodge Room to maximize rentable spaces. In the first iteration I explore what more office space would look like in an expanded floor plan. The second iteration demonstrates an example of what a residential space could look like in what was originally the Elk's Lodge Room.

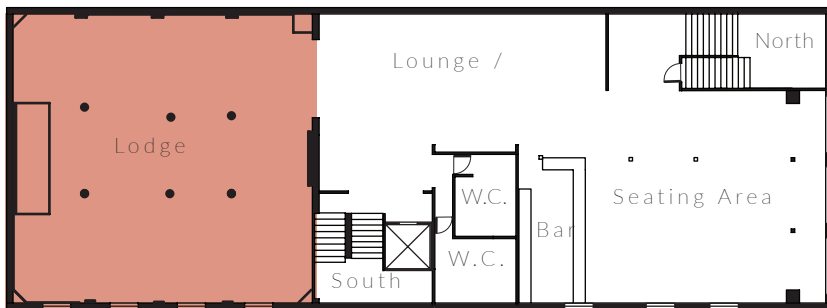
Proposed design highlighted in red

LEVEL 2 EXTENSION

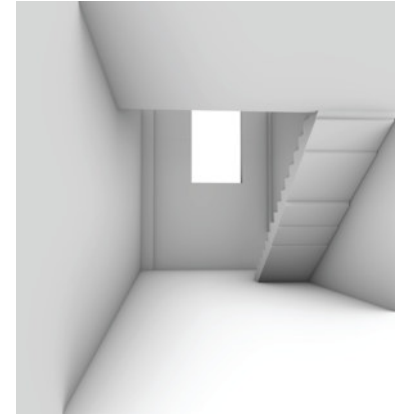
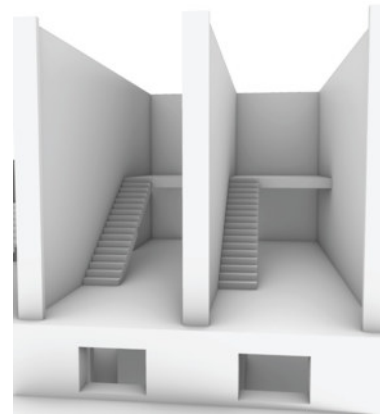
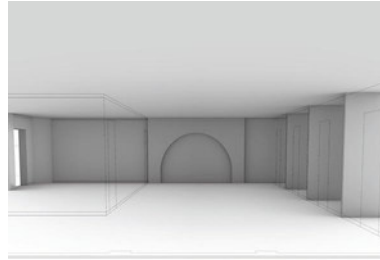
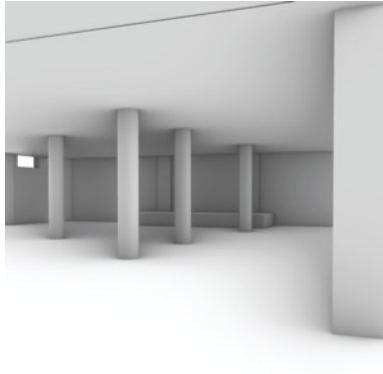


- Expanding second level
- More offices and conference room
- Area for guests and staff to wait

LEVEL 1

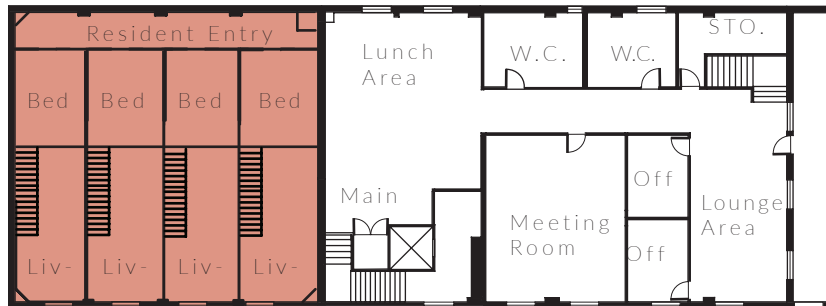


- Supports for expanded second level that align with basement



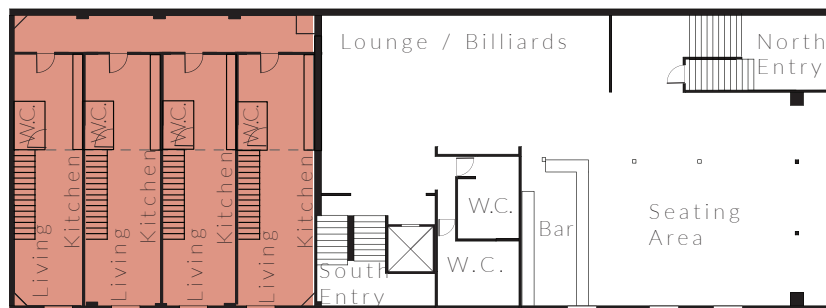
LEVEL 2 LOFT

- Loft to take advantage of the high ceiling space

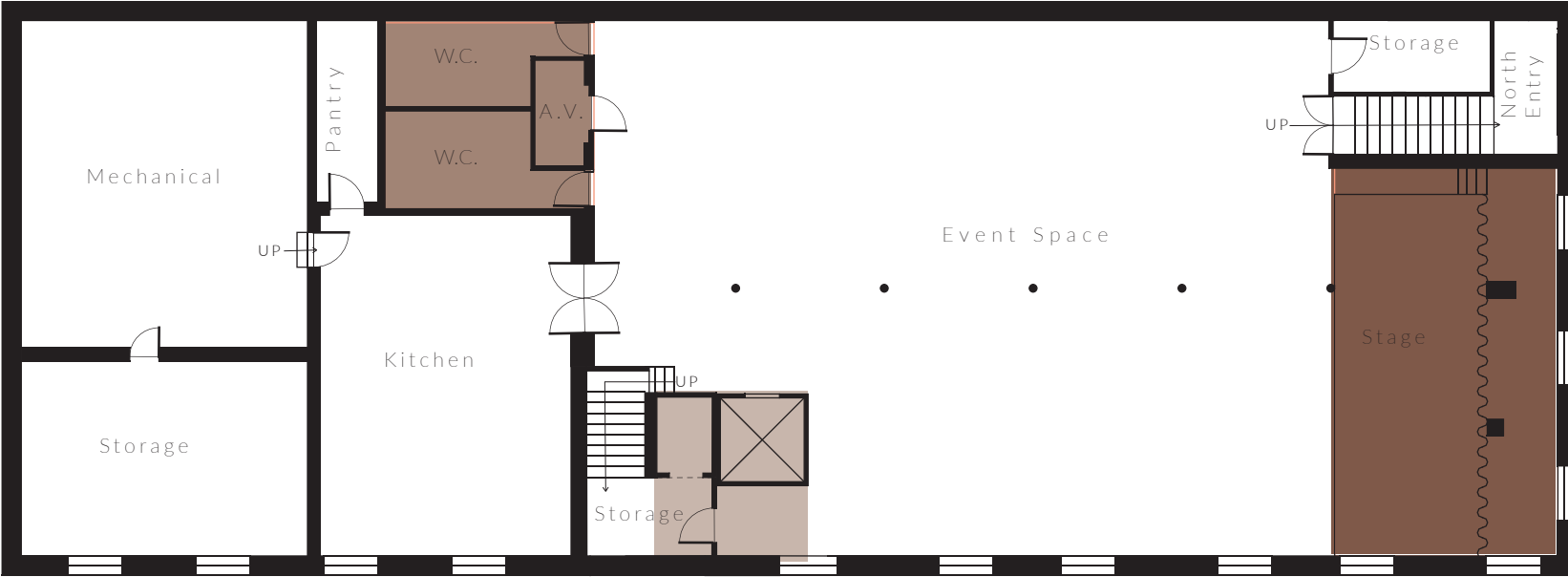


LEVEL 1 RESIDENTIAL

- Resident entry from alleyway
- Four residences with amenities



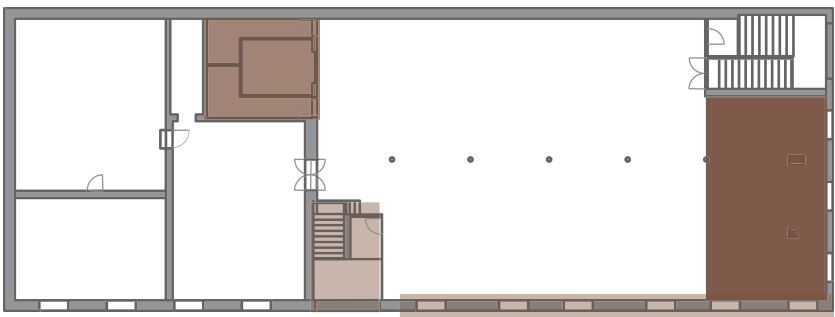
PROPOSED DESIGN



BASEMENT

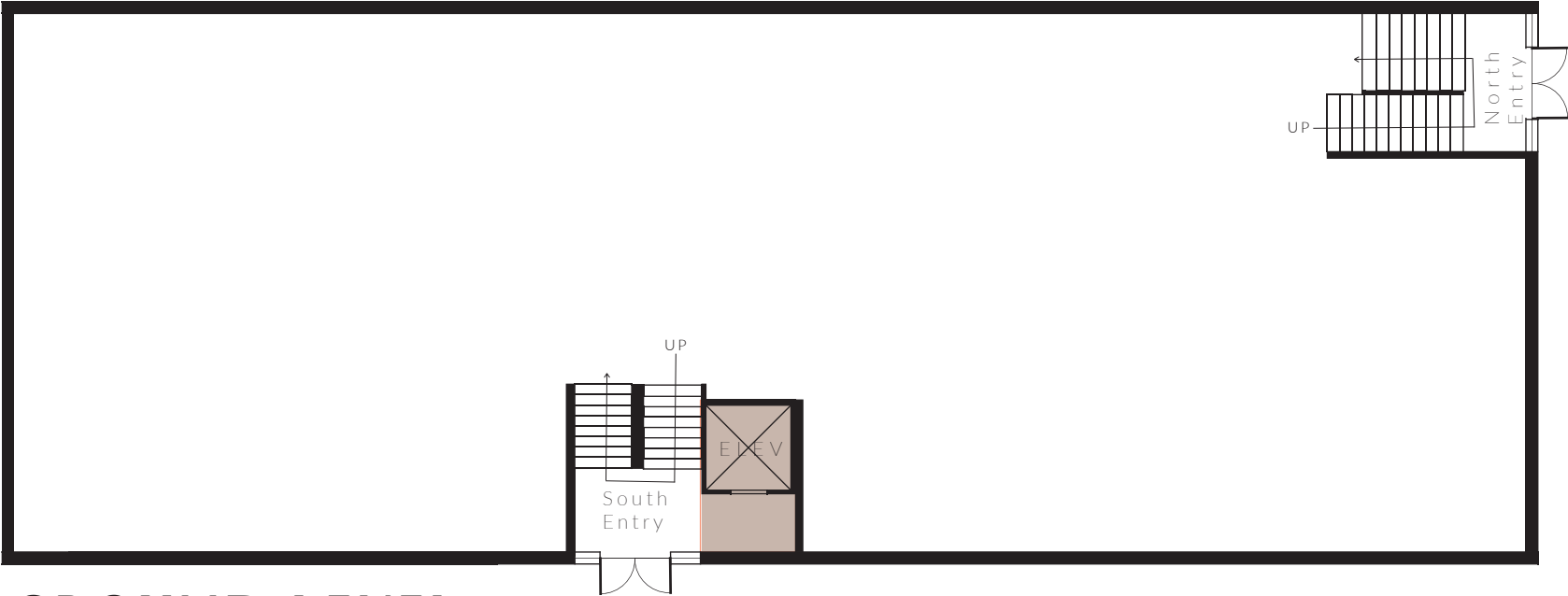
- Bathroom expansion to make them ADA accessible
- New elevator
- Remove bar and replace with stage for events
- Open up windows for natural light

Phase 1
 Phase 2
 Phase 3





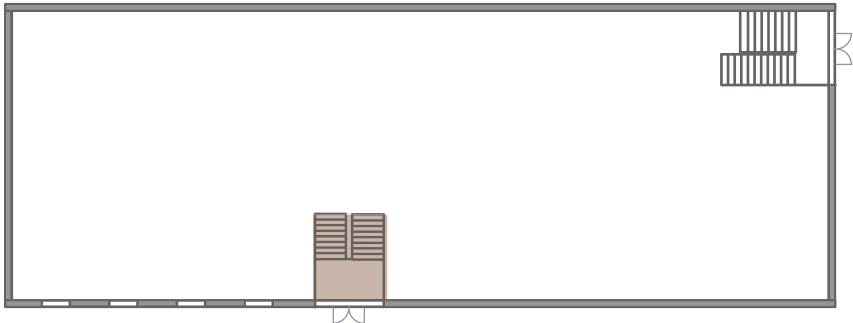
PROPOSED DESIGN



GROUND LEVEL

- New elevator
- Signage to present side of building as the main entrance

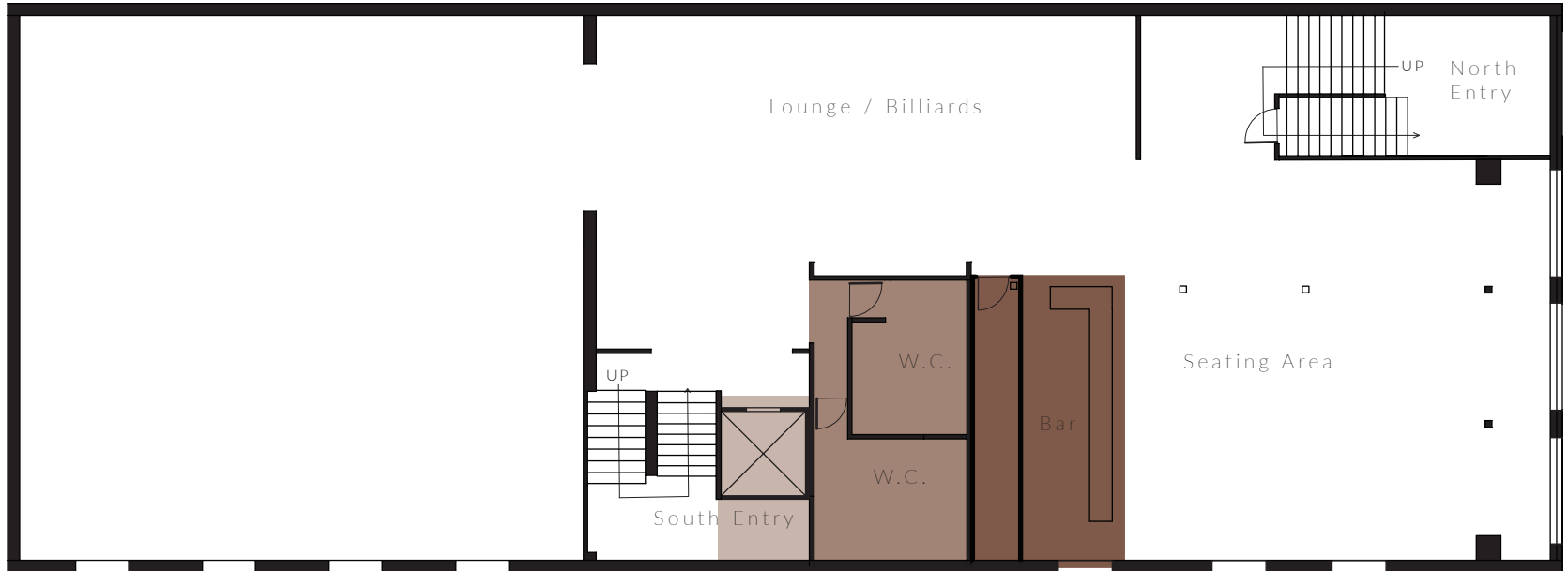
Phase 1 Phase 2 Phase 3



REN BURTON



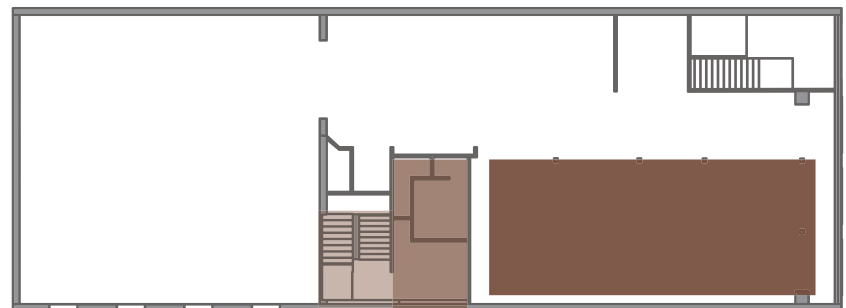
PROPOSED DESIGN



LEVEL 1

- New elevator for accessibility.
- Shift of the bathrooms to make space for the new elevator.
- Adjusted bar area to make more room for seating and other activities

Phase 1 Phase 2 Phase 3





PROPOSED DESIGN



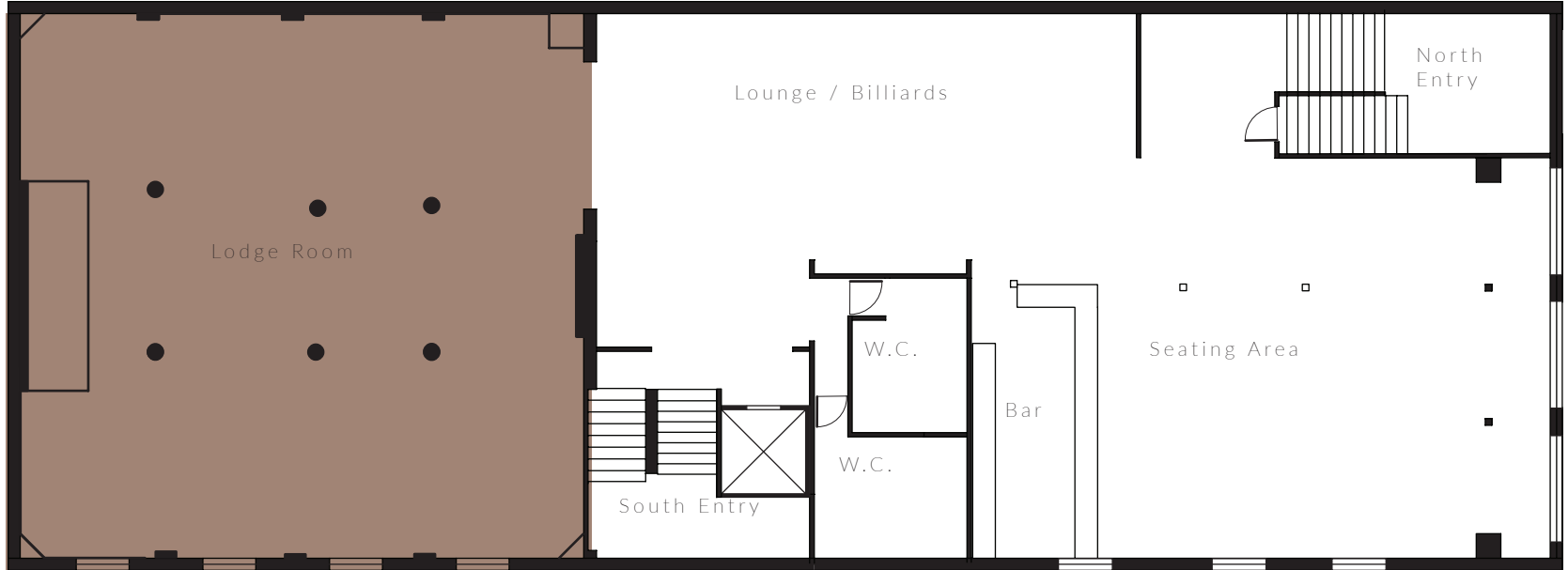
LEVEL 2

- New elevator for accessibility.
- Three new office spaces to create revenue for lodge upkeep.
- Relocated restrooms near a shared break room.
- Shared break room near the balcony with a small kitchenette.





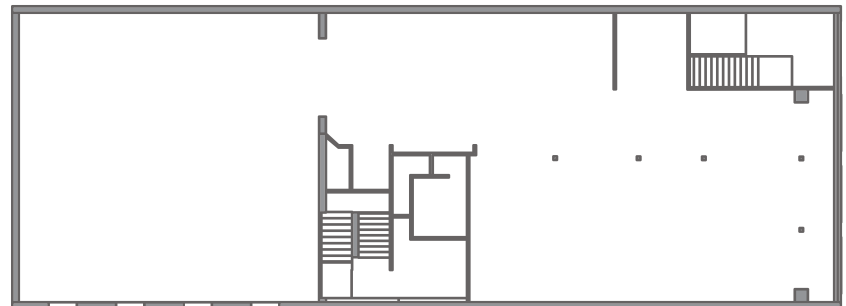
LODGE ROOM OFFICES

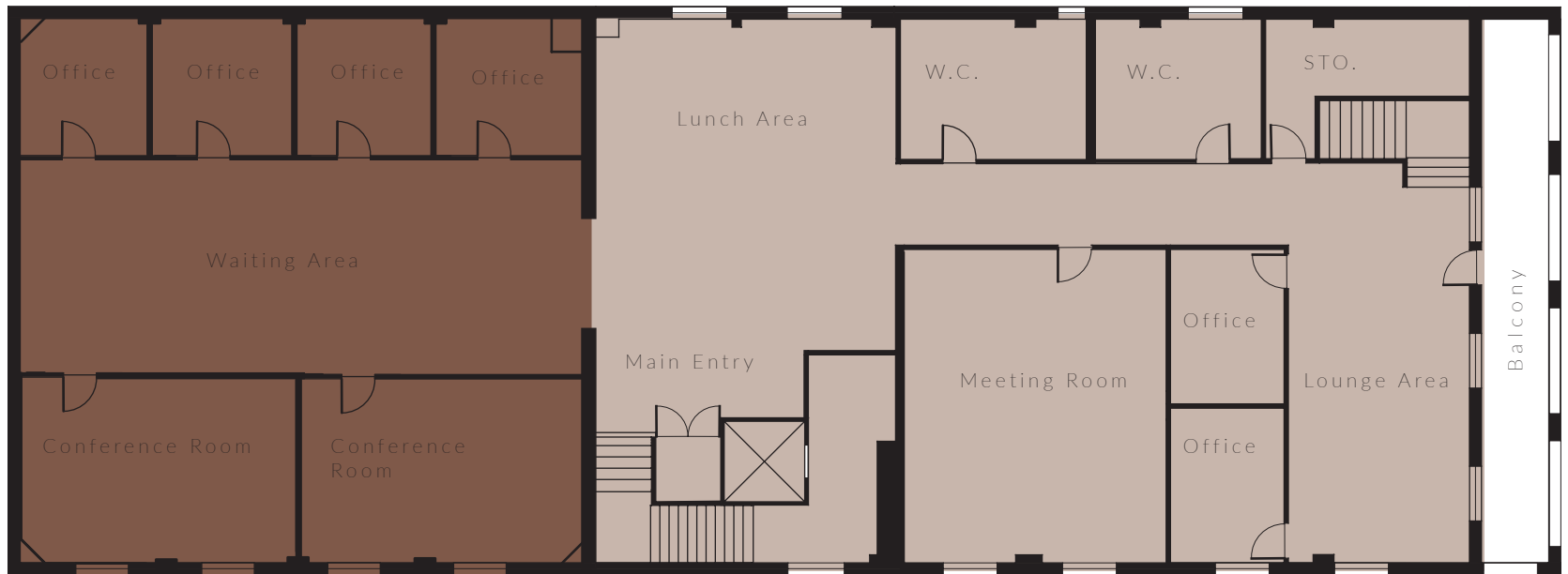


LEVEL 1

- Support for a second level in the existing lodge room

Phase 1 Phase 2 Phase 3

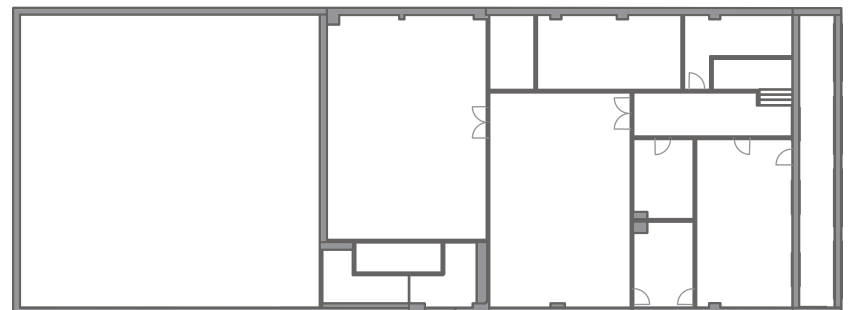




LEVEL 2

- Four additional office spaces
- Two additional conference rooms
- Waiting area for clients and staff

Phase 1 Phase 2 Phase 3



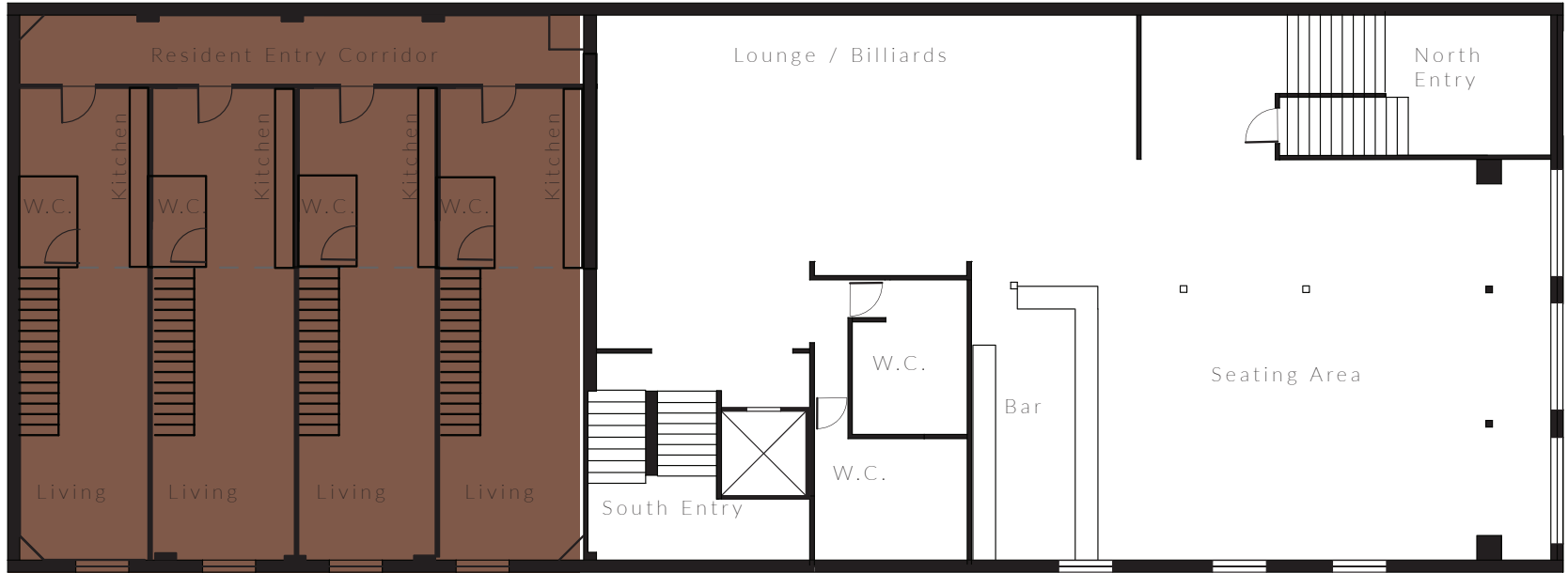
LODGE ROOM OFFICES



REN BURTON



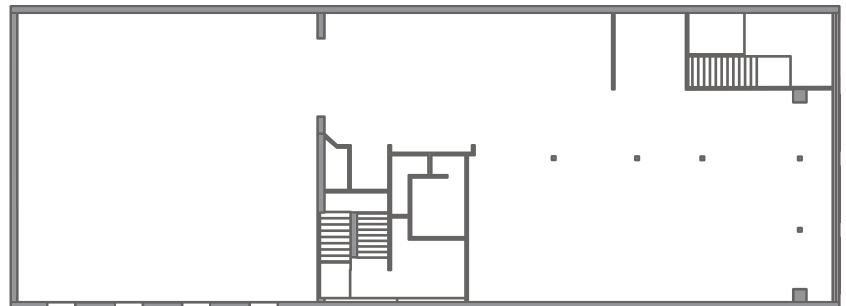
LODGE ROOM LOFTS

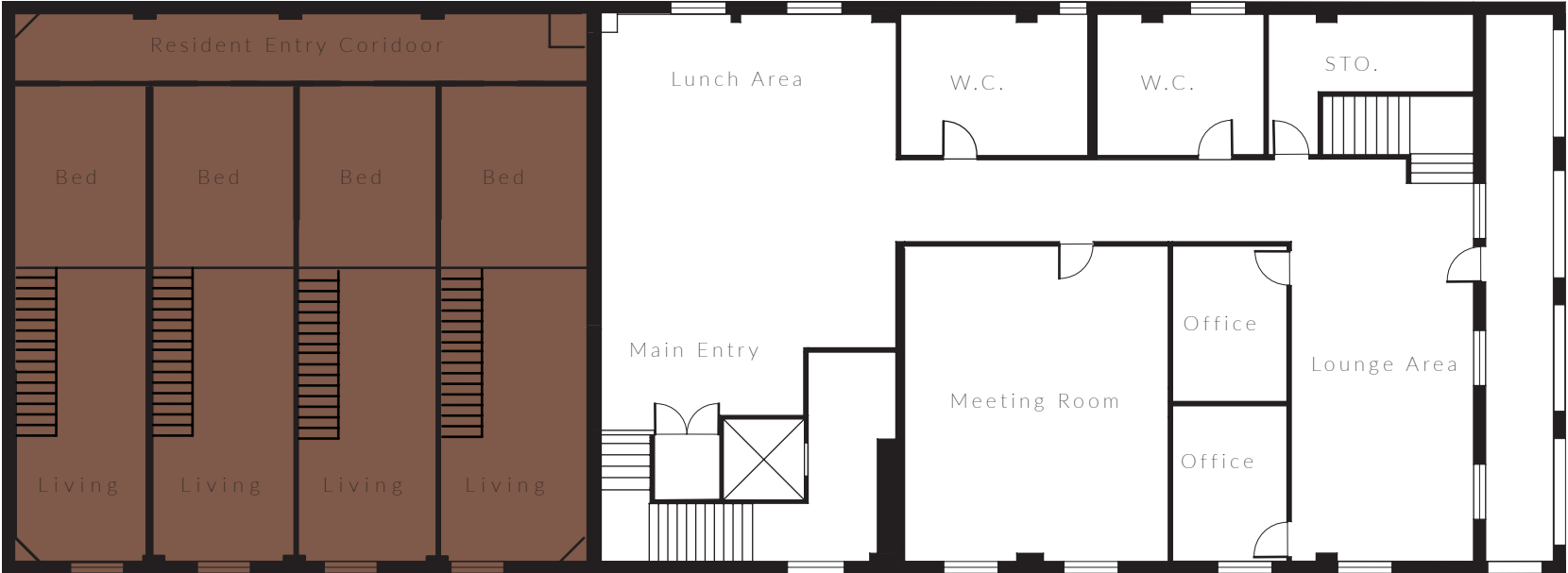


LEVEL 1

- Resident entry
- Four private units

Phase 1 Phase 2 Phase 3

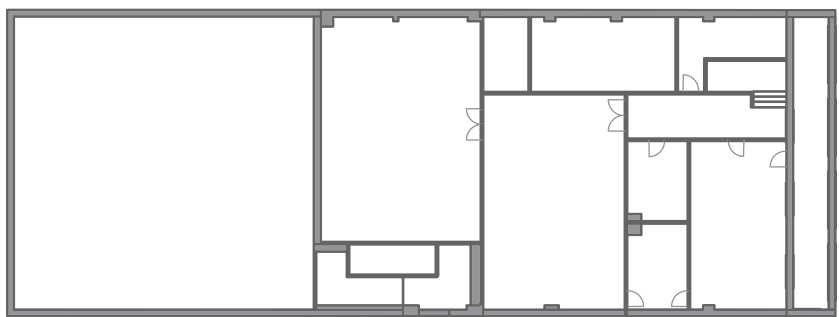




LEVEL 2

- Lofted floor to use the vertical space

Phase 1 Phase 2 Phase 3



LODGE ROOM LOFTS





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LIVINGSTON ELKS LODGE 246 RENOVATION STUDIES

Montana State University School of Architecture
Community Design Center (MTCDC)



THANK YOU!



The Livingston Elks Lodge was originally built in 1912 on the corner of 2nd and Lewis Streets. The picture on the upper left is the founding membership of this Lodge.



During the mid to late 1920s, the original Elks Lodge was torn down and replaced with the iconic brick building that remains today. The Livingston Elks still call Lodge 246 their home. Pictured on the lower left is Lodge 246 in 1979 from the National Register of Historic Places.