

# INVENTORY OF SPACE UTILIZATION IN DOWNTOWN LIVINGSTON, MONTANA



Community Design Center (CDC) Summer 2021



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Community Design Center (CDC) / Summer 2021

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This report was created under the guidance of CDC Director Brian W. Brush with research assistants Caitlyn Ekberg and Shannon Payne.

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## “Livingston is a town that’s magic”

- a local resident and business owner



(left to right) Shannon Payne, Brian W. Brush, Caitlyn Ekberg, Michelle Uberuaga, & Mathieu Menard in downtown Livingston, May 2021.



## SITE

The city of Livingston in Park County, Montana was founded in the 1880s as the county seat and headquarters to the Northern Pacific Railroad. It has a powerful connection to nearby Yellowstone National Park as the original “Northern Gateway to Yellowstone.” Tourism is a driving force to the local economy and the unique character of the town. Over the years, Livingston has become known as a confluence of cowboys, artists, tourists and locals with its rich history and picturesque setting. In the spring of 2021, the City of Livingston Growth Policy was passed. This document outlines the goals, objectives, and strategies for growth in areas such as land use, economics, housing, and public facilities. The information collected in this report will further encourage the intentions of the new growth policy and initiate additional growth policies for specific districts, such as downtown. This report documents seventeen city blocks of downtown Livingston from Park Street to the Sacagawea Lagoon and roughly 3rd Street to C Street.

## INVENTORY SCOPE

Two recent graduates of the Environmental Design program at the Montana State University School of Architecture, Caitlyn Ekberg and Shannon Payne, were hired by the MSU School of Architecture’s Community Design Center (CDC) and by extension the City of Livingston to inventory and map downtown Livingston, Montana for an upcoming architectural studio course and the local planning department for future growth policies.

The CDC serves the people of Montana by providing communities, non-profit organizations and government agencies with collaborative research, visioning, planning, design and construction in support of a more sustainable Montana. Projects have varied in scope and included historic building surveys, community plans, regional growth policies and permaculture socio-cultural-economic engagement strategies as well as the design of community buildings, recreation facilities and the design and construction of prototype housing.



Sawtooth buildings on N. Main Street (top); Fish sculpture (middle, painted by Daniel DeYoung) on N. Main Street; Mural on N. Main Street (bottom, painted by unknown)

This inventory scope included documenting and visually assessing things such as use and occupation of building spaces, building and lot vacancies, the type and number of parking spaces, historic documentation, private versus public property, etc. in downtown Livingston. A substantial set of building and parking data was collected in addition to maps available in the program ArcGIS. This has been compiled in this report and ArcGIS to be used by city planners and other officials in addition to student use in the Fall 2021 semester at MSU.

The feedback we received from community members included commentary on parking, affordable housing, retaining employees and keeping businesses open (especially during tourist season), the cinema quality of the downtown identity and architecture, and the lack of green space/trees and public restrooms. Additionally, there was a lot of talk about the amount of vacant upper level apartments or offices that are in extreme need of updates and renovation to meet local codes and building regulations. The need for usable office, commercial, and residential spaces downtown is higher than ever. One local resident and business owner responded to the statement “We are surveying building vacancies downtown” with a laugh and said, “that’s hilarious.” They went on to tell us that finding usable space downtown is extremely difficult and expensive. Many were excited and curious about the new growth policy and what that means for the future of Livingston. Feedback we received about local policy and decision-making in the past was that a small group of people or organizations control what happens and that this new document gives residents a chance to be a part of the future and growth of the city, to alleviate what one described as “random acts of silliness.”

The largest pieces of building specific data we collected were building use and vacancy. Documenting these fields shows the truth behind the words. The information collected in this report will aid planners and other community partners to the possibilities of downtown space utilization and future infill. Fourth year undergraduate students with the MSU School of Architecture will be taking these spaces downtown, spaces of opportunity, and developing projects to propose possible infill strategies.

## DATA COLLECTION

The inventory ID for each parcel was designated by Caitlyn and Shannon by city block and parcel (ex. 00.00). Parcels are the individual properties within each block. The ID's were labeled arbitrarily, a logical organization from the area of downtown surveyed. Blocks 16 and 17 were added later which is why they seem out of order when looking at the Inventory Block Map. Caitlyn and Shannon went to each block, parcel by parcel, business by business to collect:

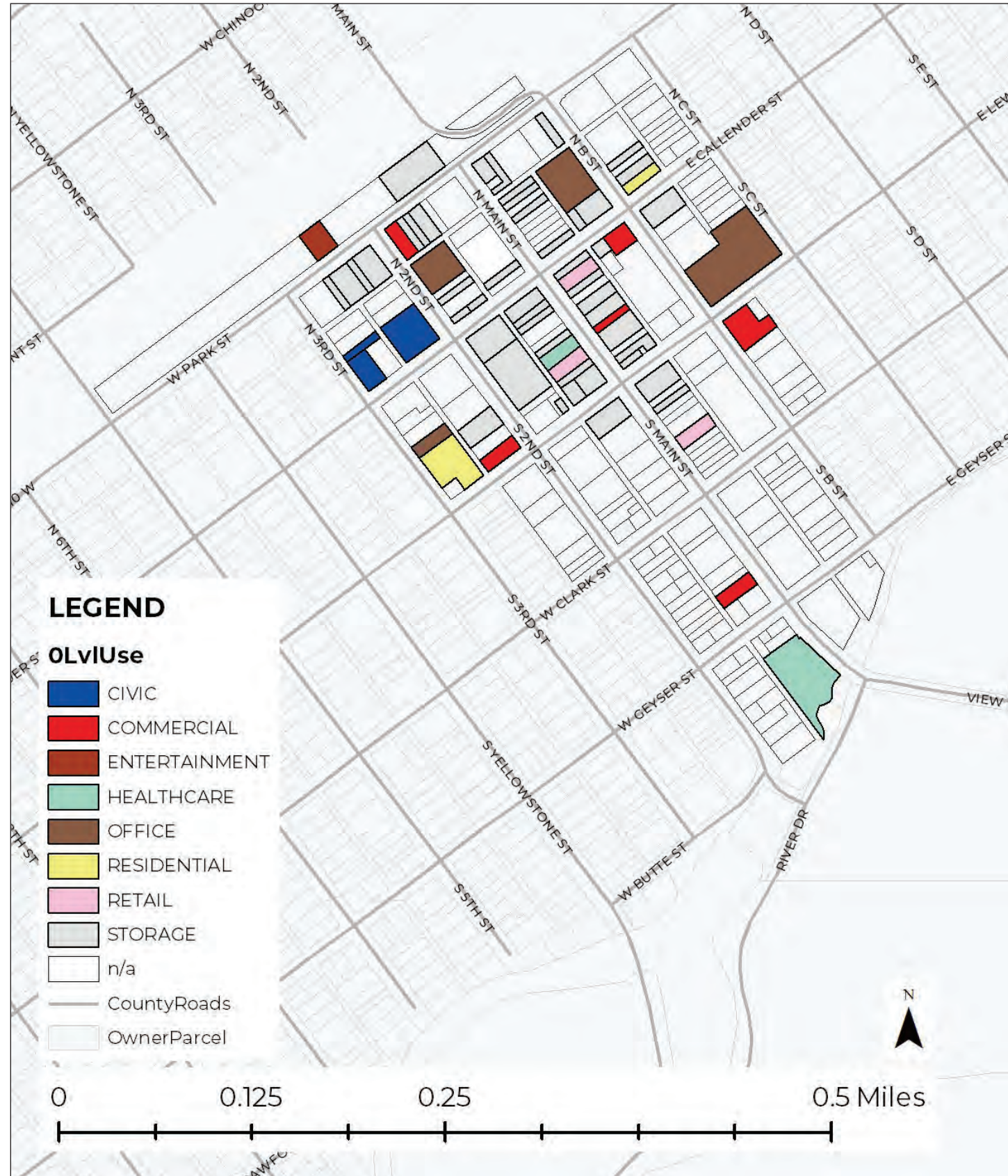
- Business Name(s)
- Building Levels
- Building Use – broken down by building level
- Historic Classification – per the National Register of Historic Places
- Building Vacancy – broken down by building level
- Parking
- Spaces of Opportunity

The breakdown of the exact fields of information collected in ArcGIS can be found in the ArcGIS Index on page 347 and the information listed for each block parcel can be found in the following section beginning on page 37.



Examples of “ghost signs” common in downtown Livingston.

## Building Level 0 - Basement Floor Use Map



NOTE: "n/a" indicates no building level or a private residence

## BUILDING LEVELS & USES

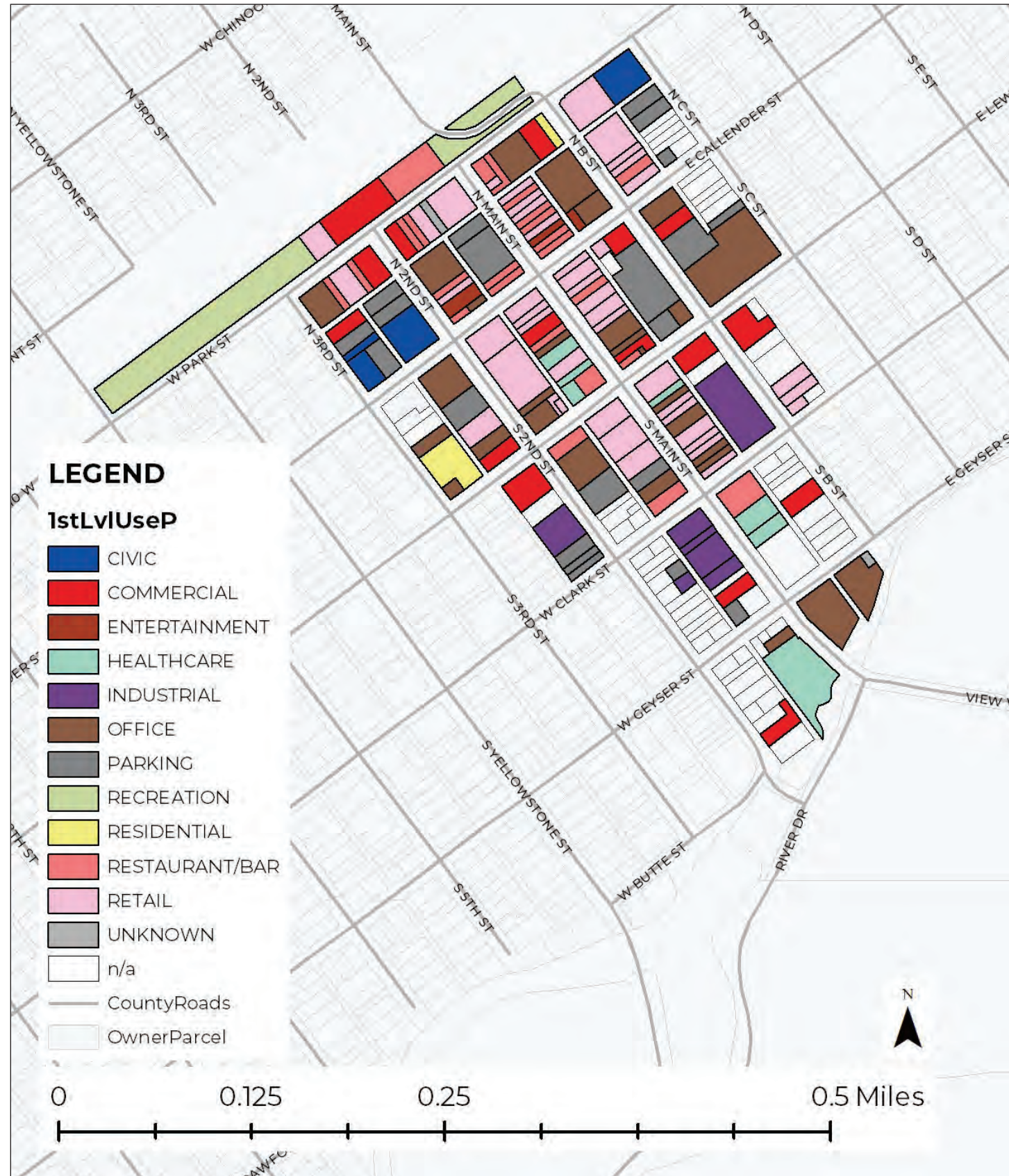
### Levels:

- 0 - Basement Floor
- 1 - First/Ground Floor
- 2 - Second Floor
- 3 - Third Floor
- 4 - Fourth Floor

### Uses:

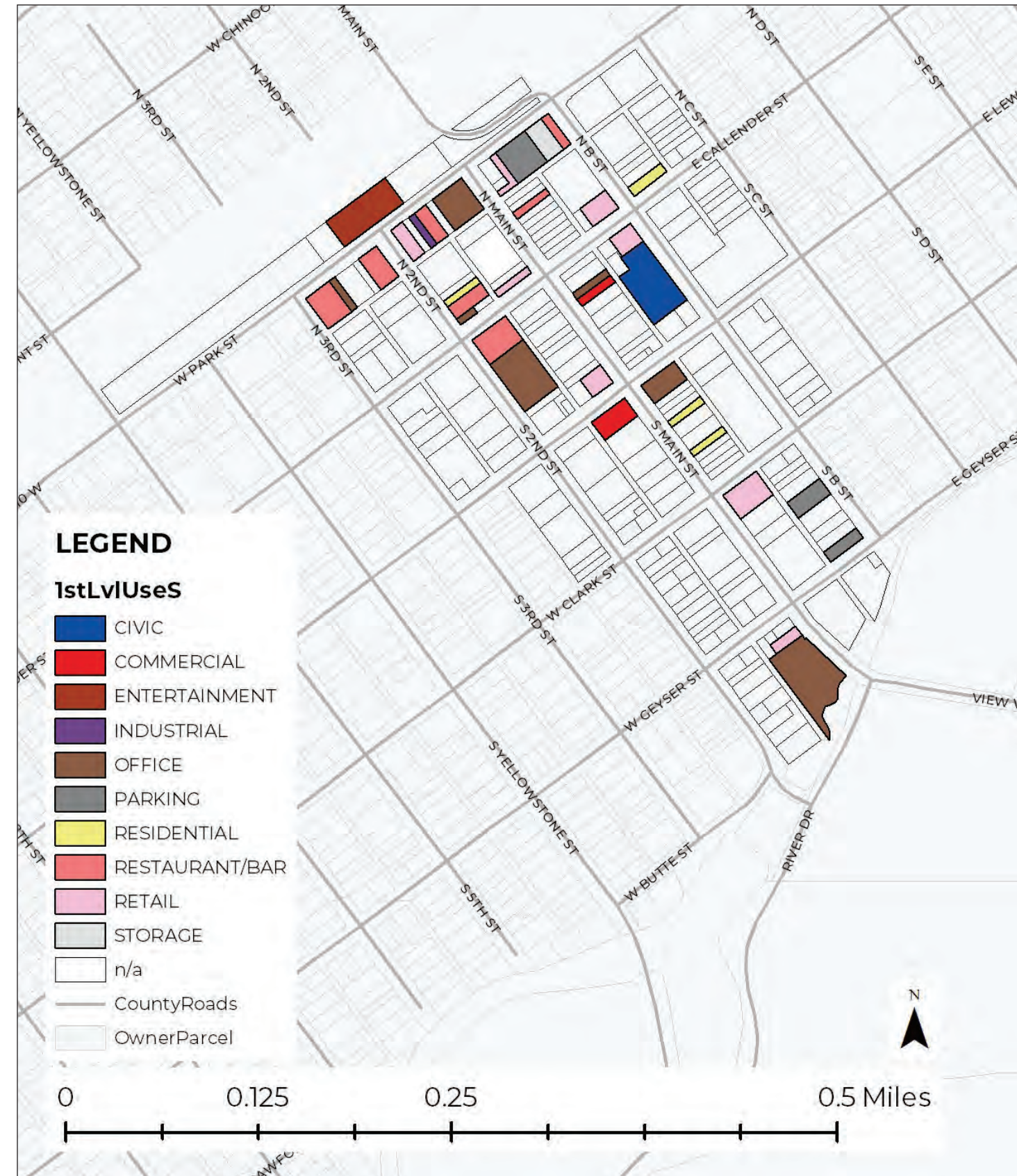
- Retail
- Commercial
- Office
- Restaurant/Bar
- Residential
- Parking
- Storage
- Entertainment
- Recreation
- Civic
- Healthcare
- Industrial
- Unknown
- n/a

Building Level 1 - First/Ground Floor Primary Use Map



NOTE: "n/a" indicates no building level or a private residence

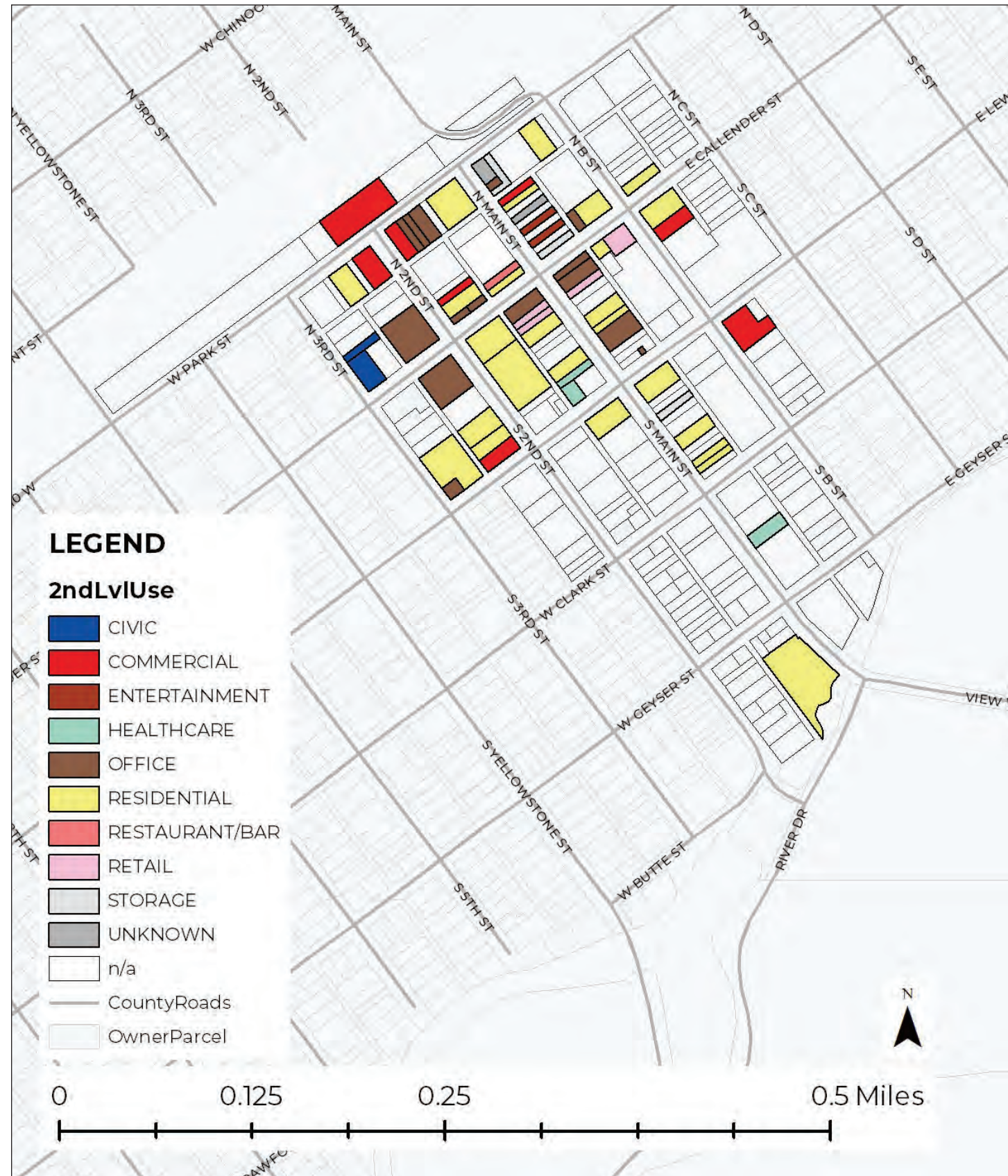
Building Level 1 - First/Ground Floor Secondary Use Map



NOTE: "n/a" indicates no building level or a private residence

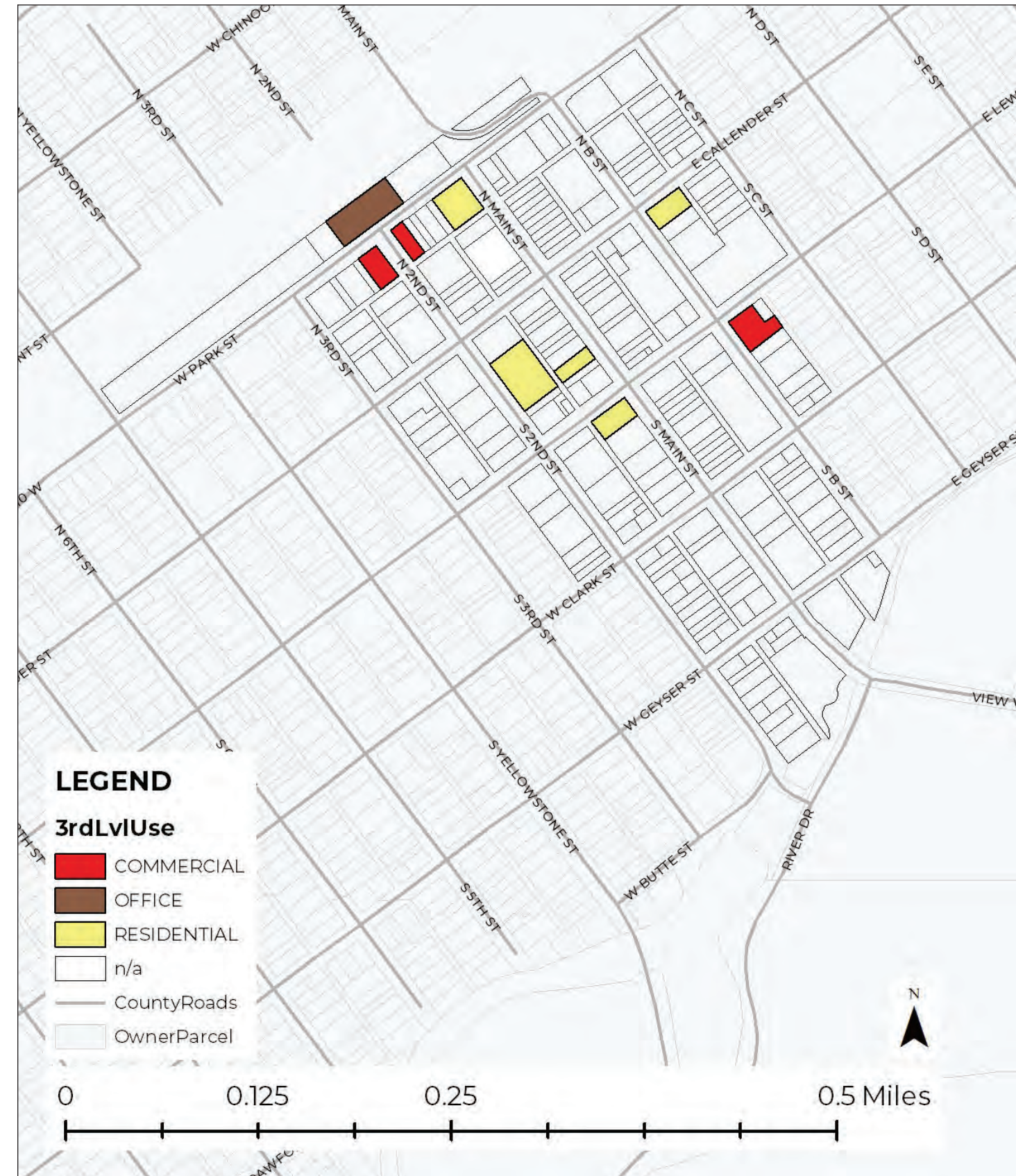


Building Level 2 - Second Floor Use Map



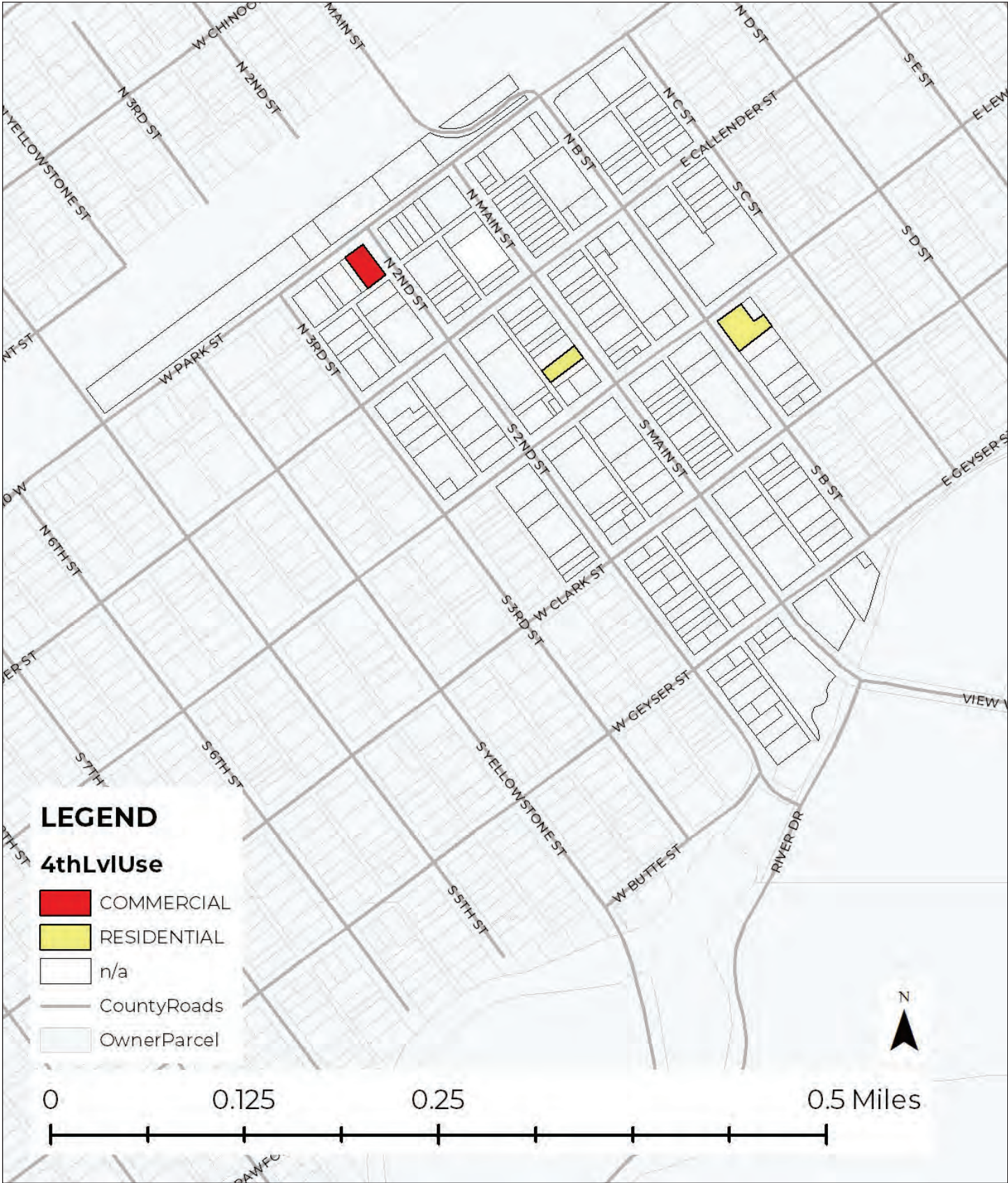
NOTE: "n/a" indicates no building level or a private residence

Building Level 3 - Third Floor Use Map



NOTE: "n/a" indicates no building level or a private residence

Building Level 4 - Fourth Floor Use Map



NOTE: "n/a" indicates no building level or a private residence

## Historic Designation Map



NOTE: "n/a" indicates a private residence

## HISTORIC DESIGNATION

A historic building or within a historic district per the National Register of Historic Places:

- Yes
- No

## Open Space Map



NOTE: "n/a" indicates no building level or a private residence

## OPEN SPACE & BUILDING VACANCY

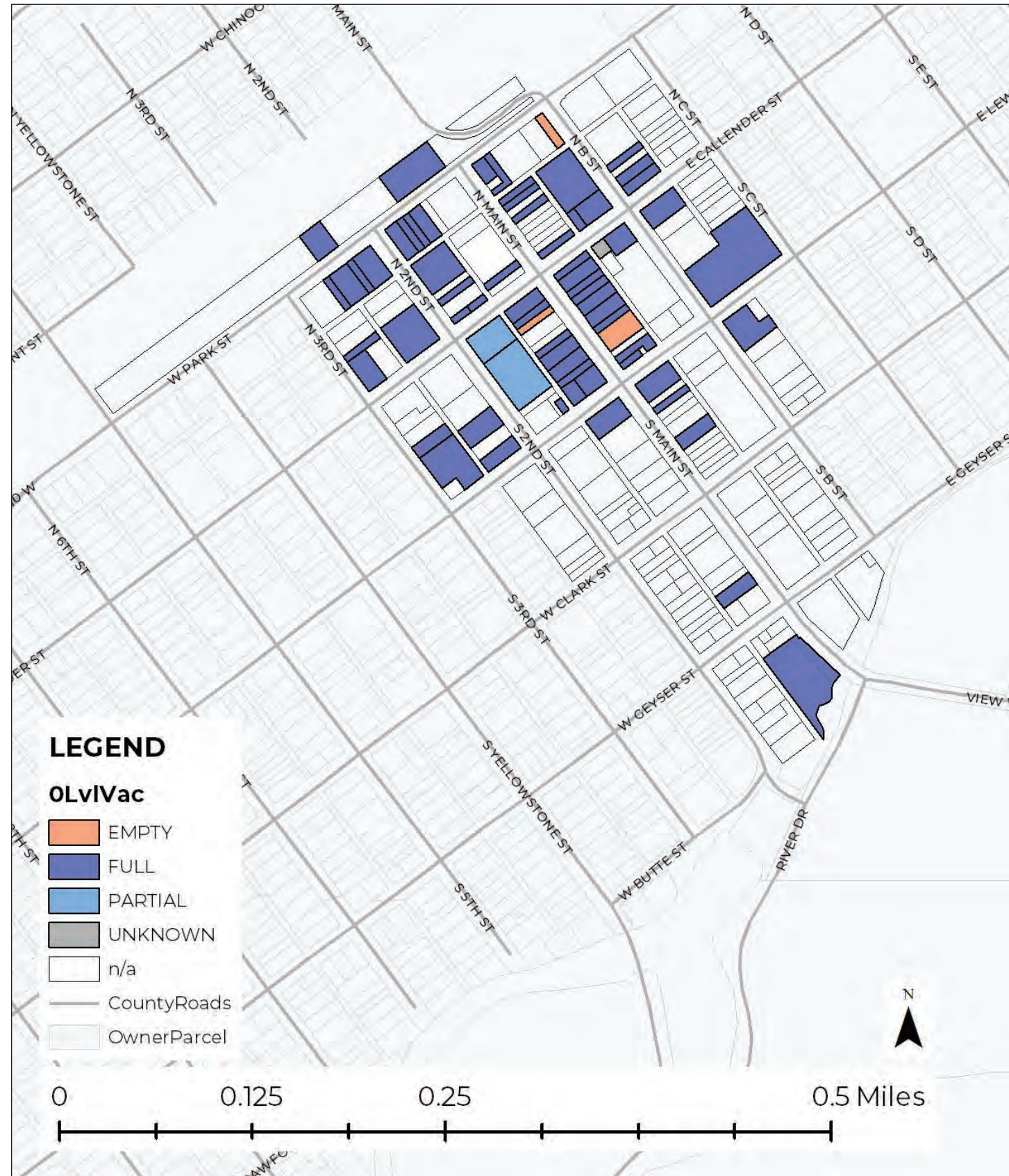
Open space:

- includes parking lots/spaces

Vacancy:

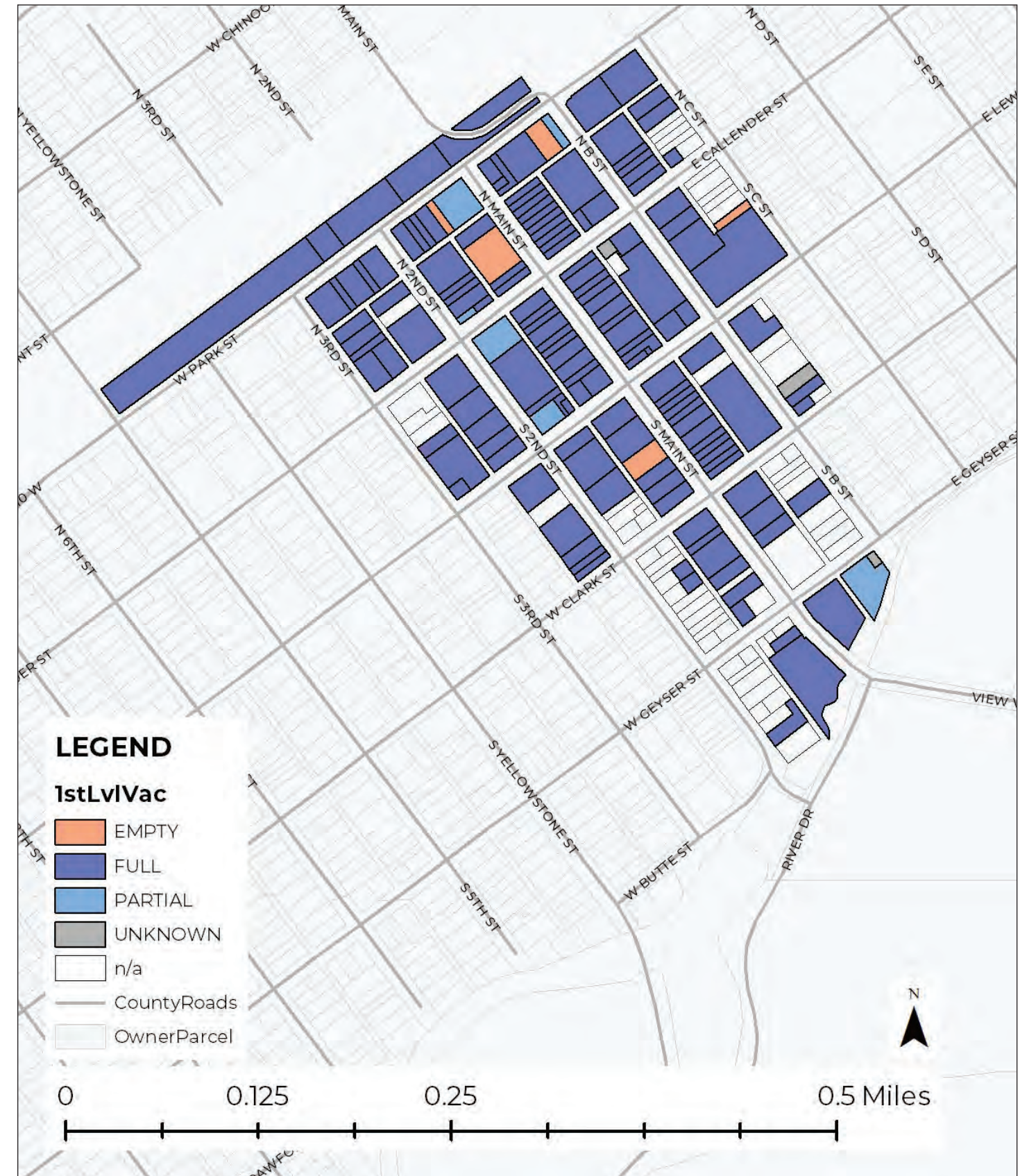
- Empty
- Partial
- Full
- Unknown
- n/a

Building Level 0 - Basement Floor Vacancy Map



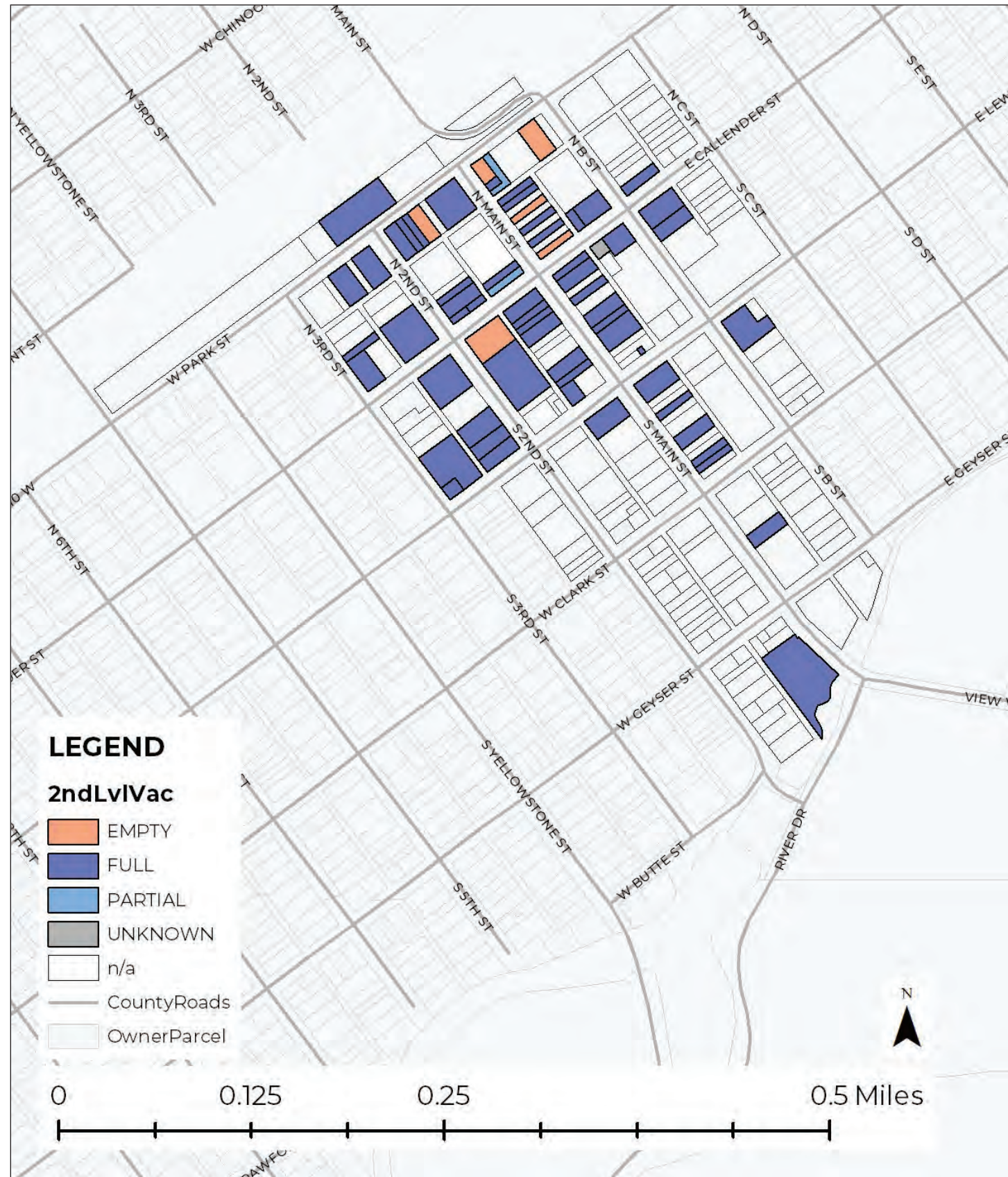
NOTE: "n/a" indicates no building level or a private residence

Building Level 1 - First/Ground Floor Vacancy Map



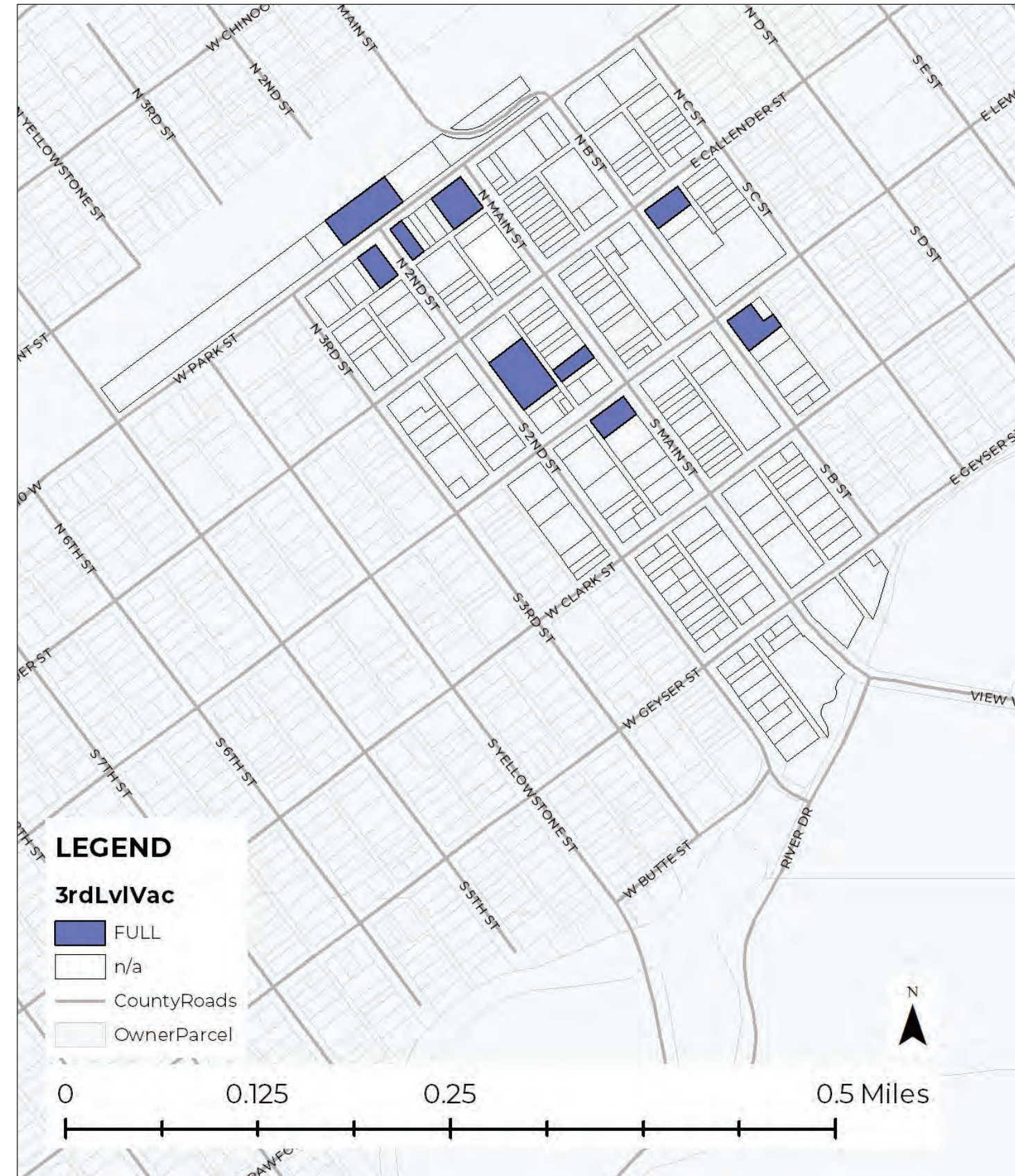
NOTE: "n/a" indicates no building level or a private residence

Building Level 2 - Second Floor Vacancy Map



NOTE: "n/a" indicates no building level or a private residence

Building Level 3 - Third Floor Vacancy Map



NOTE: "n/a" indicates no building level or a private residence

Building Level 4 - Fourth Floor Vacancy Map



Parking Map: Off-Street & On-Street



## PARKING

Parking was by and far the most popular topic of conversation when speaking with business owners and other residents. The commentary included a variety of speculative answers about what is causing the parking problems in Livingston. A good amount of people blamed it on the disproportionately high number of private parking lots in the downtown area, and others said there was simply not enough parking at all. On the other hand, there were a few comments made about the disinclination locals seem to have about walking more than a single city block to shop.

Multiple locals mentioned to us that they felt a parking garage would be a great solution. They felt it would be successful even if the parking was just for business owners because the relocation of spaces would free up a lot of the street parking for tourist and customer use. One location that was brought to our attention specifically was the parking lot owned by Opportunity Bank of Montana on S. B Street (Parcel 7.5).

In one conversation, a business owner told us that street repairs have slowly been cutting down on the amount of parallel parking spaces dedicated to each street. When reference lines aren't painted for parallel parking, drivers have a tendency to park along the street in locations that are convenient rather than efficient.

Two field days were devoted to documenting and counting parking. The information collected includes the location, designation of street/off-street or private/public, and the number of spaces.

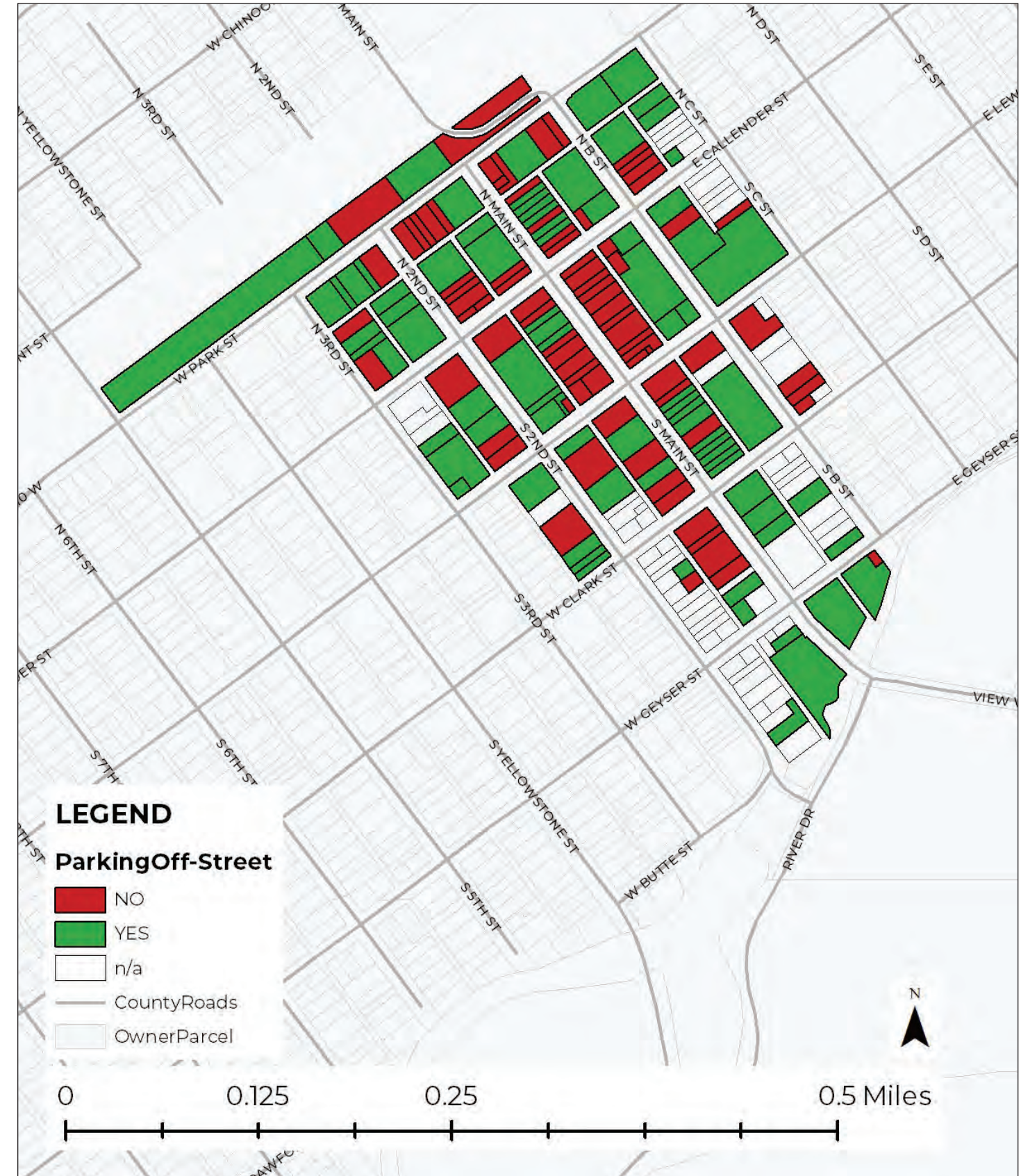


Parking Map: Off-Street Private & Public



NOTE: "n/a" indicates no building level or a private residence

Parking Map: Is there off-street parking on the parcel?



NOTE: "n/a" indicates no building level or a private residence

Street Trees Map



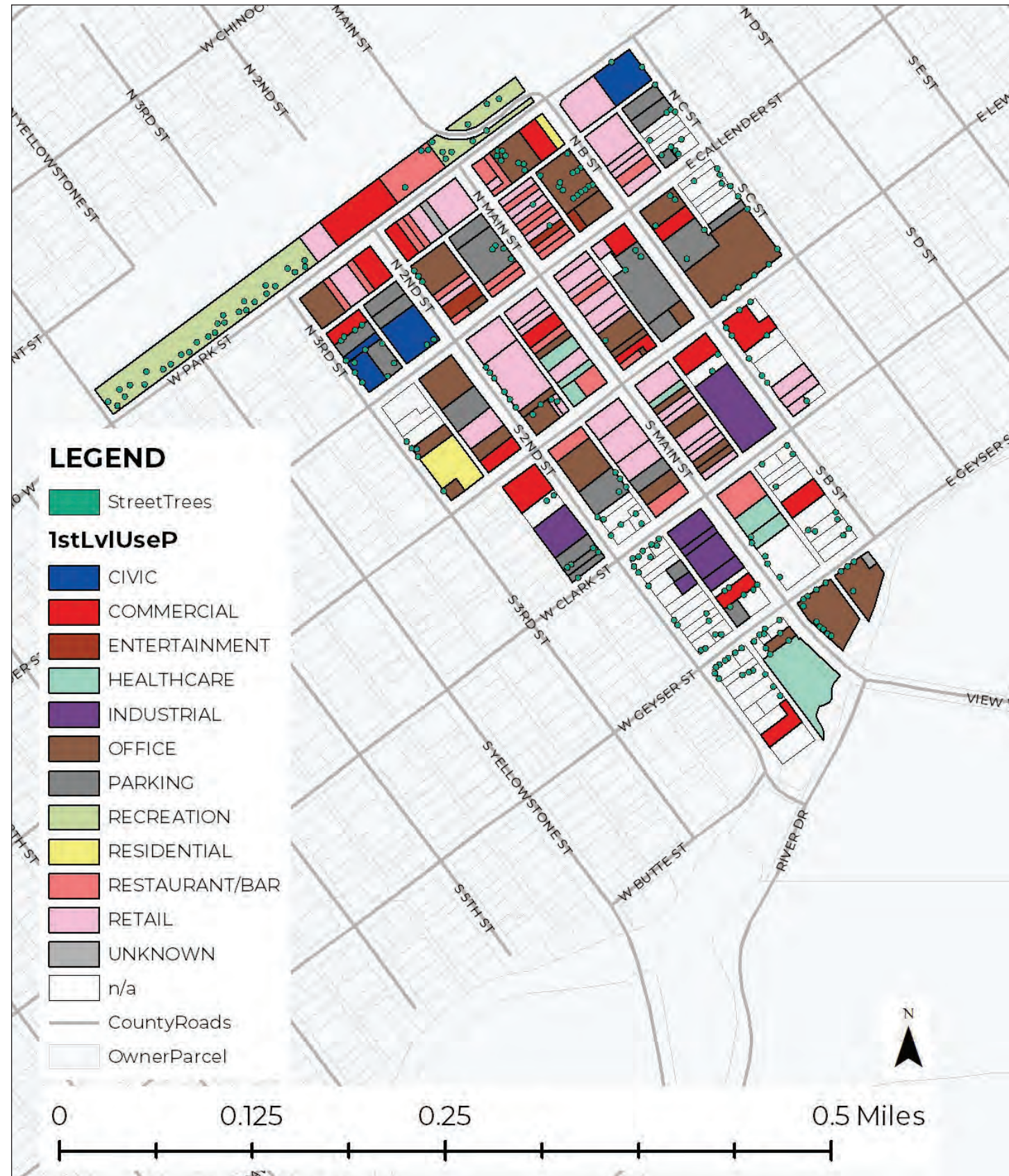
## STREET TREES

With historic designations and a protected viewshed on Main Street, serious efforts have been made to preserve the historic character of downtown Livingston. Street trees have the possibility of impacting the visual presence of the historic Livingston Main Street, so there has been an effort to avoid planting any large-scale vegetation in the historic downtown areas.

The location of street trees were documented in the hopes of layering this information with historic boundaries. When walking on the north sidewalk of Main Street in the summer, one is left rather exposed to the sun, and the lack of street trees becomes evident. As you can see in the map, the presence of large-scale vegetation becomes more dense in the outlying areas.

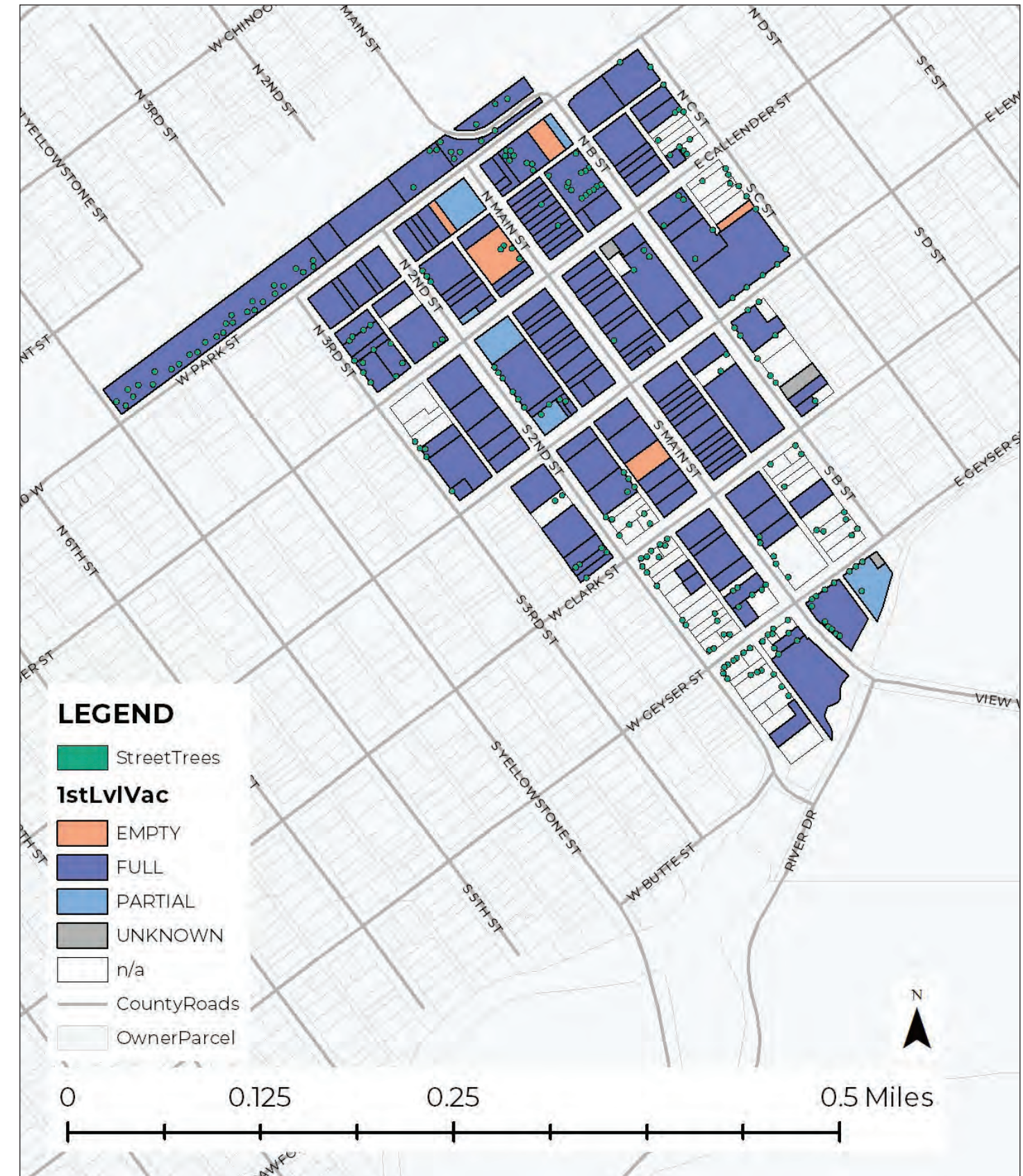
When utilized with other data such as first floor business designations or historic boundaries, this map sparks a conversation about how the presence of street trees on Main would impact the user experience in a variety of ways. Not only would it alter more tangible factors like thermal comfort and glare, but planting trees could disrupt the unique character of downtown Livingston.

Street Trees & First/Ground Floor Use Map



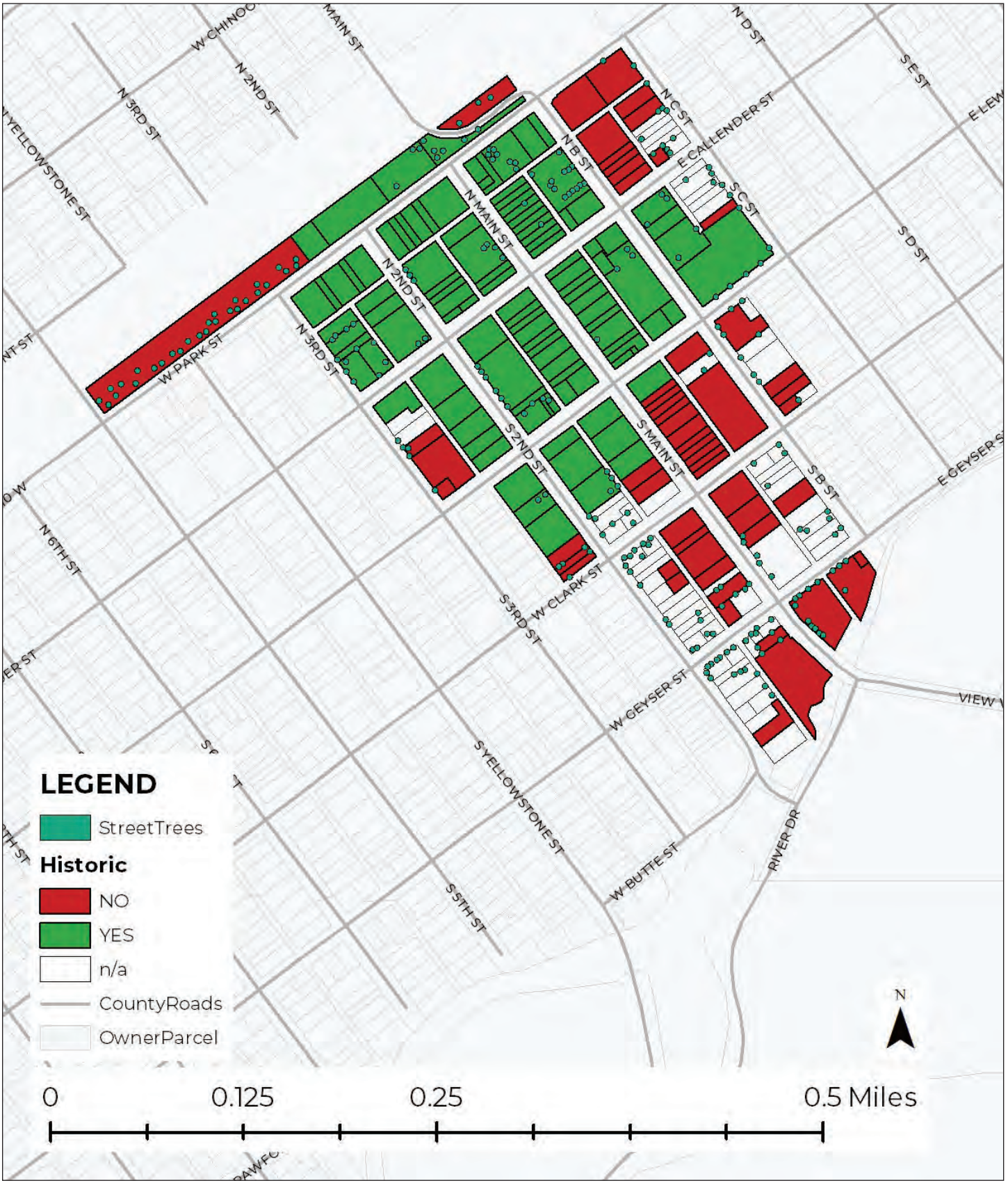
NOTE: "n/a" indicates no building level or a private residence

Street Trees & First/Ground Floor Vacancy Map



NOTE: "n/a" indicates no building level or a private residence

Street Trees & Historic Designation Map



NOTE: "n/a" indicates a private residence

**Block Map**



**INVENTORY BLOCKS**

Block 1	39
Block 2	47
Block 3	63
Block 4	81
Block 5	103
Block 16	121
Block 6	135
Block 7	155
Block 8	177
Block 17	189
Block 9	197
Block 10	213
Block 11	231
Block 12	241
Block 13	267
Block 14	283
Block 15	301

NOTE: Blocks 16 & 17 were added after the initial block designations

# BLOCK 1 PARCELS

- 1.1 Depot Rotary Park
- 1.2 Livingston Depot Center
- 1.3 Livingston Depot Center
- 1.4 Livingston Depot Center
- 1.5 open green space
- 1.6 open green space



Block 1 Parcels

## BLOCK 1

PARCEL: 1.1  
ADDRESS: W. Park Street  
OWNER NAME: Montana Rail Link, Inc.  
BUSINESS: Depot Rotary Park  
LEVELS: 1  
USE: 1 - Recreation  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Public  
# of spaces: 50  
NOTES: location of the 4th of July Festival of the Arts

## BLOCK 1

PARCEL: 1.2  
ADDRESS: 208 W. Park Street  
OWNER NAME: Montana Rail Link, Inc.  
BUSINESS: Livingston Depot Center (LDC): Gourmet Cellar,  
Livingston Model Railroad  
LEVELS: 0-1  
USE: 0 - Entertainment  
1P - Retail  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 4  
NOTES: old baggage building for the Depot

## BLOCK 1

PARCEL: 1.3

ADDRESS: 200 W. Park Street

OWNER NAME: Montana Rail Link, Inc.

BUSINESS: Livingston Depot Center (LDC): Rails Across the Rockies Museum, Event Center

LEVELS: 1-3

USE: 1P - Commercial  
1S - Entertainment  
2 - Commercial  
3 - Office

HISTORIC: Yes

VACANCY: 1 - Full  
2 - Full  
3 - Full

PARKING: No  
# of spaces:

NOTES: Museum (June-August), Event Center (September-May)

## BLOCK 1

PARCEL: 1.4

ADDRESS: 108 W. Park Street

OWNER NAME: Montana Rail Link, Inc.

BUSINESS: Livingston Depot Center (LDC): Northern Pacific Beanery

LEVELS: 0-1

USE: 0 - Storage  
1P - Restaurant/Bar

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full

PARKING: Yes - Private  
# of spaces: 20

NOTES: formerly Martin's Cafe, has always been a restaurant at the Depot



## BLOCK 1

PARCEL: 1.5  
ADDRESS: E. Park Street  
OWNER NAME: Montana Rail Link, Inc.  
BUSINESS: open green space  
LEVELS: 1  
USE: 1 - Recreation  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 1

PARCEL: 1.6  
ADDRESS: E. Park Street  
OWNER NAME: Montana Rail Link, Inc.  
BUSINESS: open green space  
LEVELS: 1  
USE: 1 - Recreation  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES:

# BLOCK 2 PARCELS

- 2.1 Berkshire Hathaway, Rice Fine Thai Cuisine, Dan Bailey's storage
- 2.2 Park County Community Foundation
- 2.3 Dan Bailey's Outdoor Co.
- 2.4 Gil's Goods
- 2.5 Murray Hotel & Bar, 2nd Street Bistro
- 2.6 American Bank Parking Lot
- 2.7 American Bank Parking Lot
- 2.8 United States Post Office
- 2.9 USPS Parking Lot
- 2.10 Livingston Park County Public Library
- 2.11 Livingston Park County Public Library
- 2.12 Franzen-Davis Parking Lot
- 2.13 Franzen-Davis Funeral Home



Block 2 Parcels

## BLOCK 2

PARCEL: 2.1  
ADDRESS: 217 W. Park Street  
OWNER NAME: Whiting Condominiums, LLC  
BUSINESS: Berkshire Hathaway, Rice Fine Thai Cuisine, Dan Bailey's storage  
LEVELS: 1  
USE: 1P - Office  
1S - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 8  
NOTES:

## BLOCK 2

PARCEL: 2.2  
ADDRESS: 215 W. Park Street  
OWNER NAME: 2SM, LLC  
BUSINESS: Park County Community Foundation  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Restaurant/Bar  
1S - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: formerly Clucked, temporary location for PCCF, kitchen used for other businesses on the block (Murray Hotel & Gil's Goods)

## BLOCK 2

PARCEL: 2.3  
ADDRESS: 209 W. Park Street  
OWNER NAME: Dale Sexton  
BUSINESS: Dan Bailey's Outdoor Co.  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 3  
NOTES: Level 2 apartment under renovation as of July 2021;  
storage warehouse at 2.1 with Berkshire Hathaway  
and Rice

## BLOCK 2

PARCEL: 2.4  
ADDRESS: 207 W. Park Street  
OWNER NAME: GGI, LLC  
BUSINESS: Gil's Goods  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 2  
NOTES:

## BLOCK 2

PARCEL: 2.5  
ADDRESS: 201 W. Park Street  
OWNER NAME: Murray Hotel Condo Master  
BUSINESS: Murray Hotel & Bar, 2nd Street Bistro  
LEVELS: 0-4  
USE: 0 - Storage  
1P - Commercial  
1S - Restaurant/Bar  
2 - Commercial  
3 - Commercial  
4 - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full  
4 - Full  
PARKING: No  
# of spaces:  
NOTES: outdoor seating/eating on alley

## BLOCK 2

PARCEL: 2.6  
ADDRESS: N. 2nd Street  
OWNER NAME: American Bank  
BUSINESS: American Bank Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 19  
NOTES:

BLOCK 2

PARCEL: 2.7

ADDRESS: N. 2nd Street

OWNER NAME: American Bank

BUSINESS: American Bank Parking Lot

LEVELS: 1

USE: 1P - Parking

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 11

NOTES:

BLOCK 2

PARCEL: 2.8

ADDRESS: 105 N. 2nd Street

OWNER NAME: United States Postal Service

BUSINESS: United States Post Office

LEVELS: 0-2

USE: 0 - Civic  
1P - Civic  
2 - Office

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: Yes - Private  
# of spaces: 19

NOTES: Level 2 offices are rented out

## BLOCK 2

PARCEL: 2.9  
ADDRESS: W. Callender Street  
OWNER NAME: United States Postal Service  
BUSINESS: USPS Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 16  
NOTES:

## BLOCK 2

PARCEL: 2.10  
ADDRESS: 228 W. Callender Street  
OWNER NAME: Public Library  
BUSINESS: Livingston Park County Public Library  
LEVELS: 0-2  
USE: 0 - Civic  
1P - Civic  
2 - Civic  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: Carnegie Library

## BLOCK 2

PARCEL: 2.11  
ADDRESS: 112 N. 3rd Street  
OWNER NAME: Public Library  
BUSINESS: Livingston Park County Public Library  
LEVELS: 0-2  
USE: 0 - Civic  
1P - Civic  
2 - Civic  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: library addition 2007

## BLOCK 2

PARCEL: 2.12  
ADDRESS: 116 N. 3rd Street  
OWNER NAME: Zeman Holdings, LLC  
BUSINESS: Franzen-Davis Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 10  
NOTES:



BLOCK 2

PARCEL: 2.13  
ADDRESS: 118 N. 3rd Street  
OWNER NAME: Zeman Holdings, LLC  
BUSINESS: Franzen-Davis Funeral Home  
LEVELS: 1  
USE: 1P - Commercial  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES: Own the parking lot next door at 2.12

# BLOCK 3 PARCELS

- 3.1 Masonic Temple, The Alchemy Exchange
- 3.2 Fiesta en Jalisco
- 3.3 Katabatic Brewing Co.
- 3.4** Park Place (multiple businesses)
- 3.5** Vacant Lot
- 3.6 Albemarle Apartments & West Park Building
- 3.7 Albemarle Apartments & West Park Building Parking Lot
- 3.8** American Bank Drive-Thru & Parking Lot
- 3.9 Soup Bar
- 3.10 (multiple businesses)
- 3.11 Paoli & Brown, P.C.
- 3.12 The Wok Chinese Restaurant, office space
- 3.13 Empire Twin Theatres, Coffee Crossing
- 3.14 (multiple businesses)
- 3.15 Owl Bar & Lounge
- 3.16 American Bank



Block 3 Parcels

### BLOCK 3

PARCEL: 3.1  
ADDRESS: 130 W. Park Street  
OWNER NAME: Masonic Association in Park County  
BUSINESS: Masonic Temple, The Alchemy Exchange  
LEVELS: 0-3  
USE: 0 - Commercial  
1P - Commercial  
1S - Retail  
2 - Commercial  
3 - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.2  
ADDRESS: 119 W. Park Street  
OWNER NAME: Primos Park Building, LLC  
BUSINESS: Fiesta en Jalisco  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.3  
ADDRESS: 117 W. Park Street  
OWNER NAME: Hawkwood, LLC  
BUSINESS: Katabatic Brewing Co.  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant  
1S - Industrial  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.4  
ADDRESS: 113 W. Park Street  
OWNER NAME: David Paul Miller  
BUSINESS: Park Place (multiple businesses): Boheme Apotheca,  
Camino Spice, etc.  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
1S - Restaurant/Bar  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Empty  
PARKING: No  
# of spaces:  
NOTES: Level 2 is possibly a dance studio space

Space of Opportunity - 5,500 SF

## BLOCK 3

PARCEL: 3.5  
ADDRESS: W. Park Street  
OWNER NAME: Montana Homes, LLC  
BUSINESS: Vacant Lot  
LEVELS: 1  
USE: 1P - Unknown  
HISTORIC: Yes  
VACANCY: 1 - Empty  
PARKING:  
# of spaces: No  
NOTES: used for parking, rumors about using it for food truck parking, looks like a building used to be there connected to the Park Place building next door

Space of Opportunity - 3,250 SF

## BLOCK 3

PARCEL: 3.6  
ADDRESS: N. Main Street  
OWNER NAME: Albemarle Condo Master  
BUSINESS: Albemarle Apartments & West Park Building  
LEVELS: 1-3  
USE: 1P - Retail  
1S - Office  
2 - Residential  
3 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Partial  
2 - Full  
3 - Full  
PARKING:  
# of spaces: Yes - Private  
13  
NOTES:

### BLOCK 3

PARCEL: 3.7  
ADDRESS: N. Main Street  
OWNER NAME: Montana Homes, LLC  
BUSINESS: Albemarle Apartments & West Park Building  
Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 14  
NOTES:

### BLOCK 3

PARCEL: 3.8  
ADDRESS: N. Main Street  
OWNER NAME: American Bank  
BUSINESS: American Bank Drive-Thru & Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Partial  
PARKING: Yes - Private  
# of spaces: 27  
NOTES: Drive-Thru is technically "No Parking" but cars have been parked there consistently, has been used for classic car shows, locals told us the Drive-Thru has been inoperational for at least 5 years

Space of Opportunity - 10,000 SF

### BLOCK 3

PARCEL: 3.9  
ADDRESS: 103 N. Main Street  
OWNER NAME: McLean Friedmann Property Management, LLC  
BUSINESS: Soup Bar  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
2 - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.10  
ADDRESS: 101 N. Main Street  
OWNER NAME: Lost Arrow, LLC  
BUSINESS: (multiple businesses) Campione Kitchen, Montana  
Brewery Shop, etc.  
LEVELS: 1-2  
USE: 1P - Restaurant/Bar  
1S - Retail  
2 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Partial  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.11  
ADDRESS: 116 W. Callender Street  
OWNER NAME: Paoli & Brown PC  
BUSINESS: Paoli & Brown, P.C.  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Office  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

### BLOCK 3

PARCEL: 3.12  
ADDRESS: 102 N. 2nd Street  
OWNER NAME: Amistad, LLC  
BUSINESS: The Wok Chinese Restaurant, office space  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
1S - Office  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Partial  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:



### BLOCK 3

PARCEL: 3.13  
ADDRESS: 104 N. 2nd Street  
OWNER NAME: Empire Entertainment, Inc.  
BUSINESS: Empire Twin Theatres, Coffee Crossing  
LEVELS: 1-2  
USE: 1P - Entertainment  
1S - Restaurant/Bar  
2 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: the Coffee Crossing used to be Spencer's Super Cream

### BLOCK 3

PARCEL: 3.14  
ADDRESS: 108 N. 2nd Street  
OWNER NAME: Cerberus Properties, LLC  
BUSINESS: (multiple businesses) Obsidian Collection, Second Street Suite  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
1S - Residential  
2 - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

BLOCK 3

PARCEL: 3.15  
 ADDRESS: 110 N. 2nd Street  
 OWNER NAME: Lisa J. Schwarz  
 BUSINESS: Owl Bar & Lounge  
 LEVELS: 1  
 USE: 1P - Restaurant/Bar  
 HISTORIC: Yes  
 VACANCY: 1 - Full  
 PARKING: No  
 # of spaces:  
 NOTES:

BLOCK 3

PARCEL: 3.16  
 ADDRESS: 120 N. 2nd Street  
 OWNER NAME: American Bank  
 BUSINESS: American Bank  
 LEVELS: 0-1  
 USE: 0 - Office  
 1P - Office  
 HISTORIC: Yes  
 VACANCY: 0 - Full  
 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 4  
 NOTES:

# BLOCK 4 PARCELS

- 4.1 Livingston Bar & Grille
- 4.2 Glenn's Food & Spirits, The Edge Salon
- 4.3 Sky Federal Credit Union Drive-Thru & Parking Lot
- 4.4** Vacant Building & Storage
- 4.5** J. Lehrkind Building
- 4.6 Sky Federal Credit Union
- 4.7 (multiple businesses)
- 4.8 Blue Slipper Theatre
- 4.9** The Mint Bar & Grill
- 4.10 Tru North Cafe
- 4.11 Danforth Museum of Art
- 4.12 Insty Prints
- 4.13 Whiskey Creek Saloon
- 4.14 Mustang Fresh Food
- 4.15** Bob's Outdoor
- 4.16 Fireflies Pottery & Art Studio
- 4.17 The Stockman Bar
- 4.18 Wheatgrass Books
- 4.19 Montana Watch Company



Block 4 Parcels

## BLOCK 4

PARCEL: 4.1  
ADDRESS: 130 N. Main Street  
OWNER NAME: Livingston B & G, LLC  
BUSINESS: Livingston Bar & Grille  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
2 - Unknown  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Empty  
PARKING: No  
# of spaces:  
NOTES: Level 2 gutted

## BLOCK 4

PARCEL: 4.2  
ADDRESS: 122 N. Main Street  
OWNER NAME: Springer, LLP  
BUSINESS: Glenn's Food & Spirits, The Edge Salon  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
1S - Retail  
2 - Storage  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Partial  
PARKING: No  
# of spaces:  
NOTES:

Space of Opportunity - 2,000 SF

## BLOCK 4

PARCEL: 4.3  
ADDRESS: 116 E. Park Street  
OWNER NAME: Sky Federal Credit Union  
BUSINESS: Sky Federal Credit Union Drive-Thru & Parking Lot  
LEVELS: 1  
USE: 1P - Office  
1S - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 12  
NOTES: green space/park about a quarter (25%) of the parcel

## BLOCK 4

PARCEL: 4.4  
ADDRESS: 120 E. Park Street  
OWNER NAME: Dink Inc. of Key West  
BUSINESS: Vacant Building & Storage  
LEVELS: 2  
USE: 1P - Commercial  
1S - Storage  
2 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Empty  
2 - Empty  
PARKING: No  
# of spaces:  
NOTES: for sale as of July 2021

Space of Opportunity - 8,300 SF

## BLOCK 4

PARCEL: 4.5  
ADDRESS: 122 E. Park Street  
OWNER NAME: Matt B. Smith  
BUSINESS: J. Lehrkind Building  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Residential  
1S - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 0 - Empty  
1 - Partial  
PARKING: No  
# of spaces:  
NOTES: for sale as of July 2021, formerly Public Works building

## BLOCK 4

PARCEL: 4.6  
ADDRESS: 111 N. B Street  
OWNER NAME: Sky Federal Credit Union  
BUSINESS: Sky Federal Credit Union  
LEVELS: 0-1  
USE: 0 - Office  
1P - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 28  
NOTES: green space surrounding building

Space of Opportunity - 5,500 SF

## BLOCK 4

PARCEL: 4.7

ADDRESS: 123 E. Callender Street

OWNER NAME: Carl H. Vander Molen

BUSINESS: (multiple businesses) Sarah H. Stokefield - State Farm Insurance Agent, Cloud 9 Massage, Stay Golden Tanning, Callender Block Apartments

LEVELS: 0-2

USE: 0 - Storage  
1P - Office  
1S - Retail  
2 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: Yes - Private  
# of spaces: 7

NOTES:

## BLOCK 4

PARCEL: 4.8

ADDRESS: 113 E. Callender Street

OWNER NAME: Park County Theatre Guild, Inc.

BUSINESS: Blue Slipper Theatre

LEVELS: 0-2

USE: 0 - Storage  
1P - Entertainment  
2 - Office

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 4

PARCEL: 4.9

ADDRESS: 102 N. Main Street

OWNER NAME: 1888 Brick & Mortar, LLC

BUSINESS: The Mint Bar & Grill

LEVELS: 0-2

USE: 0 - Storage  
1P - Restaurant/Bar  
2 - Storage

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Empty

PARKING: No  
# of spaces:

NOTES:

BLOCK 4

PARCEL: 4.10

ADDRESS: 104 N. Main Street

OWNER NAME: Martha Jane Schmidt Trust

BUSINESS: Tru North Cafe

LEVELS: 1

USE: 1P - Restaurant/Bar

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: No  
# of spaces:

NOTES:

Space of Opportunity - 3,500 SF



BLOCK 4

PARCEL: 4.11

ADDRESS: 106 N. Main Street

OWNER NAME: Park County Friends of the Arts, Inc.

BUSINESS: Danforth Museum of Art

LEVELS: 1-2

USE: 1P - Entertainment  
2 - Entertainment

HISTORIC: Yes

VACANCY: 1 - Full  
2 - Full

PARKING: Yes - Private  
# of spaces: 2

NOTES: under renovation as of July 2021, former art gallery

BLOCK 4

PARCEL: 4.12

ADDRESS: 108 N. Main Street

OWNER NAME: D & B Investments

BUSINESS: Insty Prints

LEVELS: 1

USE: 1P - Retail

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 2

NOTES:

BLOCK 4

PARCEL: 4.13  
ADDRESS: 110 N. Main Street  
OWNER NAME: 1890, LLC  
BUSINESS: Whiskey Creek Saloon  
LEVELS: 1-2  
USE: 1P - Restaurant/Bar  
2 - Entertainment  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: Level 2 is a music venue

BLOCK 4

PARCEL: 4.14  
ADDRESS: 112 N. Main Street  
OWNER NAME: Daniel J. Sullivan  
BUSINESS: Mustang Fresh Food  
LEVELS: 1  
USE: 1P - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: currently online and takeout orders only as of July 2021

## BLOCK 4

PARCEL: 4.15  
ADDRESS: 114 N. Main Street  
OWNER NAME: Michelle Chapel  
BUSINESS: Bob's Outdoor  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Unknown  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Empty  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: Level 2 gutted

## BLOCK 4

PARCEL: 4.16  
ADDRESS: 116 N. Main Street  
OWNER NAME: Libbey Doreen Verena Bypass Trust  
BUSINESS: Fireflies Pottery & Art Studio  
LEVELS: 1  
USE: 1P - Retail  
1S - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: coffee bar inside

Space of Opportunity - 2,000 SF

## BLOCK 4

PARCEL: 4.17  
ADDRESS: 118 N. Main Street  
OWNER NAME: Mary K. Weamer  
BUSINESS: The Stockman Bar  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Restaurant/Bar  
2 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:

## BLOCK 4

PARCEL: 4.18  
ADDRESS: 120 N. Main Street  
OWNER NAME: Lisa Snow Beaudin  
BUSINESS: Wheatgrass Books  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: Level 2 resident artist/gallery

BLOCK 4

PARCEL: 4.19  
ADDRESS: 124 N. Main Street  
OWNER NAME: Thomas Emma Lewis Revocable Trust  
BUSINESS: Montana Watch Company  
LEVELS: 1-2  
USE: 1P - Retail  
2 - Office  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

# BLOCK 5 PARCELS

- 5.1 - Conoco & TJ's Gas N Convenience
- 5.2 - Livingston City Hall
- 5.3 - Parking Lot
- 5.4 - Parking Lot
- 5.5 - Private Residence
- 5.6 - Private Residence
- 5.7 - Private Residence
- 5.8 - Private Residence
- 5.9 - Private Residence
- 5.10 - Parking Lot
- 5.11 - Quinn's Barber Shop
- 5.12 - American Legion Park Post #23
- 5.13 - AD Maddox Studios
- 5.14 - Warmstone Fireplaces & Designs
- 5.15 - State Liquor Store & Thumbelina's Quilt Shop



Block 5 Parcels

BLOCK 5

PARCEL: 5.1  
 ADDRESS: 204 E. Park Street  
 OWNER NAME: Set Five, LLC  
 BUSINESS: Conoco & TJ's Gas N Convenience  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 15

NOTES:

BLOCK 5

PARCEL: 5.2  
 ADDRESS: 220 E. Park Street  
 OWNER NAME: BVA, Inc.  
 BUSINESS: Livingston City Hall  
 LEVELS: 1  
 USE: 1P - Civic  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 16

NOTES:

BLOCK 5

PARCEL: 5.3  
 ADDRESS: 119 N. C Street  
 OWNER NAME: J & G Livingston Limited Partnership  
 BUSINESS: Parking Lot  
 LEVELS: 1  
 USE: 1P - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 8

NOTES:

BLOCK 5

PARCEL: 5.4  
 ADDRESS: 113 N. C Street  
 OWNER NAME: J & G Livingston Limited Partnership  
 BUSINESS: Parking Lot  
 LEVELS: 1  
 USE: 1P - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 8

NOTES:



BLOCK 5

PARCEL: 5.5  
ADDRESS: 111 N. C Street  
OWNER NAME: Bridger Land Company  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 5

PARCEL: 5.6  
ADDRESS: 109 N. C Street  
OWNER NAME: Leigh Vogel  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 5

PARCEL: 5.7  
ADDRESS: 107 N. C Street  
OWNER NAME: Billy Bob Maddux  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 5

PARCEL: 5.8  
ADDRESS: 105 N. C Street  
OWNER NAME: Quenby landiorio  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 5

PARCEL: 5.9

ADDRESS: 219 E. Callender Street

OWNER NAME: Montana R&C, LLC

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 5

PARCEL: 5.10

ADDRESS: 201 E. Callender Street

OWNER NAME: M Bloom'n Company

BUSINESS: Parking Lot

LEVELS: 1

USE: 1P - Parking

HISTORIC: No

VACANCY: 1 - Full

PARKING:  
# of spaces: 5

NOTES:

## BLOCK 5

PARCEL: 5.11  
ADDRESS: 203 E. Callender Street  
OWNER NAME: M Bloom'n Company  
BUSINESS: Quinn's Barber Shop  
LEVELS: 0-2  
USE: 0 - Residential  
1P - Retail  
1S - Residential  
2 - Residential  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: "comeuntochrist.org" spelled in sticky notes in upper window

## BLOCK 5

PARCEL: 5.12  
ADDRESS: 112 N. B Street  
OWNER NAME: Park Post #23 American Legion]  
BUSINESS: American Legion Park Post #23  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Restaurant/Bar  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES: lack of parking is the worst part about the location, especially for large events like funeral services

BLOCK 5

PARCEL: 5.13

ADDRESS: 114 N. B Street

OWNER NAME: Montana Ice House, LLC

BUSINESS: AD Maddox Studios

LEVELS: 1

USE: 1P - Retail

HISTORIC: No

VACANCY: 1 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 5

PARCEL: 5.14

ADDRESS: 114 N. B Street

OWNER NAME: Triumph Properties, LLC

BUSINESS: Warmstone Fireplaces & Designs

LEVELS: 0-1

USE: 0 - Storage  
1P - Retail

HISTORIC: No

VACANCY: 0 - Full  
1 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 5

PARCEL: 5.15  
ADDRESS: 118 N. B Street  
OWNER NAME: J & G Livingston Limited Partnership  
BUSINESS: State Liquor Store & Thumbelina's Quilt Shop  
LEVELS: 1  
USE: 1P - Retail  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 17  
NOTES:

# BLOCK 16 PARCELS

- 16.1 - First Interstate Bank
- 16.2 - First Interstate Bank
- 16.3 - (multiple businesses)
- 16.4 - Mountainview Travel
- 16.5 - Livingston Elks Lodge #246
- 16.6 - Frontier Retirement Center
- 16.7 - Dean Hendrickson - State Farm Insurance Agent
- 16.8 - MSU Park County Extension Weed Department
- 16.9 - Private Residence
- 16.10 - Private Residence
- 16.11 - Ebert Apartments



Block 16 Parcels

BLOCK 16

PARCEL: 16.1

ADDRESS: 102 S. 2nd Street

OWNER NAME: First Interstate Bank

BUSINESS: First Interstate Bank

LEVELS: 1-2

USE: 1P - Office  
2 - Office

HISTORIC: Yes

VACANCY: 1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES: set to open August 2021

BLOCK 16

PARCEL: 16.2

ADDRESS: 102 S 2nd Street

OWNER NAME: First National Park Bank

BUSINESS: First Interstate Bank Parking Lot

LEVELS: 1

USE: 1P - Parking

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 35

NOTES:



## BLOCK 16

PARCEL: 16.3  
ADDRESS: 122 S. 2nd Street  
OWNER NAME: John Bailey  
BUSINESS: (multiple businesses)  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 6  
NOTES:

## BLOCK 16

PARCEL: 16.4  
ADDRESS: 126 S. 2nd Street  
OWNER NAME: David A. & Christine E. Wistey  
BUSINESS: Mountainview Travel  
LEVELS: 1-2  
USE: 1P - Office  
2 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 16

PARCEL: 16.5  
ADDRESS: 130 S. 2nd Street & Lewis Street  
OWNER NAME: BPO Elks  
BUSINESS: Livingston Elks Lodge #246  
LEVELS: 0-2  
USE: 0 - Commercial  
1P - Commercial  
2 - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 16

PARCEL: 16.6  
ADDRESS: 121 S. 3rd Street  
OWNER NAME: JMWJ, LLC  
BUSINESS: Frontier Retirement Center  
LEVELS: 0-2  
USE: 0 - Residential  
1P - Residential  
2 - Residential  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 9  
NOTES:

## BLOCK 16

PARCEL: 16.7  
ADDRESS: 224 W. Lewis Street  
OWNER NAME: Robert Dean & Deborah Marie Hendrickson  
BUSINESS: Dean Hendrickson - State Farm Insurance Agent  
LEVELS: 1-2  
USE: 1P - Office  
2 - Office  
HISTORIC: No  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 2  
NOTES:

## BLOCK 16

PARCEL: 16.8  
ADDRESS: 119 S. 3rd Street  
OWNER NAME: Philip C. & Brenda R. Gilbert  
BUSINESS: MSU Park County Extension Weed Department  
LEVELS: 0-1  
USE: 0 - Office  
1P - Office  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 7  
NOTES:

## BLOCK 16

PARCEL: 16.9  
ADDRESS: 111 S. 3rd Street  
OWNER NAME: Ronald & Tammy Adkins  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 16

PARCEL: 16.10  
ADDRESS: 109 S. 3rd Street  
OWNER NAME: Tom Werner  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 16

PARCEL: 16.11  
ADDRESS: 219 W. Callender Street  
OWNER NAME: Pocock Holdings, LLC  
BUSINESS: Ebert Apartments  
LEVELS:  
USE:  
HISTORIC: Yes  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

# BLOCK 6 PARCELS

- 6.1 - (multiple businesses)
- 6.2 - Mary's Decor to Adore
- 6.3 - Visions West Gallery
- 6.4 - Robert Osborn Gallery & Sheila Hrasky Gallery
- 6.5 - The Sport Bar & Grill
- 6.6 - Coldwell Banker Distinctive Properties
- 6.7 - L'esprit Behavioral Health Center
- 6.8 - Livingston Home Outfitters
- 6.9 - Community Health Partners
- 6.10 - The Office Lounge & Liquor Store
- 6.11 - Community Health Partners
- 6.12 - Tom's Jewelers
- 6.13 - Silver and Pewter Gifts
- 6.14 - Key Insurance
- 6.15 - Western Home Mortgage Group
- 6.16 - (multiple businesses)
- 6.17** - Park Hotel Building (multiple businesses)



Block 6 Parcels

BLOCK 6

PARCEL: 6.1

ADDRESS: 102 S. Main Street

OWNER NAME: John W. Fryer

BUSINESS: (multiple businesses): Sax & Fryer, Rooted in Montana, new business

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
2 - Office

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 6

PARCEL: 6.2

ADDRESS: 106 S. Main Street

OWNER NAME: Jeffery L. Galli

BUSINESS: Mary's Decor to Adore

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
2 - Retail

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

## BLOCK 6

PARCEL: 6.3  
ADDRESS: 108 S. Main Street  
OWNER NAME: Visions West Gallery, Inc.  
BUSINESS: Visions West Gallery  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Retail  
HISTORIC: Yes  
VACANCY: 0 - Empty  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 2  
NOTES:

## BLOCK 6

PARCEL: 6.4  
ADDRESS: 110 & 112 S. Main Street  
OWNER NAME: 110/112 South Main Street Condo Master  
BUSINESS: Robert Osborn Gallery & Sheila Hrasky Gallery  
LEVELS: 1-2  
USE: 1P - Retail  
2 - Residential  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:



BLOCK 6

PARCEL: 6.5

ADDRESS: 114 S. Main Street

OWNER NAME: Open Range Restaurants, Inc.

BUSINESS: The Sport Bar & Grill

LEVELS: 1

USE: 1P - Restaurant/Bar

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 2

NOTES:

BLOCK 6

PARCEL: 6.6

ADDRESS: 116 S. Main Street

OWNER NAME: Old Wilcoxson, LLC

BUSINESS: Coldwell Banker Distinctive Properties

LEVELS: 0-1

USE: 0 - Storage  
1P - Office

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full

PARKING: No  
# of spaces:

NOTES:

## BLOCK 6

PARCEL: 6.7  
ADDRESS: 120 S. Main Street  
OWNER NAME: Bensons Landing, LLC  
BUSINESS: L'esprit Behavioral Health Center  
LEVELS: 0-1  
USE: 0 - Healthcare  
1P - Healthcare  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 6

PARCEL: 6.8  
ADDRESS: 124 S. Main Street  
OWNER NAME: Wilmont, LLC  
BUSINESS: Livingston Home Outfitters  
LEVELS: 0-4  
USE: 0 - Retail  
1P - Retail  
2 - Residential  
3 - Residential  
4 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full  
4 - Full  
PARKING: No  
# of spaces:  
NOTES: Wi-Fi for the entire downtown is on the roof

## BLOCK 6

PARCEL: 6.9  
ADDRESS: 126 S. Main Street  
OWNER NAME: Community Health Partners  
BUSINESS: Community Health Partners  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Healthcare  
2 - Healthcare  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 6

PARCEL: 6.10  
ADDRESS: 128 S. Main Street  
OWNER NAME: Prescott Properties  
BUSINESS: The Office Lounge & Liquor Store  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Restaurant/Bar  
1S - Retail  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 6

PARCEL: 6.11

ADDRESS: 112 W. Lewis Street

OWNER NAME: Community Health Partners

BUSINESS: Community Health Partners

LEVELS: 0-2

USE: 0 - Storage  
1P - Healthcare  
2 - Healthcare

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

## BLOCK 6

PARCEL: 6.12

ADDRESS: 114 W. Lewis Street

OWNER NAME: Alfred M. Hogg

BUSINESS: Tom's Jewelers

LEVELS: 0-1

USE: 0 - Storage  
1P - Retail

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 6

PARCEL: 6.13  
 ADDRESS: 116 W. Lewis Street  
 OWNER NAME: Lewis Street, LLC  
 BUSINESS: Silver and Pewter Gifts  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: Yes  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 2  
 NOTES: former Rocky Mountain Hospice

BLOCK 6

PARCEL: 6.14  
 ADDRESS: 127 S. 2nd Street  
 OWNER NAME: Barry & Heather Payne  
 BUSINESS: Key Insurance  
 LEVELS: 1  
 USE: 1P - Office  
 HISTORIC: Yes  
 VACANCY: 1 - Partial  
 PARKING: Yes - Private  
 # of spaces: 8  
 NOTES: green space behind

## BLOCK 6

PARCEL: 6.15  
ADDRESS: 125 S. 2nd Street  
OWNER NAME: Western Home Mortgage Group  
BUSINESS: Western Home Mortgage Group  
LEVELS: 1  
USE: 1P - Office  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 3  
NOTES:

## BLOCK 6

PARCEL: 6.16  
ADDRESS: 109 S. 2nd Street  
OWNER NAME: Miles Limited Partnership  
BUSINESS: (multiple businesses): Big Brothers Big Sisters, Four-O-Six Paradise Accounting & Tax Services, Gateway Office Supply, Livingston Community Bakery, Route Sixty-Six Salon, Warming Center, & HRDC Apartments (low-income)  
LEVELS: 0-3  
USE: 0 - Storage  
1P - Retail  
1S - Office  
2 - Residential  
3 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Partial  
1 - Full  
2 - Full  
3 - Full  
PARKING: Yes - Private  
# of spaces: 17  
NOTES: HRDC runs the building  
alley parking for residents only  
basement in various stages of disrepair  
Levels 2-3 are only the front half of the footprint

BLOCK 6

PARCEL: 6.17

ADDRESS: 111 W. Callender Street

OWNER NAME: Park Hotel Building, Inc.

BUSINESS: Park Hotel Building (multiple businesses): Hiatt House Bar, Edward Jones - Financial Advisor: Matthew A Blades, AAMS®, Livingston Kite Co., Cactus Blossom Collective

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
1S - Restaurant/Bar  
2 - Residential

HISTORIC: Yes

VACANCY: 0 - Partial  
1 - Partial  
2 - Empty

PARKING: No  
# of spaces:

NOTES: Level 2 is gutted, offices/apartments at some point after hotel

Space of Opportunity - 25,000 SF

# BLOCK 7 PARCELS

- 7.1 - Private Residence
- 7.2** - former City Hall Condos
- 7.3** - Skinny Strip of Parking
- 7.4 - (multiple businesses)
- 7.5** - Parking Lot & City of Livingston Business Office
- 7.6 - Livingston School Administration No. 4
- 7.7 - Parking Lot
- 7.8 - Educatio Love Learning
- 7.9 - Montana's Peer Network
- 7.10 - Pickle Barrel
- 7.11 - Opportunity Bank of Montana Drive-Thru
- 7.12 - Opportunity Bank of Montana & Cushing Terrell
- 7.13 - Livingston Center for Art & Culture
- 7.14 - Curated Closet & Park Photo
- 7.15 - High Trash Boutique
- 7.16 - Pinky's Cafe & Mordam Art
- 7.17 - Riverside Hardware
- 7.18 - (multiple businesses)
- 7.19 - (multiple businesses)



Block 7 Parcels



## BLOCK 7

PARCEL: 7.1  
ADDRESS: 112 1/2 E. Callender Street  
OWNER NAME: Russell Fry  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC: Yes  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.2  
ADDRESS: 118 E. Callender Street  
OWNER NAME: WNK, LLC  
BUSINESS: Unknown  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
2 - Residential  
HISTORIC: Yes  
VACANCY: 0 - Unknown  
1 - Unknown  
2 - Unknown  
PARKING:  
# of spaces: No  
NOTES: former City Hall Condos  
looks like it's being used as a private residence

Space of Opportunity - 7,650 SF

## BLOCK 7

PARCEL: 7.3  
ADDRESS:  
OWNER NAME: Charles Edward & Jodi Ann Hubbell  
BUSINESS: n/a  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING:  
# of spaces: No  
NOTES: skinny strip of on 7.4 gravel parking lot

## BLOCK 7

PARCEL: 7.4  
ADDRESS: 120 E. Callender Street  
OWNER NAME: City Hall Condo Master  
BUSINESS: (multiple businesses): Happy Feet & Hands Day Spa, Graceful Aging Weightloss, Firehall Fitness Center  
LEVELS: 0-2  
USE: 0 - Commercial  
1P - Commercial  
1S - Retail  
2 - Retail  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 9  
NOTES: Firehall Fitness Center is about 3/4 of the building

Space of Opportunity - 250 SF

BLOCK 7

PARCEL: 7.5

ADDRESS: 110 S. B Street

OWNER NAME: Opportunity Bank of Montana

BUSINESS: Parking Lot & City of Livingston Business Office

LEVELS: 1

USE: 1P - Parking  
1S - Civic

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 60

NOTES: multiple locals said it's a great place for a parking garage

BLOCK 7

PARCEL: 7.6

ADDRESS: 132 S. B Street

OWNER NAME: School District 4

BUSINESS: Livingston School Administration No. 4

LEVELS: 1

USE: 1P - Office

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 2

NOTES:

## BLOCK 7

PARCEL: 7.7  
ADDRESS: E. Lewis Street  
OWNER NAME: City of Livingston  
BUSINESS: Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 16  
NOTES:

## BLOCK 7

PARCEL: 7.8  
ADDRESS: 129 S. Main Street  
OWNER NAME: Bensons Landing, LLC  
BUSINESS: Educatio Love Learning  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Commercial  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.9  
ADDRESS: 109 E. Lewis Street  
OWNER NAME: Richard E. Spellman Revocable Living Trust  
BUSINESS: Montana's Peer Network  
LEVELS: 1-2  
USE: 1P - Office  
2 - Office  
HISTORIC: Yes  
VACANCY: 1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.10  
ADDRESS: 131 S. Main Street  
OWNER NAME: David B. Jr. & Karla K. Pettit  
BUSINESS: Pickle Barrel  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.11  
ADDRESS: 127 S. Main Street  
OWNER NAME: Opportunity Bank of Montana  
BUSINESS: Opportunity Bank of Montana Drive-Thru  
LEVELS: 1  
USE: 1P - Office  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING:  
# of spaces: No  
NOTES:

## BLOCK 7

PARCEL: 7.12  
ADDRESS: 123 S. Main Street  
OWNER NAME: Opportunity Bank of Montana  
BUSINESS: Opportunity Bank of Montana, Cushing Terrell  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Office  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Empty  
1 - Full  
2 - Full  
PARKING:  
# of spaces: No  
NOTES: Level 1 - Opportunity Bank  
Level 2 - Cushing Terrell

## BLOCK 7

PARCEL: 7.13

ADDRESS: 119 S. Main Street

OWNER NAME: Innskeeper, Inc.

BUSINESS: Livingston Center for Art & Culture

LEVELS: 0-2

USE: 0 - Commercial  
1P - Retail  
2 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES: includes the Parks Reece Gallery  
Level 2 - private apartment on street front, 2 Airb-  
nb's towards alley

## BLOCK 7

PARCEL: 7.14

ADDRESS: 117 S. Main Street

OWNER NAME: Harlan R. & Alma C. Durgan

BUSINESS: Curated Closet, Park Photo, & Vogue Apartments

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
2 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

## BLOCK 7

PARCEL: 7.15  
ADDRESS: 113 S. Main Street  
OWNER NAME: Bensons Landing, LLC  
BUSINESS: High Trash Boutique  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Retail  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.16  
ADDRESS: 109 S. Main Street  
OWNER NAME: Bensons Landing, LLC  
BUSINESS: Pinky's Cafe & Mordam Art  
LEVELS: 1  
USE: 1P - Restaurant/Bar  
1S - Commercial  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES: Pinky's Cafe is only doing online orders due to COVID-19 as of July 2021



## BLOCK 7

PARCEL: 7.17  
ADDRESS: 107 S. Main Street  
OWNER NAME: Durgan's, LLC  
BUSINESS: Riverside Hardware  
LEVELS: 0-2  
USE: 0 - Storage  
1P - Retail  
1S - Office  
2 - Retail  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 7

PARCEL: 7.18  
ADDRESS: 105 S. Main Street  
OWNER NAME: Room For Success, LLC  
BUSINESS: Winslow Building (multiple businesses): The Kitchen Shop, Medicine Bird Gallery  
LEVELS: 0-2  
USE: 0 - Retail  
1P - Retail  
2 - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: No  
# of spaces:  
NOTES: under renovation as of July 2021

BLOCK 7

PARCEL: 7.19

ADDRESS: 101 S. Main Street

OWNER NAME: PT, LLC

BUSINESS: (multiple businesses): Frame Garden, Blue Rider  
Tattoo Co., Eubank Creative

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
2 - Office

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES: under renovation as of July 2021

# BLOCK 8 PARCELS

- 8.1 - Private Residence
- 8.2 - Private Residence
- 8.3 - Private Residence
- 8.4 - Private Residence
- 8.5 - Private Residence
- 8.6 - Gravel Lot
- 8.7 - Lincoln School
- 8.8 - B St. Public Parking
- 8.9 - Yellowstone Ballet Company
- 8.10 - (multiple businesses)



Block 8 Parcels

## BLOCK 8

PARCEL: 8.1  
ADDRESS: 102 S. C Street  
OWNER NAME: James Brittain  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 8

PARCEL: 8.2  
ADDRESS: 104 S. C. Street  
OWNER NAME: Bryce M. Waddell  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 8

PARCEL: 8.3  
ADDRESS: 108 S. C Street  
OWNER NAME: Phil D. Sgamma  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 8

PARCEL: 8.4  
ADDRESS: 110 S. C Street  
OWNER NAME: Larry Evans  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 8

PARCEL: 8.5  
ADDRESS: 112 S. C Street  
OWNER NAME: Anna Claire Davis & Michael Kinnebrew Scruggs  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 8

PARCEL: 8.6  
ADDRESS: S. C Street  
OWNER NAME: School District 4  
BUSINESS: Gravel Lot with 8.7 Lincoln School  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING:  
# of spaces:  
NOTES: used as extra parking for 8.7 Lincoln School, but is not designed to be parking

## BLOCK 8

PARCEL: 8.7  
ADDRESS: 215 E. Lewis Street  
OWNER NAME: Lincoln School Foundation, Inc.  
BUSINESS: Lincoln School  
LEVELS: 0-1  
USE: 0 - Office  
1P - Office  
HISTORIC: Yes  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 43  
NOTES: waitlist for office space

## BLOCK 8

PARCEL: 8.8  
ADDRESS: S. B Street  
OWNER NAME: School District 4  
BUSINESS: B St. Public Parking  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Public  
# of spaces: 37  
NOTES:

BLOCK 8

PARCEL: 8.9

ADDRESS: 109 S. B Street

OWNER NAME: Kathleen M. Rakela

BUSINESS: Yellowstone Ballet Company

LEVELS: 1-2

USE: 1P -Commercial  
2 - Commercial

HISTORIC: Yes

VACANCY: 1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 8

PARCEL: 8.10

ADDRESS: 204 E. Callender Street

OWNER NAME: Grabow Building Condo Master

BUSINESS: (multiple businesses): First American Title Co., Park Community Foundation, & Grabow Historic Condominiums

LEVELS: 0-3

USE: 0 - Storage  
1P - Office  
2 - Residential  
3 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full

PARKING: Yes - Private  
# of spaces: 9

NOTES: 1/5 of the footprint of Level 1 is green space



# BLOCK 17 PARCELS

- 17.1 - Livingston Food Resource Center
- 17.2 - Private Guest Houses
- 17.3 - Industrial Towel & Cover Supply Co.
- 17.4 - Industrial Towel & Cover Supply Co. Parking Lot
- 17.5 - Industrial Towel & Cover Supply Co. Parking Lot
- 17.6 - Industrial Towel & Cover Supply Co. Parking Lot



Block 17 Parcels

BLOCK 17

PARCEL: 17.1  
 ADDRESS: 202 S. 2nd Street  
 OWNER NAME: Livingston Food Pantry of Park County  
 BUSINESS: Livingston Food Resource Center  
 LEVELS: 1  
 USE: 1P - Commercial  
 HISTORIC: Yes  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 15  
 NOTES:

BLOCK 17

PARCEL: 17.2  
 ADDRESS: 214 S. 2nd Street  
 OWNER NAME: Goughnour Properties LLC Condo Master  
 BUSINESS: Private Guest Houses: Sweetwater Guesthouse, The Livingston House, & Absaroka Guest House  
 LEVELS:  
 USE:  
 HISTORIC: Yes  
 VACANCY:  
 PARKING:  
 # of spaces:  
 NOTES:

BLOCK 17

PARCEL: 17.3  
 ADDRESS: 220 S. 2nd Street  
 OWNER NAME: Big Sky Service Co.  
 BUSINESS: Industrial Towel & Cover Supply Co.  
 LEVELS: 1  
 USE: 1P - Industrial  
 HISTORIC: Yes  
 VACANCY: 1 - Full  
 PARKING: No  
 # of spaces:  
 NOTES:

BLOCK 17

PARCEL: 17.4  
 ADDRESS: S. 2nd Street  
 OWNER NAME: Big Sky Service Co.  
 BUSINESS: Industrial Towel & Cover Supply Co. Parking Lot  
 LEVELS: 1  
 USE: 1P - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 7  
 NOTES: for service vehicles/supply trucks

BLOCK 17

PARCEL: 17.5  
 ADDRESS: 230 S. 2nd Street  
 OWNER NAME: Big Sky Service Co.  
 BUSINESS: Industrial Towel & Cover Supply Co. Parking Lot  
 LEVELS: 1  
 USE: 1P - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 7  
 NOTES:

BLOCK 17

PARCEL: 17.6  
 ADDRESS: 232 S. 2nd Street  
 OWNER NAME: Big Sky Service Co.  
 BUSINESS: Industrial Towel & Cover Supply Co. Parking Lot  
 LEVELS: 1  
 USE: 1P - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 7  
 NOTES:

# BLOCK 9 PARCELS



- 9.1 - (multiple businesses)
- 9.2 - O'Reilly Auto Parts
- 9.3** - formerly Juhnke's Montana Junk & Antiques
- 9.4 - Parking Lot
- 9.5 - Unknown
- 9.6 - Neptune's Taphouse & Eatery
- 9.7 - Private Residence
- 9.8 - Private Residence
- 9.9 - Private Residence
- 9.10 - Private Residence
- 9.11 - Private Residence
- 9.12 - Parking Lot
- 9.13** - First Interstate Bank (temporary)
- 9.14 - Odd Squad BBQ & Smokehouse

Block 9 Parcels

## BLOCK 9

PARCEL: 9.1

ADDRESS: 206 S. Main Street

OWNER NAME: Park County Senior Citizens Corporation

BUSINESS: (multiple businesses): Park County Senior Center,  
Meraki Beauty Bar, Sagebrush Acupuncture,  
Rainbow Enterprises

LEVELS: 0-3

USE: 0 - Storage  
1P - Retail  
1S - Commercial  
2 - Residential  
3 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full

PARKING: No  
# of spaces:

NOTES:

## BLOCK 9

PARCEL: 9.2

ADDRESS: 210 S. Main Street

OWNER NAME: Scott Robert Olsen

BUSINESS: O'Reilly Auto Parts

LEVELS: 1

USE: 1P - Retail

HISTORIC: Yes

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 20

NOTES:

## BLOCK 9

PARCEL: 9.3  
ADDRESS: 218 S. Main Street  
OWNER NAME: Deborah Juhnke  
BUSINESS: Vacant Building  
LEVELS: 1  
USE: 1P - Retail  
HISTORIC: Yes  
VACANCY: 1 - Empty  
PARKING:  
# of spaces: No  
NOTES: formerly Juhnke's Montana Junk & Antiques  
parking in 9.2 O'Reilly's Auto Parts parcel

## BLOCK 9

PARCEL: 9.4  
ADDRESS: S. Main Street  
OWNER NAME: Larry W. Blakely  
BUSINESS: Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING:  
# of spaces: Yes - Private  
17  
NOTES:

Space of Opportunity - 6,500 SF

BLOCK 9

PARCEL: 9.5  
 ADDRESS: 228 S. Main Street  
 OWNER NAME: Larry W. Blakely  
 BUSINESS: Unknown  
 LEVELS: 1  
 USE: 1P - Office  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING:  
 # of spaces: No  
 NOTES: formerly Blakely & Walter P.C.  
 under renovation as of July 2021

BLOCK 9

PARCEL: 9.6  
 ADDRESS: 232 S. Main Street  
 OWNER NAME: Three Black Labs Holdings  
 BUSINESS: Neptune's Taphouse & Eatery  
 LEVELS: 1  
 USE: 1P - Restaurant/Bar  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING:  
 # of spaces: No  
 NOTES: partial upper level for outdoor seating



BLOCK 9

PARCEL: 9.7  
ADDRESS: 227 1/2 S. 2nd Street  
OWNER NAME: Robert L. & Stacy T. Jovick  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 9

PARCEL: 9.8  
ADDRESS: 114 W. Clark Street  
OWNER NAME: Kenneth Handl  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 9

PARCEL: 9.9  
ADDRESS: 231 S. 2nd Street  
OWNER NAME: C2 Family Trust  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES: former commercial/retail

## BLOCK 9

PARCEL: 9.10  
ADDRESS: 227 S. 2nd Street  
OWNER NAME: Robert L. & Stacy T. Jovick  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES: former commercial/retail

## BLOCK 9

PARCEL: 9.11  
ADDRESS: 223 S. 2nd Street  
OWNER NAME: Daniel R. & Sharon L. Rhodes  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 9

PARCEL: 9.12  
ADDRESS: S. 2nd Street  
OWNER NAME: Livingston Daycare, LLC  
BUSINESS: Parking Lot  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING:  
# of spaces: 36  
NOTES:

## BLOCK 9

PARCEL: 9.13  
ADDRESS: 207 S. 2nd Street  
OWNER NAME: Carter Boehm  
BUSINESS: First Interstate Bank (temporary)  
LEVELS: 1  
USE: 1P - Office  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES: First Interstate Bank moving across the street in August 2021

## BLOCK 9

PARCEL: 9.14  
ADDRESS: 123 W. Lewis Street  
OWNER NAME: David W. & Shirley M. Depuy  
BUSINESS: Odd Squad BBQ & Smokehouse  
LEVELS: 1  
USE: 1P - Restaurant/Bar  
HISTORIC: Yes  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 12  
NOTES: formerly Standard Gas Station, then offices

Space of Opportunity - 17,500 SF

# BLOCK 10 PARCELS

- 10.1 - Counterpoint Center
- 10.2 - Private Residence
- 10.3** - NorthWestern Energy
- 10.4 - Nevin's Glass
- 10.5 - H&R Block
- 10.6 - Edward Jones - Financial Advisor Stephanie Cunningham
- 10.7 - Avery's Framing
- 10.8 - 10 Gallery
- 10.9 - Bob & Lu's Second Hand, Jewel Salon & Spa
- 10.10 - ERA Real Estate
- 10.11 - Out of the Blue Antiques, Betty's Bottle Shop
- 10.12 - Action Pawn
- 10.13 - Montana Title & Escrow
- 10.14 - Collaborative Health
- 10.15 - (multiple businesses)



Block 10 Parcels

## BLOCK 10

PARCEL: 10.1  
ADDRESS: 116 E. Lewis Street  
OWNER NAME: Counterpoint, Inc.  
BUSINESS: Counterpoint Center  
LEVELS: 1  
USE: 1P - Commercial  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES:

## BLOCK 10

PARCEL: 10.2  
ADDRESS: 210 S. B Street  
OWNER NAME: Harlan R. & Alma C. Durgan  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 10

PARCEL: 10.3  
 ADDRESS: 209 S. B Street  
 OWNER NAME: NorthWestern Corporation  
 BUSINESS: NorthWestern Energy  
 LEVELS: 1  
 USE: 1P - Industrial  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 15  
 NOTES: 11,000/37,000 SF is building space

BLOCK 10

PARCEL: 10.4  
 ADDRESS: 231 S. Main Street  
 OWNER NAME: James T. McNamara  
 BUSINESS: Nevin's Glass  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: Yes - Private  
 # of spaces: 1  
 NOTES:

## BLOCK 10

PARCEL: 10.5  
ADDRESS: 229 S. Main Street  
OWNER NAME: James T. McNamara  
BUSINESS: H&R Block  
LEVELS: 1-2  
USE: 1P - Office  
2 - Residential  
HISTORIC: No  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:

## BLOCK 10

PARCEL: 10.6  
ADDRESS: 227 S. Main Street  
OWNER NAME: James T. McNamara  
BUSINESS: Edward Jones - Financial Advisor Stephanie  
Cunningham  
LEVELS: 1-2  
USE: 1P - Office  
2 - Residential  
HISTORIC: No  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:



## BLOCK 10

PARCEL: 10.7  
ADDRESS: 225 S. Main Street  
OWNER NAME: James T. McNamara  
BUSINESS: Avery's Framing  
LEVELS: 1  
USE: 1P - Retail  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:

## BLOCK 10

PARCEL: 10.8  
ADDRESS: 223 S. Main Street  
OWNER NAME: Caroline Schneider  
BUSINESS: 10 Gallery  
LEVELS: 1  
USE: 1P - Retail  
1S - Residential  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: artist's gallery and studio in the front and apartment in the back

BLOCK 10

PARCEL: 10.9

ADDRESS: 219 S. Main Street

OWNER NAME: Chappell's Investment Capital, LLC

BUSINESS: Bob & Lu's Second Hand, Jewel Salon & Spa

LEVELS: 0-2

USE: 0 - Retail  
1P - Retail  
2 - Residential

HISTORIC: No

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES:

BLOCK 10

PARCEL: 10.10

ADDRESS: 215 S. Main Street

OWNER NAME: Zander Enterprises, LP

BUSINESS: ERA Real Estate

LEVELS: 1

USE: 1P - Office

HISTORIC: No

VACANCY: 1 - Full

PARKING: Yes - Private  
# of spaces: 5

NOTES:

## BLOCK 10

PARCEL: 10.11  
ADDRESS: 213 S. Main Street  
OWNER NAME: Mary Ackermann  
BUSINESS: Out of the Blue Antiques, Betty's Bottle Shop  
LEVELS: 1  
USE: 1P - Retail  
1S - Residential  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES: apartment in the back

## BLOCK 10

PARCEL: 10.12  
ADDRESS: 211 S. Main Street  
OWNER NAME: George & Kathryn Bornemann  
BUSINESS: Action Pawn  
LEVELS: 1-2  
USE: 1P - Retail  
2 - Storage  
HISTORIC: No  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 1  
NOTES:

## BLOCK 10

PARCEL: 10.13  
ADDRESS: 209 S. Main Street  
OWNER NAME: Park County Investments, LLC  
BUSINESS: Montana Title & Escrow  
LEVELS: 0-1  
USE: 0 - Storage  
1P - Office  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 3  
NOTES: owner's shop in the back  
steps and ramp from back to basement

## BLOCK 10

PARCEL: 10.14  
ADDRESS: 207 S. Main Street  
OWNER NAME: Mark A. Luce  
BUSINESS: Collaborative Health  
LEVELS: 1  
USE: 1P - Healthcare  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES:

BLOCK 10

PARCEL: 10.15

ADDRESS: 201 S. Main Street

OWNER NAME: Todd & Ed's, LLC

BUSINESS: (multiple businesses): M Design Group, Hair & Nails Etc., Security Title, Rhythm Esthetics, Landon's Lookout, Parlour

LEVELS: 0-2

USE: 0 - Storage  
1P - Retail  
1S - Office  
2 - Residential

HISTORIC: Yes

VACANCY: 0 - Full  
1 - Full  
2 - Full

PARKING: No  
# of spaces:

NOTES: Level 2 apartments are changing to vacation rentals soon

# BLOCK 11 PARCELS

- 11.1 - Private Residence
- 11.2 - First Baptist Church
- 11.3 - Private Residence
- 11.4 - Private Residence
- 11.5** - Appliance Place, Livingston Locks & Clocks
- 11.6 - Sumner's Carpets
- 11.7 - Private Residence
- 11.8 - Gray's General Store



Block 11 Parcels

## BLOCK 11

PARCEL: 11.1  
ADDRESS: 210 E. Lewis Street  
OWNER NAME: Travis L. Orback  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 11

PARCEL: 11.2  
ADDRESS: 202 E. Lewis Street  
OWNER NAME: First Baptist Church  
BUSINESS: First Baptist Church  
LEVELS: 0-4  
USE: 0 - Commercial  
1P - Commercial  
2 - Commercial  
3 - Commercial  
4 - Residential  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
2 - Full  
3 - Full  
4 - Empty  
PARKING:  
# of spaces: No  
NOTES: large backyard/playground

## BLOCK 11

PARCEL: 11.3  
ADDRESS: 209 S. B Street  
OWNER NAME: Kenneth W. Decker  
BUSINESS: Private Residence  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
LEVELS:  
NOTES:

## BLOCK 11

PARCEL: 11.4  
ADDRESS: 217 S. B Street  
OWNER NAME: Connie Fiedler  
BUSINESS: Private Residence  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
LEVELS:  
NOTES:



BLOCK 11

PARCEL: 11.5  
 ADDRESS: 223 S. B Street  
 OWNER NAME: Louis B. & Carol Goosey  
 BUSINESS: Appliance Place, Livingston Locks & Clocks  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: No  
 VACANCY: 1 - Unknown  
 PARKING: No  
 # of spaces:

NOTES:

BLOCK 11

PARCEL: 11.6  
 ADDRESS: 225 1/2 S. B Street  
 OWNER NAME: Gabriel Kreun  
 BUSINESS: Sumner's Carpets  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: No  
 # of spaces:

NOTES:

Space of Opportunity - 3,780 SF

BLOCK 11

PARCEL: 11.7  
 ADDRESS: 209 E. Clark Street  
 OWNER NAME: Eggar Family Trust  
 BUSINESS: Private Residence  
 LEVELS:  
 USE:  
 HISTORIC:  
 VACANCY:  
 PARKING:  
 # of spaces:  
 NOTES:

BLOCK 11

PARCEL: 11.8  
 ADDRESS: 201 E. Clark Street  
 OWNER NAME: Kristin & Charles Thomas IV Wachod  
 BUSINESS: Gray's General Store  
 LEVELS: 1  
 USE: 1P - Retail  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING:  
 # of spaces: No  
 NOTES:

# BLOCK 12 PARCELS



Block 12 Parcels

- 12.1** - Wilcoxson's
- 12.2** - Wilcoxson's
- 12.3** - Wilcoxson's
- 12.4** - Wilcoxson's
- 12.5 - Private Residence
- 12.6 - Little Einstein's
- 12.7 - Private Residence
- 12.8 - Parking Lot
- 12.9 - Private Residence
- 12.10 - Private Residence
- 12.11 - Private Residence
- 12.12 - Private Residence
- 12.13 - Private Residence
- 12.14 - Private Residence
- 12.15 - Private Residence
- 12.16 - Private Residence
- 12.17 - Private Residence
- 12.18 - Private Residence
- 12.19 - Private Residence
- 12.20 - Private Residence
- 12.21 - Private Residence
- 12.22** - Wilcoxson's
- 12.23** - Wilcoxson's

BLOCK 12

PARCEL: 12.1  
 ADDRESS: 302 S. Main Street  
 OWNER NAME: Matthew W. Schaeffer  
 BUSINESS: Wilcoxson's  
 LEVELS: 1  
 USE: 1P - Industrial  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: No  
 # of spaces:  
 NOTES:

Space of Opportunity - 10,482 SF

BLOCK 12

PARCEL: 12.2  
 ADDRESS: 310 S. Main Street  
 OWNER NAME: Wilcoxson's Ice Cream, Inc.  
 BUSINESS: Wilcoxson's  
 LEVELS: 1  
 USE: 1P - Industrial  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING: No  
 # of spaces:  
 NOTES: great place for a mural

Space of Opportunity - 3,175 SF

BLOCK 12

PARCEL: 12.3

ADDRESS: 310 S. Main Street

OWNER NAME: Wilcoxson's Ice Cream, Inc.

BUSINESS: Wilcoxson's

LEVELS: 1

USE: 1P - Industrial

HISTORIC: No

VACANCY: 1 - Full

PARKING:  
# of spaces: No

NOTES: great place for a mural

Space of Opportunity - 13,600 SF

BLOCK 12

PARCEL: 12.4

ADDRESS: 318 S. Main Street

OWNER NAME: Wilcoxson's Ice Cream, Inc.

BUSINESS: Wilcoxson's

LEVELS: 1

USE: 1P - Industrial

HISTORIC: No

VACANCY: 1 - Full

PARKING:  
# of spaces: No

NOTES: great place for a mural

Space of Opportunity - 6,800 SF

## BLOCK 12

PARCEL: 12.5  
ADDRESS: 322 S. Main Street  
OWNER NAME: Loanne C. Frisk  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.6  
ADDRESS: 324 S. Main Street  
OWNER NAME: Star Printing, Inc.  
BUSINESS: Little Einstein's Preschool & Child Care  
LEVELS: 0-1  
USE: 0 - Commercial  
1P - Commercial  
HISTORIC: No  
VACANCY: 0 - Full  
1 - Full  
PARKING: Yes - Private  
# of spaces: 3  
NOTES:

BLOCK 12

PARCEL: 12.7

ADDRESS: 332 S. Main Street

OWNER NAME: Star Printing, Inc.

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 12

PARCEL: 12.8

ADDRESS: W. Geysler Street

OWNER NAME: Star Printing, Inc.

BUSINESS: Parking Lot

LEVELS: 1

USE: 1P - Parking

HISTORIC: No

VACANCY: 1 - Full

PARKING:  
# of spaces: 9

NOTES:

## BLOCK 12

PARCEL: 12.9  
ADDRESS: 116 W. Geysler Street  
OWNER NAME: Ingebord U. Koran  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.10  
ADDRESS: 329 S. 2nd Street  
OWNER NAME: Charles Joe III & Vicky Lynn C. Fay  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:



## BLOCK 12

PARCEL: 12.11  
ADDRESS: 327 S. 2nd Street  
OWNER NAME: Paul D. Elser  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.12  
ADDRESS: 325 S. 2nd Street  
OWNER NAME: Chris Bleimeister  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.13  
ADDRESS: 323 S. 2nd Street  
OWNER NAME: Katri A. Rautio  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.14  
ADDRESS: 321 S. 2nd Street  
OWNER NAME: Mark Dixon  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.15  
ADDRESS: 317 S. 2nd Street  
OWNER NAME: Kieran McClenahan  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.16  
ADDRESS: S. 2nd Street  
OWNER NAME: Coale and Company, LLC  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.17  
ADDRESS: 311 S. 2nd Street  
OWNER NAME: Rafter 3, LLC  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.18  
ADDRESS: 307 S. 2nd Street  
OWNER NAME: Patricia E. Miller  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.19  
ADDRESS: 305 S. 2nd Street  
OWNER NAME: Margie Nelson  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 12

PARCEL: 12.20  
ADDRESS: 301 S. 2nd Street  
OWNER NAME: Joshua Ryan Michaelis  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.21  
ADDRESS: 113 W. Clark Street  
OWNER NAME: Daniel L. & Tara B. Eddy  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 12

PARCEL: 12.22  
ADDRESS:  
OWNER NAME: Matthew W. Schaeffer  
BUSINESS: Wilcoxson's  
LEVELS: 1  
USE: 1P - Parking  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING:  
# of spaces: 7  
NOTES:

Space of Opportunity - 2,500 SF

BLOCK 12

PARCEL: 12.23  
ADDRESS: 313 S. 2nd Street  
OWNER NAME: Matthew W. Schaeffer  
BUSINESS: Wilcoxson's  
LEVELS: 1  
USE: 1P - Industrial  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: No  
# of spaces:  
NOTES:

Space of Opportunity - 2,300 SF

# BLOCK 13 PARCELS

- 13.1 - Private Residence
- 13.2 - Private Residence
- 13.3 - Private Residence
- 13.4 - Private Residence
- 13.5 - Private Residence
- 13.6 - Monte's Auto Repair
- 13.7 - Private Residence
- 13.8 - Private Residence
- 13.9 - Private Residence
- 13.10 - Private Residence & The Sherwood Parking Lot
- 13.11 - The Sherwood Apartments
- 13.12 - Granite Sports Medicine
- 13.13 - Rebel Chiropractic & Wellness
- 13.14 - Loaves & Fishes, Antiques



Block 13 Parcels



BLOCK 13

PARCEL: 13.1  
ADDRESS: 116 E. Clark Street  
OWNER NAME: Thomas W. Cecil  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 13

PARCEL: 13.2  
ADDRESS: 120 E. Clark Street  
OWNER NAME: Daniel L. & Tara B. Eddy  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 13

PARCEL: 13.3

ADDRESS: 306 S. B Street

OWNER NAME: James Bowek & Yolanda Moses-Bowek

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 13

PARCEL: 13.4

ADDRESS: 308 S. B Street

OWNER NAME: Jason J. Shanley

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 13

PARCEL: 13.5  
 ADDRESS: 312 S. B Street  
 OWNER NAME: Chris L. Betts  
 BUSINESS: Private Residence  
 LEVELS:  
 USE:  
 HISTORIC:  
 VACANCY:  
 PARKING:  
 # of spaces:  
 NOTES:

BLOCK 13

PARCEL: 13.6  
 ADDRESS: 316 S. B Street  
 OWNER NAME: Monte W. Payette  
 BUSINESS: Monte's Auto Repair  
 LEVELS: 1  
 USE: 1P - Commercial  
 1S - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING:  
 # of spaces: Yes - Private  
 12  
 NOTES:

BLOCK 13

PARCEL: 13.7  
ADDRESS: 320 S. B Street  
OWNER NAME: Dustin O. Gaines  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 13

PARCEL: 13.8  
ADDRESS: 326 S. B Street  
OWNER NAME: Tara Martin  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 13

PARCEL: 13.9  
 ADDRESS: 328 S. B Street  
 OWNER NAME: Ryan R. Sheaffer  
 BUSINESS: Private Residence  
 LEVELS:  
 USE:  
 HISTORIC:  
 VACANCY:  
 PARKING:  
 # of spaces:  
 NOTES:

BLOCK 13

PARCEL: 13.10  
 ADDRESS: 121 E. Geyser Street  
 OWNER NAME: Sherwood Inn Apartments, Inc.  
 BUSINESS: Private Residence & The Sherwood Parking Lot  
 LEVELS: 1  
 USE: 1S - Parking  
 HISTORIC: No  
 VACANCY: 1 - Full  
 PARKING:  
 # of spaces: 12  
 NOTES:

## BLOCK 13

PARCEL: 13.11  
ADDRESS: 325 S. Main Street  
OWNER NAME: Sherwood Inn Apartments, Inc.  
BUSINESS: The Sherwood Apartments  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 13

PARCEL: 13.12  
ADDRESS: 315 S. Main Street  
OWNER NAME: Current Properties, LLC  
BUSINESS: Granite Sports Medicine  
LEVELS: 1-2  
USE: 1P - Healthcare  
2 - Healthcare  
HISTORIC: No  
VACANCY: 1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 7  
NOTES:

## BLOCK 13

PARCEL: 13.13  
ADDRESS: 309 S. Main Street  
OWNER NAME: Budget Enterprises, LLC  
BUSINESS: Rebel Chiropractic & Wellness  
LEVELS: 1  
USE: 1P - Healthcare  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 4  
NOTES:

## BLOCK 13

PARCEL: 13.14  
ADDRESS: 102 E. Clark Street  
OWNER NAME: Livingston Daycare, LLC  
BUSINESS: Loaves & Fishes, Antiques  
LEVELS: 1  
USE: 1P - Restaurant/Bar  
1S - Retail  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 6  
NOTES:

# BLOCK 14 PARCELS

- 14.1 - Private Residence
- 14.2 - Private Residence
- 14.3 - Private Residence
- 14.4 - Gavne Insurance & Halo Hair Trendz
- 14.5 - Livingston Dental Care & Aspen Apartments
- 14.6 - Private Residence
- 14.7 - Parisi Western Plumbing & Heating
- 14.8 - Private Residence
- 14.9 - Private Residence
- 14.10 - Private Residence
- 14.11 - Private Residence
- 14.12 - Private Residence
- 14.13 - Private Residence
- 14.14 - Private Residence
- 14.15 - Private Residence



Block 14 Parcels



BLOCK 14

PARCEL: 14.1  
ADDRESS: 111 W. Geyser Street  
OWNER NAME: Kevin J. Larkin  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.2  
ADDRESS: 109 W. Geyser Street  
OWNER NAME: Bradley S. Mocniak  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.3

ADDRESS: 107 W. Geyser Street

OWNER NAME: Corey & Katie Waldron

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 14

PARCEL: 14.4

ADDRESS: 406 W. Main Street

OWNER NAME: Jeffrey B. & Melissa Bjorndal Gavne

BUSINESS: Gavne Insurance & Halo Hair Trendz

LEVELS: 1

USE: 1P - Office  
1S - Retail

HISTORIC: No

VACANCY: 1 - Full

PARKING:  
# of spaces: Yes - Private  
3

NOTES:

## BLOCK 14

PARCEL: 14.5  
ADDRESS: 422 S. Main Street  
OWNER NAME: Fleshman Creek, LLC  
BUSINESS: Livingston Dental Care & Aspen Apartments  
LEVELS: 0-2  
USE:  
0 - Healthcare  
1P - Healthcare  
1S - Office  
2 - Residential  
HISTORIC: No  
VACANCY:  
0 - Full  
1 - Full  
2 - Full  
PARKING: Yes - Private  
# of spaces: 30  
NOTES:

## BLOCK 14

PARCEL: 14.6  
ADDRESS: 427 S. 2nd Street  
OWNER NAME: Trans-Investment Development, LLC  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 14

PARCEL: 14.7  
ADDRESS: 425 S. 2nd Street  
OWNER NAME: Lavern & David Parisi  
BUSINESS: Parisi Western Plumbing & Heating  
LEVELS: 1  
USE: 1P - Commercial  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 13  
NOTES:

## BLOCK 14

PARCEL: 14.8  
ADDRESS: 417 S. 2nd Street  
OWNER NAME: Joseph Lee Armbrust  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.9

ADDRESS: 415 S. 2nd Street

OWNER NAME: MKRJ Holdings & Investments, Inc.

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

BLOCK 14

PARCEL: 14.10

ADDRESS: 411 S. 2nd Street

OWNER NAME: Michael Boise

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

PARKING:  
# of spaces:

NOTES:

## BLOCK 14

PARCEL: 14.11  
ADDRESS: 409 S. 2nd Street  
OWNER NAME: Mary C. Nelson  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

## BLOCK 14

PARCEL: 14.12  
ADDRESS: 405 S. 2nd Street  
OWNER NAME: Joseph A. & Lorraine M. Swift  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.13  
ADDRESS: 123 W. Geyser Street  
OWNER NAME: Patrik Alven  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.14  
ADDRESS: 115 W. Geyser Street  
OWNER NAME: Kevin J. Larkin  
BUSINESS: Private Residence  
LEVELS:  
USE:  
HISTORIC:  
VACANCY:  
PARKING:  
# of spaces:  
NOTES:

BLOCK 14

PARCEL: 14.15

ADDRESS: 415 1/2 S. 2nd Street

OWNER NAME: MKRJ Holdings & Investments, Inc.

BUSINESS: Private Residence

LEVELS:

USE:

HISTORIC:

VACANCY:

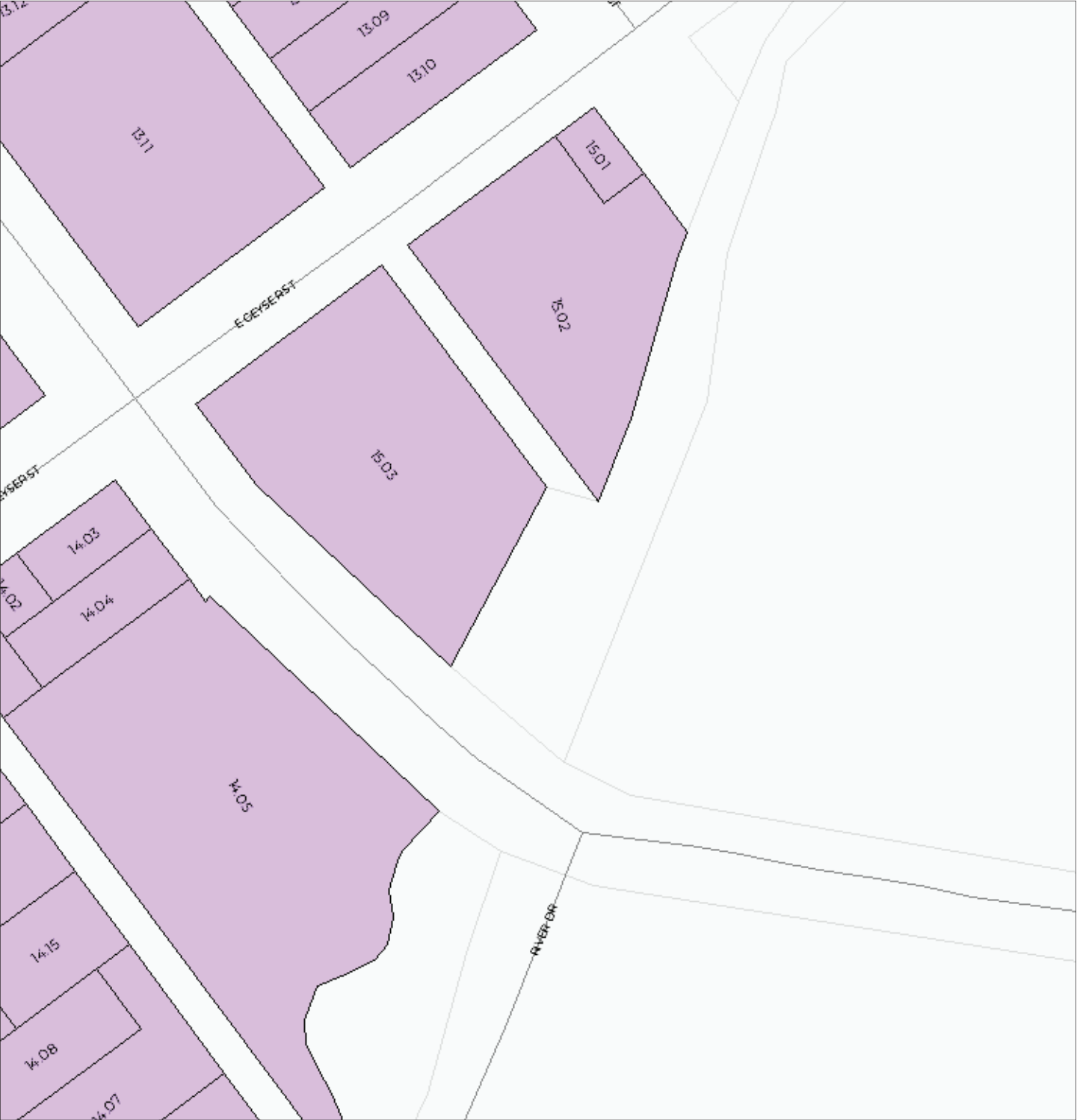
PARKING:  
# of spaces:

NOTES:



# BLOCK 15 PARCELS

- 15.1 - Unknown
- 15.2 - Help Desk Montana
- 15.3 - Livingston Enterprise



Block 15 Parcels

## BLOCK 15

PARCEL: 15.1  
ADDRESS: 128 E. Geyser Street  
OWNER NAME: Star Printing Co., Inc.  
BUSINESS: Unknown  
LEVELS: 1  
USE: 1P - Unknown  
HISTORIC: No  
VACANCY: 1 - Unknown  
PARKING: No  
# of spaces:  
NOTES: looks like a private residence/shop

## BLOCK 15

PARCEL: 15.2  
ADDRESS: 116 E. Geyser Street  
OWNER NAME: Park County News, Inc.  
BUSINESS: Help Desk Montana  
LEVELS: 1  
USE: 1P - Office  
HISTORIC: No  
VACANCY: 1 - Partial  
PARKING: Yes - Private  
# of spaces: 10  
NOTES:

BLOCK 15

PARCEL: 15.3  
ADDRESS: 401 S. Main Street  
OWNER NAME: Park County News, Inc.  
BUSINESS: Livingston Enterprise  
LEVELS: 1  
USE: 1P - Office  
HISTORIC: No  
VACANCY: 1 - Full  
PARKING: Yes - Private  
# of spaces: 14

NOTES:

### Space of Opportunity Map

A space of opportunity is defined as a location in the surveyed area which presents with enough characteristics to be a suitable place for a design intervention. For instance, a space of opportunity could be a large upper level of a historic building at the heart of a bustling downtown that sits vacant and gutted, or a small strip of an empty gravel lot used for parking. These spaces could be appropriate for an urban infill strategy or a public art display. A large parking lot on the outskirts of downtown could be a great location for a parking garage, as multiple locals suggested.



NOTE: "n/a" indicates a private residence

### SPACES OF OPPORTUNITY

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- 3.5 - Vacant Lot 311
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**INFORMATION:**

SQUARE FOOTAGE: 5,500 SF

LEVEL: 2

HISTORIC: yes

INTERVENTION POTENTIAL: commercial/retail, office, public art/  
entertainment, housing



3.4 - Park Place Building Upper Level

### 3.4 - Park Place Building Upper Level

The upper level of the Park Place Building is vacant at the moment, but is a large studio space (potentially a dance studio). The business owners on the main level did not know much about the upper level. As a business on W. Park Street, street appeal and traffic are important factors in the potential use of this space. Additionally, the mixed use of businesses in the ground level could inform the use or uses of the second level.

The vacant lot next door is also a space of opportunity, introducing the potential for a larger intervention to take place with two spaces of opportunity being directly adjacent to one another.



**INFORMATION:**

SQUARE FOOTAGE: 3,250 SF  
LEVEL: 1  
HISTORIC: yes  
INTERVENTION POTENTIAL: tactical urbanism, public art/entertainment, parking



3.5 - Vacant Lot

**3.5 - Vacant Lot**

This vacant lot along W. Park Street is occasionally the destination of food trucks and other temporary parking uses. It looks as though a building was once there connected to the Park Place building next door. Its location along Park will play an important role in street appeal and public interaction. An intervention in this area would likely involve a new build or installation. Employees from the adjacent businesses have been spotted sitting on the curb facing Park to take their breaks.





**INFORMATION:**

SQUARE FOOTAGE: 10,000 SF

LEVEL: 1

HISTORIC: yes

INTERVENTION POTENTIAL: tactical urbanism, public art/entertainment, parking



### 3.8 - American Bank Drive-Thru

The American Bank Drive-Thru is on N. Main Street, just off of Park Street. There were advertisements on the fence adjacent to the site for car shows taking place in this lot. On a regular basis, there are cars parked in the lanes, even though it is marked “No Parking.” There are now working drive-thru lanes on the side of the American Bank building across the alley. Some locals told us that these drive-thru lanes has been out of order for at least five years and they have not heard of any future plans with the site.



3.8 - American Bank Drive-Thru



**INFORMATION:**

SQUARE FOOTAGE: 2,000 SF

LEVEL: 2

HISTORIC: yes

INTERVENTION POTENTIAL: housing, public art/entertainment, office



4.1 - Above the Livingston Bar & Grille

**4.1 - Above the Livingston Bar & Grille**

The second floor of the Livingston Bar & Grille is in an excellent location for urban infill and would provide a great opportunity for students to propose a minimally invasive strategy. This space would be good for a proposal that keeps in mind the historic status of the existing building. There is a variety of business surrounding the site and a small park/green space on the same block. There are also high volumes of both pedestrian and vehicular traffic since it is on the corner of E. Park Street and N. Main Street.

There are residential, office, and retail second floor spaces adjacent to this space of opportunity; this leaves the options open for a new intervention to have a variety of uses.







**INFORMATION:**

SQUARE FOOTAGE: 8,300 SF

LEVEL: 1-2

HISTORIC: yes

INTERVENTION POTENTIAL: office, commercial/retail, public art/entertainment, housing

**4.4 - Former Big Brothers Big Sisters**

This space is currently for sale and has good potential for reprogramming. Apart from being the location of Big Brothers and Big Sisters and the Democratic Party Campaign Headquarters, it currently includes an apartment upstairs and storage units in a warehouse-like back end of the building. This site is next to a small park/green space and a few parcels down from another space of opportunity at 4.1 above the Livingston Bar & Grille.

The J. Lehrkind Building, which is directly adjacent to this one, is also a space of opportunity which could be beneficial when considering the future uses of both buildings and how the programs can start to interact with one another. This would also be a more ideal space of opportunity for a larger program because both buildings could be modified into a single space that would accommodate a greater use.



4.4 - Former Big Brothers Big Sisters

## 4.5 - J. Lehrkind Building

Adjacent to the former Big Brothers and Big Sisters Building, this space has been utilized as a residential unit/artist's studio. There was a cafe at one point in the back of the building and it was once used for the public works department. Looking at the building, it is evident that the space has already served a variety of purposes, for instance, there is currently a doorway leading out to the sidewalk that is about three feet off the ground. Today, the building is for sale but appears as though the back is being used as a business, while the front, facing Park Street, is accommodated for residential use.

There is potential for a larger intervention to take place with two spaces of opportunity for sale being directly adjacent to one another.

### INFORMATION:

- SQUARE FOOTAGE: 5,500 SF
- LEVEL: 0-1
- HISTORIC: yes
- INTERVENTION POTENTIAL: office, commercial/retail, public art/entertainment



4.5 - J. Lehrkind Building



**INFORMATION:**

SQUARE FOOTAGE: 3,500 SF

LEVEL: 2

HISTORIC: yes

INTERVENTION POTENTIAL: housing, public art/entertainment, office



4.9 - Above The Mint Bar & Grill

**4.9 - Above The Mint Bar & Grill**

This building used to be the New York Hotel and is now the location of The Mint Bar & Grill on the ground level. The Mint is a very popular business, however the second level has not been used in years for anything more than a little storage. This corner on N. Main Street and E. Callender Street is a prominent location in the heart of the historic downtown district. As a former hotel, the bones are there for some kind of housing and historic preservation intervention.



### 4.15 - Above Bob's Outdoor

**INFORMATION:**

- SQUARE FOOTAGE: 2,000 SF
- LEVEL: 2
- HISTORIC: yes
- INTERVENTION POTENTIAL: housing, public art/entertainment, office



4.15 - Above Bob's Outdoor

This building provides an opportunity for residential infill due to its second floor vacancy. As you can see in the image, two important features that contribute to Livingston's Main Street character are the ghost signs on the brick facades and the sawtooth roof line. The cinematic film quality of downtown Livingston is incredibly important to locals, making the businesses on N. Main Street off of Park Street incredibly iconic and fiercely protected historic properties. An intervention in this space of opportunity will have to be mindful of how important it is to preserve and/or take advantage of these features when proposing a design.

We also had a discussion with a few locals about how important signage to the overall character of Livingston. Some of the signs along the street don't have a whole lot to do with the businesses underneath, but the powers at be have decided that signs, whether new or old, contribute significantly to the character of Livingston's main drag and regulate them closely.



### 6.17 - Park Hotel Building

The old Park Hotel sits mostly vacant on the corner of N. 2nd Street and W. Callender Street. After speaking with some women in the bar below, we understand the space needs a lot of work and updates, but still has some original fixtures, like the wallpaper, in some areas. Parts of it have been renovated over the decades for office spaces or apartments, but have been vacant and outdated since the 1970s. This is an excellent space of opportunity for a design that considers historic preservation and mixed use. The Park Hotel and others were much more popular and active when Livingston was a stop for the passenger train and the original rail gateway to northern Yellowstone.

**INFORMATION:**

SQUARE FOOTAGE: 25,000 SF

LEVEL: 0-2

HISTORIC: yes

INTERVENTION POTENTIAL: housing, public art/entertainment, commercial/retail, office



6.17 - Park Hotel Building



## 7.2 - Former City Hall Condos

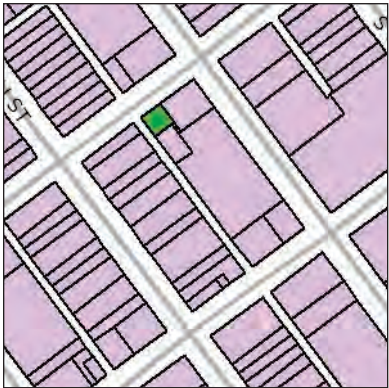
This space is currently believed to be either vacant or a residential space, but regardless, it is underutilized. There is a lot of potential for this space to capitalize on the foot traffic along E. Callender Street. If the space is being used fully as a residence, it should receive modifications for tenants to have proper privacy when inhabiting the space. Although it is inefficient to use a building that already has the infrastructure for ground level retail/upper level residential real estate for another use downtown, if the space stays fully residential, some out-of-the-box programming could be an interesting experiment on housing.

### INFORMATION:

- SQUARE FOOTAGE: 7,650 SF
- LEVEL: 0-2
- HISTORIC: yes
- INTERVENTION POTENTIAL: commercial/retail, office, housing



7.2 - Former City Hall Condos





**INFORMATION:**

SQUARE FOOTAGE: 250 SF

LEVEL: 1

HISTORIC: yes

INTERVENTION POTENTIAL: tactical urbanism, public art/entertainment



7.3 - Skinny Strip of Parking

### 7.3 - Skinny Strip of Parking

This is a very small strip on the end of a parking lot at the end of the gravel lot of parcel 7.4. This location is surrounded by parcels 7.1, 7.2, 7.4, and 7.5. Although it is very small, there is still potential for a site intervention. The space is up against a board-formed concrete wall shared by a local artist's studio and residence. The red brick building along E. Callender Street (to the right in the photo) is a historic firehouse that has been repurposed as a gym and other retail uses. The white building (to the left in the photo) is the historic old jail, now owned by Park County. There are still bars in the window which show its past use. Right now the site is so small it is used as parking and there is no clear demarcation of the site boundary.



**INFORMATION:**

SQUARE FOOTAGE: 22,850 SF

LEVEL: 1

HISTORIC: yes

INTERVENTION POTENTIAL: parking, tactical urbanism



7.5 - Parking Garage Potential

## 7.5 - Potential Parking Garage

The former City of Livingston Business Office, now owned by Park County, is adjacent to a large parking lot which could be benefited by site intervention. After speaking with different groups about the parking issues in Livingston, this site was most commonly proposed as the location of a parking garage. A resident we spoke to specifically mentioned this as the potential of a parking garage for business owners only so that valuable street parking and limited off-street parking can be used solely for customers. One might consider the way parking on this site can influence the foot traffic of those visiting Livingston and experiencing it for the first time.





### 9.3 - Former Juhnke's Montana Junk & Antiques

Juhnke's is a retail space that has recently gone out of business. It shares parking with the O'Reilly Auto Parts store. One advantageous quality of this space is that it already has sufficient parking due to its proximity to two off-street parking lots on either side of the building. Programming which can attract automobile traffic would be a good fit for this site. Due to the closure of this business, we were unable to view the interior space.

#### INFORMATION:

- SQUARE FOOTAGE: 6,500 SF
- LEVEL: 1
- HISTORIC: yes
- INTERVENTION POTENTIAL: commercial/retail, office, public art/entertainment, parking



9.3 - Former Juhnke's Montana Junk & Antiques



### 9.13 - Former First Interstate Bank

This building is currently housing the offices of First Interstate Bank. The office space will be available at the end of August 2021, following the opening of the new First Interstate Bank on the corner of Second and Callender. We caught a glimpse of the original warehouse on site, which to our understanding has been left untouched and is used as parking for bank employees, since the more developed interior space was modified for bank services and office use.

#### INFORMATION:

SQUARE FOOTAGE: 17,500 SF

LEVEL: 1

HISTORIC: yes

INTERVENTION POTENTIAL: office, commercial/retail



9.13 - Former First Interstate Bank

### 10.3 - NorthWestern Energy

The NorthWestern Energy site is currently in use as a public service, however the business no longer operates as an in-person public interface. Therefore the company is inefficiently using valuable downtown property in a location that could take better advantage of pedestrian traffic in the area. Additionally, a large percentage of the lot is being used as a parking lot for utility vehicles and now vacant customer parking, which is very uncommon for a higher-density area.

#### INFORMATION:

- SQUARE FOOTAGE: 37,000 SF
- LEVEL: 1
- HISTORIC: no
- INTERVENTION POTENTIAL: tactical urbanism, office, parking, public art/entertainment



10.3 - NorthWestern Energy

## 11.5 - Appliance Place, Livingston Locks Clocks

It is still unclear as to whether or not these businesses are still open, but we were unable to reach them or enter the store on multiple occasions. The buildings are not taking advantage of those walking by on their way to the General Store, and the closed doors do not help stimulate activity in the area for surrounding businesses. A proposal in this location could take advantage of the site location on the edge of the downtown area and is across the street from another larger space of opportunity, NorthWestern Energy.

### INFORMATION:

SQUARE FOOTAGE: 3,780 SF

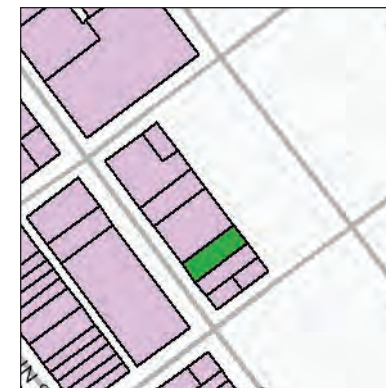
LEVEL: 1

HISTORIC: no

INTERVENTION POTENTIAL: commercial/retail, office



11.5 - Appliance Place, Livingston Locks & Clocks



**12.1 - 12.4 & 12.22 - 12.23 - Wilcoxson's**

**INFORMATION:**

SQUARE FOOTAGE: 38,857 SF

LEVEL: 1

HISTORIC: no

INTERVENTION POTENTIAL: public art/entertainment, commercial/retail



Wilcoxson's Ice Cream is a well known dairy cooperative that serves the people of Montana and surrounding areas. Currently, the site is only a production facility and not open to serve the public. As a very prominent business in the region and at a prime location downtown, there is great potential to better engage the people of Livingston and everyone that passes through town, especially in the summer tourist season. Tillamook Creamery in Tillamook, Oregon, has a tourist destination that allows guests to visit the creamery to learn about the history and production of the business and try a wide range of products the company makes. Wilcoxson's has been around since 1912, and has a rich history in Montana and deep connection with locals.

Similar to the Northwestern Energy site, this large and valuable downtown space is currently being utilized but not in an efficient manner as a way to connect to pedestrian and vehicular traffic. This site poses a chance for Wilcoxson's to capitalize on this space of opportunity in a way that serves both their business and consumers, as well as the city of Livingston.



12.1 - 12.4 & 12.22 - 12.23 - Wilcoxson's

## Please Be Patient and Kind.

The service industry as a whole is experiencing a new "pandemic" of being constantly understaffed. Expect longer than average wait times for a table and food . If you cannot do this and feel the need to yell at any of our staff members, we will kindly ask you to leave.

## SPACES OF OPPORTUNITY TAKEAWAYS

- Although some of the spaces are currently occupied, they aren't being used for the purpose of a downtown storefront business. In walkable areas, it doesn't make a lot of sense to have businesses open by appointment only on the ground floor. It does little to stimulate foot traffic in the area when clients are only coming by with a specific "get in get out" errand in mind
- Business owners needing limited commercial space who don't require a storefront could move to upper levels or use their ground level storefront as a place for others to sell their merchandise. This helps to stimulate the downtown retail and economy and can act as a "best of both worlds" solution.
- Showpieces and attractions should be encouraged to bring the public in and take advantage of the sheer number of tourists that come through the city each summer; they are critical for boosting foot traffic and exposure to everything that downtown has to offer.
- There is a large assortment of sites, uses, and infrastructure available downtown as spaces of opportunity for a wide variety of intervention potentials.



One of the many cup quotes from the Coffee Crossing, a coffee shop and bakery.

## CONCLUSION

Through our site research of Livingston, we were able to experience and understand downtown more than either of us ever thought we would. There is such a rich history, community, and heritage that exists within the relatively small area we studied. One larger takeaway of our observations and conversations is that the community is passionate about preserving what exists and is curious about the potential for the future. Livingston is an artistic community; this opens the door for innovative and progressive solutions. Livingston is also a historic community that promotes strong respect for existing infrastructure and collective memory. These unique qualities create a built-in system of checks and balances when leveraging future growth with community support. In moving forward, the public and officials will need to find a middle ground when approaching the old and the new with both traditional and progressive methods. This will need to take place in order to serve all business owners, residents, and tourists beneficially in a city with one-of-a-kind character and personality.

## ARCGIS INDEX

ATTRIBUTE TABLE FIELDS		ENTRIES
AddressLin	Building Address line 1	Street Address
AddressL_1	Building Address line 2	Street Address
OwnerName	Owner Name	Name of Company or Person
Business	Business Name	Name of Business
InventID	Inventory ID number	block (1-17).parcel (1-23) Ex. 00.00
Levels	Building Levels	0 - basement, 1 - first/ground, 2-4 - above ground
0LvIUse	Basement Level Use	RETAIL, COMMERCIAL, OFFICE, RESTAURANT/BAR, RESIDENTIAL, PARKING, STORAGE, CIVIC, HEALTHCARE, INDUSTRIAL, UNKNOWN, n/a
1stLvIUseP	First/Ground Level Use - Primary	
1stLvIUseS	First/Ground Level Use - Secondary	
2ndLvIUse	Second Level Use	
3rdLvIUse	Third Level Use	
4thLvIUse	Fourth Level Use	
Historic	On the National Register of Historic Places	YES/NO
0LvIVac	Basement Level Vacancy	EMPTY, PARTIAL, FULL, UNKNOWN, n/a
1stLvIVac	First/Ground Level Vacancy	
2ndLvIVac	Second Level Vacancy	
3rdLvIVac	Third Level Vacancy	
4thLvIVac	Fourth Level Vacancy	
Parking	Off-Street Parking	YES/NO
ParkType	Parking Type	PUBLIC/PRIVATE
ParkSpaces	Number of Parking Spaces	Number of Spaces
SpaceOfOpp	Space of Opportunity	YES/NO
SFSpaceOfO	Square Footage of SoO	Number of SF





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