

## Appendices

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Survey Responses

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National Register Listings

[http://www.cutbankpioneerpress.com/shelby\\_promoter/news/article\\_e73a1e42-c134-11ea-9555-6f7e3dd411b7.html](http://www.cutbankpioneerpress.com/shelby_promoter/news/article_e73a1e42-c134-11ea-9555-6f7e3dd411b7.html)

TOP STORY

## Shelby residents: Your input is needed ASAP

Jul 8, 2020

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### **To the Residents of Shelby:**

The City of Shelby was fortunate to receive funding through the Montana Department of Commerce Main Street Program and Community Development Block Grant Planning Division for the development of a Preservation Plan for our Main Street business district.

Cushing Terrell was the awarded firm to complete the plan. Chelsea Holling is our community's historic preservation specialist on the project. The goals of the project include researching and assessing our existing conditions of historic buildings in our downtown district, conducting community and stakeholder sessions to gather input about the vision for maintaining and preserving our historic downtown, developing clear, understandable recommendations, reviewing those recommendations with residents and completing a planning document for the benefit of the community.

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?

What are your anchor businesses, the businesses you frequent most?

Is parking an issue on Main Street and what do you think we can do to improve it?

What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?

Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?

Do you live in the Shelby city limits?

Are you a Main Street business owner?

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email your responses back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter

at Shelby City Hall, 112 1st. St. So., Shelby, MT 59474.

I have a submission deadline of July 13, if you could respond at your first convenience.

**Thank you,**

**Lorette Carter,**

**Community Development Director**

Larson Clothing  
159 Main Street  
Shelby, MT 59474

July 10, 2020

Lorette Carter  
112 First Street South  
Shelby, MT 59474

Lorette,

Thank you for the questionnaire for the Downtown Preservation Plan. Below are my thoughts and input on the project.

- 1. What are the downtown gems? Building, public spaces, places you feel highlight our Main Street?** Shelby's Main Street is very unique. The layout of the street, looking East to West, and Main Street framing the Catholic Church steeple in the horizon, is as if described in a story book. The public space and location of the City Park included in the Main Street is certainly a gem. The buildings and store fronts are up to 60 and nearly 100 years old and many are still functional. The Roxy Theater, Larson Block, Flesch building, Old City Hall building, and those not mentioned, are gems in the ruff.
- 2. What are YOUR anchor businesses...meaning those businesses you frequent the most?** Personally, I shop at all local businesses, as I am a business owner myself and support my fellow business owners. So, all of the businesses on Main Street are anchor businesses. It's our own outdoor walking mall.
- 3. Is parking an issue on Main Street and what do you think we can do to improve it?** Parking has always been a point of discussion on Main Street. Unfortunately, with the current number of store front vacancies, parking may not be an issue. The parking issue becomes a problem, when business owners, employees, professional office owners and employees use Main Street parking. These individuals need to be reminded constantly to leave the parking on Main Street open for customers and clients. Possibly, more off-street parking available for those business/ office owners and their employees could be addressed.
- 4. What is your opinion of the amount of neon we have in our Main Street signage? Is it worth restoring and saving?** The neon on Shelby's Main Street is very retro and unique. Unfortunately, much of it is either partially working or not working at all. To replace, repair, and maintain the neon is very expensive. The sign I own on Main Street is nearly 100 years old. It did have neon on it. Through the years, the repair and maintenance of the neon became too expense. The neon tubes had been damaged in hail and wind storms and some tubes were unable to be repaired. I opted to remove the neon

and just repaint the sign. It was a sad day to take away the neon, but it was just not cost effective. I realize that with new technology, some neon could be salvaged. Shelby's Main Street has many neon signs and to restore and save the signs would be a wonderful draw to our Main Street.

- 5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?** The buildings on Shelby's Main Street are really in pretty good condition. There are no buildings in bad disrepair, therefore I feel no building should be demolished. There are a few that may need to be restored a bit. Shelby's Main Street could be transformed into a "Main" attraction with all of the retro buildings and neon signs. As I stated, most buildings are 60 up to 100 years old. It would be an attraction to register those buildings on the National Historic Site registry. Until recently, my family owned what is called the Larson Block on the north/west end of Main Street. This building was built in 1923. Up until the past few years all retail locations were filled with businesses. As vacancies in these locations increased, I brainstormed with a thought of contacting the Marais Museum to relocate the museum to Main Street and fill up the "Larson Brothers Department Store" as the Marias Museum. Each location could feature rooms from the museum, i.e. Dempsy-Gibbons fight, local Native American history, homestead room, etc. With the "attraction" of Historically registered buildings, neon signs and museum, Shelby's Main Street could draw visitors and locals. With this, possibly new businesses would be wanting to open on Main Street.
- 6. Do you live in the Shelby city limits?** Yes
- 7. Are you a Main Street business owner?** Yes

Shelby's Main Street has so much to offer. It is unfortunate with the economic down turn that there are so many vacancies on Main. But in addition to trying to draw new businesses to our Main Street, focus on what we already have. Working on the promotion of our retro Main could really be a draw and then in turn draw new businesses to Shelby's Main Street.

I hope my input will help in your vision on the Preservation Plan. Please feel free to contact me for any other information or assistance. Thank you for your time and effort in all you do for the City of Shelby.

Sincerely,

Sandra Steiner

July 8, 2020

To Whom It May Concern:

Thank you for the opportunity to participate in the preservation plan. As you probably know, Shelby had a catastrophic fire on its Main Street circa 1959. Therefore, only a limited historic building exist in the downtown area.

1. My downtown "gems" list as follows:

- A. Rainbow Hotel
- B. Roxy Theatre
- C. Elks Club (B.P.O.E.)
- D. Old Courthouse
- E. Joe's Conoco
- F. Orpheum Theatre Block
- G. Old Shelby High School

A. Rainbow Hotel.

The Rainbow Hotel is a wonderful building. It was originally built with only three stories but with the Dempsey Gibbons fight on the horizon a fourth floor was added. I remember it had a small awning on it over the front door and it served as the bus depot as well. On the roof was a large neon sign with the vertical name Rainbow on all four sides and a neon rainbow to cap it off. This building has tremendous potential for a restaurant/brewery, offices or even living spaces.

B. Roxy Theatre.

There are several members of the community in the early stages of forming a cooperative to attempt to buy the theatre to allow movies and accommodate other communities events. The marquee and original façade of the building was a great neon and incandescent light show. To allow the theatre to disappear would be a body blow to the downtown.

C. Elks Club (B.P.O.E.).

The Elks Club (B.P.O.E.) building has been a gathering place in our community for many decades. The art deco façade and the neon sign must be preserved. The Elks, with limited membership, have done an amazing job of keeping the facility open. Meetings, family gatherings, wakes, weddings and fairs have taken place there.

D. Old Courthouse.

The Old Courthouse is not known by this title in the community. It most recently was the Cinderella Shoppe clothing store on one side and Shelby Chiropractic on the other. A “new” courthouse was erected on the hill to the south of Main Street as part of the depression era WPA (as was the old swimming pool).

This building mirrors the current Liberty County Courthouse to the east in Chester, Montana. It has the vaults in it and some remnants of its past life. The Old Toole County Jail is directly behind it on the path between it and the Tap Room Bar.

E. Joe’s Conoco.

I cannot recall who owned or built this building prior to Joe and Ione Kincaid. It has been a fixture in the community and one of the last gasoline service stations to retain its character and architecture. In the 1970’s or early 1980’s the large garage to the west was erected in an attempt to make it economically feasible. The cement pad is missing and I recall a gasoline pump island when I was younger. Ockie’s Texaco was just across the street to the east and is not the bank drive-in.

F. Orpheum Theatre.

This is now the liquor store in what is sometimes referred to as the Larson Block. The façade of the liquor store is a clue that it was also a theatre with a marquee. The Larson family installed a nice metal awning over the whole block but it recently became too much to maintain and it was removed.

G. Old Shelby High School.

The Old Shelby High School, while not in the downtown corridor, is only one block west on Main Street. It has fantastic architectural detail and holds history for many generations of townspeople. The City of Shelby has worked diligently to preserve the classroom wing with installing new windows and other improvements. However, more needs to be done. A dedicated group of sportsmen and parents have put thousands of dollars and hours into saving the gym. The Old Shelby High School should be included in any comprehensive plan.

2. The “anchor businesses” are the flower shop, clothing store, banks, restaurants, and bars on Main Street.

3. Parking is not an issue. Local businesses endeavor to have employees park in the parking lot or side streets to keep spaces open. Too many people and cars for too few parking spots should be viewed as a goal and not a problem.



4. The neon sign idea is fantastic. Former Mayor Bonderud has been discussing this idea for years and it merits serious consideration. The Sports Club, Mint, Alibi and Roxy all have great signs. The clothing store, jewelry stores and Rainbow Hotel all had signs. I recall the Rexall Drug Store had a great sign as well. As a kid I remember a large neon sign in the parking lot of Shelby Ford that depicted a cowboy with pistol drawn pointing to three motels on the northside of Shelby over the viaduct. I am sure others will recall signs as well that could be recreated.

A person only needs to travel to Phillipsburg, Montana or Leavenworth, Washington to understand how developing a theme promotes occupancy. Wallace, Idaho is also an example. Some sort of a perpetual fund or grant should be established to recreate, repair, and maintain neon signs to make it economically feasible for the business lessee and owners. The time frame for establishing a theme and acting upon any plan should be short.

5. The lot on Shelby's east end of Main Street is a wasted opportunity. Over the years, I attempted to get the museum to move its caboose (no pun intended) to the lot and set it on railroad tracks with an explanation of the highline railroad as well as north/south turkey track. I believe this area was originally Shelby Junction.

Most recently I have attempted to get oil and gas companies to consider placing a diorama of an oil and gas well, pump jack, gun barrel and storage tank on the site. Perhaps one-half or one-third scale equipment explaining the process as well as this area's history with the discovery of oil. I was making some progress before COVID-19 and this remains a possibility.

6. I do live in Shelby.

7. I occupy an office on Main Street but I am not an owner.

Many of my comments may not be historically correct. These comments are simply from a young boy's or teenage boy's memory or recollections of conversations with other residents. Once again, thank you for the opportunity to comment. I wish you all the success in the world.

Sincerely,



Merle Raph

**From:** Sara Aikins <saikins@3rivers.net>  
**Sent:** Sunday, July 12, 2020 1:31 PM  
**To:** shbcdc@3rivers.net  
**Cc:** Sara White; A Emergency Contact  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

Hi there~ This is our family brainstorming session results for your survey (Mike & Sara White and Grandma JoEve Aikins)

1.) What are the downtown gems that highlight Shelby's Main Street?

Roxy Theater, Rainbow Motel, Elks, The Mint (a staple to a Montana small town), The First State Bank, 3 building inset (O'Haire Manor Archway sign), our turn around, Conoco, the viaduct and the little pathways between buildings are all unique.

2.) What are our family's anchor businesses that we frequent most?

High Frequency: Northtown, Prairie Peddler, First State Bank, Alibi, Kow Loons, Roxy (used to)  
Attend when needed/special occasion: Larson's, Shelby Floral & Gift, Elks, The Smile Shop, T & T Creations, Salon Mosaic

3.) Is parking an issue on Main Street and what do you think we can do to improve it?

Not on a regular daily basis - so probably not. It does help if employers encourage employees to park in back when they work that day.

During high times/or big events it does get to be an issue - but if we encourage parking lots to be flexible on the streets parallel with Main to be open for people to use as parking (by FSB/behind Conoco), behind Mint Bar, & Seubert Ins (but they write notes sometimes on cars) and other side streets it helps. (Since Northtown moved to end of street that has helped a bit with parking)

It would be nice to have a little 10 minute pick up parking by Alibi - instead of no parking loading zone.

4.) What is your opinion on the amount of neon we have in our Main Street signage?

We love the neon on Main Street - it brings life, color, activity and excitement/fun, and its unique. I wish it was lit up at night to have a vintage Main Street. We miss some of the awnings on the businesses. I understand some of them were not deemed appropriate or broken but bringing some back for shade and uniqueness, that were equipped for our weather would be unique and useful as we update Main Street.

Sports Club Neon - is awesome but would have to brainstorm as that business is no longer there. The Mint Sign is cool as I stated - its a staple of a MT small town to have one. Get the Elks one going along with the Roxy. Alibi sign, Larsons (but I don't think it lights up) .We probably missed some but the point is we like it.

4.) Is it worth restoring and saving? Yes, there really isn't a lot of it anymore. O'Haire Manor Motel sign could be changed a bit - add words to have a reader board to show the history of it: Main Street used to be the longest block in the world in (year-can't remember) and when this street/archway was built it was no longer the longest. It's an interesting fact. Also, I know O'Haire may not be running any more but be creative with the sign. It sets us apart from other towns especially being the crossroads of highway/interstate and close to park.

5.) Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?

#### Saved/Restored:

Rainbow Hotel - It is a remarkably tall brick building that is unique to Shelby and I think it has so much potential to be great. Putting a brewery in the bottom and bed/breakfast type motel up top or apartments etc. If not a brewery then a beer and wine bar with the patio and out door furniture in-between the the two buildings. (A Taste of Montana -selling Mt beer and wines, appetizers-cheese/meat trays, etc.). Our family loves the family orientated places (Philipsburg brewery, White Sulfer Springs Brewery, etc.)

Conoco Station: It is a unique white brick building that has been around historically for Shelby for a long time. It is in a prime location to add some green space (maybe a few items for kids/teenagers to sit on or hang out on instead of FSB steps). Maybe have some open parking space for a seasonal food truck to park there. Maybe getting a specialty shop inside (desserts, ice cream, soda pop, or a quick bite shop) with a few historical pictures up. Maybe a style of Internet cafe - that people can make a copy, fax, email, shipping store drop offs) especially tourists from train can walk to. Something that doesn't take away from Prairie Peddler. Maybe add something to do with Oil as a unique statue or interactive piece for decoration and to signify that it was important to our community on the green space. Something that catches the eye and is unique to our town.

3 Rivers Building - Used to be the 1st hospital (on the front it has the Red Cross on there-that is very unique for local residents) Keep that signage on there. It's great its being utilized.

Roxy Theatre - I wished our community could run it like Conrad's Orpheium... We could play movies, do performances, plays, concerts in their. It has a lot of potential. It definitely has a unique front and could be our central community get to gather place. Kids need a place for movies too! I miss the theatre. Indoor Performing arts place especially when the weather hits the City Park there would be another place to go to. Also, emphasizing people from Shelby who went into the performing arts (James Grady -3 Days of Condor film, Bob Burns, and many others, if a list of other movies filmed in the state of Montana) - I know our family will go check out places that have famous ties to the community and plan visits all around Montana finding its uniqueness. I know working with kids too, you could have play performances all summer if there was a place to perform and reasonably priced to hold the classes-I did them more often a few years ago but it gets tough finding the space etc.

First State Bank - Great building, unique with drive through and how its rounded it. I'm glad it's still going and on Main Street.

Archway - O'Haire Motel Sign - Make it a Historical site to see, beautifies the town and it gives height to our Main Street. We are open for change if needed on words since O'Haire is not open. Possibly change words to Shelby.

Sports Club - What a great location, and creative signage, we definitely need something in their just need to brainstorm what. We need another restaurant but would have to be unique and a need. Still not sure on what.

Elks - A unique building, it has been through ups and downs with management so it doesn't have a strong clientele yet, but definitely a good event center. Has lots of potential but we haven't hit the mark yet. The upstairs has lots of potential with kitchen and space, but doesn't seem as easy to get into. Not sure if it's restrictions or too many hoops but I loved what Cut Bank Elks did with just 1 Friday night meal available for community especially on game nights - a place for kids and adults, food.

#### Demolished:

Not big on demolishing unless we have really exhausted or brainstormed all options or if something is really wrong with it.

At the east end of Main Street there is a dirt space that is owned by the Museum (I think). It is an eye sore for the east side tourists to begin our Main Street from that direction. It needs a make over and to put some brainstorming ideas there to make it presentable for families/kids to say "Oh Cool, let's get out and look at it". Maybe something kids can climb on or interact with. There is also a white building next to it that I don't know what it is - if it can't be filled/damaged etc or if its empty that could possibly be demolished and the space used wisely - they have a beautiful green space next to it which would be great for people to enjoy and sit and eat.

With Railroad being a big part of our town - maybe use that space (mentioned above) to put some railroad cars - have 1 like food truck except a boxcar, 1 for people to sit and see historical pics and one more interactive with kids in those spots. Definitely a seasonal idea, but its unique.

\*\*Any extra input:

What would you like to see downtown become?

When one starts Main Street from the West side, it is a tough start - that Sherlock Motel lot and the old Ford lot are eye sores to see. I wish they could get a make over or get some help. The Griddle Storefront needs a make over too.

At the bottom of both sides of the viaduct should be some beautification ideas that would work best that are easy to maintain and keep up with our weather.

City Hall - I love the history around the building, but I do think it needs to be updated and put to more use for inviting tourists. Save some of the parts, but remodel other parts. I struggled with reasons why if I was a tourist I would go in there unless there was a gift shop/souvenir shop or signing up for Hi Line Adventures. It should also incorporate the City Park there — if that is our community get together (Farmer's Market, Singing, etc. Parking safely around a highway is a concern, railroad so close etc. It could be a main base for help with people in the park.

"Drag our Main-whether its your first day on the hi line or last day before going to the mountains" we have you covered, all your needs to take you to your next destination. A main base - helping tourists find the good places to eat, activities and to stay. Set up reservations-or guide them to the best hikes, we have a lot of inside information of best places to go that might not be advertised. (Create our own packages - the Waterfall package, the huckleberry trail, the food truck hot spots all around Montana)

Try the Pop Up Program - Utilize older buildings that are empty and give entrepreneurs or people with talents to use that space by letting them use the space for free for 2 week to 3 months. I read about this somewhere working, in a small town, it may be easier to let them be utilized during holiday times, or seasonal. We have a lot of talent come in from the US Customs family, but they don't stay too long, however with pop up program, it's flexible and not so long term. Some businesses may see they could expand to year long and others are just seasonal. I know I would be interested in doing classes for kids during the summer or winter break but couldn't do it year long. One of the issues would be to find a space for cooking too (Health Code ready) to try out to see if cooking classes would work or a beginning restaurant idea etc. I do miss the Adult education classes. It would be nice to be on Main to bring people downtown. (I know the school has the facility but its hard not having other events to work around and its not as friendly to find. Main Street is the easiest. (This program would definitely need an individual in charge that would make all the jumping hoops through easy and inviting-they would do the leg work and the person coming in does their talent).

A few things that I noticed other towns our family has visited that may work here: Art Gallery, Bed/Breakfast, Performing Arts place, souvenir shop, place to take specialty classes, Need a Taco Restaurant, food truck options, Event venue, Internet cafe, Wrap Sandwich shop, Wine Bar, Treats/cookies, cake specialty shop, Athletic Clothing supply - Not having Shopko is hard no where to buy socks, underwear, basic needs. CutBank beats us in 2 areas - their grocery store and Norman's - if we had something like that here to improve on - we could be the one stop place before the park not Cut Bank. No other towns around us have anything that Shelby couldn't out beat them in within an hour's travel.

I understand the businesses should normally be advertising and utilizing the internet. I just don't know if most have the knowledge or time to get it done in a way to help Shelby. I think someone should be hired that has knowledge of getting each stores best qualities and putting it in one place to search on the internet. (For example: our school a few years ago wouldn't even come up as the first link when typed in, now we are the first) As a tourist, I know I get everything online and I will look on internet, Pinterest and blogs.... We need to be proactive and get them in one spot and advertised PR so they will not only check out Main Street but want to check out other hot spots in the town. I can't find Shelby or their main historic sites or Shelby's hidden gems easily so I can't imagine tourists would find them too.

6.) Do you live in the Shelby city limits? Yes

7.) Are you a Main Street business owner? No

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?** \_\_\_\_\_  
\_\_\_\_\_
2. **What are YOUR anchor businesses...meaning those businesses you frequent the most?**  
\_\_\_\_\_
3. **Is parking an issue on Main Street and what do you think we can do to improve it?**  
\_\_\_\_\_
4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?** \_\_\_\_\_  
\_\_\_\_\_
5. **Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?** \_\_\_\_\_  
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\_\_\_\_\_
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**\*Please feel free to use additional paper to offer your input and direction.**

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

*Lorette Carter  
City of Shelby  
112 1<sup>st</sup> St. So.*

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? \_\_Not real sure, the former fieldstone gallery is a favorite for just the buiding itself, everything else only matters to me for what's in it.  
\_\_\_\_\_
  2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Northtown Drug, Youth Dynamics, 1<sup>st</sup> National Pawn, The Griddle and Kowloons, first state bank. \_\_\_\_\_
  3. Is parking an issue on Main Street and what do you think we can do to improve it? \_I don't think it's too bad  
\_\_\_\_\_
  4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? \_\_Doesn't really matter to me  
\_\_\_\_\_
  5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? I think it would be great to do something with the Rainbow hotel\_and I like the former Joe's Conoco, I would hate to see it destroyed.  
\_\_\_\_\_  
\_\_\_\_\_
  6. Do you live in the Shelby city limits? Yes \_\_\_\_\_
  7. Are you a Main Street business owner? \_No \_\_\_\_\_
- \*Please feel free to use additional paper to offer your input and direction.

# CITY OF SHELBY

112 First Street South  
Shelby, MT 59474  
Telephone: (406) 434-5222  
FAX: (406) 434-2039  
[www.shelbymt.com](http://www.shelbymt.com)



Mayor: Gary McDermott  
Council: Joe Flesch, Sanna Clark, Aaron Heaton, Lyle Kimmet, Bill Moritz, Trent Tustian  
Animal Control: Mark Warila  
Attorney: William E. Hunt, Jr.  
City Supt.: Luis Correa  
Building Inspector: Rob Tasker  
Community Development: Lorette Carter  
Finance Officer: Jade Goroski  
Judge: Joe Rapkoch

To: Shelby Residents and Business Owners  
From: City of Shelby

RE: Downtown Preservation Plan

The City of Shelby was fortunate to receive funding through the Montana Department of Commerce Main Street Program and Community Development Block Grant Planning Division for the development of a Preservation Plan for our Main Street business district.

Cushing Terrell was the awarded firm to complete the plan. Chelsea Holling is our community's historic preservation specialist on the project. The goals of the project include researching and assessing our existing conditions of historic buildings in our downtown district; conducting community and stakeholder sessions to gather input about the vision for maintaining and preserving our historic downtown; developing clear, understandable recommendations; reviewing those recommendations with residents; and completing a planning document for the benefit of the community.

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? I find all of the buildings on main to be unique and well kept.
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Prairie Peddler, Shelby Floral, Alibi, First State Bank, Larsons.
3. Is parking an issue on Main Street and what do you think we can do to improve it? Since Northtown Drug moved with their own parking, I don't think so
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? Love the neon. Absolutely worth restoring and saving.

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? Sports Club and Joe's Conoco  
Should be restored and filled with businesses.  
Also, Wallis Drive. I would really hate to see Joe's Conoco demolished
6. Do you live in the Shelby city limits? Yes
7. Are you a Main Street business owner? No

\*Please feel free to use additional paper to offer your input and direction.

Would also hate to see Northern Hotel demolished. The plans drawn up several years ago for the Northern were great - perhaps a modified version? The northern holds a lot of history for the community.  
Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

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Lorette Carter,  
Community Development Director



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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? First State Bank, Northdown Drug
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Sarsons Clothing, Shelby Jewel, Northdown Drug
3. Is parking an issue on Main Street and what do you think we can do to improve it? No
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? Yes

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? Save Rainbow Canoes, Old City Hall  
Tear down Rainbow Hotel

6. Do you live in the Shelby city limits? Yes

7. Are you a Main Street business owner? Yes

\*Please feel free to use additional paper to offer your input and direction.

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbccdc@3rivers.net](mailto:shbccdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

**From:** M. Jenny <jennifer\_flesch@yahoo.com>  
**Sent:** Thursday, July 9, 2020 11:57 AM  
**To:** shbcdc@3rivers.net  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

Exciting! I'm glad to have input too :)

1. I love the long sections of building with continuous store fronts.  
I love the Ohaire Manor sign  
I love the old Rainbow hotel and Joes ConocoPhillips.
2. I go to the clothing stores, prairie peddler, Banks and Alibi the most.
3. I do not usually have trouble parking.
4. I love the neon, or more!
5. I think any help restoring all projects would be good.
6. Yes
7. No

Sent from Yahoo Mail for iPhone

On Tuesday, June 30, 2020, 9:38 AM, shbcdc@3rivers.net wrote:

To: Shelby Residents and Business Owners

From: City of Shelby

RE: Downtown Preservation Plan

The City of Shelby was fortunate to receive funding through the Montana Department of Commerce Main Street Program and Community Development Block Grant Planning Division for the development of a Preservation Plan for our Main Street business district.

sanna.clark@shelby.k12.mt.us; saikins@3rivers.net; slclark@mmcmnt.org; shelbychiro@3rivers.net; nickianderson@rocketmail.com; susan.lamb@townsquaremedia.com; tjmtalk2me2000@yahoo.com; terrjobaney@gmail.com; travis-clark@leavitt.com; tressa.keller@yahoo.com; vicky.warila@youthdynamics.org

Date: Tuesday, June 30, 2020, 09:38 AM MDT

To: Shelby Residents and Business Owners

From: City of Shelby

RE: Downtown Preservation Plan

The City of Shelby was fortunate to receive funding through the Montana Department of Commerce Main Street Program and Community Development Block Grant Planning Division for the development of a Preservation Plan for our Main Street business district.

Cushing Terrell was the awarded firm to complete the plan. Chelsea Holling is our community's historic preservation specialist on the project and is featured in the attached zoom explaining the process. The goals of the project include researching and assessing our existing conditions of historic buildings in our downtown district; conducting community and stakeholder sessions to gather input about the vision for maintaining and preserving our historic downtown; developing clear, understandable recommendations; reviewing those recommendations with residents; and completing a planning document for the benefit of the community.

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?

*the bars*  
*WASL SPARRIS CLUB*, *MAIN ST*, *TAP ROOM*, *ARSON'S*, *Shelby Flower Shop*,  
*FIRST STATE BANK*, *ADRYTH TOWN DRUB*, *SPA 30*, *BRIDLE*

2. What are YOUR anchor businesses...meaning those businesses you frequent the most?

*1. 194 PARKING FILL S UP some days*

3. Is parking an issue on Main Street and what do you think we can do to improve it?

*1. 194 PARKING FILL S UP some days*

4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?

Love NEON -

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Do you live in the Shelby city limits? YES

7. Are you a Main Street business owner? ERRAT STREET

\*Please feel free to use additional paper to offer your input and direction.

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbdcc@shivers.net](mailto:shbdcc@shivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,

Lorette Carter,

Community Development Director

**Lorette Carter**

**City of Shelby**

**112 1<sup>st</sup> St. So.**

# CITY OF SHELBY

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**Council:** Joe Flesch, Sanna Clark, Aaron Heaton, Lyle Kimmet, Bill Moritz, Trent Tustian  
**Animal Control:** Mark Warila  
**Attorney:** William E. Hunt, Jr.  
**City Supt.:** Luis Correa  
**Building Inspector:** Rob Tasker  
**Community Development:** Lorette Carter  
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With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? Chamber office - banners - neon signs - flower baskets!
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Shelby Floral, Larsons - Prairie Paddler - North Town
3. Is parking an issue on Main Street and what do you think we can do to improve it? Yes - employees need to park off main street.
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? Neon is unique to Shelby. We need to restore its presence as much as possible.

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? city park old Buildings on main st.
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? clothing store Hardware store pharmacy store.
3. Is parking an issue on Main Street and what do you think we can do to improve it? near the First State Bank west end
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? Yes

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? Chamber Building, O'Haire Manor Sign, Joe's Conoco, Old Hospital
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Prairie Peeler, Shelby Floral
3. Is parking an issue on Main Street and what do you think we can do to improve it? Not an issue to me
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? Love the neon! Worth restoring & saving



5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? Demolished: Rainbow Hotel, old Lunk Bldg  
Sherlock rooms on main St corner

6. Do you live in the Shelby city limits? Yes

7. Are you a Main Street business owner? my husband has an office on main St

\*Please feel free to use additional paper to offer your input and direction.

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

Lorette,  
Empty locations need windows cleaned  
if possible - maybe local art work - photography  
quilts etc. displayed - our main St needs to have  
more of a boutique look now that so many  
businesses have closed.

Thank you for all your dedication & hard  
work for Shelby!  
Jmiw

888 7200

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? \_\_\_\_\_
2. What are YOUR anchor businesses...meaning those businesses you frequent the most?  
*Pravie Ledder Parsons, Bridle, Shelby Floral, Banks*
3. Is parking an issue on Main Street and what do you think we can do to improve it?  
*no*
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? *not worth restoring or saving*

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? \_\_\_\_\_

*O'haire Manor sign needs to be ~~taken down~~. Its so full of ugly crap and attracts pigeons. It also smells horrible*

6. Do you live in the Shelby city limits? \_\_\_\_\_

*yes*

*(it looks terrible)*

7. Are you a Main Street business owner? \_\_\_\_\_

*was*

\*Please feel free to use additional paper to offer your input and direction.

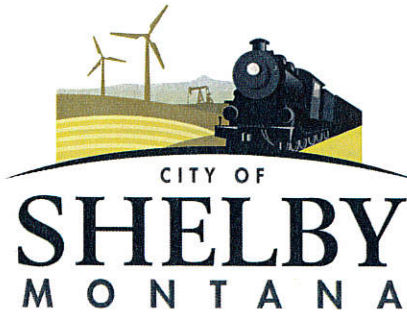
Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? O Hair Sign, Sports Club, Rosy Albin, Larson
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Larson, Shelby Floral
3. Is parking an issue on Main Street and what do you think we can do to improve it? I don't think so.
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? I'd love to see it restored. Cost?

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? City Park

2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Shelby Floral, Prairie Peddler

3. Is parking an issue on Main Street and what do you think we can do to improve it?

Best parking is at either end. Can get crowded in the middle.

4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?

I love the neon. I worry that a lot of our signage is for businesses that are no longer in business, so

"best" trying to get those restored, etc. might be a big job.

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1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? People & Activities - Rocky -
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? Bars
3. Is parking an issue on Main Street and what do you think we can do to improve it? yes - Remove Parking not Advertized
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? yes -

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With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? LIGHTING (NEON, STREET LAMPS), CINEMA, CLEAN STREETS AND SIDEWALKS
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? SPA 30, RESTAURANTS
3. Is parking an issue on Main Street and what do you think we can do to improve it? Yes
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? I THINK THE CURRENT SIGNAGE IS WORTHY OF RESTORATION - INCLUDING THE HOTEL & CINEMA SIGNS

**From:** Elliott Crump <elliott.crump@shelby.k12.mt.us>  
**Sent:** Monday, July 6, 2020 10:49 AM  
**To:** Lorette Carter  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

Lorette,

Answers to your questions:

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? The iconic buildings are First State Bank, the Movie Theater, and the O'Haire Motel sign. But the neon signs seem to be the real difference in the Shelby downtown area.**
2. **What are YOUR anchor businesses...meaning those businesses you frequent the most? Larson's Clothing, Leavitt Group, Spa 30, Alibi, Kowloons, Tap Room, Prairie Peddler, and the Liquor Store**
3. **Is parking an issue on Main Street and what do you think we can do to improve it? I do not think parking is an issue on main street.**
4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? I think some type of replacement is worth it. I have to imagine there is an LED alternative that would be cheaper to repair, maintain and/or replace. I do not think it needs to look exactly like the old neon; nevertheless, as mentioned above the lighting is what makes our main street unique.**
5. **Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? I think any main street location that does not have a functioning business should be auctioned off (Rainbow Hotel, Cinderella Shop, Closed gas station, etc.) Once sold at auction improvements and/or a functioning business must be installed within a specified time frame (i.e.: within one year). If they are not sold at auction then I agree with demolition. Obviously a timeframe needs to be put in place, but empty main street locations hurt other main street businesses and detract from our community. If someone owns a building on Main street it needs to be used or demolished. I believe Butte has some type of program where buildings are auctioned off at low prices with the requirement that those buildings are then improved (might be worth looking at their program). If buildings are demolished I think green spaces should replace the removed buildings, empty dirt lots will have a similar impact as dilapidated or empty buildings. I also encourage residential apartments on main street if that is an opportunity.**
6. **Do you live in the Shelby city limits? Yes**
7. **Are you a Main Street business owner? No**



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1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?** I think the neon is our trademark and we should try to add to it. Exploit it to our advantage
2. **What are YOUR anchor businesses...meaning those businesses you frequent the most?** Northtown, S-floral, Parsons, Prairie Peddler, all of the restaurants,
3. **Is parking an issue on Main Street and what do you think we can do to improve it?** yes it's an issue. Looks like DOT is in the process of eliminating even more parking. Maybe some angle parking
4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?** yes we should restore it! I think it's our 'trademark'. Some thing different that sets us apart from other communities

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? I understand that the Rainbow Hotel can't be made handicap assessable - also Rainbow Conoco. We need the parking on a nice park at that end of Main St. Or the space would be freed up to build.
6. Do you live in the Shelby city limits? yes
7. Are you a Main Street business owner? not on Main St.

\*Please feel free to use additional paper to offer your input and direction.

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

**From:** Holly Hovland <holly-hovland@leavitt.com>  
**Sent:** Wednesday, July 1, 2020 9:47 AM  
**To:** shbcdc@3rivers.net  
**Subject:** RE: Downtown Shelby Historic District Preservation Plan

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? \_The Motel sign on main street\_\_\_\_\_**  
\_\_\_\_\_
2. **What are YOUR anchor businesses...meaning those businesses you frequent the most? Prairie Peddler, Larsons, Shelby Floral, Tap Room, spa 30, Stiletto \_\_\_\_\_**
3. **Is parking an issue on Main Street and what do you think we can do to improve it? This is a huge issue! There is nowhere near enough parking on main street\_\_\_\_\_**
4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? \_\_It is a huge staple in our community, something we are known for. In my opinion it is all worth saving and restoring even if it has to be changed for businesses that are no longer open. \_**  
\_\_\_\_\_
5. **Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? \_The sports club, Rainbow hotel, Joe's Conoco should all be restored they are a huge part of Shelby's history**  
\_\_\_\_\_  
\_\_\_\_\_
6. **Do you live in the Shelby city limits? No\_\_\_\_\_**
7. **Are you a Main Street business owner? No, but I work on main street and was born and raised here. I see myself relocating back to Shelby in the near future. \_\_\_\_\_**

**\*Please feel free to use additional paper to offer your input and direction.**



**Holly Hovland, Producer  
Commercial Lines**

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Phone: 406-434-8060 | Cell: 406-460-1483 | [holly-hovland@leavitt.com](mailto:holly-hovland@leavitt.com)

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**From:** shbcdc@3rivers.net <shbcdc@3rivers.net>  
**Sent:** Tuesday, June 30, 2020 9:45 AM  
**To:** aaronheaton@gmail.com; Adrienne Cotterell <salonmosaic213@gmail.com>; awb@3rivers.net; aburchak@montana.edu; Amy Clark <clarkamy413@gmail.com>; amy.madison.nk16@statefarm.com; Angela Lamb <alamb@toolecountymt.gov>; welkerz@3rivers.net; Ann Clark, R.Ph. <pharmacy@3rivers.net>; Anne James <annejames@townsquaremedia.com>; Aron Torgerson <aron.torgerson@torgerson.biz>; audie11@gmail.com; awb@3rivers.net; aburchak@montana.edu; Amy Clark <clarkamy413@gmail.com>; amy.madison.nk16@statefarm.com; Angela Lamb <alamb@toolecountymt.gov>; welkerz@3rivers.net; Ann Clark, R.Ph. <pharmacy@3rivers.net>; Anne James <annejames@townsquaremedia.com>; Aron Torgerson <aron.torgerson@torgerson.biz>; audie11@gmail.com;

of historic buildings in our downtown district; conducting community and stakeholder sessions to gather input about the vision for maintaining and preserving our historic downtown; developing clear, understandable recommendations; reviewing those recommendations with residents; and completing a planning document for the benefit of the community.

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?

Rainbow Hotel, Conoco Station, Roxy, Elks, Taproom Building & Old Police Station behind the Tap, & across the side walk of the Old Court house.

2. What are YOUR anchor businesses...meaning those businesses you frequent the most?

None of the above buildings mentioned. Since we are no longer in use except for this Tap occasionally. We frequent all of the other businesses in the block at this time.

3. Is parking an issue on Main Street and what do you think we can do to improve it?

No not really a problem - If she they did have a huge event, a temporary change of Angle parking would work.

4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?

The signage (neon) is what makes our main street stand out, totally worth restoring & saving!

5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?

Restore - The old Rainboal hotel. Since so much money has been put into it already, The Roxy for sure! The old Conoco should be saved as well.

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? \_\_\_The Big Motel sign, First State Banks sign, \_\_\_\_\_  
\_\_\_\_\_
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? \_\_\_Resturants, Prarie Peddler , Pawn Shop (fun), Larsons, Smile Shop, \_\_\_\_\_
3. Is parking an issue on Main Street and what do you think we can do to improve it? \_\_Parking is an issue. Reluctantly – The old RainBow should be torn down, \_\_\_\_\_  
\_\_\_\_\_
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? \_I Think its great! I would love to see it restored if its feasible. \_\_\_\_\_  
\_\_\_\_\_
5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? \_\_The rain bow should be torn down, Just too much costs to bring it back. If possible the old Sports Club should be restored in some manner ( micro Brew?) , the MOTEL sign should “ brainstormed” \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Do you live in the Shelby city limits? \_\_\_\_\_Yes \_\_\_\_\_
7. Are you a Main Street business owner? \_\_\_Yes \_\_\_\_\_

\*Please feel free to use additional paper to offer your input and direction.

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? There are a lot of gems on main street, but no sense in saving them if we have nothing to put in them. The Roxy theater is the greatest example. The Preservation plan should be how to save our remaining businesses and attract new ones. The buildings would take care of themselves. \_\_\_\_\_
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? \_Northtown Drug, Larson's Prairie Peddler and First State Bank; and all of the bars! \_\_\_\_\_
3. Is parking an issue on Main Street and what do you think we can do to improve it? \_\_No it is definitely not a problem. \_\_\_\_\_
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? The neon is great, but doesn't look good on closed businesses. \_\_\_\_\_
5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? \_The Rainbow Hotel; the Sherlock annex, and the Hannah Porter building at the east end of main should be demolished. They are too expensive to rehab and will stay empty for years creating a health and eyesore problem. \_\_\_\_\_
6. Do you live in the Shelby city limits? \_\_\_\_\_ Yes \_\_\_\_\_
7. Are you a Main Street business owner? \_\_\_\_\_ Yes \_\_\_\_\_

\*Please feel free to use additional paper to offer your input and direction.

Thank you so much for taking a few minutes to answer these critical questions. Your responses are so important to developing a workable plan that can benefit our Main Street for many years to come.

Please email this back to me at [shbcdc@3rivers.net](mailto:shbcdc@3rivers.net) or mail to Lorette Carter at Shelby City Hall, 112 1<sup>st</sup> St. So., Shelby, MT 59474. I have a submission deadline of July 13<sup>th</sup> if you could respond at your first convenience.

Thank you,  
Lorette Carter,  
Community Development Director

Lorette Carter  
City of Shelby  
112 1<sup>st</sup> St. So.  
Shelby, MT 59474  
(406) 434-5222  
[shbcdc@3rivers.net](mailto:shbcdc@3rivers.net)  
[www.shelbymt.com](http://www.shelbymt.com)

**From:** Eric Tokerud <Eric.Tokerud@shelby.k12.mt.us>  
**Sent:** Tuesday, June 30, 2020 11:33 AM  
**To:** Lorette Carter  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

- 8.
1. the park on the east side, other than that nothing really stands out to me
  2. Hardware Hanks, Taylors and Larson's clothing
  3. Parking is a pain, but a person deals with it. My concern is dealing with the parking spaces available for the handicapped and elderly.
  - 4.. If it would help bring business into Shelby then restore, but I don't think it would help business much. And then how would it be decided who gets the update? How many of the businesses have a safe walkway because of the awning?
  5. Rainbow and Roxy -- these 2 seem to be the biggest eyesores.
  6. yes
  7. no
  8. Modernizing Main Street could help immensely as perception is important,

2.

On Tue, Jun 30, 2020 at 11:07 AM <[shbccdc@3rivers.net](mailto:shbccdc@3rivers.net)> wrote:

Hey Eric,

If you have time to answer the questions below that would be greatly appreciated.

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?**

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2. **What are YOUR anchor businesses...meaning those businesses you frequent the most?**

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**From:** Dwaine Iverson <djicpa@3rivers.net>  
**Sent:** Tuesday, June 30, 2020 11:11 AM  
**To:** shbcdc@3rivers.net  
**Subject:** RE: Downtown Shelby Historic District Preservation Plan

1. What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? \_\_\_Prairie Peddler, First State Bank, Elks, Mint Bar, Tap Room, Shelby Floral, Roxy\_\_\_\_\_
2. What are YOUR anchor businesses...meaning those businesses you frequent the most? \_\_\_Larsons, Tap Room, First State Bank, Elks, Shelby Floral, Prairie Peddler\_\_\_\_\_
3. Is parking an issue on Main Street and what do you think we can do to improve it? \_\_\_yes, diagonal park on at least one side\_\_\_\_\_
4. What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? \_\_\_It distinguishes our town. It is worth saving and helping businesses add it\_\_\_\_\_
5. Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? \_\_\_Rainbow needs to be torn down. Handicap rules make it almost impossible to improve\_\_\_\_\_
6. Do you live in the Shelby city limits? \_\_\_\_\_yes\_\_\_\_\_
7. Are you a Main Street business owner? \_\_\_\_\_just off\_\_\_\_\_

\*Please feel free to use additional paper to offer your input and direction.



**From:** Anne James <Anne.James@townsquaremedia.com>  
**Sent:** Tuesday, June 30, 2020 11:04 AM  
**To:** shbcdc@3rivers.net  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

With limited social gatherings, the City felt it may be best to seek community input through our social media and email correspondence. The following questions are critical in the planning process and we hope you might take a few moments to give us your thoughts.

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street? *A few, like the Elks club, have interesting architecture, I like the detailed brickwork in the old Anthony's building, and a couple of others, but the buildings are obviously deteriorating. The Rainbow Hotel is an eyesore.***
2. **What are YOUR anchor businesses...meaning those businesses you frequent the most? *Northtown Drug, Prairie Peddler, 1st State Bank, Corner Beauty shop, restaurants.***
3. **Is parking an issue on Main Street and what do you think we can do to improve it? *Not usually a major issue.***
4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving? *Honestly, neon is a total non-issue.***
5. **Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why? *It seems most of them have age-related structural issues that make upkeep and/or restoration more costly than it's worth.***
6. **Do you live in the Shelby city limits? *Yes***
7. **Are you a Main Street business owner? *No***
- 8.

**\*Please feel free to use additional paper to offer your input and direction.**

Anne James  
Operations Manager  
KSEN-am/ KZIN-fm  
830 Oilfield Av  
Shelby, MT 59474  
Phone: 406-434-5241



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**From:** shbcdc@3rivers.net <shbcdc@3rivers.net>  
**Sent:** Tuesday, June 30, 2020 9:44 AM  
**To:** aaronheaton@gmail.com <aaronheaton@gmail.com>; Adrienne Cotterell <salonmosaic213@gmail.com>; awb@3rivers.net <awb@3rivers.net>; aburchak@montana.edu <aburchak@montana.edu>; Amy Clark <clarkamy413@gmail.com>; amy.madison.nk16@statefarm.com <amy.madison.nk16@statefarm.com>; Angela Lamb <alamb@toolecountymt.gov>; welkerz@3rivers.net <welkerz@3rivers.net>; Ann Clark, R.Ph. <pharmacy@3rivers.net>; Anne James <Anne.James@townsquaremedia.com>; Aron Torgerson <aron.torgerson@torgerson.biz>;

**From:** Patrick Frydenlund <pat.frydenlund.pf@gmail.com>  
**Sent:** Tuesday, June 30, 2020 10:30 AM  
**To:** shbcdc@3rivers.net  
**Subject:** Re: Downtown Shelby Historic District Preservation Plan

1. **What are the downtown gems? Buildings, public spaces, places you feel highlight our Main Street?**  
\_Rainbow Motel, Sports Club, Roxy Cinema\_\_\_\_\_

\_\_\_\_\_

2. **What are YOUR anchor businesses...meaning those businesses you frequent the most?**

\_\_\_\_\_Hardware Hank, Albertsons, Alibi\_\_\_\_\_

3. **Is parking an issue on Main Street and what do you think we can do to improve it?**

\_\_\_\_\_I think we have adequate parking downtown for the most  
part\_\_\_\_\_

4. **What is your opinion on the amount of neon we have in our Main Street signage? Is it worth restoring and saving?** \_\_\_\_\_I really like the neon downtown and think it would be worth  
saving\_\_\_\_\_

\_\_\_\_\_

5. **Are there any buildings that you feel should be saved or restored and others you feel should be demolished and why?** \_\_\_\_\_

Rainbow Motel, Sports Club, Roxy Cinema: I would like to see them saved or restored/repurposed but understand that may be very difficult given online shopping habits and other changes to the way people shop and watch movies from home  
now.\_\_\_\_\_

\_\_\_\_\_

6. **Do you live in the Shelby city limits?** \_\_\_\_\_Yes\_\_\_\_\_

7. **Are you a Main Street business owner?** \_\_\_\_\_No\_\_\_\_\_

**\*Please feel free to use additional paper to offer your input and direction.**

On Tue, Jun 30, 2020 at 9:38 AM <[shbcdc@3rivers.net](mailto:shbcdc@3rivers.net)> wrote:

To: Shelby Residents and Business Owners

From: City of Shelby