



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

January 10, 2011

Mr. Randy Hafer  
Tracy Lofts Development Venture, LLP  
PO Box 2203  
Billings, MT 59103

PROPERTY: **George L. Tracy Building, 2528 Montana Ave. (formerly #2600), Billings, MT**  
PROJECT NUMBER: **25512**

Dear Mr. Hafer:

The National Park Service has determined that the subject property contributes to the significance of the Billings Townsite historic district. The George L. Tracy Building, along with its site and environment, contributes to the historic district with character defining features that include, but are not necessarily limited to, the exterior of the brick block with its modest brick and stone trim, and recessed window bays with wide spandrels. This determination is made in response to the Historic Preservation Certification Application -- Part 1 submitted to this office, and this property is therefore considered a "certified historic structure".

As you plan your rehabilitation, we strongly recommend that you review the Preservation Briefs and other preservation-related information provided online by NPS at <http://www.nps.gov/history/hps/tps/tax/index.htm> to help you plan a successful rehabilitation that will preserve the historic character of this building/site/complex and will meet the Secretary of the Interior's Standards for Rehabilitation. The National Park Service also strongly encourages applicants to obtain approval of your Part 2 - Description of Rehabilitation - prior to beginning work, in order to ensure conformance with the Standards.

Obtaining "certified historic structure" status is the first step in qualifying for maximum tax benefits under Federal Laws. These benefits apply only to structures that have either undergone or are about to undergo rehabilitation that can be certified in accordance with the Secretary of the Interior's "Standards for Rehabilitation."

If you have any questions regarding your Part I application, please call the State Historic Preservation Office or me at 202-354-2278.

Sincerely,

Roger Reed, Historian  
National Register of Historic Places

cc: IRS  
MT SHPO