



September 28, 2021

TO: Yellowstone Historic Preservation Board

FROM: Tam Rodier, CD Program Coordinator

**SUBJECT: PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) FUNDS FOR REHABILITATION  
3311 2<sup>nd</sup> AVENUE N, BILLINGS**

We come before you today to review the above mentioned property according to the Programmatic Agreement requiring identification, evaluation and treatment of historic resources associated with the expenditure of federal assistance from HUD.

The above mentioned property is slated for rehabilitation using federal funds. Proposed work not excluded from historic review is repair the current boiler, install new heating / air conditioning units, and making necessary repairs to water damaged units.

Sincerely,

Tam Rodier  
CD Program Coordinator

TLR

**Community  
Development  
Division**

2825 3rd Ave. N  
Billings, MT 59101  
6th Floor  
P 406.657.8281  
TTY 711

## HISTORIC PRESERVATION REVIEW REQUEST

As required by Secretary of Interior due to project use of HUD funding

City of Billings  
Community Development Division  
Community Development Block Grant (CDBG) Programs

**Address:** 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

**Owner:** HAB Development, an instrumentality of the Housing Authority of Billings (also known as HomeFront)

**Year Built:** 1961

**Proposed Work:** (Work that is not excluded from SHPO review according to the terms of Appendix #1 of our programmatic agreement)

- Repair or replace the current boiler,
- Install new heating / air conditioning units, and
- Making necessary repairs to water-damaged units.

CD Coordinator Tam Rodier

Date: September 28, 2021

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office  
Montana Historical Society  
PO Box 201202, 1410 8<sup>th</sup> Ave  
Helena, MT 59620-1202

**Property Address:** 3311 2nd Avenue North

City/Town: Billings, MT  
County: Yellowstone

**Site Number:**

(Note UM Arch Records: Please contact SHPO with site number at 406-444-7718)

**History of Property** <http://gis.mt.gov/>

(Much of this info can be gathered from on-line Cadastral maps.)

Current Ownership  Private  Public

Current Property Name: Off the Streets, 3311 2nd Avenue N

Owner(s): HAB Development, an instrumentality of the Housing Authority of Billings (also known as HomeFront)

**Legal Location** [www.nris.state.mt.us/gis/](http://www.nris.state.mt.us/gis/)

(All of this information can be gathered from the NRIS site.)

PM: **Montana** Township: 1S Range: 26E

¼ Section: 03

24K Quadrangle Name:

**NOTE:** Link above broken; used info within legal description

**Historic Use:** Motel (Western Inn Motel)

Current Use: Low-barrier shelter and quarantine / isolation services

Construction Date: 1961  Estimated  Actual

Original Location  Moved Date Moved:

**UTM Zone** [www.nris.state.mt.us/gis/](http://www.nris.state.mt.us/gis/)

NAD 83

**UTM:**

Zone: 49T Easting: 307373.67 Northing: 5072583.95

**NOTE:** Link above broken; used Google Maps to obtain

## National Register of Historic Places

Name of Historic District if Applicable:

This Property is listed in the National Register NO

This Organization/Agency believes this property is eligible for NRHP listing:  Yes  No

## Recorder Information

Date of this document: September 28, 2021

Form Prepared by: Tam Rodier

Organization/Agency: City of Billings  
Community Development Division

## MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

## SHPO Comments:

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: 3311 2nd Avenue North

Site Number:

**ARCHITECTURAL DESCRIPTION**

Architectural Style, i.e. Victorian Era, Arts & Crafts, Mid 20th Cent., vernacular, other: Unknown

Property Type, i.e. residential, commercial, agri., government, religious, institutional: Commercial

**ARCHITECTURAL INTEGRITY**

Property can be described as:

- Excellent, unaltered historic character-defining features are intact
- Good, architecture is altered, but building retains its form and many character-defining features
- Fair, architectural features are missing, but building form is recognizable as historic
- Poor, architectural features are missing and form is unrecognizable as historic

Describe the property and alterations below. Number the buildings and features on property to correlate with the Site Plan on the next page.

This property features a low-rise, two-story, single motel building with two wings comprising a total of 40 units plus an office. The building is in average condition. The exterior walls are wood-framed and concrete block with exterior surfaces of concrete block atop a concrete foundation. There is no basement. The motel was built in 1961 and Yellowstone County property records indicate the building was remodeled in 1993. The gable roof has asphalt shingles.

Each unit has at least two sliding glass windows.

A covered concrete walkway is located adjacent to the ground floor units (no steps). There is a covered, exterior stairway leading to second floor units. The stair treads are metal and concrete and lead to covered walkway providing access to second floor units.

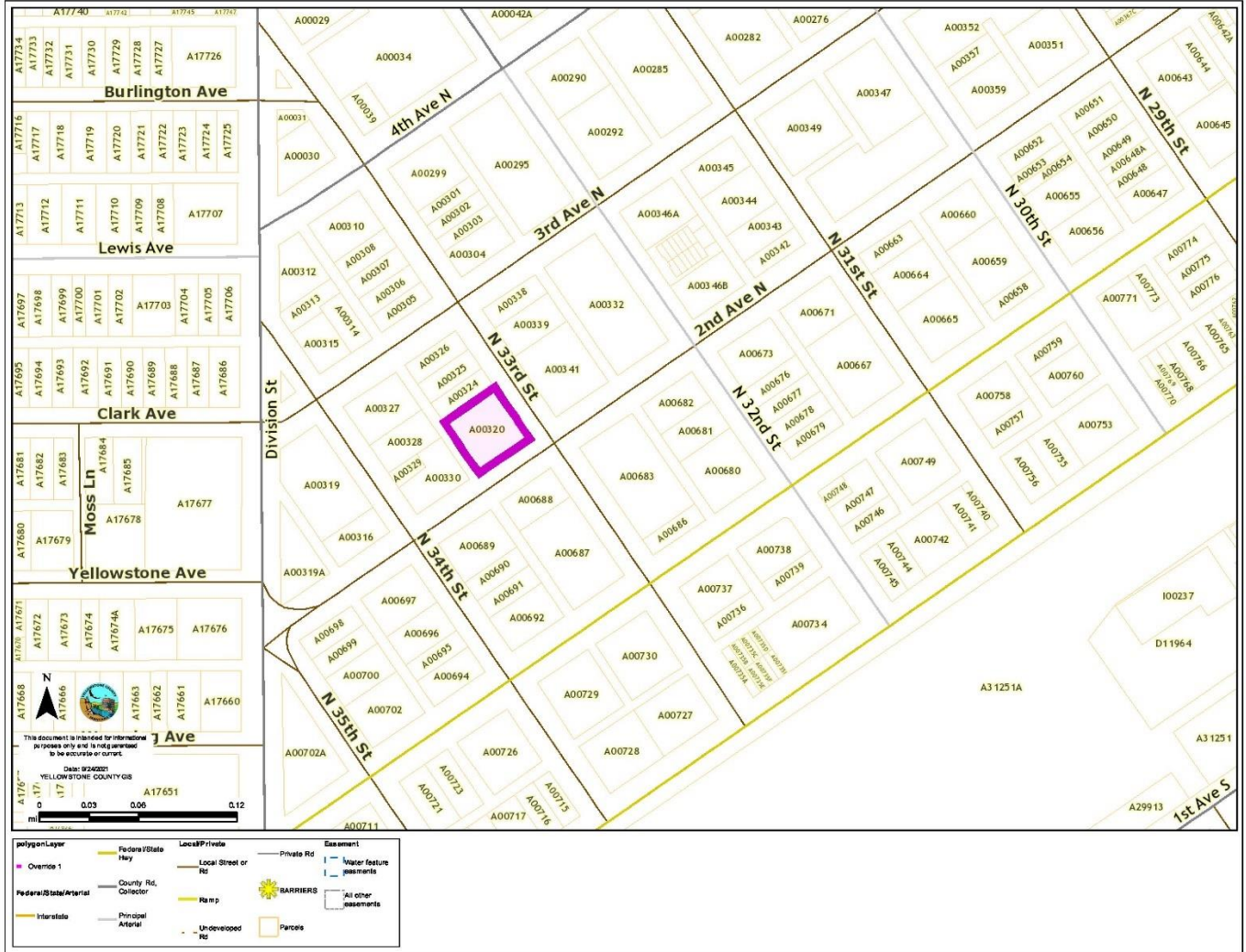
There is on-site parking in front of the building and along the alley at the back, boulevard sidewalks, and boulevard green space and trees.

# MONTANA HISTORIC PROPERTY RECORD FOR HUD PROPERTIES

Property Name: 3311 2nd Avenue North

Site Number:

SITE PLAN (drawn & labeled with street names and addresses)



MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES

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Property Name: 3311 2nd Avenue North

Site Number:

TOPOGRAPHICAL MAP [www.nris.state.mt.us/gis](http://www.nris.state.mt.us/gis)



**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 3311 2nd Avenue North

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

***Photocopy this page for additional photos***



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

Photo is taken looking: West



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101

Photo is taken looking: North

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: 3311 2nd Avenue North

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

*Photocopy this page for additional photos*



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Northeast from alley at 2<sup>nd</sup> Ave. N



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Southeast from alley

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: 3311 2nd Avenue North

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

***Photocopy this page for additional photos***



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Southwest from 2nd Avenue N



Subject of photo: 3311 2<sup>nd</sup> Avenue N, Billings, MT 59101  
Photo is taken looking: Northwest from the intersection of 2nd Avenue N & N 33<sup>rd</sup> Street

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

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Property Name: 3311 2nd Avenue North

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)  
***Photocopy this page for additional photos***



Subject of photo: 216 N 33<sup>rd</sup> Street, Billings, MT 59101

**Property immediately to the north of the subject property**

Photo is taken looking: Southwest from 2nd Avenue N



Subject of photo: BILLINGS ORIGINAL TOWNSITE, Block 53, Lots 18-24 (Tax Code A00341)

**Property across N 33<sup>rd</sup> Street to the east of the subject property**

Photo is taken looking: East from the subject property

**MONTANA HISTORIC PROPERTY RECORD  
FOR HUD PROPERTIES**

PAGE 5

Property Name: 3311 2nd Avenue North

Site Number:

PHOTOGRAPHS (35mm or good quality digitals of each exterior side of property, and photos of adjacent streetscape)

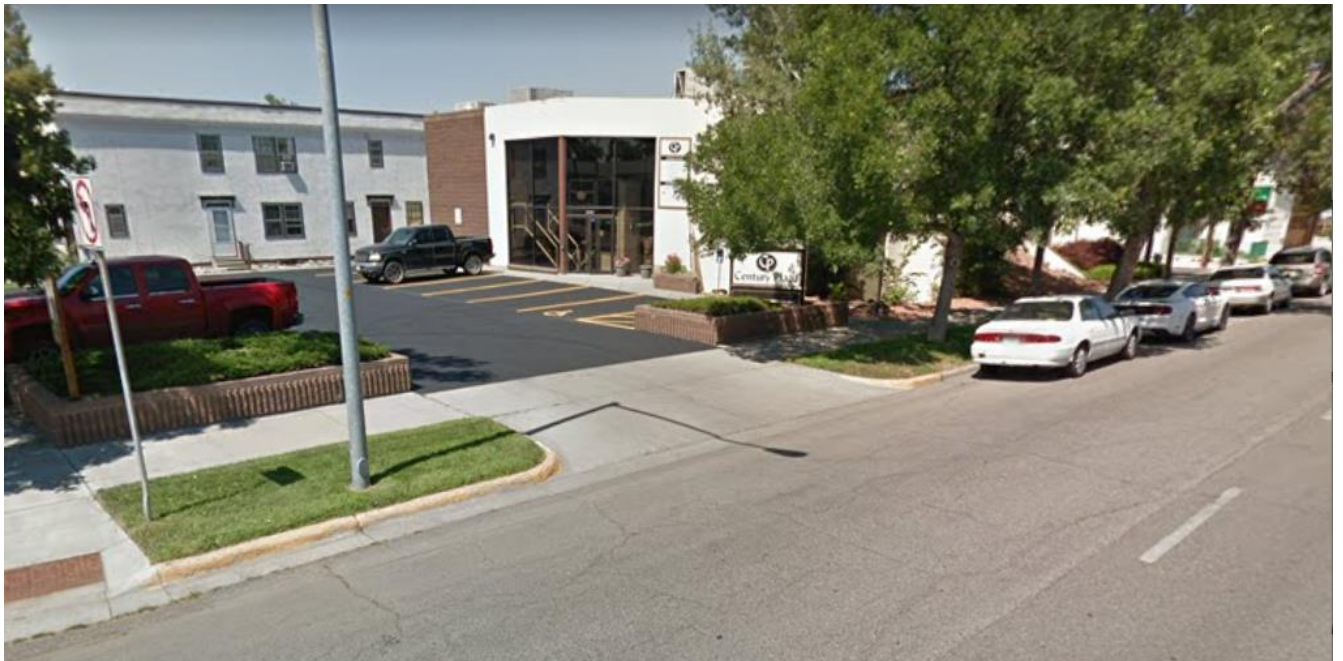
***Photocopy this page for additional photos***



Subject of photo: 3300 2<sup>nd</sup> Avenue N, Billings, MT 59101

**Property across 2<sup>nd</sup> Avenue North to the south of the subject property**

Photo is taken looking: South from the subject property



Subject of photo: 3333 2<sup>nd</sup> Avenue N, Billings MT 59101

**Property across the alley to the west of the subject property**

Photo is taken looking: Northeast