



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
44813

1. **Historic Property Name** Billings Hardware Building

Street 2802 Montana Avenue.

City Billings County Yellowstone State MT Zip 59101

Name of Historic District or National Register property Billings Old Town Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district _____

Part 1 – Evaluation of Significance submitted? Date submitted 4/20/2022 Date of certification 5/16/2022

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1909 Estimated total rehabilitation costs (QRE) \$8,330,000

Number of buildings in project 1 Floor area before / after rehabilitation 45,000 / 45,000 sq ft

Start date (estimated) 11/01/2025 Use(s) before / after rehabilitation WAREHOUSE / MIXED-USE

Completion date (estimated) 11/01/2026 Number of housing units before / after rehabilitation 0 / 24

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. **Project Contact** (if different from applicant)

Name Eric Schmidt Company High Plains Architects, PC

Street 2720 Minnesota Avenue City Billings State MT

Zip 59101 Telephone (406) 896-0250 Email Address eschmidt@highplainsarchitects.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name W. Randall Hafer, Gen. Ptr. Signature W. Randall Hafer Date 09/30/2025

Applicant Entity Old Billings Hardware Development Venture, L.P. SSN _____ or TIN _____

Street P.O. Box 2203 City Billings State MT

Zip 59103 Telephone (406) 896-0250 Email Address rhafer@highplainsarchitects.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

RALUCA FILIMON

Digitally signed by RALUCA FILIMON
Date: 2025.10.16 13:43:56 -04'00'

Date _____ National Park Service Authorized Signature

NPS conditions or comments attached