



**Item:** Resolution 10052, Restoration, Rehabilitation, Expansion, and New Construction of Qualified Historic Properties Tax Abatement for Arvon Block Development Venture, LLC, located at 114 - 118 1<sup>st</sup> Avenue South, Great Falls, or the East 1/2 of Lot 4, and Lot 5, Block 368, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana

**From:** Craig Raymond, Director of Planning and Community Development

**Initiated By:** Arvon Block Development Venture, LLC

**Presented By:** Craig Raymond, Director of Planning and Community Development

**Action Requested:** City Commission set a public hearing for Resolution 10052 on February 18, 2014

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**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission set a public hearing to consider Resolution 10052 on February 18, 2014.

2. Mayor calls for a second, discussion, public comment, and calls the vote.

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**Staff Recommendation:** Pursuant to Sections 15-24-1601 through 15-24-1607 Montana Code Annotated (2011), Staff requests the City Commission adopt Resolution 10052 granting a tax benefit to Arvon Block Development Venture, LLC, located at 114 -118 1<sup>st</sup> Avenue South, Great Falls, or the East 1/2 of Lot 4, and Lot 5, Block 368, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana.

**Background:** The property owner, Arvon Block Development Venture, LLC, is renovating the Arvon Building, located at 114 – 118 1<sup>st</sup> Avenue South in the Great Falls Central Business District and stands as one of the last remaining examples of late 19<sup>th</sup> century commercial buildings in downtown Great Falls. The building is of historic significance in Great Falls, and the project consists of remodeling and renovating 21,000 square feet of area. Because some of the historic uses are no longer relevant to contemporary building uses, a mix of old and new uses are being proposed. A hotel will be re-established in the eastern third of the building. The western two-thirds of the building have historically been used as commercial and retail; however the new use on the ground floor is an Irish-pub/restaurant called the Celtic Cowboy. The owner has provided some project background and description (which is attached).

The property owner has also submitted a Historic Preservation Certification Application to the U.S. Department of the Interior, National Park Service; whereupon they received confirmation that the proposed renovation project will meet the Department of Interior's standards for rehabilitation once the Department of Interior's two (2) recommendations for the interior of the building and the two (2) recommendations for the exterior of the building are met. Photographs must be submitted by the owners for the Interior to release a Certification of Completed Work (see attached).

Arvon Block Development Venture, LLC, is requesting approval of a tax abatement for approximately \$1,715,440.00 (per Department of Revenue application) in taxable personal property for remodeling and rehabilitating of the Arvon building into a pub/restaurant and a hotel.

Resolution 10052 has been prepared to comply with the requirements of Sections 15-24-1601 through 15-24-1607 MCA (2011).

Approval of the application will allow the applicant to receive tax abatement during the construction period, not to exceed 12 months, and for up to 5 years following completion. The tax abatement is limited to 100% of the increase in taxable value caused by the rehabilitation, restoration, expansion, or new construction.

2014 would be the construction period 0%

2015

2016

2017

2018

2019 All at 0% taxable

The Department of Revenue has verified In 2014 the total appraised value of the improvements is \$1,715,440. In 2014, the "taxable value" of the entire property is \$34,549. The amount of ad valorem taxes due is calculated by multiplying the taxable value by the applicable mills, is estimated at \$23,714.78. Note that any tax benefit is limited to the increase in taxable value created by the improvements.

Property that receives tax abatement under this part of the Montana Code Annotated (MCA) is not entitled to any other exemption or special valuation provided by Montana law during the period of the abatement.

On June 6, 1995, the City Commission passed Resolution 8728, setting policy for approving projects requesting tax abatement for the restoration, rehabilitation, expansion, and new construction of residential and commercial properties located within national register historic districts, and requested the State Historic Preservation Office to provide design review assistance and certification for qualifying properties pursuant to Sections 15-24-1601 through 15-24-1607 MCA (1995).

A property that meets the design review criteria in 15-24-1605 is eligible for the property tax abatement if it is:

1. located within the boundaries of a national register historic district and contributes to the district, as determined by the state historic preservation office;
2. a newly constructed property within the boundaries of a national register historic district that meets design review criteria as being architecturally compatible with the historic district, as determined by the local review board or the state historic preservation office; or
3. listed individually in the National Register of Historic Places.

This resolution also outlines that rather than appoint a local review board, assistance is requested of the State Historic Preservation Office to provide design review assistance and certification for qualifying properties. Additionally, the City of Great Falls receives input and review from the City/County Historic Preservation Officer. This project has been reviewed by the local Historic Preservation Officer and has been found eligible. The proposed project meets the requirements outlined in the MCA.

As required by 76-15-103 MCA, public notices for this tax abatement application will be published in the *Great Falls Tribune* on February 2, 2014 and February 9, 2014.

**Concurrences:** The Department of Revenue has confirmed that the proposed remodel is eligible for the Restoration, Rehabilitation, Expansion, and New Construction of Qualified Historic Properties Tax Abatement.

**Fiscal Impact:** After 5 years, the subject property will be taxed at 100% of its taxable value. Approval of the application will provide tax abatement to the applicant. Approval of this tax abatement will also result in a reduction of available TIF increment within the downtown TIF District during the five year abatement, but the fiscal impact of the new investment will result in increased tax revenues to the City long-term.

**Alternatives:** The City Commission could not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.

**Attachments/Exhibits:**

Resolution 10052  
Application from Arvon Block Development Venture, LLC  
Historic Preservation Certification Application

cc: Melissa Kinzler, Director of Fiscal Services  
Department of Revenue, Brenda Ivers, 300 Central Ave, Great Falls, MT 59401  
Arvon Block Development Venture, LLC, 2720 Minnesota Avenue, Billings, Mt, 59101  
Susan Conell, Cascade County Planning Director

RESOLUTION 10052

A RESOLUTION APPROVING THE APPLICATION FOR THE RESTORATION, REHABILITATION, EXPANSION, AND NEW CONSTRUCTION OF QUALIFIED HISTORIC PROPERTY TAX ABATEMENT FOR ARVON BLOCK DEVELOPMENT VENTURE, LLC, 114 - 118 1<sup>st</sup> AVENUE SOUTH, GREAT FALLS, OR THE EAST ½ OF LOT 4, AND LOT 5, BLOCK 368, GREAT FALLS ORIGINAL TOWNSITE, SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, CASCAGE COUNTY, MONTANA, AS PURSUANT TO SECTIONS 15-24-1601 THROUGH 15-24-1607 MONTANA CODE ANNOTATED (2011)

\* \* \* \* \*

WHEREAS, the State of Montana has provided enabling legislation to encourage restoration, rehabilitation, expansion, and new construction of qualified historic properties, and;

WHEREAS, said provisions allow for the qualified historic property to receive a tax abatement during the construction period, not to exceed 12 months, and for up to 5 years following completion of construction, and;

WHEREAS, the tax abatement is limited to 100% of the increase in taxable value caused by the rehabilitation, restoration, expansion or new construction, and;

WHEREAS, Sections 15-24-1601 through 15-24-1607, MCA, provides the opportunity for local governing bodies to give Tax Abatements for the Restoration, Rehabilitation, Expansion, and New Construction of Qualified Historic Properties, and;

WHEREAS, The City Commission passed Resolution 8728 on the 6<sup>th</sup> day of June 1995, providing policy for approving projects requesting tax abatement pursuant to Sections 15-24-1601 through 15-24-1607 MCA (1995), and;

WHEREAS, In order for a taxpayer to receive the tax abatement, the City Commission, having jurisdiction, must approve by separate resolution for each project, following due notice as defined in Section 76-15-103 MCA and a public hearing. Notice for the public hearing was published in the *Great Falls Tribune* on February 2, 2014 and February 9, 2014, and;

WHEREAS, Arvon Block Development Venture, LLC, 114 - 118 1<sup>st</sup> Avenue South, Great Falls, or the East 1/2 of Lot 4, and Lot 5, Block 368, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, Cascade County, Montana has submitted a tax abatement application for a qualified historic properties pursuant to Sections 15-24-1601 through 15-24-1607 MCA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AS FOLLOWS:

That the City Commission of the City of Great Falls does hereby approve said application for Restoration, Rehabilitation, Expansion, and New Construction of Qualified Historic Properties Tax Abatement pursuant to Sections 15-24-1601 through 15-24-1607 MCA.

PASSED AND ADOPTED by the Commission of the City of Great Falls, Montana, on this 18<sup>th</sup> day of February 2014.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Sara Sexe, City Attorney

RECEIVED

DEC 20 2013

DEPT. OF REVENUE

2015-12-2-06-08-0000

#192200

MONTANA  
AB-56A  
Rev 10 12



**Application for Tax Exemption and Reduction for the Remodeling,  
Reconstruction or Expansion of Existing Commercial Buildings or Structures**

This application must be submitted to the appropriate local governing body or bodies by the property owner of record or his agent. The decision of the local governing body or bodies must be mailed to the Department of Revenue before April 1 of the tax year for which the benefits are sought.

Arvon Block Development Venture, LLC whose mailing address is  
Name of Applicant - Please Print  
2720 Minnesota Avenue, Billings, MT 59101  
Please Print

do hereby make application for tax exemption and reduction for the remodeling, reconstruction or expansion of existing commercial building(s) or structure(s), in accordance with 15-24-1502, MCA, on the following described lands. (Please attach an additional page if the legal description does not fit within this space). Legal Description:

Lot 5 and the E 1/2 of Lot 4, Townsite of Great Falls, Cascade County, Montana  
(114-118 1st Avenue South)

- ◆ I submit the following information in support of this application:
- ◆ Date that the remodeling, reconstruction or expansion will start June 2013.
- ◆ Date that the remodeling, reconstruction, or expansion will be completed June 2014.
- ◆ Date that the earliest building permit was received. June 2013.
- ◆ (The construction period for a specific project may not exceed 12 months.)
- ◆ Estimated cost of the remodeling, reconstruction or expansion \$ \$2,632,000.00.
- ◆ Please supply a brief description and diagram of the remodeling, reconstruction or expansion. If additional space is required, please attach additional pages. (see attached)
- ◆ The commercial building or structures has not been used in a business for unknown months.
- ◆ Property taxes on the building or structures are delinquent \_\_\_yes Xno.

Under penalty for perjury, I hereby certify the facts herein stated are true. I further acknowledge by my signature that I have reviewed the information on the reverse side of this form and understand its meaning.

Randy Harper Date 12/7/13 Year 2013  
Signature of Property Owner or Agent  
\_\_\_\_\_  
Signature of Property Owner or Agent Date \_\_\_\_\_ Year \_\_\_\_\_

**For County Government Purposes Only**

Application received by county governing body on \_\_\_\_\_ year \_\_\_\_\_. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby:  
\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

By \_\_\_\_\_, Chairman-County Commission on \_\_\_\_\_, year \_\_\_\_\_

**For City Government Purposes Only**

Application received by city governing body on \_\_\_\_\_ year \_\_\_\_\_. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby:  
\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

By \_\_\_\_\_, Authorized Agent of City Government on \_\_\_\_\_, year \_\_\_\_\_

**For Department of Revenue Purposes Only**

- ◆ Application received by Department of Revenue governing body on Dec 20th year 2013.
- ◆ The remodeling, reconstruction or expansion of the existing commercial building or structure increases the taxable value of that structure or building by at least 5% yes \_\_\_no.
- ◆ This application for tax exemption and reduction for the remodeling, reconstruction, or expansion of existing commercial buildings or structures is hereby \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved will be done by City
- ◆ If approved, the appropriate tax benefits will be granted for the \_\_\_\_\_ tax year. decided by City

By Brenda Dues Don County Appraiser on 1-6, year 2014

RECEIVED

JAN -8 2014

CITY CLERK

**Application for Tax Exemption and Reduction for  
the Remodeling, Reconstruction, or Expansion of  
Existing Commercial Buildings or Structures**

**Acknowledgment of Application Procedures and Criteria**

A. I acknowledge the following:

- i. Failure to make application prior to completion of a building permit or prior to commencement of construction will result in the waiver of the construction period tax exemption and reduction. Additionally, all subsequent tax exemption and reduction, if approved, will be calculated as of the date the building permit was completed or as of the date construction began, whichever is earlier.
- ii. If the remodeling, reconstruction or expansion of the existing commercial building or structure does not increase the taxable value of that structure or building by at least 5%, the application will be automatically denied.
- iii. "Construction period" means a period of time that commences with the issuance of a building permit and which concludes when the local DOR office determines that the structure is substantially completed, not to exceed 12 months. If more than one building permit is issued, the date on the earliest building permit issued will constitute the commencement of the construction period. In those cases where building permits are not issued, the commencement of the construction period is that time determined by the local DOR office to be the start of construction. That determination will coincide with the date the contract is let, the date the application is approved by the governing body, or when site work begins, whichever occurs first. For purposes of determining the eligibility for tax benefits, the construction period for a specific project may not exceed 12 months.
- iv. The computation of the tax exemption and reduction will be dependent upon the approval of the application by all affected governing bodies.
- v. For projects which are entirely physically located outside the boundaries of incorporated cities or towns, the governing body of the affected county has sole authority to approve the tax benefits for the project.
- vi. If the project is entirely physically located within an incorporated city or town, both the governing body of the affected county and the governing body of the incorporated city or town must approve the application by resolution before the tax exemption and reduction may be extended to the project. If the city alone approves the application, the exemption and reduction will apply only to the number of mills levied and assessed by the incorporated city or town. The number of mills levied and assessed by the county governing body will not be affected nor will any tax exemption and reduction be extended by the county to the project.
- vii. Only additional value created after an application has been filed may be considered for tax exemption and reduction.
- viii. I do hereby consent to having a representative of the Department of Revenue reappraise and revalue my structure for purposes of ad valorem taxation.

B. It is the responsibility of the applicant to ensure the application is delivered to all affected levels of local government for their review. Further, it is the responsibility of the applicant to ensure the completed application is forwarded to the Department of Revenue prior to April 1 of the tax year for which the benefits are sought.

## ARVON BLOCK REDEVELOPMENT

### PROJECT BACKGROUND AND DESCRIPTION OF TOTAL DEVELOPMENT

The Arvon Block is located at 114 – 118 1<sup>st</sup> Avenue South in the Great Falls Central Business District (CBD) and stands as one of the last remaining examples of late 19<sup>th</sup> century commercial buildings in downtown Great Falls. The rehabilitation of the Arvon Block has received Preliminary Approval from the National Park Service and will be eligible for listing in the National Register of Historic Places upon completion of renovation. Because some of the historic uses from the early 19<sup>th</sup> century are no longer relevant to contemporary building users, a mix of old and new uses is being proposed. The reestablishment of a hotel will occupy the existing hotel layout in the eastern third of the building. The western two thirds of the building has historically been used as commercial and retail including a livery and feed shop; however, the new use will be an Irish-pub restaurant, the Celtic Cowboy.

The first floor hotel area will accommodate handicap accessible hotel rooms and lobby space. The room configuration will continue the existing double loaded corridor design. Individual room plans, however, have been redesigned to include bathroom facilities within each room. Additional modifications will be made to accommodate a new limited use limited access (LULA) elevator located in the first floor lobby. The lobby and hotel room design would be characteristic of a 'boutique' hotel, examples of which can be found in other cities around the northwest. The basement below the hotel will be made accessible via elevator for the hotel laundry, linen storage, and other hotel support services, as well as a hotel guest fitness facility. The second floor of the old livery is well suited for loft style suite renovation with high ceilings and exposed timber construction. A corridor placed along the west side of the existing interior masonry wall will provide access to nine larger, extended-stay suites, managed by the hotel. The loft suites will utilize the same circulation and lobby as the hotel in the east portion of the building.

Structurally the building is well suited to the proposed uses. While the building needs attention, its major structural components are intact and/or repairable. Small areas of the rubble stone masonry walls will be rebuilt, and all remaining masonry walls will be repaired as required. The interior heavy timber columns and beams are being selectively repaired and/or replaced. Minor structural elements, such as floor joists and decking needing attention are readily repaired or replaced with currently available materials and techniques. Hazardous waste abatement has taken place to remove asbestos and pigeon guano.

The Arvon Block is an excellent candidate to be considered for the state property tax abatement for historic properties.

Please see the attached documents.



RESOLUTION NO. 8728

A RESOLUTION ESTABLISHING THE TAX ABATEMENT PROGRAM FOR THE RESTORATION, REHABILITATION, EXPANSION AND NEW CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL PROPERTIES LOCATED WITHIN NATIONAL REGISTER HISTORIC DISTRICTS AND REQUESTING THE STATE HISTORIC PRESERVATION OFFICE TO PROVIDE DESIGN REVIEW ASSISTANCE AND CERTIFICATION FOR QUALIFYING PROPERTIES

BE IT RESOLVED, by the City Commission of the City of Great Falls, Cascade County, Montana as follows:

WHEREAS, it is deemed to be in the public interest to promote the restoration, rehabilitation, expansion and new construction of certified residential and commercial property located within the national register of historic districts within the City of Great Falls; and,

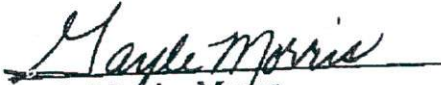
WHEREAS, Title 15, Chapter 24, Part 16, MCA, provides for a tax abatement on the increase taxable value caused by the rehabilitation, restoration, expansion and new construction in such historic districts by the establishment of a review process to implement the tax abatement incentive; and,

WHEREAS, 15, 24, 1606, MCA, directs the state historic preservation office to provide design review assistance and certification for qualifying properties where a local review board is not appointed;


NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA, AS FOLLOWS:

1. That the tax abatement program for the restoration, rehabilitation, expansion and new construction of certified residential and commercial properties located within national register historic districts within the City of Great Falls, is hereby implemented and rather than appoint a local review board, assistance is requested of the state historic preservation office to provide design review assistance and certification for qualifying properties.

PASSED AND APPROVED by the City Commission of the City of Great Falls, Montana on this 6th day of June, 1995.

  
Gayle Morris, Mayor

ATTEST:

  
Peggy J. Bourne, City Clerk

# Montana Code Annotated 2013

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**15-24-1604. Eligibility.** A property that meets the design review criteria in [15-24-1605](#) is eligible for the property tax abatement if it is:

- (1) located within the boundaries of a national register historic district and contributes to the district, as determined by the state historic preservation office;
- (2) a newly constructed property within the boundaries of a national register historic district that meets design review criteria as being architecturally compatible with the historic district, as determined by the local review board or the state historic preservation office; or
- (3) listed individually in the National Register of Historic Places.

**History:** En. Sec. 4, Ch. 424, L. 1989.

*Provided by Montana Legislative Services*

# Montana Code Annotated 2013

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**15-24-1601. Purpose.** The purpose of this part is to provide legislation and guidance for the administration of a property tax abatement program for the restoration, rehabilitation, expansion, and new construction of certified residential and commercial properties located within national register historic districts and properties listed in the National Register of Historic Places. The abatement does not apply to the tax on personal property.

**History:** En. Sec. 1, Ch. 424, L. 1989.

*Provided by Montana Legislative Services*



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2011

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION**

NPS Project Number

28633

**Instructions:** This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. 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.

1. **Property Name** Arvon Block  
**Street** 114-118 First Avenue South  
**City** Great Falls **County** Cascade **State** MT **Zip** 59401  
**Name of Historic District** Great Falls, Railroad Historic District

Listed individually in the National Register of Historic Places; date of listing September 26, 1991

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 - Evaluation of Significance submitted? Date submitted \_\_\_\_\_ Date of certification \_\_\_\_\_

2. **Data on building and rehabilitation project**

**Date of construction** 1890 **Cost of rehabilitation (estimated)** \$2,600,000  
**Type of construction** stick frame/masonry **Floor area before / after rehabilitation** 21,000 s.f. / 21,000 s.f.  
**Start date (estimated)** 06/01/2013 RJ **Use(s) before / after rehabilitation** hotel/livery / hotel/brewery  
**Completion date (estimated)** 01/01/2014 KZ **Number of housing units before / after rehabilitation** 0 / 9  
**This application covers phase number** 1 **of** 1 **phases** **Number of low-moderate income housing units before / after rehabilitation** 0 / 0

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

**Name** Randy Hafer  
**Street** 2720 Minnesota Avenue **City** Billings  
**State** Montana **Zip** 59101 **Telephone** (406) 896-0250

4. **Owner**

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fine or imprisonment for up to five years pursuant to 18 USC 1001.

**Name** Randy Hafer, partner **Signature** Randy Hafer **Date** 3/12/13  
**Organization** Arvon Block Develop. Venture **Social Security OR taxpayer ID Number** 38-3890251  
**Street** 2720 Minnesota Avenue **City** Billings  
**State** Montana **Zip** 59101 **Telephone** (406) 896-0250

**NPS Official Use Only**

The National Park Service has reviewed the Historic 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.

5-9-13  
Date

[Signature], 202-354-2044  
National Park Service Authorized Signature

See Attachments

Page 1 of 3

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: Arvon Block

Project Number: 28633

Property address: 114-118 First Ave. South

Great Falls, MT

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Existing windows must be repaired rather than replaced. If these windows are deteriorated beyond repair, thorough documentation of the need for replacement must be submitted before any replacement windows can be reviewed. \* \*
2. Furring-out or resurfacing interior walls may not result in the loss of historic interior trim and must not change the historic relationship of trim and wall surface. This treatment should not be undertaken if the majority of the historic trim cannot be successfully removed and reinstalled atop the new surface. Any trim that is damaged in the process of removal must be replicated. In addition walls must not be thickened to the extent that it significantly alters the relationship of the windows to the wall surfaces. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.
3. Roof-mounted features such as skylight assemblies, photovoltaic panels, and uni-strut structures must not be visible from surrounding public right-of-way vantage points. For evaluation purposes, a brightly colored, physical mock-up of the feature—that represents its actual shape, volume and location—should be constructed on the roof. Photographs of the mock-up should then be taken from various public right-of-way locations and the photographs should be keyed to a map. This information should be submitted for review and approval prior to initiation of the work.

\*\*1. (cont'd.) Any replacement windows (for example, reference item #'s 8 and 14 in the application) must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review.

3/28/13  
Date

Pat Brown  
State Official Signature

Deputy SHPO

406 444-7718  
State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

5-9-13  
Date

[Signature]  
National Park Service Signature

202-354-2044  
Telephone Number

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET (cont'd.)**  
**Historic Preservation Certification Application**

Property name: Arvon Block

Project Number: 28633

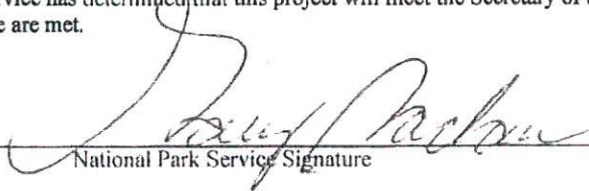
Property address: 114-118 First Avenue South, Great Falls, MT

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

- 4. Exterior signage must be compatible with the historic character of the building (reference item #1 in the application). Detailed information, including drawings, should be reviewed and approved before undertaking the work.

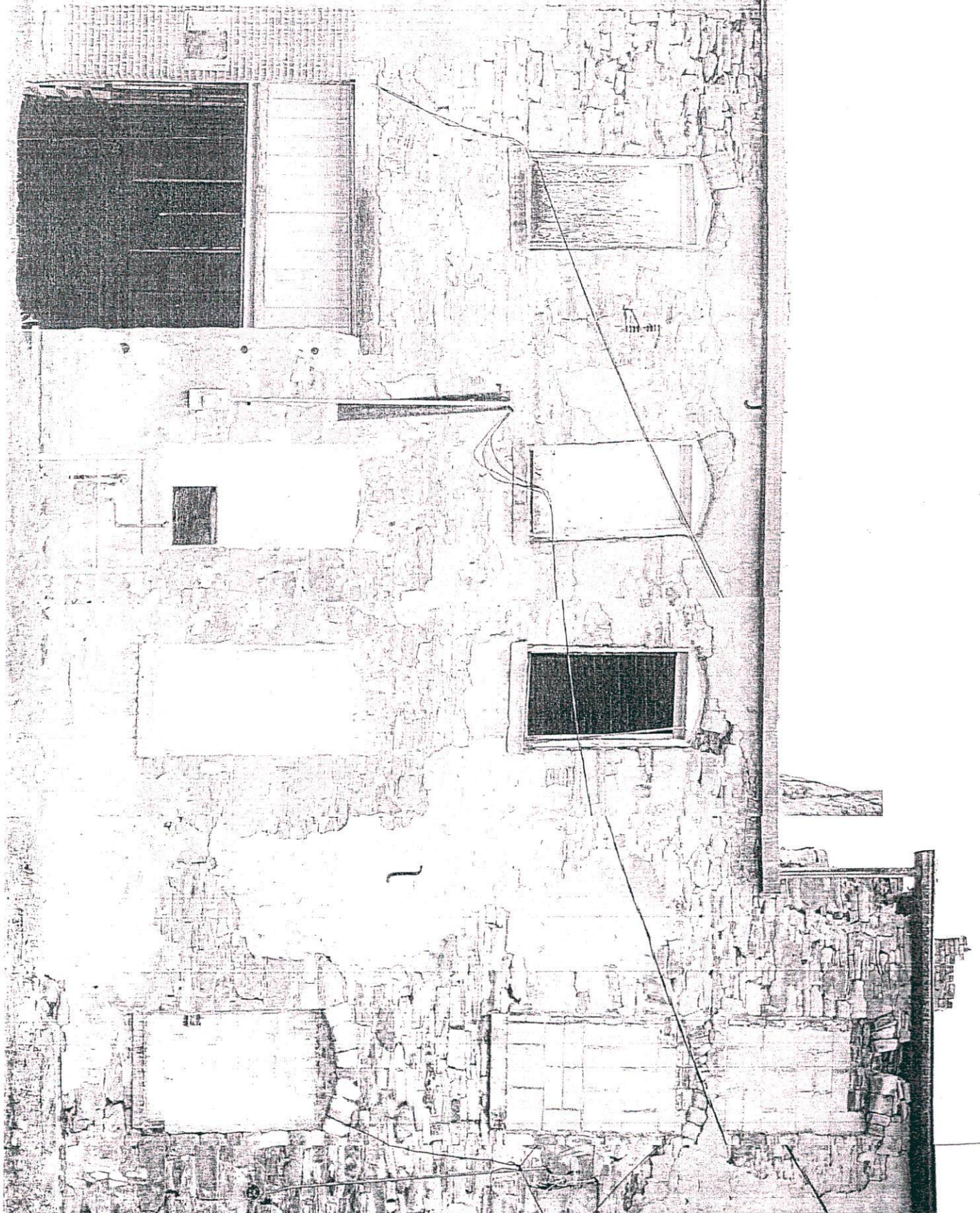
The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

5-9-13  
Date

  
National Park Service Signature

202-354-2044  
Telephone Number

Existing South Elevation  
Arvon Building

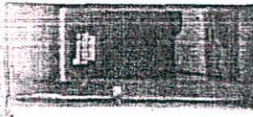
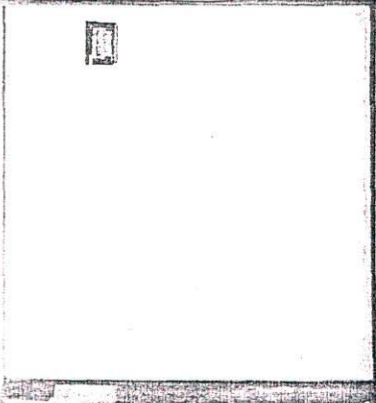
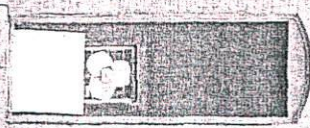
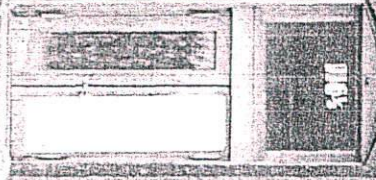


COLLECTABLES

SELL



THE HOTEL ARVON



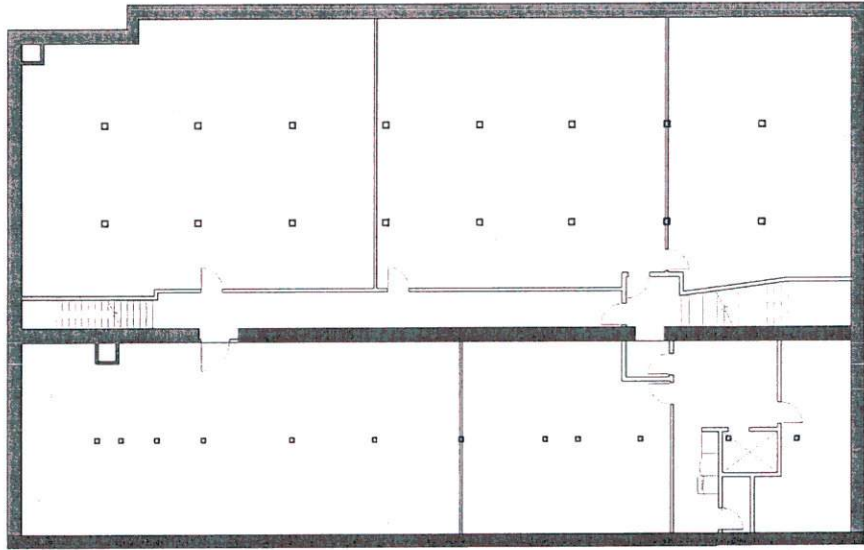
111-112-113-114-115  
The Hotel Arvon  
an Irish Pub and  
The Central

Good 1950

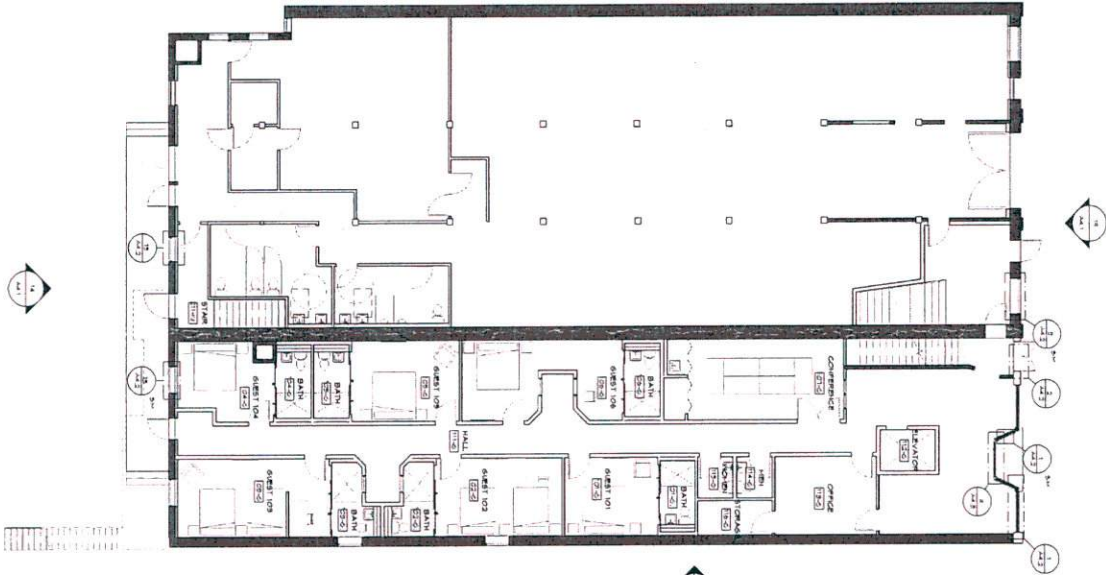




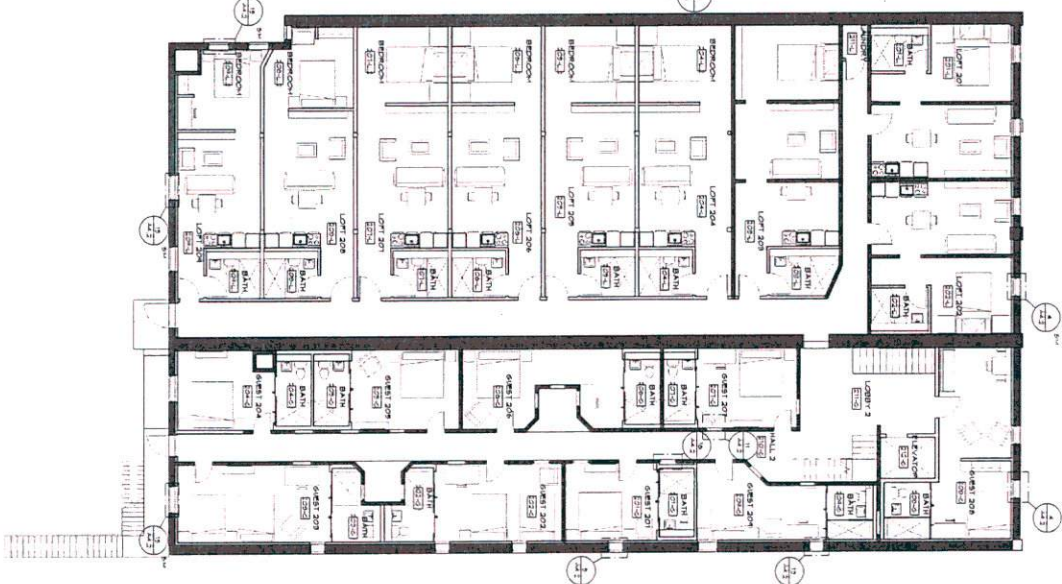
16 REMODEL BASEMENT FLOOR  
1/8" = 1'-0"



18 REMODEL 1ST FLOOR PLAN  
1/8" = 1'-0"



19 REMODEL SECOND FLOOR PLAN  
1/8" = 1'-0"



A2.1

DATE: 11/21/11  
DRAWN BY: JLB  
PROJECT: ARVON BLOCK

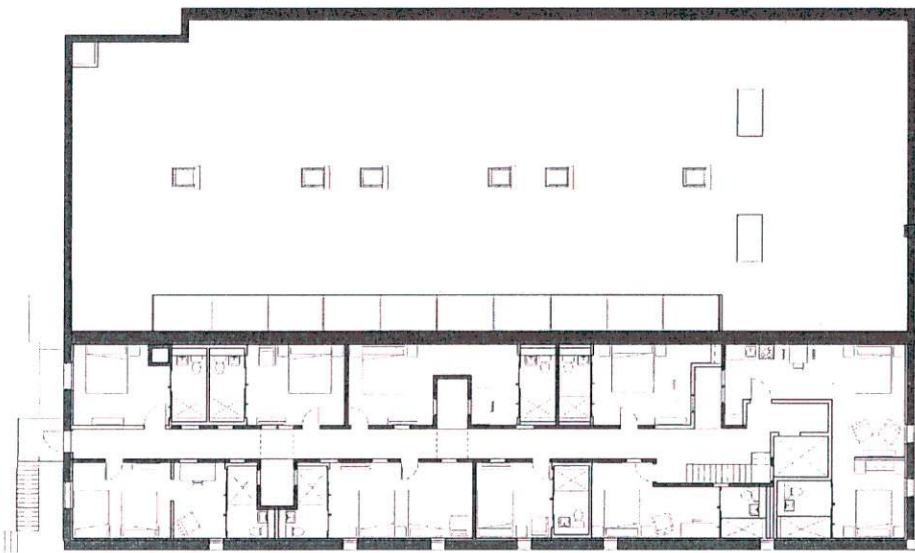


HIGH PLAINS ARCHITECTS

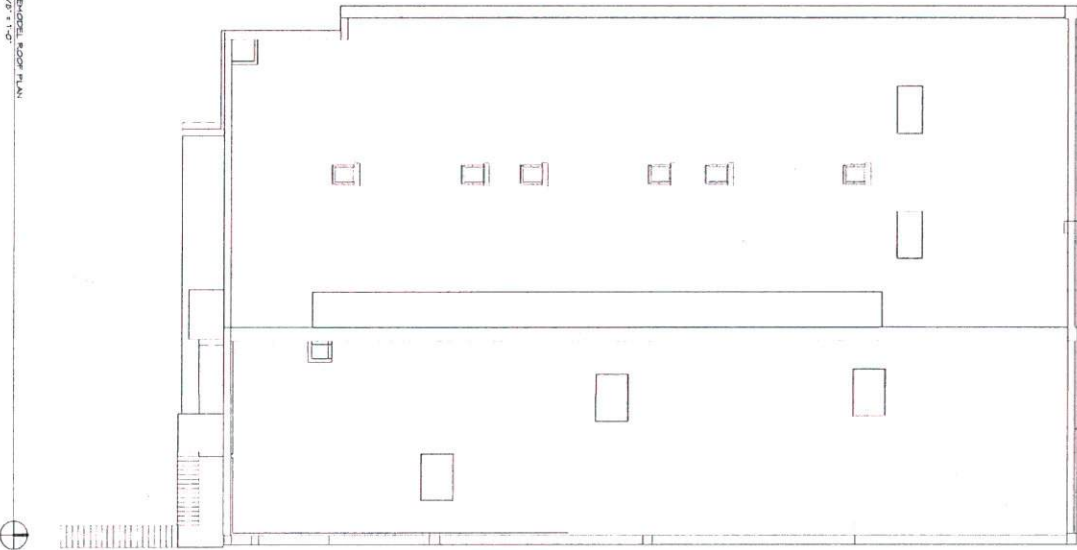
DRAWING: REMODEL - BASEMENT, 1ST & 2ND FLOOR PLANS  
PROJECT: ARVON BLOCK BUILDING  
OWNER: ARVON BLOCK DEVELOPMENT VENTURE

NO.	DESCRIPTION	DATE

18 REMODEL - 3RD FLOOR PLAN  
AS 1/26/10



19 REMODEL - ROOF PLAN  
AS 1/26/10



A2.2

PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
SCALE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_



**HIGH PLAINS**  
ARCHITECTS

DRAWING: REMODEL - 3RD FLOOR & ROOF PLANS

PROJECT: ARVON BLOCK BUILDING

OWNER: ARVON BLOCK DEVELOPMENT VENTURE

NO.	DESCRIPTION	DATE