

# Montana Department of Corrections

## Biennial Report on Heritage Properties

2018 - 2019



The Montana Department of Corrections  
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2018 – 2019

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Report to the Montana Preservation Review Board

Report prepared by:  
Gayle Butler, Division Administrator  
Montana Correctional Enterprises  
A division of  
The Montana Department of Corrections



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## **Executive Summary**

The Department of Corrections presents the fourth biennial report, February 2020, to the Montana Preservation Review Board as required by 22-3-424(4), MCA: "an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties."

This statute outlines five reporting requirements state agencies must include in their report to the Preservation Board:

- A. A list of heritage properties managed by the agencies as those properties have been identified pursuant to this section
- B. The status and condition of each heritage property
- C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities
- D. A prioritized list of the maintenance needs for the properties
- E. A record of the agencies compliance with subsections 22-3-424(1) and (2)

The Department of Corrections has one identified heritage properties, one of which is a heritage district. In addition, one more historic district was added by Jefferson County during the biennium.

### **A. A list of the heritage properties managed by the agencies as those properties have been identified pursuant to 22-3-424 (4), MCA**

- **24PW0373** – Old Montana Territorial Prison, Deer Lodge, MT
- **24JF1991** – Montana State Training School Historic District buildings
  - #23 – Old Laundry
  - #24 – Laundry
  - #44 – Power House
  - #69 – Garage
  - #71 – Bridge structure

In the two previous 2014 – 2016, and 2017 – 2018, the Department identified properties that are believed to be eligible to be included on the National Register of Historic Places. The two properties are the Montana Correctional Enterprise Ranch 2 Stone Barn, located on Dempsey Creek Road, Deer Lodge, MT and the Conley Lake House and Lodge, located on Conley Lake Road, Deer Lodge, MT.

Further work to determine if the two properties meet the requirements has not been completed as of the writing of this report.

### **B. The status and condition of each heritage property**

#### **Old Montana Territorial Prison (24PW0373)**

- The Old Territorial Prison construction began in 1871 and additions were built through the next fifty years. Inmates were moved from the prison in the late 1970s and the structures were vacant until an agreement was made between the Department of Institutions (Currently the Department of Corrections) and the city of Deer Lodge in 1983, resulting in a lease agreement between the two parties the same year. In 1995, the 1983 lease was cancelled, and a new lease was executed between the Montana Department of Corrections and Human Services and the Powell County Museum and Arts Foundation. Since the early days of 1983 the Powell County

Museum and Arts Foundation has expended substantial amounts of money for the operation and repair and maintenance of the Old Prison Complex.

- In 1980 an Historical Structure Report was prepared by James R. McDonald, Architect with the assistance of architectural staff, mechanical, electrical and structural engineers and an historian. The Structure Report has been reviewed several times over the past thirty-seven years, with the most recent review being in December 2019. **Attachment A** indicates the items that were identified in the 1980 report, that, over the course of the previous 37 years have been completed to mitigate the items identified in the report and the status and conditions of each of those items as of December 2019. As a note, three of the identified items have changed condition from the original report.
  - As of December 2016, I (Gayle Butler, Montana Correctional Enterprise Administrator and Department of Corrections Land Manager) have sat on the Foundation Board of Directors. This allows me to be part of the decision-making processes regarding the operation and maintenance of the Old Prison Museum and included in approval decision for major repair and maintenance projects. Sitting on the board and being part of the decision-making process from the beginning suffices for the provision of Section 6 of the Lease Agreement which requires the Lessee to provide a plan for proposed improvements and their estimated costs by January 30th of each year.

#### **Montana State Training School Historic District (24JF1991)**

- The status and condition of these structures are between poor and good. The condition and current use of the Montana State Training School has not changed since the previous 2016 – 2017.

#### **C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and cost of those activities**

There were no improvements made to the structures identified at the Montana State Training School District. We will get with the State Historical Preservation Officer (SHPO) prior to the next report to determine a plan of action regarding the future of the structures.

The Powell County Museum and Arts Foundation performed the following improvements within the 2018 – 2019 report period:

1. **Replaced 12,500 square feet of the ballast covered roof on the Administration Building (HS8). This was previously identified as Priority #2 on the 2016 – 2017 Historical Structure Report.** The roof replacement began in July 2018 and was completed on July 26<sup>th</sup>, 2019. The total project cost was \$76,600. Funding in the amount of \$50,000 was received through a Montana Department of Tourism and Development grant. The remaining \$26,200 was funded through Foundation revenues. The project was contracted to AMBS Roofing Company and the Department of Corrections (DOC) Fire Crew assisted with demolition. Roof replacement included: Adding a frame structure to the north end of the building to slope the roof, allowing water to drain away from the building; covering existing drain holes in the vented gutter; installing collection boxes and down spouts; installation of Celotex board and reinforced ethylene propylene diene terpolymer (EPDM) rubber roofing; and installation of termination bars on perimeter, sidewall and eaves. Pictures of the roof replacement are provided in **Attachment B**.
2. **Replaced the roof on the Hospital Building (HS3).** This roof had been replaced in 2017, however replacement did not stop the leakage into the existing building. In the summer of

2019, the 2017 roof was removed and replaced with 5/8" OSB sheathing and 60 ml rubber EDPM. The project was contracted to AMBS and the DOC Fire Crew removed the roofing materials. The cost of the project was \$36,143. A museum retiree donated \$3,051.36 in building materials and the Foundation paid the balance of \$33,092. Pictures of the roof replacement are provided in **Attachment B**.

3. **265' of 4' wide x 4" thick sidewalk was replaced throughout the complex. In addition, replaced a section of the concrete stairs entering the Administration Building (HS8) were replaced.** The sidewalk replacement began in June of 2019 and was completed in September 2019. The work was performed by the Powell County Museum (Museum) maintenance staff, the DOC Fire Crew and the DOC Community Workers assigned to the Museum. The total cost of materials was \$4,000. Pictures of the sidewalk and step replacement are provided in Attachment B.

**D. A prioritized list of the maintenance needs for the properties**

The Powell County Museum and Arts Foundation Board has compiled a list of two top priorities for stabilization, repair and maintenance of Heritage Properties. The work will be complete as funding becomes available. Currently grants funding is being identified that may assist with the costs associated with each of the major repairs. The list includes:

1. **HS-1 Perimeter Sandstone Wall and Concrete Wall:** Stabilization and repair of the perimeter and concrete wall surrounding the prison. This includes replacing the sidewalk on the east side of the wall, which allows water to funnel under the wall. The walls need to be repaired, resealed and repointed. In addition, there is 1,920 linear feet of granite cap that needs to be resealed on top of the sandstone wall to avoid seepage of rainwater and snow accumulation
2. **HS-7 W.A. Clark Theater:** It has been the intent of the Foundation to completely restore this building by stabilizing the exterior walls, replacing and repairing interior walls as needed, replacing or repairing the concrete floor as needed, painting the entire building and replacing the interior with theater chairs, stage and an orchestra pit. It is the intent of the Foundation to turn this once beautiful building back to the original Theater and have it available for use by the Community of Deer Lodge and the surrounding area.

Currently there is no priority list for the Montana State Training School District, however, after consultation with the SHPO, a prioritized list may be established. Depending on the complexity of the work and the funding available, the work will be completed.

**E. A record of the agencies' compliance with subsections 22-3-424 (1) and (2)**

In compliance with 22-3-424 (1) & (2), The Department has worked with SHPO to identify properties, as demonstrated by the heritage properties noted above. Much of the identification was achieved prior to the Department becoming the agency it is today (Department of Corrections). Previously the Department was under the Department of Institutions and the Department of Corrections and Human Services.

There are additional properties the Department will work with SHPO on to see if they should be included in future heritage sites.

The Department will consult with SHPO prior to the next biennial report to develop procedures to ensure that the protection of the identified heritage properties is given appropriate consideration in the Department's decision making regarding the identified properties.

DOC has worked with the Lessee of the Old Montana Territorial Prison, to ensure that any modifications or major renovations are be approved by the DOC. As mentioned earlier in the report, Gayle Butler, MCE Administrator sits on the Board of Directors for the Museum and Arts Foundation and is included in the decision-making process prior to major repairs.

As funding becomes available through the Foundation, plans will be made to address the priorities outlined in the attached structure report. Major renovations, outside of building maintenance and repairs, will be addressed with SHPO in the planning stages.

In addition, to date, there has not been funding available to complete repairs or maintenance on the Montana State Training School Historic District buildings.

**Attachment A**

Historic Structure Report  
Updated December, 2019

Phases as Identified by McDonald Architects in 1980

		Phase II, Major Building		Phase II, Stabilization		Phase I, Stabilization		
Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
HS-1	77	Light Posts	Good	posts are in good condition but all of the glass globes are broken with the exception of one			Good	1. light posts were removed and 5 were relocated with new globes. 2. Improvements were not made on concrete wall. 3. Doors have been scraped and repainted. <b>The wall repair is #1 on the overall priority list. The sidewalk on W side funnels water to the wall; walls need to be grouted as needed between towers 1 &amp; 3 on the original wall that has been damaged by sprinklers; 1,920 feet of granite cap needs to be resealed on top of the sandstone walls to avoid seepage of rain water and snow accumulation. The Montana Department of Transportation will be replacing the sidewalks on both the east and west side of Main Street beginning in the fall of 2020. Sidewalk replacement will take care of one portion of this priority.</b>
HS-1	80	Concrete Wall	Poor to Fair	concrete wall around the maximum security wing is deteriorating on the bottom and top	stabilize/interpret	remove south end concrete block wall; seal joints in granite cap - cut and repoint; repoint sandstone; repair concrete wall	Poor to Fair	
HS-1	83	South Wall	Fair to Good	wood doors are starting to deteriorate because of the weathering of the paint			Fair to Good	
		South Wall	Fair to Good	wood paneled sides of the openings need to be painted			Fair to Good	
HS-1A	78	Tower 7	Fair to Good	sandstone parapet has deteriorated and should be stabilized			Fair to Good	
				windows and doors need to be reworked and painted				
				roof is leaking and needs to be resealed				
				paint is peeling around the interior wall entrance door				
				water has penetrated the wall causing clay deposits in the sandstone to expand and spall the sandstone face.				
HS-1B	79	Tower 6	Fair to Good	roof is leaking and needs to be resealed			Fair to Good	
				sandstone parapet has deteriorated and should be stabilized				
				exterior steps need to be stabilized				
HS-1C	79	Tower 5	Fair to Good	roof is leaking and needs to be resealed			Fair to Good	1. In 2007 roof leaks were repaired on all of the towers. Future work will include additional repair and replacement as needed and as funds are available. 2. The parapet has not been addressed. 3. The wood steps have not been addressed, they have been closed off and there is no public access. All glass was replaced with the exception of tower 4. The paint on the maximum security tower has not
				sandstone parapet has deteriorated and should be stabilized				
				windows and doors need to be reworked and painted and broken glass needs to be replaced	stabilize/interpret	seal roofs; stabilize and repoint parapet, repair wood steps (SW tower); repair glass/doors; paint all exterior woodwork including HS-1E maximum security tower; repair		
HS-1D	80	Tower 4	Fair to Good	roof is leaking and needs to be resealed			Fair to Good	



Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
HS-1E	80	Tower 3	Fair to Good	sandstone parapet has deteriorated and should be stabilized reworked and painted and broken glass needs to be replaced tower roof need to be replaced paint has weathered off the exterior reworked and painted and broken glass needs to be replaced		interior plaster; paint interiors	Fair to Good	2017 Update been addressed 5. The interior plaster has not been replaced or painted.
HS-1F	81	Tower 2	Fair to Good	roof is leaking and needs to be resealed reworked and painted and broken glass needs to be replaced exterior wooden stairs are very unstable			Fair to Good	
HS-1G	82	Tower 1	Fair to Good	roof is leaking and needs to be resealed windows and doors need to be reworked and painted and broken glass sandstone parapet has deteriorated and should be stabilized sandstone base of the steps is deteriorating			Fair to Good	
HS-1H	84	Sally port Gate	Fair to Good	sandstone above the gate has deteriorated and has been filled in with a cement wash metal gate is in good shape wood doors are in good shape but need to be repainted metal hinges have caused some staining on sandstone pedestrian door in the sally port needs to be painted	stabilize/ interpret	stabilize and repoint wall	Fair to Good	This work has not been addressed.
HS-2	85	1912 Cell House	Fair to Good	roof leaks causing moisture penetration in walls lack of heat has caused condensation, which caused the walls to start peeling and there is very little glass left in the windows moisture penetration in the walls due to leaky roof			Fair to Good	
HS-2	88	1912 Cell House	Fair to Good	shape. Hole due to bazooka shell remains reworked and repainted, 60% to 70% of glass is broken	repair roof; repoint parapet wall, repair glass,		Fair to Good	1. The roof was replaced in the mid 1990's with a new membrane. 2. The parapet was repaired where needed at the same time as the roof replacement. 3. The glass was replaced with the exception of the NW corner where the bazooka hole is located. it was

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
	89			Sliding doors have to be maintained to remain operable	stabilize/interpret	repair water damaged areas with plaster, paint windows (interior and exterior) and paint interior walls		lower where the <del>base</del> <del>more</del> is located, it was covered with wood to stop the birds from entering the building. 4. Water damage was repaired and walls were painted. This is ongoing work as needed. 5. The window painting has not been addressed. <b>Note: This building is maintained for safety and cleanliness (waxed floors) as it is a main exhibit in the Museum.</b>
	90			Locking mechanisms at each gallery need to be maintained				
	91			Pain on cell walls is peeling due to condensation (no heat in building)				
				Water in sinks and toilets were turned off but not drained				
				frozen, splitting the metal and pipe and forcing the brick and plaster out of the deteriorating because of moisture penetration from water building up on the roof				
	92			Built-up roof material has deteriorated causing roof leaks - building and towers good with the exception of some interior spaces where walls have been removed	Interpret/reuse	repair roof	Good	1. Roof was replaced in 2017, however it did not stop leakage. <b>The roof was replaced again in 2019.</b> 2. A portion of the building has a prison life interpretation circa 1960
HS-3	93, 95	Hospital	Good	built-up roof needs to be resealed		adapt interior to new use	Good	
		Hospital	Good	Mostly burned-out brick walls due to weather exposure	Interpret/reuse	stabilize walls	Poor	Cleaned out and built a metal storage shed with a metal roof in approx. 2004.
HS-4	93	Power Plant	Poor	smokestack in good condition		N/A		
				No comments	interpret/sell to city	retain on site	Good	No action has been taken. At this time the City is not interested in purchasing.
HS-5	96	Water Tower	Good					
				roof is leaking and needs to be resealed especially around the skylights	stabilize/interpret	repair roof, seals windows and doors, paint exterior and touch up paint interior	Fair	1. Roof repair is ongoing. 2. Windows and doors have been sealed and painted as needed. 3. Painting as needed. This area now contains an exhibit or the original use of the building (1912 women's prison)
HS-6	96, 97	Maximum Security	Fair	metal doors are rusting and need to be painted				
				cement wash is spalling off the exterior walls				
				adequate bracing to meet codes; structure is a shell with a temporary roof; doors and windows are gone	restore/reuse/interpret	restore interior space, stabilize and restore exterior and adapt to a community theater.	Poor	There has not been funding available to stabilize the wall or adapt to a community theater. <b>This repair and restoration is #2 on the overall priority list.</b>
HS-7	98, 99	W. A. Clark Theater	Poor to Fair	concrete floor is in bad condition				
				paint is peeling off the cast stone and concrete front				
				paint is peeling and cement wash is spalling off the exterior surface				
HS-8	100, 103	Administration	Fair to Good				Good	1. This was identified on the previous report as priority #2. In 2019, the roof has been removed and

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
				windows are broken in some areas and need to be repainted	interpret/reuse	repair roof, repair façade and paint, repair steps and adapt interior to new use.		a frame structure was built to slope the roof to allow for water to drain away from the building; the roof was replaced with rubber EPDM roofing; Roof drains were covered and collection boxes and down spouts were installed for rain water and snow melt; and a section of the east steps were replaced. 2. West steps have been blocked off to public access. 3. 1/8 of interior is addressed (no public access). 3. 1/8 of interior is dedicated to the Law Enforcement Memorial and 3/4 is dedicated to interpretation of prison administration, circa 1960.
				concrete on steps is spalling				
				roof is leaking and needs to be resealed				
				roof drains are broken causing interior water damage				
HS-9	104	Industries Building	Fair to Good	along the base and corners of the structure	stabilize/interpret	restore windows and doorways on the south, repair roof, adapt interior to new use	Good	1. New roof installed 2017. 2. Windows and doorways have been restored. <i>Interior has been converted to the Old Montana Prison Gift Shop and Visitor's Center.</i>
				doors need to reworked and painted				
				interior plaster is in poor shape in some areas				
				minor roof leaks				
HS-10	107	Towe Antique Ford Car Collection	Good	south wall brick mortar is deteriorating and spalling on brick face	existing reuse/interpret	remove red paint and repoint brick	Good	1. New roof installed 2017. 2. Existing red paint was removed, brick was repointed as needed and building was repainted in 2011. 3. In the mid 1980's an addition was built on the building. <i>The building now houses the Montana Auto Museum, displaying 150 vehicles.</i>
HS-11	107	Conley Bridge	Fair	concrete is spalling off of the face in some locations	existing use	maintain patch and repair	Poor	Powell County and the Department of Transportation will be removing the Conley Bridge in 2020 due to safety and liability concerns. The new bridge will be constructed to look similar to the historical bridge. The concrete piers will replicate those from the old bridge.
				deterioration of the concrete piers in the river				

Site Improvements: Parking, landscaping and utilities

Site Improvements - Inside Wall: Overall clean-up, landscape (original), walkways (original) and yard towers (original)

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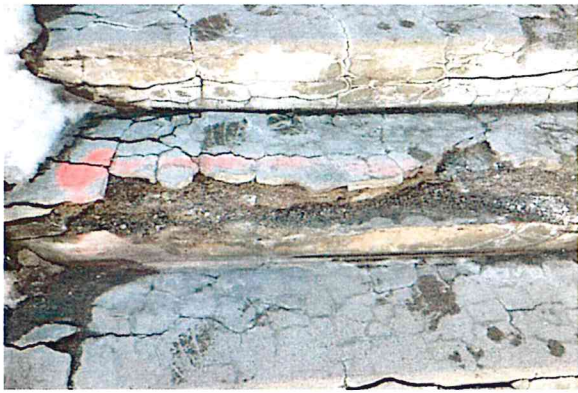
**Attachment B**



Administration Building – Old Roof



Administration Building – New Roof 2019



Steps and sidewalk examples before repairs



Sidewalk repair examples  
2019

