

Montana Historical Society
Biennial Report on State-Owned Heritage Properties
to the Preservation Review Board
Pursuant to MCA 22-3-424 (4)
February 1, 2016

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Executive Summary

The Montana Historical Society presents this 2016 biennial report to the Montana Preservation Review Board as required by Montana Codes Annotated (MCA) 22-3-424 (4): "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."

MCA 22-3-424 (4) outlines five reporting requirements state agencies must include in their report to the Preservation Board. The statute requires the following:

- 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;

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- 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; and
- E. A record of the agency's compliance with subsections MCA 22-3-424 (1) and (2)

In reporting on each of three MHS properties, we will provide the above information and supporting documents where appropriate. The process of preparing this report allowed us to review our oversight, the needs of each property and to consider the options for preservation. Ongoing funding is provided for the Original Governor's Mansion through legislative appropriation in the budget of the Montana Historical Society. State funding has not been available to support the Moss Mansion and the Wolf Point Bridge (aka Lewis and Clark Bridge).

Additionally, the Montana Historical Society is currently facilitating the appropriation of funds by the 2015 Montana Legislature to support preservation projects for the Daly Mansion in Hamilton, MT. Although administratively attached to the University of Montana, the funding of \$100,000 will be administered by the MHS.

This report was prepared by a team from the Montana Historical Society, with counsel from the State Historic Preservation Office and Jon Axline and Kevin Gower from the Montana Department of Transportation.

A. A list of the heritage properties managed by the agencies as those properties have been identified pursuant to this section

The Montana Historical Society identifies two historic houses and one bridge that meet the reporting criteria of state-owned heritage properties managed by the agency.

These are:

1. Original Governors' Mansion and Carriage House (24LC088), 304 North Ewing, Helena Montana
2. Moss Mansion (24YL0263), 914 Division Street, Billings, Montana

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3. Wolf Point Bridge (aka Lewis and Clark Bridge) (24RV0438), Montana Route 13, McCone County

All three properties are listed in the National Register of Historic Places.

B. The status and condition of each heritage property

(See appendices for supporting documents and work plans)

1. The Original Governor's Mansion 304 North Ewing, Helena, Montana, was built in 1888. The property is listed in the National Register of Historic Places. The status of the building is satisfactory and the condition is excellent. The Original Governors' Mansion (OGM) and carriage house are a unique property in that both the Department of Administration and the Montana Historical Society work together on heritage preservation of the property. The Montana Historical Society is responsible for the finishings and furnishings for the interior of the Original Governors' Mansion and carriage house. The structural care of the OGM and Carriage House, on the other hand, is under the management of the Department of Administration. The Montana Historical Society administers the Original Governors' Mansion as an historic house museum by providing public tours, historical interpretation, conducting historical research, maintaining historically appropriate interior furnishings. Staff conducts regular maintenance and monitoring of the interior furnishings and exhibits. MHS ranks the property a 1 on the preservation priority scale.

Status: Satisfactory

Condition: Excellent

2. The Moss Mansion, 914 Division Street, Billings, Montana, is listed in the National Register of Historic Places. It is jointly owned by the City of Billings and the Montana Historical Society. The Billings Preservation Society 501(c) (3) has a contractual agreement covered under MCA 22-3-603. "Management of historic sites and buildings -- contracts" that states that the Billings Preservation Society administers, operates, maintains, and restores the Moss Mansion Historic House Museum. As part of this agreement a representative from the Montana Historical Society performs a walk-through of the facility once every biennium. The purpose of

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the Moss Mansion Museum is to preserve, collect, describe, interpret and exhibit artifacts and documents relating to the 83-year occupancy of the Preston B. Moss family.

The Billings Preservation Society is responsible for the care of this building. Therefore we rate this property as a 3 on MHS's preservation priority scale.

Status: Satisfactory

Condition: Good

3. The Wolf Point Bridge (The Lewis and Clark Bridge), McCone County, MT, is listed in the National Register of Historic Places. The Wolf Point Bridge is a five-span truss bridge, and includes the longest through truss span in the state. It was completed in 1930. The Wolf Point Bridge was acquired by the Montana Historical Society in 1998 in lieu of its imminent demolition by the Montana Department of Transportation, with the idea that it could be turned over to a local party for ongoing local ownership and preservation, an outcome which has to date proved elusive. A condition assessment of the Wolf Point Bridge was performed as promised in 2015. The condition is overall fair, but acceptable with continued monitoring as the bridge no longer takes regular vehicular traffic. Inasmuch as the Montana Historical Society did not intend to keep the property in perpetuity, the Wolf Point Bridge ranks a 5 on the preservation priority scale.

Status: Watch

Condition: Fair (see D.3. and appendix)

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

The Montana Historical Society administers the Original Governors' Mansion as an historic house museum by providing public tours, historical interpretation, conducting historical research, maintaining historically appropriate interior furnishings. Staff conducts regular maintenance and monitoring of the interior furnishings and exhibits. The following heritage stewardship costs are identified by the Montana Historical Society for the OGM during the past two years (2014-2015): Heritage Interpretation, Education, or Awareness project activity (\$31,388); Heritage Promotion, Tourism and

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Marketing (\$179.00); Heritage conservation planning (\$3,153); regular maintenance (\$9,830); and monitoring (\$2742). Total investment was \$47,291.

The Billings Preservation Society administers the Moss Mansion as an historic house museum by providing public tours, and historical interpretation. They are responsible for all maintenance and restoration projects for the building. In 2008 the Billings Preservation Society undertook a building analysis from which they have determined preservation priorities for the Moss Mansion (see Appendix). Heritage stewardship activities over the past biennium include in-kind structural repairs, heritage interpretation, heritage promotion and tourism, routine maintenance, and monitoring. Actual dollar costs are available from the Billings Preservation Society.

As promised, the Montana Historical Society contracted for a professional bridge inspection and condition assessment of the Wolf Point Bridge in 2015 (see appendix). The cost of this inspection and report was \$7,900.

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

1. The Original Governor's Mansion 304 North Ewing, Helena, Montana

The Montana Historical Society works with the DOA to insure the preservation of the historical integrity of the OGM and carriage house architecture. A 2013 Historic Structures Report and treatment plan (CTA Architects Engineers) identified the following prioritized maintenance needs (see appendix for further detail):

- Repair/replace roof flashing and scuppers
- Re-shingle roof
- external paint
- repointing the brick and stone work
- repairing the balcony box beams
- stabilizing porch decking
- repairing cracks in the 3rd floor west bedroom
- repair and paint the basement rug room wall

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2016 STATUS: *State funding secured and contractor selected. Work is scheduled to commence on all of the above priorities Spring, 2016.*

2. The Moss Mansion, 914 Division Street, Billings, Montana, administered by the Billings Preservation Society (a non-state agency) has determined the following maintenance priorities

- develop plan for ongoing maintenance and partial or full replacement and/or removal and reinstallation of South Patio trellis
- develop short and long term landscaping goals to include a specific plan and investigate/correct irrigation coverage.
- develop plan to correct settlement, cracking, minor maintenance issues on an ongoing basis
- develop plan to reset brick pavers and possible long term replacement of some concrete.
- replace membrane roof completely.
- prepare, prime, and repaint all windows and doors, and areas of wood near porches, preserving the existing finishes where possible.
- monitor minor plaster, glass and tile cracking.

3. The Wolf Point Bridge (The Lewis and Clark Bridge), McCone County, MT

The priorities for the Wolf Point Bridge identified in 2014 were inspections of the structure needed to identify maintenance needs and development of a plan for ongoing stewardship.

- underwater inspection: with the support of Montana Department of Transportation, engage contractor to prepare Underwater Inspection Report (Complete by September 1, 2015)

2016 STATUS: *Completed, October 2015. Report summary and photographs attached in appendix.*

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- superstructure inspection: with the support of Montana Department of Transportation, engage contractor to conduct superstructure inspection (Complete by June, 2015)

2016 STATUS: *Completed, October 2015. Report summary and photographs attached in appendix.*

- develop long-term plan for maintenance and stewardship, or disposition of the property (Complete by December, 2015)

2016 STATUS: *Ongoing*

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

The Montana Historical Society complies fully with MCA 22-3-424, Sections 1 and 2, regarding the maintenance and repair of the agency's heritage and non-heritage properties. The Department confers with the Montana Historical Society State Historic Preservation Office and the Department of Administration during maintenance, repair, and construction projects at the Original Governor's Mansion. In the case of the Moss Mansion the Montana Historical Society also confers with the Billings Preservation Society. In the case of the Lewis and Clark Bridge, the MHS also confers with the Montana Department of Transportation

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Appendices:

Section One: The Original Governor's Mansion, Helena, MT

2016 Heritage Property Status and Condition Reporting Form

Final Report: Historic structures Report Treatment Plan

Section Two: The Moss Mansion, Billings, MT

2016 Heritage Property Status and Condition Reporting Form

Moss Mansion Maintenance Priorities

Section Three: The Lewis and Clark Bridge, Wolf Point, MT

2016 Heritage Property Status and Condition Reporting Form

2015 Bridge Inspection report summary (excerpt)

Images from bridge inspection

**MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM
(2013)**

Property Number (e.g. 24YL0001): 24LC0883 (Smithsonian Trinomial)

Property Name: Original Governors Mansion

Property Town/Vicinity of: Helena, MT 59601

Property Date (Year of Origin/Construction or "Precontact): 1888

State Agency (Choose One): Historical Society

Reporting Year: 2016 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District 2.00 Building(s) ___ Structure(s) ___ Site(s) ___ Object(s)

Historic Significance and Property Description:

Comment:

Montana's Original Governor's Mansion was built as a private residence for the William Chessman family in 1888, and was home to the Peter Larson family and the Harfield Conrad family before the state purchased it (along with much of the Conrads' furnishings) in 1913. Until 1959, it served as the official residence of Montana's governors, their families, and service staffs.

Historic Integrity: (Choose One): Excellent

Comment (Explain):

Today it appears much as it did in 1913, when Governor Samuel V. Stewart, and his family moved in. Architects Hodgson, Stem and Welter designed this Queen Anne style structure, which is characterized by a fanciful, irregular outline filled with gables, turrets chimneys, balconies, and dormers.

Use:

Historic Use: Private residence 1888-1913, official Governors Residence 1913-1959

Current Use: Historic House Museum

Comment: (issues, if any, regarding use/functionality)

Status (Choose one): Satisfactory

Comment:

The Original Governors' Mansion and carriage house are a unique property in that both the Department of Administration and the Montana Historical Society work together on heritage preservation of the property. The Montana Historical Society is responsible for the finishings and furnishings for the interior of the Original Governors' Mansion and carriage house. The care of the structure of the OGM and carriage house are under the management of the Department of Administration.

Condition (Choose One): Excellent

Comment:

Stewardship Effort and Cost (Enter all that apply in past 2 years; do not duplicate costs)
If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$ Heritage Property Administration/Operations (property-specific)
- \$ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$ Heritage Preservation/Protection project activity
- \$ Heritage Research/Documentation project activity
- \$ 31388.66 Heritage Interpretation/Education/Awareness project activity
- \$ 178.75 Heritage Promotion/Tourism/Marketing project activity
- \$ 3152.88 Heritage Preservation/Conservation Plan Development
- \$ 9830.46 Regular/routine maintenance
- \$ 2741.52 Monitoring (documented/reported upon)
- \$ Cost to redesign project to avoid adverse effect to property's heritage values
- \$ Other heritage stewardship effort/activity (Explain)

Comment:

The Montana Historical Society administers the Original Governors' Mansion as an historic house museum by providing public tours, historical interpretation, conducting historical research, maintaining historically appropriate interior furnishings. Staff conduct regular maintenance and monitoring of the interior furnishings and exhibits.

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 1 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs - external paint, repoint brick and stonework, repair balcony box beams, stabilize porch decking, repair cracks in third floor west bedroom, repair and paint basement north-east wall

Other Comment/Continued:

During the previous biennium MHS conducted an Historic Structures Report to determine specific preservation and maintenance needs. The Montana Historical Society works with the DOA to insure the preservation of the historical integrity of the OGM and carriage house are maintained.

Reported by (Name): Denise King

Date (MM/DD/YYYY): 02/02/2016

Use Submit button to submit completed form to SHPO database. A copy will be saved in your sent folder.

TREATMENT PLAN

study to confirm the final approach. This is required to prevent wholesale destruction of the valuable character and materials of this historic mansion.

Most of the items in the Ten Year category are discretionary items to be implemented at MHS's preference. Any of the items listed in any of the categories below can be implemented before the date range suggested; it might be advisable to do so to group together work for relevant trades. Regular maintenance items are not included below; however, generation and implementation of a regular maintenance plan with highlighted items in calendar format is recommended.

A. Within One Year

1. Mansion roof drainage:
 - a. Straighten scupper at west end of north third floor balcony.
 - b. Replace gutters and downspout at east roof just west of stair turret. Re-activate heat trace.
2. Mansion's sheet metal ledges:
 - a. Prepare and repaint.
 - b. Reseal joint where ledges reglet into masonry wall.
 - c. Replace popped nails with ringshank nails for greater holding.
3. Carriage House's metal roofing at turret: Patch the torn areas. Prepare and repaint all the standing seam sheet metal roofing.
4. Mansion's wood balustrades:
 - a. Prepare and repaint balustrade of front entry porch.
 - b. Replace gooseneck handrail connections of second floor east balcony balustrade with solid construction of a more durable wood.
 - c. Prepare and repaint balustrade of second floor east balcony.
5. Mansion's wood columns and trim: Prepare and repaint the columns and trim where paint has worn to bare wood (primarily the south and west elevations).
6. Mansion's exterior west wood stairway: Prepare and repaint.
7. Mansion's exterior wood flooring:
 - a. Patch rotten sections of wood flooring at front porch.
8. Mansion's Openings:
 - a. Reglaze,⁸⁷ prepare, and repaint west third floor dormer windows.
 - b. Patch, prepare, and repaint west third floor dormer window exterior sill and trim.
 - c. Reglaze, prepare, and repaint south Dining Room windows and exterior sills.
 - d. Replace bottom rails of two exterior storm windows, and tighten joints:
 - 1) East window of first floor Den.
 - 2) East window of second floor North Bedroom.
 - e. Replace worn and missing glazing putty on exterior storm windows.
 - f. Access window to third floor balcony (in third floor North Bedroom): Reglue joints and tighten window sash, to allow for smooth operation.
9. Carriage House Hay Mow Timber: Patch rotten end with matching wood species. Prepare and repaint.
10. Carriage House Man Door: Prepare and repaint bottom rail.
11. Mansion's basement interior:
 - a. Remove delaminating plaster from northeast Storage Room. Allow stone wall to breathe. See report for further action if this room is to be inhabited.
 - b. Regularly brush efflorescence from the plaster and stone.
12. Electrical:
 - a. Extend cord for lamp in Library.
 - b. Replace non-grounded receptacles.
 - c. Replace incandescent bulbs with compact fluorescents (in the basement).
13. Carriage House's interior brick walls:
 - a. Brush off all efflorescence regularly.
 - b. Repoint open mortar joints.

⁸⁷ Reglaze: remove and replace glazing putty, replacing glazing points as required, and properly painting over them when repainting sash. Remove and reinstall glass as required.

B. Within Five Years

1. Mansion and Carriage House roofs:
 - a. Replace wood shingle roofing, flashing, and gutters.
 - b. Provide self-adhering membrane at ridges, valleys, and eaves (per building code).
2. Mansion and Carriage House chimneys:
 - a. Build crickets at upslope.
 - b. Replace base and counter flashing.
 - c. Repoint, resetting any loose brick.
 - d. Inspect the chimney linings.
3. Mansion's masonry walls:
 - a. Repoint open mortar joints in brick and stone, to match original coloring, composition, and profile.
 - b. Provide windowsill flashing at west window of second floor Office.
 - c. Terra cotta:
 - 1) Clean.
 - 2) Repoint open mortar joints.
4. Carriage House's masonry walls:
 - a. Repoint open mortar joints in brick.
 - b. Monitor cracks in brick walls, to confirm they aren't moving.
5. Mansion's heating system:
 - a. Replace boiler with more energy efficient steam boiler.
 - b. Insulate the steam and condensate piping, where deemed visually unobtrusive. Paint to blend with adjacent wall finish.
 - c. Install portable humidifiers throughout the Mansion.
6. Carriage House's electrical system:
 - a. Remove all abandoned wiring.
 - b. Remove all abandoned wiring from knob-and-tube system, retaining the porcelain.
 - c. Replace active knob-and-tube wiring with NM style cable (Romex.)
7. Mansion windows - interior:
 - a. Prepare and refinish the lower rails of sashes where condensation has worn the finish.
8. Mansion's interior wood flooring:
 - a. Refinish damaged flooring at south bay of second floor Sitting Room.

- b. Fill crack in board joint of second floor Southwest Bedroom.
 - c. Fill cracked board joints of second floor North Bedroom.
9. Mansion's Electrical System:
 - a. Replace the existing lamps and magnetic ballasts in the T12 fixtures with 28W T8 lamps and electronic ballasts.
 - b. Add receptacles in first floor rooms, as desired.
 10. Mansion accessibility measures:
 - a. Provide wheelchair lift at front or rear porch, with associated porch and site improvements.
 - b. Provide accessible path from Sixth Avenue to west basement entrance.

C. Within Ten Years

1. Mansion flat roofs:
 - a. Monitor condition of painted flat-seam sheet metal roof at third floor balcony.
 - b. Monitor condition of membrane roof at second floor balcony over east entry.
2. Mansion's third floor West Bedroom:
 - a. Repair wood framing in attic above.
 - b. Repair cracks in plaster. Prepare and repaint.
3. Mansion's basement calcimine finish:
 - a. Remove subsequent paint layers.
4. Mansion's plaster: Clean walls and ceiling in Kitchen.
5. Dining Room leather panels:
 - a. Strip non-original paint.
 - b. Touch-up or apply new paint coating to match original color and texture.
 - c. Replace brass brads with brass brads sized to match the originals.
6. Mansion's Stair Hall: Install period light fixture, with adjustable length operation and long-life lamps, if desired.

D. Within Twenty Years

1. Mansion's and Carriage House's shingled walls: Replace with matching wood shingles, incorporating flashing.

**MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM
(2013)**

Property Number (e.g. 24YL0001): 24YL0263 (Smithsonian Trinomial)

Property Name: Moss Mansion

Property Town/Vicinity of: Billings

Property Date (Year of Origin/Construction or "Precontact): 1903

State Agency (Choose One): Historical Society

Reporting Year: 2016 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District 1.00 Building(s) ___ Structure(s) ___ Site(s) ___ Object(s)

Historic Significance and Property Description:

Comment:

Built in 1902-1903 the 25-room red stone structure was home to Preston B. Moss and his family. Designed by New York architect R. J. Hardenburgh, and decorated by W. P. Nelson of Chicago, it contains original lighting fixtures still in use. Mahogany and walnut woodwork, an onyx fireplace, rose silk and gold leaf wall coverings, and stained glass windows.

Historic Integrity: (Choose One): Excellent

Comment (Explain):

Because the home did not change hands, it appears nearly the same outside and inside as it did upon completion. When Preston Moss arrived in Billings in 1892, en route to Butte from Missouri, the town's bustling activity made him decide to stay. He soon took control of the First National Bank of Billings and astutely considered the area's future.

Use:

Historic Use: Private residence

Current Use: Historic House Museum

Comment: (issues, if any, regarding use/functionality)

Status (Choose one): Satisfactory

Comment:

A representative from the Montana Historical Society performs a walk through of the facility once every biennium. The Billings Preservation Society has completed an conditions assessment in 2008. MHS conducted a walk-through in 2009 and found things to be satisfactory. MHS has performed another walk-through in 2012.

Condition (Choose One): Good

Comment:

A representative from the Montana Historical Society performs a walk through of the facility once every biennium. The Billings Preservation Society has completed an conditions assessment in 2008. MHS conducted a walk-through in 2009 and found things to be satisfactory. MHS has performed another walk-through in 2012.

Stewardship Effort and Cost (Enter all that apply in past 2 years; do not duplicate costs)
If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$___ Heritage Property Administration/Operations (property-specific)
- \$___ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$___ Heritage Preservation/Protection project activity
- \$___ Heritage Research/Documentation project activity
- \$+___ Heritage Interpretation/Education/Awareness project activity
- \$+___ Heritage Promotion/Tourism/Marketing project activity
- \$___ Heritage Preservation/Conservation Plan Development
- \$+___ Regular/routine maintenance
- \$+___ Monitoring (documented/reported upon)
- \$___ Cost to redesign project to avoid adverse effect to property's heritage values
- \$___ Other heritage stewardship effort/activity (Explain)

Comment:

The Moss Mansion is owned by the City of Billings (38.5% ownership) and the Montana Historical Society (61.5% ownership). Montana Historical Society and the Billings Preservation Society 501(c) (3) have a contractual agreement covered under MCA 22-3-603. "Management of historic sites and buildings -- contracts" that states that the Billings Preservation Society administers, operates, maintains, and restores the Moss Mansion Historic House Museum.

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 3 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

The Billings Preservation Society has completed a conditions assessment in 2008.
A document with priorities has been developed for the sites maintenance needs.

Other Comment/Continued:

The Billings Preservation Society is responsible for the care of this building. Therefore we rate this property as a 3 on MHS's preservation priority scale.

Reported by (Name): Denise King

Date (MM/DD/YYYY): 02/02/2016

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The Moss Mansion, a Historic House Museum located at 914 Division Street in Billings, Montana, is on the National Register of Historic Places. Constructed in 1903 as a residence it was purchased by the State of Montana in 1986. Since that time it has been operated by the Billings Preservation Society as a Museum.

The Billings Preservation Society administers the Moss Mansion as an historic house museum by providing public tours, and historical interpretation. They are responsible for all maintenance and restoration projects for the building. In 2008 the Billings Preservation Society contracted with O2 Architects of Billings, Montana to conduct a conditions assessment of the Historic Moss Mansion. This report was used to determine maintenance priorities for the Moss Mansion.

- The Moss Mansion, administered by the Billings Preservation Society – a non-state agency has determined the following maintenance priorities
 - Develop plan for ongoing maintenance and partial or full replacement and/or removal and reinstallation of South Patio trellis
 - Develop short and long term landscaping goals to include a specific plan and investigate/correct irrigation coverages.
 - Met with the Billings City Parks and Recreation Department, continuing to researching options to address water and irrigation.
 - Develop plan to correct settlement, cracking, minor maintenance issues on an ongoing basis
 - Develop plan to reset brick pavers and possible long term replacement of some concrete.
 - Volunteers reset all brick pavers in front of the Pavilion and the West entrance of the house the months of July and August 2013. Quotes have been obtained to address the bricks by the rose garden and south lawn but replacing and/or resetting the bricks in that area our cost prohibitive at this time.
 - Replace membrane roof completely.
 - Completed summer 2011

- Prepare, prime, and repaint all windows and doors, and areas of wood near porches, preserving the existing finishes where possible.
- Monitor minor plaster, glass and tile cracking.
- Replace the boiler system
 - Completed spring 2011
- Update the 20-year old security system.
 - Completed fall of 2012 / purchased through KENCO as a result of a grant opportunity through PPL Montana

The Moss Mansion Executive Director will consult with MHS's Centralized Services Administrator and State Historic Preservation Office prior to any structural or remodel of the interior or exterior changes that would impact the historical integrity of the Moss Manion.

Montana Historical Society staff visits the Moss Mansion reviews biennially the financial operations of the Moss Mansion. Additionally, the staff conducts a visual inspection of the interior and exterior of facility. A review was performed on August 29, 2013.

**MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM
(2013)**

Property Number (e.g 24YL0001): 24RV0438 (Smithsonian Trinomial)

Property Name: Wolf Point Bridge (aka Lewis and Clark Bridge)

Property Town/Vicinity of: Wolf Point

Property Date (Year of Origin/Construction or "Precontact): 1930

State Agency (Choose One): Historical Society

Reporting Year: 2016 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District ___ Building(s) ^{1.00} Structure(s) ___ Site(s) ___ Object(s)

Historic Significance and Property Description:

Comment:

The Wolf Point Bridge is the finest remaining example of a Pennsylvania through truss bridge in Montana. Completed in 1930, the four-span bridge is the most massive in the state and retains the longest through truss span in Montana. It provided access to the Great Northern Railway station at Wolf Point for those farmers and ranchers who were relatively isolated on the south side of the Missouri River.

Historic Integrity: (Choose One): Excellent

Comment (Explain):

The bridge has not been altered and retains its integrity of design, location and setting.

Use:

Historic Use: Highway bridge

Current Use: Closed

Comment: (issues, if any, regarding use/functionality)

Status (Choose one): Watch

Comment:

Condition (Choose One): Fair

Comment:

Underwater and superstructure inspection was completed by Infrastructure Engineers, Inc. in August, 2015.

Stewardship Effort and Cost (Enter all that apply in past 2 years; do not duplicate costs)
If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$___ Heritage Property Administration/Operations (property-specific)
- \$___ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$___ Heritage Preservation/Protection project activity
- \$___ Heritage Research/Documentation project activity
- \$___ Heritage Interpretation/Education/Awareness project activity
- \$___ Heritage Promotion/Tourism/Marketing project activity
- \$___ Heritage Preservation/Conservation Plan Development
- \$___ Regular/routine maintenance
- \$^{7900.}___ Monitoring (documented/reported upon)
- \$___ Cost to redesign project to avoid adverse effect to property's heritage values
- \$___ Other heritage stewardship effort/activity (Explain)

Comment:

Funds were expended for underwater and superstructure inspection. See above, and summary included.

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 5 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -
Inspection completed to identify maintenance needs.

Other Comment/Continued:

Reported by (Name): Bruce Whittenberg

Date (MM/DD/YYYY): 02/02/2016

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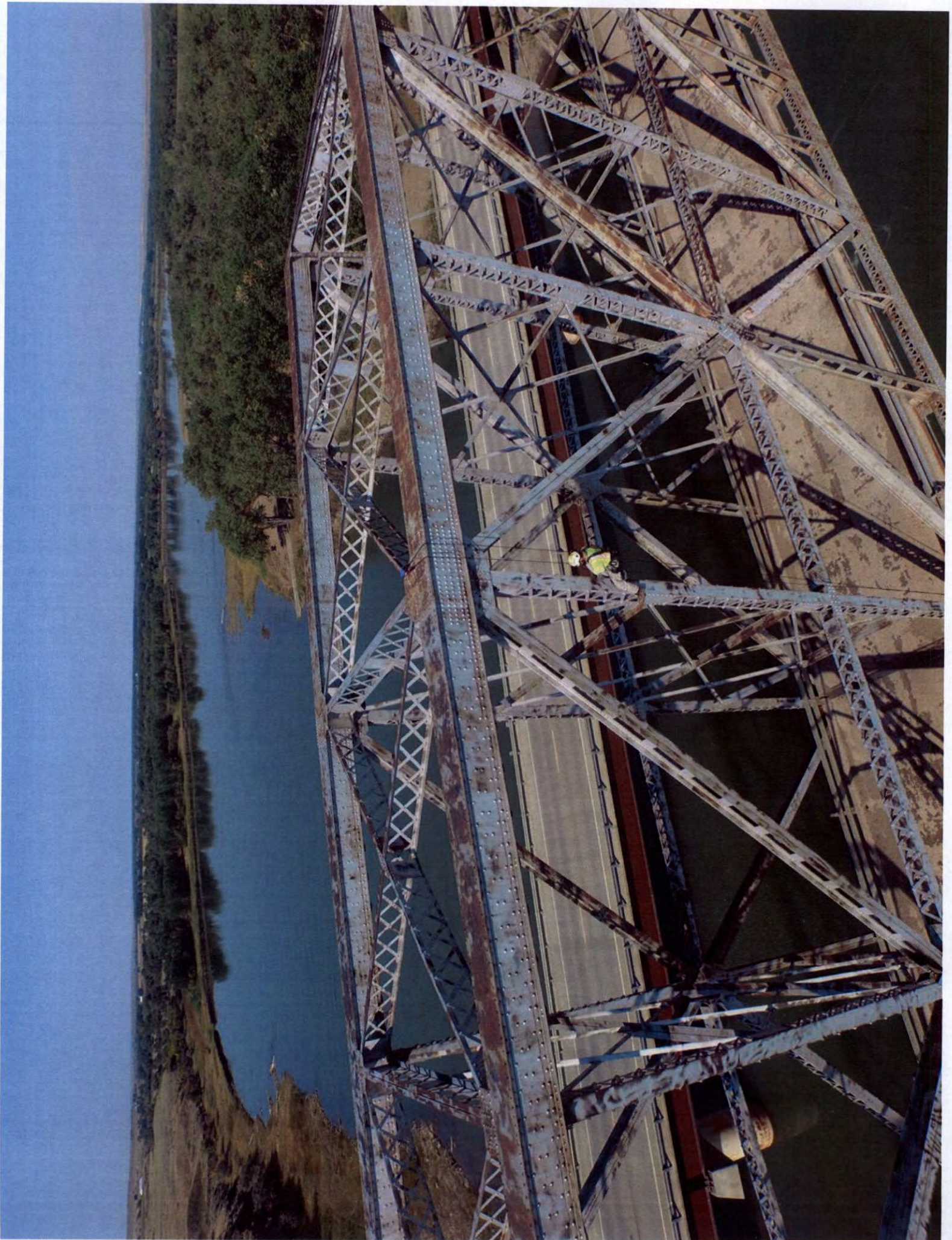
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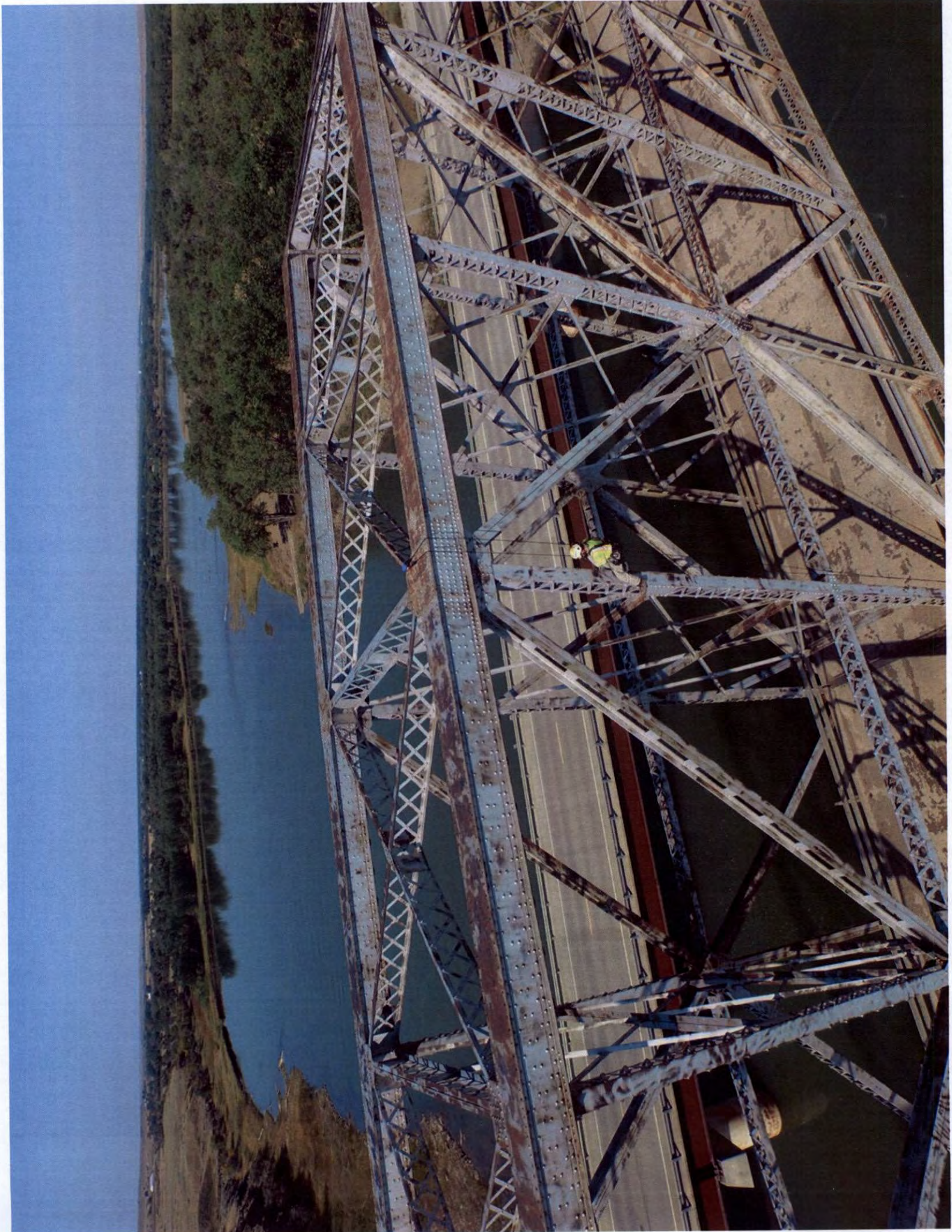
Wolf Point Bridge Inspection Report Summary (Excerpt)
10/13/2015

The steel truss is in fair condition. Visual inspection of the truss from the deck, combined with targeted close-up drone and climbing inspection of a sampling of the connections, revealed no major deterioration or deformation. There is significant coating failure (paint loss) throughout the truss. See attached "Truss Paint Loss" photo.

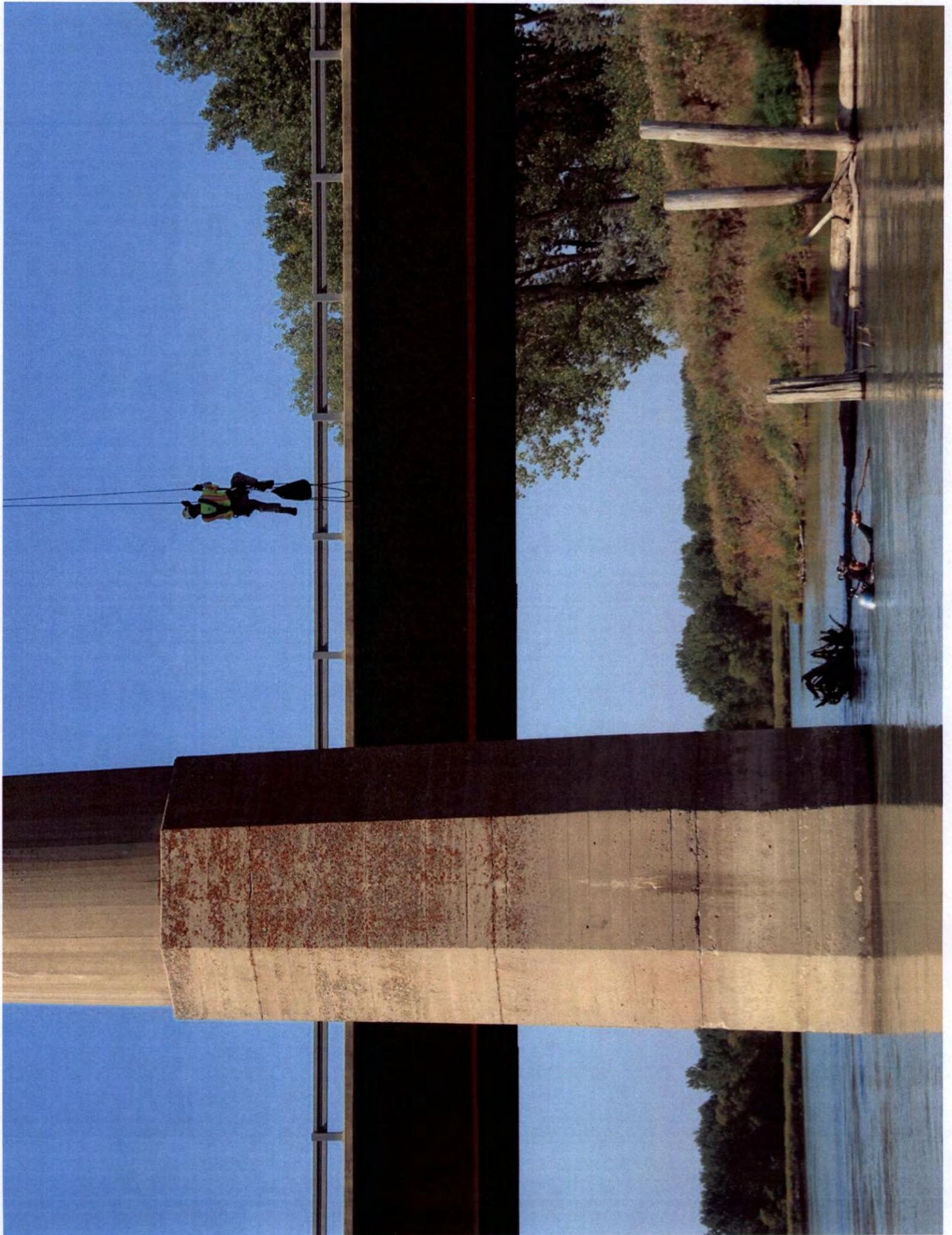
- The deck is in fair to poor condition.
 - o The top of the deck has widespread abrasion damage ("chewed up" concrete), up to 1" deep. See attached "Deck abrasion" photo.
 - o The deck underside has widespread transverse cracks with efflorescence (salts and other minerals that leach out of cracks in concrete leaving a white stain, indicating water flow).
 - § "Transverse" means oriented parallel to the width of the bridge, as opposed to "Longitudinal" cracks that are oriented parallel to the length of the bridge. See attached "Transverse vs Longitudinal" Photo.
- The floorbeams in the truss spans are in fair condition. There is minor to moderate corrosion with flaking at several floor beam connections to the lower cord (bottom horizontal members of the truss - see attached "Truss" photo). This is typical of a structure of this age and level of service. See attached "Floorbeam corrosion" photo.
- The Girders in the approach spans are in fair to good condition with minor coating (paint) failure (loss) and some surface corrosion.
- The bearings are in fair to poor condition. Several expansion bearings are fully expanded, with the remaining bearings approaching full expansion. See attached "Pier 2_East Expansion Bearing", "Pier 3_East Expansion Bearing", and "Pier 4_East Expansion Bearing" photos. The most significant instance is at pier 3, where full expansion of the West Expansion Bearing has caused spalling around the anchor bolts in the West bearing pedestal. See attached "Pier 3_West Expansion Bearing" photo. This was the most significant finding of the inspection.
- The piers and abutments are in fair to good condition. The minor deterioration and cracking in the piers is normal for a structure of this age and level of service. There is some erosion around the upstream nose of pier 3, approximately 6 ft. deep with a 10 ft. radius.

Overall the bridge is in fair condition. The most significant finding is related to the expansion bearings. Bearing repairs can be fairly costly, but I believe that routine monitoring should suffice, since this structure is not carrying traffic.











Top Chord

Bottom Chord





Transverse



Longitudinal









INCHES 1 2 3 4 5
Lufkin

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