



**“We Preserve and Promote Where Montana’s History Began”
(Montana’s Territorial Capital Building)**



(1864)



(2014)

SB3

**State Agency Biennial Report on State Owned Heritage Properties
Montana Department of Commerce
(Montana Heritage Commission)**



“Virginia and Nevada City is Montana’s #1 State Owned Tourist Attraction”



Scan Reeder's Alley History

Submitted by:
Elijah Allen, Ph.D, Director of Operations
Montana Heritage Commission
Prepared For:

State Preservation Review Board and Montana State Historic Preservation Office



Virginia and Nevada City Montana

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Attachment A:

Programmatic Agreement by and between the Montana Heritage Commission and the Montana State Historic Preservation Office

Attachment B: SB3 Summary Report

Attachment C: Risk Management Loss Prevention Report and Recommendations

References

Montana State-Owned Heritage Property Reporting Forms

Executive Summary

Background:

In 1997, the 55th Montana Legislature established the Montana Heritage Preservation and Development Commission (MHC) to acquire and manage historic properties for the State of Montana. This legislation approved the purchase of Virginia and Nevada Cities comprising 248 buildings, 160 acres of land, and hundreds of thousands of artifacts. These large historic town sites were the first properties managed by the MHC. Since 1997, the Montana Board of Land Commissioners approved two additional acquisitions of historic Reeder's Alley and the Pioneer Cabin in Helena. Reeder's Alley was received through a private donation on November 19, 2001. The Pioneer Cabin at the front of Reeder's Alley was received from a private donation on June 19, 2006. The Montana legislature authorizes the MHC to care for heritage resources "in a manner that protects the properties and encourages economic independence" (MCA 22-3-1001). Our statutory purpose is to acquire and manage, on behalf of the state, properties that possess outstanding historical value, display exceptional qualities worth preserving, and are genuinely representative of the state's culture and history. MHC has worked hard to expand the economic and revenue generating uses for our state buildings. MHC is responsible for the management and economic use of these historic properties including; building improvements, structural stabilization, site maintenance, artifact conservation, and protection of diverse historic features. MHC serves as a resource for the public and professionals interested in learning more about Montana history, historic building preservation, archaeology, conservation of artifacts, education, living history, and historic site management.

Historical Significance:

Virginia City is Montana's Territorial Capital (1865-1875). The size, scope, and quality of the historic site helped make Virginia City one of the first National Historic Landmark Districts in Montana (1961). Nevada City is an assemblage of approximately 60 historic buildings, some original to the site, and from across Montana and Yellowstone National Park. Nevada City operates as an outdoor museum and hosts dozens of public educational events, with unique hands-on experiences for visitors of all ages. Reeder's Alley and Pioneer Cabin are the oldest remaining miner's settlements in Helena. These historic sites are significant to Montana and national history as places of western settlement and the formation of Montana society.

Tourism and Business Development:

In 2013 Virginia and Nevada City was ranked as the number one state owned tourist attraction according to the Office of Tourism. The average tourist count comes close to 500,000 tourists from Memorial Day to Labor Day each year. The Montana Heritage Commission also boasts the 2nd largest Americana artifact site (Next to the Smithsonian) and was featured in the New York Times. The Montana Heritage Commission has over 300 signed volunteers that help and assist with historic interpretation and help interpret Montana's early years in 1863 with the Montana Vigilantes. The Montana Heritage Commission's Living History program was nominated for Tourist Event of the Year and Tourist Partnership of the year at the Governor's Conference. The Montana Heritage Commission leases its buildings to over 35 different concessionaires as well as running several of its own business operations. These partnerships not only make Virginia and Nevada City the number one state owned tourist attraction but employ over 1,000 people from various backgrounds and add to Montana's economic success.

The Montana Heritage Commission has recently submitted a Long Range Building request for the 2017 Biennium for \$2 million for the repairs, maintenance and preservation of the many buildings that MHC has stewardship over. We are pleased with the record revenue we have generated over the last years which helped to contribute to the needs associated with costs to preserve this valuable historic landmark. We are continually exploring all options to help in financial assistance to help us preserve and repair these historical buildings along with getting our staff to the recommended and efficient levels in managing our historic sites.

We want to express our gratitude to the State Historic Preservation Office for their assistance in recommendations and consultation with our ongoing programmatic agreement.

Please use the information below to reference questions in Section (A) and (B)

The following is a summary breakdown of all the heritage structures that the Montana Heritage Commission manages along with Reeder's Alley in Helena, Montana. The red highlighted structures (Top 20%) are those we feel need the most attention to help restore the historical integrity of Montana's history, fix harmful structures that can be dangerous to our tourists and to also help generate revenue earning projects that will help reduce future funding requests. The price estimates are for supplies and were inputted from bids from contractors, engineering firms and the Montana Heritage Commission preservation crew who have close to 30 years of combined preservation experience.

Virginia City Structures

(Virginia City Historic District, V001-V127)

Block 145

V001 Ford Bovey Stone House
V002 Ford Bovey Cabin
V003 Tack Shed
V004 Log Barn

Block 156

V005 Stone Cellar (ruins)

Block 147

V006 Original Brewery Dugout Cabin

Block 151

V007 Ford's Old House

Block 152

V008 Sim Ferguson Cabin

Block 153

V009 Arizona Commodities Inc. (Kisling House)
V010 Thexton House (Kitson House)
V011 Old House

Block 154

V014 Aunt Julia's House

V015 Aunt Julia's Structure
V016 Dance and Stuart Store
V017 Pitman Gas Station & Shed

Cabbage Patch

V018 Barn
V019 Shed toward Street
V020 Shed east of Barn
V021 Shed with Display
V022 Structure

Block 154 continued

V023 Dress Shop (Kramer)

V024 McGovern Barn

V025 Tin Clad

V026 Weston Hotel

V027 McGovern Store

V028 McGovern Structure

V029 Tobacco Shop

V030 Jewelry Store

V031 Outhouses behind Jewelry

V032 Toy Store

V033 Toy Store Ground Floor Structure

V034 Toy Store Two Story Structure

V035 City Bakery

V036 Kiskadden Barn

V037 Kiskadden Barn Structure

V038 Fairweather Inn

V039 Fairweather Inn Annex

Block 155

V040 Montana Post and Stone Print Shop

Block 156

V041 Tin Shed

Block 158

V042 Brewery (Montana's Oldest Brewery Building)

V043 Pottery Shop

V044 Gilbert House

Daylight Village Cabins, North Row

V045 Cabin 1 & 2

V046 Cabin 3 & 4

V047 Cabin 5 & 6

V048 Cabin 7 & 8

V049 Cabin 9 & 10

Daylight Village Cabins, Middle Row

V050 Building by Pottery Shop (Girls Cabins)

V051 Boiler and Restrooms

V052 Office

V053 Building on East End (Boys Cabin)
Daylight Village Cabins, South Row
V054 West Building No. 25 - 28
V055 Numbers 29 - 32
V056 East Building No. 33 - 38
V057 Village Pump

Block 183

V058 Bickford House
V059 Small sheds by House
V060 Log Barn (no roof, ruin)
V061 Chicken house (near ruin)
V062 Sheds, no roof (near ruin)

Block 193

V065 Content's Corner
V066 Content's Corner Root Cellar
V067 Fire Station Display
V068 Variety Store
V070 E.L. Smith Store
V071 Ice House behind E.L. Smith
V072 Wells Fargo Display
V073 Assay Office
V074 Buford Store
V075 Buford Center Part (Wells Fargo Coffee House)
V076 Buford Steel Storage
V077 Elling Store (MHC Office located behind)
V078 Boots & Shoes (old office)
V079 Photo Shop
V080 Shingle Shed
V081 Barber Shop
V082 Virginia City Trading Company
V083 Prasch Blacksmith Shop
V084 Sauerbier Blacksmith Shop
V085 Bale of Hay Saloon
V086 Bale of Hay Connection
V087 Opera House
V088 Opera House Shop
V089 Opera House Scenery Shed
V090 Mutt Dixon House (Custom Shack)
V091 Mutt Dixon Shed

Block 194

V093 Virginia City Depot
V094 Green Front Hotel
V095 Green Front Restaurant
V096 Motor Car Shed
V097 Little Joe's Cabin
V098 Little Joe's Structure

V099 Dry Bean Shed

Block 196

V100 Fayette Harrington Cabin
V101 Player's Bath House
V102 Ruby Cabin
V103 School House Cabin
V104 Iron Rod Cabin
V105 Duck Pond Cabin
V106 Axolotl Lake Cabin
V107 Rehearsal Hall
V108 White Building
V109 White Building Structure
V110 Bonanza Inn Coal Shed
V111 Bonanza Inn
V112 Nunnery
V113 North Jack Taylor Cabin
V114 South Jack Taylor Cabin

Block 197

V115 Susan Marr House
V116 Smitty's Garage
V117 Smitty's Coal shed
V118 Governor Thomas Francis Meagher House
V119 "Lightning Splitter"
V120 Ron Abbie Cabin

Block 198

V121 Methodist Church
V122 Dr. Daeme's House West
V123 Dr. Daeme's House East
V124 Hickman House (Fairchild)
V125 Hickman Shed

V126 Small Red Building on Railroad West Side
V127 McFarland Curatorial Center

Nevada City Structures

N008 Dr. Byam House
N030 Finney House

Helena, Montana Structures

Reeder's Alley (16 Individual Units)
Pioneer Cabin
Caretakers Cabin

V001

Denoting numerous additions and renovations, the Ford Bovey House possibly originated as a saddlebag stone building. Shortly thereafter the southernmost stone portion was added. In the 1970's the entire structure was extensively renovated to include a frame addition and large garage area. After being purchased by the Montana Heritage Commission the garage became the preservation shop and a residence used to house various MHC employees and volunteers.

Location

*Block 145 – Cover Street,
Virginia City*

Date Constructed

1864

Date of Preservation

1973

Estimated Cost to Preserve

\$10,000

Ford Bovey House & Preservation Shop



Front door of Bovey House



New roof needed



Garage currently used as Preservation Shop

Ford Bovey Cabin

V002

This cabin was built by Charles Bovey for his son Ford Bovey. It is now currently used for storage by the Preservation Crew.



Ford Bovey cabin



Interior needs to be finished along with plumbing and electrical installed

Window preservation needed

Location

*Block 145 - Cover Street,
Virginia City*

Date Constructed

1952

Date of Preservation

2001

Estimated Cost to Preserve

\$12,000

Tack Shed

V003

Currently used for storage by the Preservation Crew, the tack shed sits on railroad ties for a foundation.



New roof needed



Needs siding repair and replacement

Location

*Block 145 - Cover Street,
Virginia City*

Date Constructed

1952

Estimated Cost to Preserve

\$5,000

V004

The Bovey's moved this residential barn to its current site. This one and a half story structure sits on a poured concrete foundation and is used for storage by the Preservation Crew.

Location

*Block 145 - Cover Street,
Virginia City*

Date Constructed

1952

Date of Preservation

2007

Estimated Cost to Preserve

\$5,000

Bovey Barn



Bovey Barn



Needs daubing finished



Wall boards need repairing or to be replaced

Stone Cellar

V005

Measuring roughly 25' wide and 6' in height, these ruins retain high integrity for their location in Virginia City. It is possible gas tanks are located behind the ruins as part of the Bovey Era Village Pump station.



Located in the far front yard of the Bovey House

Location

*Block 156 - Cover Street,
Virginia City*

Date Constructed

1955

Estimated Cost to Preserve

\$25,000

Brewery Dugout Cabin

V006

This cabin is likely one of the earlier buildings constructed in association with the Gilbert Brewery. This structure sits right behind the Brewery and has the measurements of 14' wide and 6' height.

Location

*Block 147 – Cover Street,
Virginia City*

Date Constructed

1863

Estimated Cost to Preserve

\$45,000



The entire cabin must be excavated from hillside



Whole east wall of cabin has collapsed



New logs and foundation will need to be constructed

Ford's Old House

V007

This home was probably built by J.T. Henderson. Charles Raper owned it from 1954 to 1970 and had remodeled it. Ford Bovey occupied it from 1970 to 1974. It is now used as a rental home.

Location

*Block 151 – Cover Street,
Virginia City*

Date Constructed

1867

Date of Preservation

2012

Estimated Cost to Preserve

\$30,000



Ford's Old House



Sill logs are rotting around entire cabin. New foundation is needed



Window Preservation needed throughout

Sim Ferguson Cabin

V008

Sim Ferguson lived here in the 1920s-1950s. Single room structure measures 16'8" wide and 25'6" deep with an 8' height. The foundation is of lime mortared field stone and in excellent condition. A French drain was installed around the perimeter of building. Overall this building is a prototype of the work the MHC can do, and should be shown off as so.

Location

*Block 152 - Cover Street,
Virginia City*

Date Constructed

1870's

Date of Preservation

2005

Estimated Cost to Preserve

\$3,000



After preservation



Before preservation



Before – Fire damage to northwest corner, weathered logs, and overgrowth

Arizona Commodities Inc. (Kisling Cabin)

V009

This cabin was probably built by George Thexton. This residential structure measures 30' wide by 20' deep. It is one and a half stories sitting on a perimeter foundation of mortared field stone in excellent condition. The log hewn log structure is clad in lap siding, currently in good condition. It is currently used as a residence to house various MHC employees and volunteers. Overall this building is an outstanding example of MHC work.

Location

*Block 153 – Cover Street,
Virginia City*

Date Constructed

ca. 1900

Date of Preservation

2005-2006

Estimated Cost to Preserve

\$5,000



After – North facade after preservation



Before – North facade



After – Southeast corner, new foundation



Before -Southeast corner, below grade



After – kitchen area finished. Cabinets built by Preservation crew and the chimney is left covered in Plexiglas as a “window in time”



After – finished floor complete with baseboard trim in the loft area



Before- Tongue and groove flooring



Before- Wall paper falling off, planks exposed



After - Original flooring put back in sanded about to get a finish coat

Thexton House (Kitson House)

V010

This home may have been George Thexton's first house and was later occupied by Walter Kitson. It is one and a half story hewn log structure sitting on a perimeter foundation of mortared fieldstone in good condition. The log structure is set in steeple notches and finished with board and batten in the eaves. Overall this structure has lost much of its historic integrity due to extensive alteration. It is used as a residence to house various MHC employees and volunteers.

Location

*Block 153 – Cover Street,
Virginia City*

Date Constructed

ca. 1865

Date of Preservation

1990's

Estimated Cost to Preserve

\$8,000



Needs a new roof

Old House

V011

This building was originally occupied by E. Moore in 1864, and later deeded to Milp S. Burrnett, who applied for a city deed in November 1869. This small structure is currently in use as residential storage for the Kitson House. The frame structure has no foundation leading to direct contact with the ground and therefore in danger of deterioration. The structure is sheathed in clapboard siding and the frame roof is sheathed in wood shingles.

Location

*Block 153 – Cover Street,
Virginia City*

Date Constructed

1864

Estimated Cost to Preserve

\$10,000



New siding, foundation, roof needed

V014 & V015

Carpenter, cabinetmaker and lumber dealer Julius Kohls purchased this lot from J.F. Stoer in 1875. Early photographs suggest that this was the site of the famous Leviathan Hall where the longest documented bare knuckle fight (185 rounds) took place between Hugh O'Neill and Con Orem on January 2, 1865. Kohls, whose lumberyard was just across Wallace Street, completed this frame dwelling before 1878 and lived here until about 1920. "Aunt Julia" Elledge, a daughter of Virginia City pioneer Lucien Romey, lived in the home until the 1950s. The T-shaped house with its original picket fence fronting Wallace Street is an excellent example of the rural residential character of Virginia City's main street and nicely illustrates the evolution of building materials from log to frame.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1875

Date of Preservation

2012

Estimated Cost to Preserve

\$7,500

Aunt Julia's House & Outhouse



Aunt Julia's House



Outhouse



Walls of the root cellar are starting to slip off the stone foundation
Walls of root cellar need to be stabilized

V016

This building was built by Charlie Bovey on the site of the Dance & Stuart Store, which stood here ca. 1863 to 1925.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1950

Estimated Cost to Preserve

\$15,000

Dance & Stuart Store



Dance & Stuart



Back of building



Needs to be oiled

Foundation and log work on front of building needed

V017

*Charlie Bovey made
Pittman's gas station into a
telephone display in 1972.*

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1939

Date of Preservation

2008

**Estimated Cost to
Preserve**

\$2,000

Pitman Gas Station & Shed



Front of building



Back of Gas Station & Shed



Deteriorated lap siding needs to be replaced

V018-V022, V025

This small L-shaped collection of outbuildings appears in historic photographs dating to the 1860s. Originally owned by Walter Dance & James Stuart among others, E. W. Driggs owned the property by 1869. The small board-and-batten buildings served as barn, coal shed and outbuilding. Such buildings were essential elements of daily life in the nineteenth century. Zena Hoff, a Bovey employee, recreated a series of cribs in the buildings, using her own personal experience as a former "girl of the line" and later madam in the famous "Cabbage Patch" in Butte, MT. The exteriors of these early essential outbuildings are unchanged and thus add significantly to the 1860s Virginia City "image."

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1869-1907

Date of Preservation

2005

Estimated Cost to Preserve

\$50,000

Cabbage Patch Shed, Barn, Shed East of Barn, Shed with display & Outhouse, Tin Clad Shed



Cabbage Patch Barn. Entire Cabbage Patch complex needs to be jacked up, stabilized and sill logs and plates replaced.



Shed East of Barn



Shed with display



Shed



Entire Cabbage Patch needs to be excavated for foundations.



Outhouse. Entire Cabbage Patch needs roof system to be restored or replaced



Entire Cabbage Patch needs flooring to be restored or replaced



Tin Clad Shed



Water damaged walls



North wall failing

Dress Shop (Kramer)

V023

The hasty construction of this remarkably preserved early dwelling reflects the excitement of the gold rush to Alder Gulch during the summer of 1863. Its original dirt-covered pole roof predates the first saw mills; the roof was later covered over with sawn boards. The interior illustrates the once-common use of muslin stretched over logs to imitate a smooth plastered wall. Early occupants were blacksmiths, and during the 1880s and 1890s Julius and Frederick Kramer operated a saddler here. Living quarters were located in the rear, a common arrangement in mining camps and frontier towns.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2005-2010

Estimated Cost to Preserve

\$15,000



Kramer Building



Before awning preservation



New awning installed in 2009



Deteriorated building material which was damaged from ground water issues and an elevated grade was replaced. A short French drain is employed to direct water away from an inside corner.



Stabilization treatments were done to the building including digging five footings



An improved foundation system and a drainage system was installed for the west wall.



Steel bracing installed on east wall



Replacement of rotten fascia boards, log splices and Dutchmen repair was completed to select areas.



Foundation work needed on front of building

McGovern Barn

V024

*Owned by I. C. Smith in
1875.*



Needs to be excavated for foundation

Framing structure starting to deflect and fail



Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1874

Date of Preservation

2001

Estimated Cost to Preserve

\$30,000

Weston Hotel

V026

D. H. Weston owned this hotel which has a series of four tiny rooms with accommodations at a premium.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2009

Estimated Cost to Preserve

\$3,000



Front of building needs oiling



Flooring before preservation



Flooring after preservation



Skylight before preservation work



After- Finished look of western wall. Plexiglass window installed to see logs



Skylight after preservation work



Before- 3rd room had had severe water damage



After- 3rd room walls complete and plexiglass over northern wall to protect historic wall coverings



Before - preservation of western wall

McGovern Store & Outhouse

V027 & V028

This 1863 building features a classic Greek Revival style storefront with French doors, typical of the 1860s frontier. The lintel above the doors still bears the name of G. Goldberg, who ran the Pioneer Clothing Store Company prior to 1866. Circa 1908 sisters Hanna and Mary McGovern moved their ladies clothing store here. It remains today exactly as it was left on the last day of business in 1945.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2008-2009

Estimated Cost to Preserve

\$20,000



Front of building



Back porch – Foundation work needed



Outhouse located behind the store needs to be jacked up stabilized with timber placed underneath it



Water damage to the eastern wall and ceiling in kitchen and side room



Eastern wall covering and ceiling conservation in kitchen and side room with original paper samples



Planks from the eastern wall were removed to reveal extent of damage



Narrow alleyway between the McGovern and Strasburger stores had long provided a pathway for water and ice to intrude into the interior spaces of both buildings



Portions of the damaged historic lath and select vertical planks are removed to provide access to the original splice point of the log members and allow for the installation of a vertical support and cleat system



A new footing system was created to stabilize the eastern log wall and to assist in diverting moisture from entering the alleyway

Tobacco Shop

V029

This building was probably built by J. Samuels & Co. It was operated as Strausburer's "Colorado Store" from 1865-1870s. Charles Bovey used it as a tobacco store display.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2005

Estimated Cost to Preserve

\$10,000



Tobacco Shop



Damaged lathe and plaster work needs to be repaired on ceiling



Damaged lathe and plaster work needs to be repaired on walls

Foundation and log work needed

V030 & V031

Inspired by the Renaissance Revival style, the impressive façade of this building reveals a storefront design very innovative from the 1860s. By the 1880s this “reverse bay style” door and window arrangement became a standard storefront treatment. The façade remains unchanged today except for the replacement of the center door, circa 1890. The building houses two shops; Isador Strasburger operated a men’s clothing shop in the larger section until the mid-1870s. After 1878 the building served as a residence for many years. The Boveys recreated a jewelry store, similar to J. B. Labeau’s two doors up, and added the porch in 1949.

Location

*Block 154 – Wallace Street,
Virginia City*

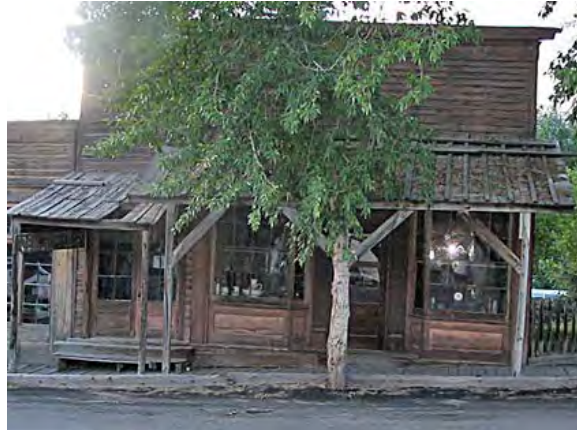
Date of Construction

1863

Estimated Cost to Preserve

\$21,000

Jewelry Store & Outhouse



Jewelry Store



Jewelry Store Outhouse



Cracked plaster

V032, V033, V034

Ford, Robinson and Clark built this narrow building in late 1863 or early 1864. J. B. LaBeau purchased it for \$500 in 1865 to house his shop, and pioneer surgeon Dr. I. C. Smith established his office here in 1870. In the 1890s the building was known as the Anaconda Hotel Annex (the Anaconda is now the Fairweather Inn). Inter-connecting rooms made a nighttime visit to the two-story privy out back, once accessed by a bridge, hardly private. In 1948 the Bovey's recreated a toy store in the building and added a porch to protect its classic Greek Revival façade.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863/1864

Estimated Cost to Preserve

\$14,000

Toy Store



Toy Store



Ground Floor Outhouse



Two Story Outhouse



Rotten and moldy ceiling coverings



Failing ceilings



Failing wall coverings



Outhouse needs to be leveled and stabilized



Outhouse held up currently by ratchet straps



Foundation work needed

City Bakery

V035

N. Ford, J. G. Robinson, and A. O'Connel evidently built this stone structure and sold it to John Oliver on July 12, 1864, for \$2,500. It was then known as Oliver & Gauthur's City Bakery. In 1868 it was sold to B. D. Maxham, a grocer, in 1878 it was a tailor shop and in 1884 it was a Chinese laundry. An abundance of Chinese artifacts were found when the floor was being reconstructed in the 1940s. Charlie Bovey bought the site in 1947 having Harvey Romey run a barber shop and state liquor store here till 1952. After that Mrs. Bovey ran "Hitching Post Clothing Store" for a few years.

Location

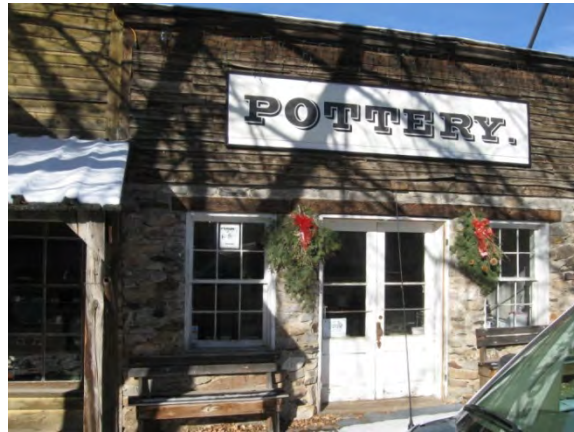
*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2005



City Bakery



Large cracks on rear façade



Crack monitor placed on rear façade shows growing displacement at an alarming rate

Kiskadden Barn

V036 & V037

Virginia City's first stone building, constructed during the summer of 1863, originally housed three stores on the ground floor and a meeting hall upstairs. Popular legend has long designated this as the meeting place of the Vigilantes, who prosecuted and hung two dozen outlaw road agents in Virginia City between 1863 and 1864. Grocer William Kiskadden, the original occupant, married the former Mrs. Jack Slade after Slade was hung by the Vigilantes. Blacksmith George Thexton remodeled the building as a livery in the early 1870s, removing one of the two original center doors to enlarge the entrance and reusing it on the hay loft above.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2002-2007

Estimated Cost to Preserve

\$45,000



Kiskadden Barn street view



Back of Kiskadden Barn



What is left of the outhouse in back of barn



Metal roofing & sheathing will have to be removed to try and pull the deflection out



New roof will need to be installed



Entire roof framing needs to have new framing sistered to it



False front is starting to fail on the top. Rotten wood will need to be removed and then framing and planks installed. Siding needs to be repaired or replaced.

Fairweather Inn & Annex

V038 & V039

The oldest section of this building, dating to 1863, was first a simple one-story building which housed a restaurant called the "Young American Eating House." A butcher shop followed from 1866 to the 1880s, and then in the 1880s the building was a hotel/saloon. It became the Anaconda Hotel and Saloon in the 1890s under proprietor Frank McKeen. Renaming it the Fairweather Inn after the discoverer of gold in Alder Gulch, in 1946 Charlie Bovey raised the height of the old hotel to two stories and added a "new" façade that duplicates the gold rush era design of the then-demolished Goodrich House in Bannack.

Location

*Block 154 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2003

Estimated Cost to Preserve

\$35,000



Needs new roof



Needs window preservation throughout



Siding needs repair and replacement along with painting

Montana Post & Stone Print Shop

V040

This building was constructed of logs by D. W. Tilton in the fall of 1863, and housed Montana's first newspaper, founded in 1864. The stone print shop at the rear was completed in January, 1865, and the following year a new Gothic style façade was applied over the log section. Editor Thomas J. Dimsdale first published his Vigilantes of Montana in serial form in the Post in 1865-1866. It became the first book published in Montana, also printed here. A fire in 1937 destroyed the wooden sections of the building. The Historic Landmark Society of Montana, with donations from Charles Bovey, repaired the stone walls and faithfully reconstructed the original log structure in 1946.

Location

*Block 155 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

1946

Estimated Cost to Preserve

\$60,000



Southern façade



Eastern façade



A view of the bowed out interior wall



Cracks are already appearing on the outside above where the section of stone has failed in the basement



Rotten door threshold



Rotten window sills



Stabilizing timbers are a temporary solution for this unreinforced wall

Tin Shed

V041

*This building has no
historical significance.*



Tin Shed

Location

*Block 156 – Van Buren
Street, Virginia City*

Date Constructed

1954

Estimated Cost to Preserve

\$1,000

Gilbert Brewery

V042

The Gilbert Brewery was the first brewery in Montana and was founded by Henry Gilbert, Christen Richter, and William Smith in 1863. Several additions to the 1860s building expanded the booming business.

Proprietor Henry Gilbert's home and the century-old willows of his "beer garden" park enhance the landscape. The brewery was closed by Prohibition in 1919 and Gilbert Beer, proclaimed by connoisseurs among the nation's best, was made no longer. Charlie Bovey stabilized the building in 1946 and later remodeled the interior, but original brewing equipment remains in place.

Location

Block 158 – Hamilton & Cover Streets, Virginia City

Date Constructed

1863-80's

Date of Preservation

2002-2010

Estimated Cost to Preserve

\$45,000



First Brewery in Montana



Replace floor in front of malting tower



Finish floor in the malting tower



Remove the steel structure from inside malting tower



Foundation and sill work needed



Repoint the cracks



North wall needs repair

Pottery Shop & Bottling Building

V043

This building was the Gilbert Brewery bottling plant before 1884. It was converted to a pottery shop by Sue Bovey in the late 1940s.

Location

*Block 158 – Hamilton
Street, Virginia City*

Date Constructed

1864

Date of Preservation

2005

Estimated Cost to Preserve

\$80,000



Located right next to the Brewery



Failed brick on NE corner



Cracking brick



East wall failed



Ceiling boards damaged and missing



East wall removed



Daylight shows through a wall, along with missing ceiling boards

Gilbert House

V044

Christian Richter, Henry Gilbert's partner in the brewing business, built a home on this site in 1864 and soon added a stone wing. Gilbert purchased both Richter's interest in the business and the house, moving his own dwelling to adjoin it on the east in 1873. Margaret and Henry Gilbert raised fifteen children in the sprawling home, including daughters Amelia and Clara who were the first twins born in the area. Gilbert had a varied career as teacher, saddler, and trader before coming to Virginia City at the height of the gold rush. He was a prominent member of the early community, serving 2 terms as mayor of Virginia City as well as county treasurer and assessor. Gilbert met a tragic end in 1903 when his wagon overturned and pinned him underneath. Several of his sons carried on the brewery business until it closed in 1919.

Location

Block 158 – Hamilton Street, Virginia City

Date Constructed

1864

Estimated Cost to Preserve

\$200,000



Front view of Gilbert House



Above – Water damaged lath and plaster is assessed to provide an access point to the attic.



The facing section of wood trim is removed from the opening in the stone portion to gauge the extent of Carpenter ant activity. Damage is visible on the remaining portion of trim where it meets the floor.



It is strongly suspected that the Gilbert family utilized a natural spring presence in this area to supply water needs to the residence, which is supported in part by the presence of moss and other organic growth occurring year-round



The north portion looking east arguably suffers from the most moisture damage and persisting conditions.



Northeast corner of the north room has settled more than a foot below grade.



Portions of damaged plaster and lath above the chair rail in the south room.



Critically deteriorated sill and foundation system below the plank wall surface and plaster failure



With the exception of log joist members all wooden support members are critically deteriorated.

Daylight Village Cabins 1 - 10

V045 – V049

The north row of cabins was originally 10 Stout Houses which were mass produced, collapsible buildings used for temporary housing during World War II. These were originally at Richland, Washington, at a nuclear weapons plant, and then moved to Montana State College in Bozeman after the war. Charlie Bovey acquired them around 1948 and moved them to this site and remodeled the buildings into motel units.

Location

Block 158 – Between Hamilton & Spencer Streets, Virginia City

Date Constructed

1948

Estimated Cost to Preserve

\$100,000



Cabins 1 & 2



Cabins 3 & 4



Cabins 5 & 6



Cabins 7 & 8



New roof and ceilings needed throughout all the cabins



Cabins 9 & 10



False fronts need to be stabilized and repaired throughout all the cabins



Entire row of cabins needs siding, window, and door repairs.

V050, V053-V056

Charlie Bovey built these to match the north row of cabins which were originally 10 Stout Houses which were mass produced, collapsible buildings used for temporary housing during World War II. These were used as housing for employees.

Location

*Block 158 – Between
Hamilton & Spencer
Streets, Virginia City*

Date Constructed

1950

Estimated Cost to Preserve

\$35,000

Building by Pottery Shop (Girls Cabins), Building on East End (Boys Cabin), West Building # 25-28, # 29-32, East Building #33- 38



Building by Pottery Shop (Girls Cabin)



Building on East End (Boys Cabin)



West Building No. 25-28



Cabin 29-32



Ceiling boards need to be repaired and replaced throughout Daylight Village



East Building No. 33-38



Windows need repair throughout Daylight Village



All of daylight village needs new roofs



SW corner of one unit is sinking causing walls to separate



Needs new roof



All bathroom floors need to be replaced

V051

Boiler and restrooms were installed with the other Daylight Cabins to replicate Stout Houses which were mass produced, collapsible buildings used for temporary housing during World War II.

Location

Block 158 – Between Hamilton & Spencer Streets, Virginia City

Date Constructed

1950

Estimated Cost to Preserve

\$30,000

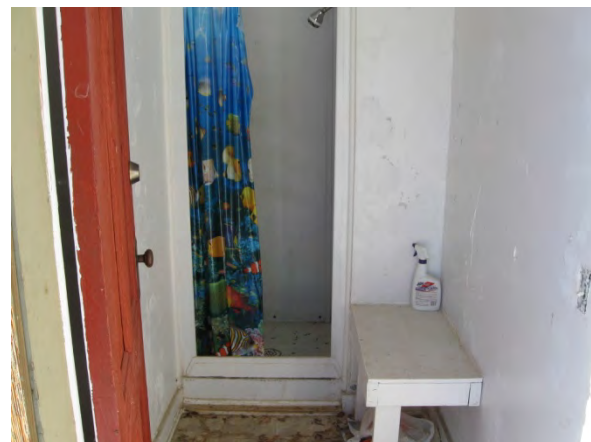
Boiler & Restrooms



Boiler & Restrooms



Cracked and failing cmu wall of boiler room



Shower room floors and showers need to be replaced

Floors and plumbing fixtures need to be replaced.

V052

Office was installed with the other Daylight Cabins to replicate Stout Houses which were mass produced, collapsible buildings used for temporary housing during World War II.

Location

Block 158 – Between Hamilton & Spencer Streets, Virginia City

Date Constructed

1950

Estimated Cost to Preserve

\$20,000

Daylight Village Office



New siding and new roof needed



Ceiling boards missing

V057

This building was built by Charles Bovey to house his antique automobile collection and gas station.

Location

*Block 158 – Wallace Street,
Virginia City*

Date Constructed

1955

**Estimated Cost to
Preserve**

\$100,000

Village Pump



Village Pump



Roof line has separated



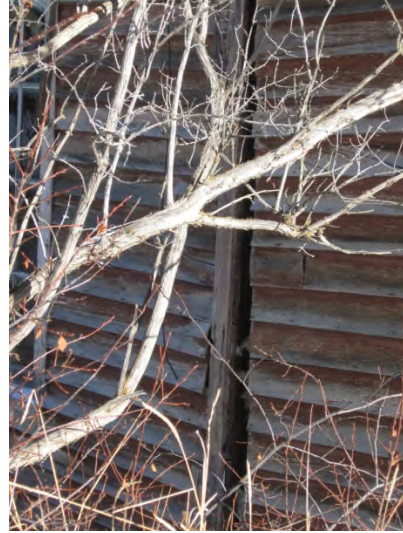
Decorative cornice pieces failing and separating from building



Floor is deflecting and in need of stabilization



Inside view of the West wall separating due to poor foundation and structural integrity



Outside view of West wall separating. Needs to be excavated, new foundation poured underneath building, and stabilization treatments throughout

Sarah Bickford House

V058 – V062

The earliest part of this house was built by Lucien Romey. It was owned by the Bickford family from 1894 to 1947. In the 1920's the house was remodeled with the logs being covered in stucco.

Sarah Bickford was inducted into the Montana Historical Society Hall of Fame in 2013.

Location

*Block 183 – Hwy 287,
Virginia City*

Date Constructed

1864

Date of Preservation

2002

Estimated Cost to Preserve

\$60,000



Bickford House



Bickford House



Foundation work needed on the house



Cracks in foundation need repair



New roof needed on small shed



Small shed by house needs major stabilization



Log barn is beyond repair



Structural and foundation work needed on the small shed



Log barn deteriorating and has no stabilization

V065 & V066

This building was the area's most impressive business space at the time it was constructed in 1864. Stucco scored to look like stone originally covered the rubble stone walls, and Gothic transoms lent a civilized dignity. While Virginia City was Montana's Territorial Capital (1865-1975), the second floor held the entire territorial government offices. The first floor held such businesses as a grocery, clothing, retail, hardware stores and a bar.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1864

Date of Preservation

2003-2005

Estimated Cost to Preserve

\$100,000

Content's Corner



Seismic plan needs to be installed on lower floor



Root Cellar located in the back of the building



Stone wall needs repointing



Fire Station Display (Ruby Chang's)

V067

This building was built by Charlie Bovey as a reproduction of Vetter's Boot and Show Store ca. 1860s. It used to house a fire department display but now houses a jewelry store by a concessionaire.



Front of building needs oiling and siding repairs

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1948

Date of Preservation

2004

Estimated Cost to Preserve

\$5,000

Variety Store (Gypsy Arcade)

V068

This building was built by Charlie Bovey as a reproduction of a ca. 1860s building. It housed a penny arcade until the 1980s. In 2009 it opened as the Gypsy Arcade housing the infamous Gypsy.



Front of building needs oiling and siding repairs

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1946

Date of Preservation

2009

Estimated Cost to Preserve

\$5,000

E. L. Smith Store & Icehouse

V070 & V071

The Star Billiard Hall followed by the Gurney and Co., a shoe dealer were two of the first tenants of this building. About 1876 the store was the "New York One Price Clothing House," as a large sign on the front proclaimed. Many of the items displayed here are from Smith's actual inventory. The design of this false-fronted wooden shop includes hand hewn timbers and bay windows which are said to have been Montana's first "show windows."

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1863

Estimated Price to Preserve

\$40,000



False fronted shop



Icehouse behind the building



Structural issues with the foundation



Missing flooring



Major stabilization repair needed to ice house



Damaged flooring



Major structural repair needed to ice house



Structural issues inside

Wells Fargo Display

V072

James Ptorney and McClurg originally occupied this site in 1863. In 1873 it was Ten Pin Alley Saloon and in 1878 it was the U. S. Post Office. Then in 1899 the Wells Fargo office moved to this site and was here till it closed its office in Virginia City. Charlie Bovey bought the building in 1946.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

2007

Estimated Cost to Preserve

\$50,000



Front of building



Interior damage to historic lathe and plaster



Exterior wood needs oiling

CMU wall Needs to be excavated and stabilized

Assay Office

V073

Built by Charlie Bovey as a reproduction of Turley Barbershop from 1864 and was then used as an Assay Office Display.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1948

Estimated Cost to Preserve

\$50,000



Front of building



Floor joists are rotting making the floor boards loose and unsafe to walk on



Complete floor replacement needed for display

Buford Store

V074

This was Virginia City's first brick building built by clothing merchant E. J. Walter. The bricks are said to have been produced locally from clay at Central City as a test before the construction of the Madison County Courthouse. Backed by banker Henry Elling, Simeon R. Buford opened the region's largest grocery store here in 1878. Buford's was the supply point for most of southwestern Montana, including the infant "Butte City." Most of the merchandise displayed, including the canned goods, came from Buford's inventory.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1875

Date of Preservation

N/A

Estimated Cost to Preserve

\$15,000



Buford Store



Rubber sheeting and plywood buttresses are employed to keep the brick parapet from collapsing



These bricks need to be re-stacked with original bricks and historic mortar

Buford Center (Wells Fargo Coffee House)

V075

S.R. Buford purchased this lot and tore down the original Wells Fargo building, roofing between his two brick stores to house his new grocery department. He died in 1905 but his business was carried on by his 3 sons until 1926. In 1932 it became a mortuary until the business was moved up the street in 1935. The building was empty until Bovey bought the building in 1946 and opened it as the Wells Fargo Coffee House in 1947.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1899

Date of Preservation

2003

Estimated Cost to Preserve

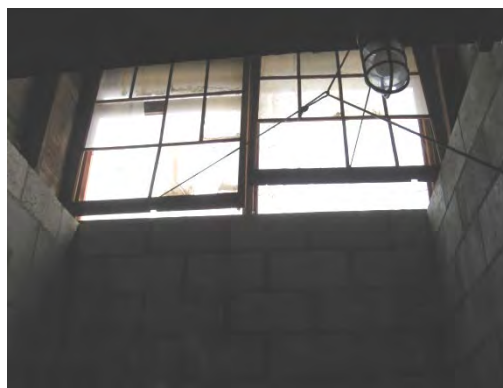
\$15,000



Wells Fargo Coffee House



Floor replacement needed throughout



Window preservation needed throughout

V076

Henry Elling had his first store on this site in 1867. It was then sold to Buford in 1886 and the brick building was constructed as an addition to his other store on the other side of the Wells Fargo Coffee House.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1886

Estimated Cost to Preserve

\$25,000

Buford Steel Storage



Buford Steel Storage



Stone walls need to be repointed



Repoint brick wall

Repoint and consolidate west wall

V077

Henry Elling, one of Montana's early prominent businessmen, first arrived in Virginia City in 1864 with a small stock of men's clothing. In 1867 Elling returned to Virginia City and opened a store where the Buford warehouse is now located. Elling moved his thriving business to Content's Corner in 1872. He became involved in buying and selling gold, entered the banking business in 1873, was eventually involved in most mining and mercantile ventures in the area and in banking throughout Montana. Charlie Bovey built this reproduction of the original Elling Store with its Greek Revival storefront and museum display as part of his intent to create "living history."

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1948

Estimated Cost to Preserve

\$3,000

Elling Store



Needs some siding repair and to be oiled

V078

This building based on a 1870s historic photograph that Charlie Bovey built. It was used as an office for a while but now it is just used as a display.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1948

Estimated Cost to Preserve

\$3,000

Boots & Shoes



Needs some siding repair and to be oiled

V079 & V080

This building has box cornice, wide plank flooring, and Greek Revival pilasters much as it did when it was built. Owner W. P. Armstrong had his boot and shoe shop here for a time and then the property was purchased by Jacob Dick a cabinet maker and painter in 1883. The attached shed was probably built by Jacob Dick.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1865

Estimated Cost to Preserve

\$5,000

Photo Shop & Shingle Shed



Photo Shop



Shingle Shed roof starting to fail



Roof needs to be stabilized and repaired

V081

This narrow frame building may be one of Virginia City's earliest structures, dating to the summer of 1863 when buildings like this were rented for up to \$175 during the initial gold rush. Its odd-sized door appears to have been locally handmade. First owner D. H. Weston also owned a "hotel" across the street, and S. L. Simpson and J. G. Vettors, owners in the 1870s, may have rented this building as a tonsorial parlor. An early photo shows a barber pole out front. The building served as a residence from the 1880s until 1946 when the Boveys acquired it.

Location

*Block 193 –Wallace Street,
Virginia City*

Date Constructed

1863

**Estimated Cost to
Preserve**

\$5,000

S. L. Simpson Building (Barber Shop)



Barber Shop



Interior damage from leaking roof



Interior wall damage needs repair and a new roof

Virginia City Trading Company

V082

This building was based on an 1875 historic photograph and was built by Charlie Bovey. The original building here was a shoe store which was torn down by 1941. Bovey used this as a clothing display and office. It is now used as a rock shop by a concessionaire.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1950

Estimated Cost to Preserve

\$5,000



Needs some siding repair and to be oiled

Prasch Blacksmith Shop

V083

This building was probably a dance hall or saloon in the mid-1860s run by owner John Trollman. By the 1870s, a larger door and higher roof had been added to accommodate Frank Prasch and Fred Kohls' blacksmith shop. Prasch operated the shop until about 1914, then sold out to Louis Romey who continued until 1946. The building, in near ruin, was rescued by the Historic Landmark Society of Montana. With funds donated by C. A. Bovey, its false front was rebuilt using vintage board and square nails.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

Prior to 1865

Date of Preservation

2004, 2005, 2008

Estimated Cost to Preserve

\$60,000



Prasch Blacksmith Shop



2x4's need to be removed and replaced with a timber-framed structure built internally to support the building



Narrow alley between buildings needs to be re-graded for improved drainage to help decrease wood rot. Gutters are also needed.



Floor needs replacement



Water damaged to ceiling and walls left deteriorating wall boards.



The footings need to be poured for timber framed structure

V084

A notorious dance hall was the original occupant of this 1863 building which encompasses a small cabin of V-notched logs, one of the first built in June of that year. Tall French doors and a few dentils clinging to the façade recall its former dance hall elegance. Converted to a blacksmith shop in the 1870s, Charles Sauerbier and his son Karl operated the business until the 1940s. Original tools and machinery are still in place, and various additions chronicle the building's history in boards, nails and labor.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

Prior to 1869

Date of Preservation

2000

Estimated Cost to Preserve

\$10,500

Sauerbier Blacksmith Shop



Sauerbier Blacksmith



False front needs to be repaired



Front wall is starting to buckle out which needs to be stabilized and repaired



Roof boards need to be repaired or replaced



Back doors need to be repaired



Floor boards need to be repaired or replaced

Bale of Hay Saloon

V085

Retail liquor dealer J. F. Stoer operated here from the 1860s until about 1890. From that time until 1908, Smith and Boyd who ran the livery next door ran this establishment, aptly renamed the "Bale of Hay." After 1908, the building stood empty until 1946 when the Boveys saved it from collapse and added a front porch. In 1983 a fire heavily damaged the building. Construction to repair the building was confined to the saloon's interior, allowing the outer square-hewn log walls, supported by a new inner structure, to remain in place.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1863

Date of Preservation

1943, 1983

Estimated Cost to Preserve

\$24,000



Back & Front porch needs repair



Back room needs to be refinished



Door and window preservation needed

Bale of Hay Connection

V086

Charlie Bovey built this connection between the Bale of Hay Saloon and the Opera House. He got the design from a historic photograph dating to the 1820s at this location.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1949

Date of Preservation

1946, 1983

Estimated Cost to Preserve

\$11,000



Exterior logs need to be oiled



New floor needed

V087

This false-fronted rubble stone barn was constructed by Smith and Boyd replacing a log livery stable. The stone part of the building where the front doors and windows remain as they were at the turn of the century. The barn was converted to a theater in 1949, with additions made to the rear. The porch was salvaged from the famous Morgan Evans Mansion near Anaconda, and was added to the front at that time. The "Old Stone Barn" has been home to the Virginia City Players, Montana's oldest professional acting company, since 1949.

Location

*Block 193 – Wallace Street,
Virginia City*

Date Constructed

1890's

Date of Preservation

2001

Estimated Cost to Preserve

\$10,000

Smith & Boyd Livery Stable (Opera House)



Opera House



Failing capstones and crumbling mortar on façade



Back side of façade with failing capstones

V088 – V091

Opera House Shop – This house came from Richland, Washington. It was shipped to Montana State College in Bozeman to house students after the war. Charles Bovey purchased this structure along with others which became the north row of cabins in Daylight Village. It is not a contributing element to the National Landmark.

Mutt Dixon House – Charles F. Sauerbier owned this property in the 1890s. Carl Dixon was the last occupant of the house before it was acquired by Bovey Restorations. Dixon was born in 1913, and lived in Virginia City most of his life, working at nearby ranches. He died in 1974.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

1949 – Opera House Shop & Scenery Shed

1875 – Mutt Dixon House

1875 – Mutt Dixon Shed

Estimated Cost to Preserve

\$26,000

Opera House Shop, Scenery Shed, Mutt Dixon House & Shed



Opera House Shop – Needs to be stabilized and siding needs to be applied to protect the plywood sheeting from further damage. Needs door and window preservation.



Scenery Shed – Needs foundation and siding applied to protect from further damage



Mutt Dixon House (Costume Shack) – siding needs to be repaired or replaced. Needs door and window preservation

V093

In 1964, Charlie Bovey built the Alder Gulch Short Line narrow gauge railroad to link Virginia City and Nevada City. The Northern Pacific Depot was built according to standard railroad plans in the early 1890s at Harrison, Montana north of Ennis. After completion of the narrow gauge, Bovey had the depot moved to this location.

Location

*Block 194 – Hwy 287,
Virginia City*

Date Constructed

1890's

Estimated Cost to Preserve

\$20,000

Virginia City Depot



VC Depot is a high traffic area during the summer season



Bathrooms sit on corner of the back porch with little structural support



Plumbing upgrades are needed

V094 & V095

These two adjoining log houses were probably built by Calvin Holly and William Douglas as dwellings in the late 1860s. By 1890, the two buildings were operated as "female boarding houses" or houses of prostitution run by madams Myrtle Butler and Pearl McGinnis. During the early years, this area was Virginia City's thriving red-light district, but by the 1890s the Green Front was surrounded by Virginia City's "China Town." This building faced the Chinese Temple which stood between the two trees across the street.

Location

Block 194 – Hwy 287, Virginia City

Date Constructed

Late 1860s

Date of Preservation

2010-2012

Estimated Cost to Preserve

\$20,000

Green Front Hotel & Restaurant



Hotel on the left and Restaurant on the right



Left side – unpreserved "Hotel"



Right Side – "Restaurant" is stabilized and above grade



Preserved restaurant side on the left has new foundation and sill logs compared to the right side with no foundation and rotted sill logs



Walls need repair



Flooring needs to be replaced

Motor Car Shed

V096

Charlie Bovey moved this Northern Pacific Railroad shed to this site around 1964. The Northern Pacific Railroad did not extend past Alder, so Virginia City lacked a rail connection, historically. This building is not a contributing element to the historic district of the National Landmark.

Location

*Block 194 – Hwy 287,
Virginia City*

Date Constructed

1900

Estimated Cost to Preserve

\$1,500



Motor Car Shed



Needs to be jacked up and some kind of treated timber underneath it for foundation

Little Joe's Cabin

V097 & V098

This cabin was probably built by Julius Kohls. Joe Shanizie, a shepherd for Charlie Bovey and change maker at the Bale of Hay Saloon occupied the cabin from 1950-1972.

Location

*Block 194 – Hwy 287,
Virginia City*

Date Constructed

1885

Estimated Cost to Preserve

\$5,000



Window and door preservation needed throughout



Little Joe's Outhouse



Sill logs are rotting and need to be replaced along with the foundation

Dry Bean Shed

V099

This building may be the oldest building in town. The mechanical Bakery used to sit on the site between the Bale of Hay Saloon and Sauerbier Blacksmith Shop. It was utilized as a dwelling from 1878-1907. It was gutted by fire in 1983 and moved to this location.



Eventually needs to be moved to its original spot by Bale of Hay Saloon

Location

*Block 194 – Hwy 287,
Virginia City*

Date Constructed

1863

Estimated Cost to Preserve

\$35,000

Fayette Harrington House

V100

This house was built by Fay Harrington on Block 201. It was moved to this site by Charlie Bovey in 1981.



New roof is needed



Window preservation needed on all windows

Location

Block 196 – Virginia City

Date Constructed

1864

Estimated Cost to Preserve

\$5,000

Player's Bath House

V101

This was built by Charlie Bovey for the Alder Gulch Cabins. It was moved here in 1977.

Location

Block 19 -, Virginia City

Date Constructed

1948

Estimated Cost to Preserve

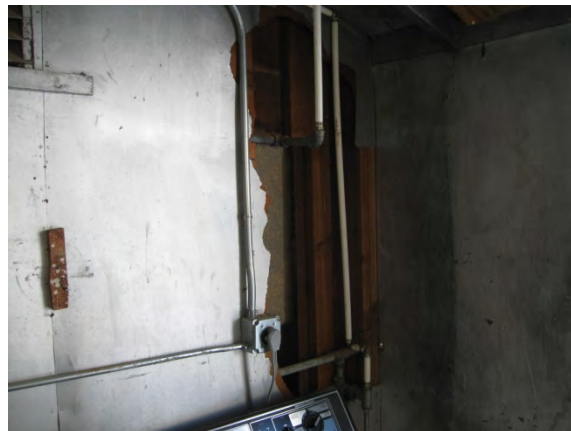
\$7,000



New roof is needed



Ceiling damage from a leaking roof



Wall damage needs repair

Window preservation needed

V102

*This cabin was moved here
by Charlie Bovey from
Ruby in 1977.*

Location

Block 196 - Virginia City

Date Constructed

1898

Estimated Cost to Preserve

\$4,000

Ruby Cabin



Ruby Cabin



Logs showing sign of deterioration



School House Cabin

V103

This was the Home Park School which was moved here in 1977.



School House Cabin



Walls and ceiling needs sheetrock



Logs showing signs of deterioration

Location

Block 196 – Virginia City

Date Constructed

1903

Estimated Cost to Preserve

\$3,000

Iron Rod Cabin

V104

Charlie Bovey moved this cabin to its current location from Iron Rod in 1977.

Location

Block 196 – Virginia City

Date Constructed

1882

Estimated Cost to Preserve

\$3,000



Iron Rod Cabin



Logs showing signs of deterioration



Window preservation needed

Duck Pond Cabin

V105

Charlie Bovey moved this cabin to its current location from Gilbert Ranch in 1977.



Duck Pond Cabin



Window preservation needed



Walls and ceiling need sheetrock

Location

Block 196 – Virginia City

Date Constructed

1920

Estimated Cost to Preserve

\$3,000

Axolotl Lake Cabin

V106

Charlie Bovey moved this cabin to its current location from Perrault Ranch in 1977.



Axolotl Lake Cabin



Walls and ceiling need sheetrock



Window preservation needed

Location

Block 196 – Virginia City

Date Constructed

1920

Estimated Cost to Preserve

\$3,000

Rehearsal Hall

V107

Part of the building was built in 1948 for "The Shuttle-Craft Guild" a group of hand weavers. The one story addition was built in 1950. Part of the building is built of logs obtained from the Kearsarge Mine superintendent's house at Summit

Location

*Block 196 – Idaho Street,
Virginia City*

Date Constructed

1948

Date of Preservation

2010

Estimated Cost to Preserve

\$10,000



New roof needed



Lower level needs window preservation



Electrical upgrades needed



Chimney on the south side of building needs to be stabilized

V108 & V109

This shed may have been moved to this location by Charlie Bovey. This building does not contribute to the historic district of the National Landmark.

Location

*Block 196 – Idaho Street,
Virginia City*

Date Constructed

1946

Estimated Cost to Preserve

\$6,000

White Shed & Outhouse



White Shed



Outhouse



Window preservation needed

V110 & V111

This building, constructed in 1866, served as the county courthouse during Virginia City's stint as territorial capital (1865-1975). When the present courthouse on Wallace Street replaced it in 1876, three Catholic Sisters of Charity of Leavenworth, Kansas came to Virginia City at the request of Father Francis Kelleher. The sisters opened St. Mary's Hospital for miners in the old courthouse. Placer gold was soon exhausted and St. Mary's closed for lack of patients in 1879. In 1949, Charlie Bovey remodeled the interior as a hotel, but the exterior, with its clapboard siding and tall false front, has not changed much from the 1870s.

Location

*Block 196 – Idaho Street,
Virginia City*

Date Constructed

1866

Date of Preservation

2003, 2008

Estimated Cost to Preserve

\$4,000

Bonanza Inn Coal Shed & Bonanza Inn



Coal Shed needs new boards and paint



Bonanza Inn



Porch railing and trim needs to be repaired and stabilized

V112

This building was built for housing for the nuns that were working in the Bonanza Inn hospital.

Location

*Block 196 – Idaho Street,
Virginia City*

Date Constructed

1875

Date of Preservation

2011

Estimated Cost to Preserve

\$9,500

Nunnery (Bonanza House)



Bonanza House



Siding needs to be repaired or replaced and to be repainted



Interior finish work needed throughout the house



Interior finish work needed



Electrical upgrades needed

North Jack Taylor Cabin (Cogswell)

V113

Minerva Cogswell acquired this property, according to her will, "by her own hard labor." She and her sister, Parthenia Sneed, were among a few adventurous, independent black women who carved niches for themselves in western communities. By the 1880s they kept boarders like Kentucky-born African-American Jack Taylor who served in the Union army during the Civil War and came to Virginia City in 1866. Taylor owned considerable property, including these cabins purchased after Minerva's death in 1894. Taylor lived here until he died in 1926. Sarah Bickford, who rose from slavery to become Virginia City's competent water company owner, cared for Taylor during his last illness and then acquired the cabins.

Location

*Block 196 – Jackson Street,
Virginia City*

Date Constructed

1875

Date of Preservation

2010, 2012

Estimated Cost to Preserve

\$100,000



The cabin needs a new foundation, roofing and framing stabilization and a new roof



The south interior wall is gone exposing it to the outside elements



V114

Minerva Coggsell acquired this property, according to her will, "by her own hard labor." She and her sister, Parthenia Sneed, were among a few adventurous, independent black women who carved niches for themselves in western communities. By the 1880s they kept boarders like Kentucky-born African-American Jack Taylor who served in the Union army during the Civil War and came to Virginia City in 1866. Taylor owned considerable property, including these cabins purchased after Minerva's death in 1894. Taylor lived here until he died in 1926. Sarah Bickford, who rose from slavery to become Virginia City's competent water company owner, cared for Taylor during his last illness and then acquired the cabins.

Location

*Block 196 – Jackson Street,
Virginia City*

Date Constructed

1875

Date of Preservation

2009-2010

Estimated Cost to Preserve

\$10,000

South Jack Taylor Cabin



Jack Taylor Cabin



Before preservation on roof and foundation



After preservation on roof and foundation



Before preservation on porch, porch roof, and windows



After preservation on porch, porch roof, and windows



Before preservation on sill log and foundation



After preservation on sill log and foundation

Susan Marr House

V115

This house was sold by P. A. Largey to Jacob Wimmer in 1878 for \$150. In 1888 William Marr owned it and by 1903 Susan Marr owned it. Susan Marr was probably the last person to have lived in the house. In 1935 it was deeded to the Masonic Home who sold it three months later to Mary F. Gohn. In 1983 it was sold to Charlie Bovey.

Location

*Block 197 – Idaho Street,
Virginia City*

Date Constructed

1864

Estimated Cost to Preserve

\$200,000



Needs new paint and siding



Replace and repair wall



Repair collapsed roof and replace flooring

V116 & V117

These buildings have no historical significance.

Location

*Block 197 – Idaho Street,
Virginia City*

Date Constructed

Mid 1900's

Estimated Cost to Preserve

\$5,000

Smitty's Garage & Coal Shed



Smitty's Garage



Coal Shed needs to be stabilized



Needs a floor

V118

As the first territorial secretary appointed by President Andrew Johnson, Meagher soon became acting governor and lived here on Idaho Street during his tenure in the territorial capital. Meagher's career ended abruptly when he disappeared from the deck of a steamship at Fort Benton in 1867. The landmark dwelling burned circa 1905. Charlie Bovey reconstructed the residence of square-hewn logs on its original site in 1945. The Helena Ancient Order of Hibernians, Thomas Francis Meagher Division, adopted and will maintain this residence.

Location

*Block 197 – Idaho Street,
Virginia City*

Date Constructed

1864, 1946

**Estimated Cost to
Preserve**

\$25,000

Governor Meagher Cabin



Governor Meagher Cabin



Floors need to be removed and replaced throughout the house



Interior wall damage needs to be fixed



Rotten sill logs on the West side of house needs to be replaced



Window preservation needed throughout

Lightning Splitter

V119

David Kneally received a deed from Virginia City for this lot on March 6, 1870. Kneally, who owned several lots in the west end of town in the 1870s sold the property to Mary Harding in 1894 and then it was acquired by Henry W. Buford in 1928. The McGovern sisters sold it to Charlie Bovey in 1948. It is nicknamed the "lightning splitter" because of its high pitched roof.

Location

Block 197 – Jackson Street, Virginia City

Date Constructed

1876

Estimated Cost to Preserve

\$10,000



Lightning Splitter needs a new roof



Siding needs to be repaired or replaced



South side logs starting to show signs of deterioration

Ron Abbie Cabin

V120

Dennis Harding owned this site in 1888 and Chris Christenson occupied it after 1948. It was then remodeled by Ron Abbe in 1974. It is now used as a rental home.



Ron Abbie Cabin



Rotten sill logs need to be replaced



Needs to be excavated for foundation

Location

*Block 197 – Jackson Street,
Virginia City*

Date Constructed

1883

Estimated Cost to Preserve

\$10,000

Methodist Church

V121

The lot was used as a lumberyard before D. C. Farwell built the Gothic Revival style Church. Stucco scored to resemble cut stone covers the rubble stone walls in imitation of stone Gothic buildings back East. The first service held here was the funeral of William Fairweather, discoverer of Alder Gulch, on August 28, 1875. Church services took place until the early 1900s and then it was used for the school gym until 1935. Charlie Bovey bought it from Andrew J. Davis of the First National Bank of Butte in November 1953.

Location

*Block 198 – Idaho Street,
Virginia City*

Date Constructed

1875

Estimated Cost to Preserve

\$25,000



Methodist Church



New roof needed



Lathe and plaster ceiling failing due to roof leaking



Ceiling & walls need repairs



Window preservation needed

Daemes House

V122

The Daeme's residence joined the Corbett at the western façade in the late 1800s. It was named after Doctor Daemes who provided medical and pharmaceutical services in town. Dr. Daemes died in 1874, but his wife continued to live there until her death in 1904. The house was then in her son's name L. S. Daemes, and was conveyed to Mary Daemes in 1939. It was then deeded to Charlie Bovey in 1952.

Location

*Block 198 – Idaho Street,
Virginia City*

Date Constructed

1864

Date of Preservation

2006-2007

Estimated Cost to Preserve

\$5,000



Daemes Completed



Before – South side of houses – Note the grade level and the “Bovey Backfill” false foundation. Major excavation was needed to expose the foundation around the entire structure



Floor joists throughout the house were critically deteriorated, requiring complete replacement



Rotten ends were sistered with new studs around the west and southwest walls of the Daemes House for added strength and support of the original material.



Clapboard siding removed in order to install fiberglass insulation and a felt barrier



Before – foundation in the northwest corner



Before- critically deteriorated siding along the south façade was removed for insulation to be installed and replacement of siding



After – northwest corner after re-pointing and new concrete grade beam



After- siding was replaced and attic vent and new windows have been constructed and installed

Corbett House

V123

The house started as a one room log structure and over the next ten years had several spatial additions. J. L. Corbett who the house is named after was an early resident who made the 1868 town plat of Virginia City which is still in use today. In 1929 it was sold to Nelson McClurg who then sold it to Charlie Bovey in 1946. Charles Smith, Bovey's full-time professional painter used the house for his paint shop until his death in 1979.

Location

*Block 198 -Idaho Street,
Virginia City*

Date Constructed

1864

Date of Preservation

2006-2007

Estimated Cost to Preserve

\$5,000



Corbett House Completed



Before - False concrete foundation is removed from the south side of Corbett house which then reveals rotten boards.



After- board and batten siding is replaced and the old broken window and frame is replaced with a fixed window



Original stone foundation was discovered on east side.
The original foundation was then reset and re-pointed



Before – east wall with missing siding



After- east wall with siding replaced and vents installed
to provide proper ventilation under the floor space



Before – eastern wall of Corbett mud room



After – eastern wall re-pointed and a new footing is
poured to support a new sill and wall studs in the mud
room



An exposure window was installed in the created door
way to the residences reveals the original, southwest log
corner of the Corbett wing

Hickman House & Shed

V124 & V125

This home was first owned by E. Johnson and later Sara McGregory in 1893. The house was occupied up until the early 1980's and has remained vacant ever since. The house on an 1878 Sanborn map is shown as a single standing structure but on an 1884 Sanborn map the house is shown to be connected to the neighboring house to the left.

Location

*Block 198 – Idaho Street,
Virginia City*

Date Constructed

1869

Date of Preservation

2008-2009

Estimated Cost to Preserve

\$100,000



Hickman House



Plank boards on Hickman Shed are deteriorating and need to be replaced



The interior of an addition to the Hickman House sitting on floor joists exposed to the element



Interior decay



Failed foundation



Black mold on the wall



Rotten and unstable front porch

Small Red Building on West Side of Gulch

V126

This building was probably moved here by Charles Bovey.



Building sits right near train tracks in Virginia City



Needs to be jacked up and timbers placed underneath

Location

Virginia City

Date Constructed

1900's

Estimated Cost to Preserve

\$5,000

McFarland Curatorial Center

V127

McFarland Curatorial Center was made possible by a grant from Ruth McFarland in memory of her late husband Lee Craig McFarland. This year – round facility is used for storage, research, conservation, and interpretation of the collection.

Location

Block – Hwy 287, Virginia City

Date Constructed

1999

Estimated Cost to Preserve

\$5,000



Staining needs to be done

N008

Dr. Don L. Byam was the judge at the trial of George Ives. The Byam house was newly finished when the trial took place in December, 1863. Until the end of the Civil War in 1865, the anti-Confederate Union League met upstairs, reportedly in secrecy. Late, it was the home of Lawrence Fenner. Also a Union League activist, Fenner was a mining engineer who received the U.S. Mineral Patent on the Nevada City ground in 1878, and sold parcels to the few remaining residents. Along with the Finney's, he remained in Nevada City until his death in 1915, long after nearly everyone else had moved away.

Location

Wood Street – Nevada City

Date Constructed

1863

Construction Location

Nevada City, MT

Date of Preservation

1997,2006

Estimated Cost to Preserve

\$8,500

Dr. Byam House



Dr. Byam House



Siding needs repair or replacement



Siding replacement needed

N030- N033

The Frank Finney family occupied this original house from 1864 until 1958. The oldest part of their house, the low kitchen, was built in 1863, and in 1864 the front room with "second floor" was added. The original fireplace was closed when the Finneys could afford the luxury of a wood stove: the replaced logs can still be seen on the south side of the cabin. Clapboards, a porch, fancy trim and a fence were added as the years passed. As Nevada City buildings became abandoned, Finneys took them over as outbuildings, including the "summer kitchen." Rare examples of muslin-lined interior walls, the popular method of decorating on the western frontier, remain intact. Daughter Cora Finney who lived here all her life died in 1958, the last "old-time" resident of Nevada City.

Location

Wood Street – Nevada City

Date Constructed

1863

1920's – Frame Shed

Construction Location

Nevada City, MT

Date of Preservation

2008

Estimated Cost to Preserve

\$52,500

Finney House, Summer Kitchen, Shed & Cabin



Finney House needs siding repair and oiling



Finney Summer Kitchen has rotting logs that need to be replaced



Frame Shed in Finney Yard

Reeder's Alley



Reeder's Alley is situated in the southwest corner of downtown, and is the oldest intact piece of early Helena. The property is a strong link to the beginnings of a settlement here, offering insights into the lives of miners, the Chinese influence, building techniques of the time, and life of the common men and women who came here seeking their fortune. The buildings in Reeder's Alley are designated as an historic district listed in the National Register of Historic Places with the National Park Service.

There is a large drainage problem at the top of Reeder's Alley that is causing water damage throughout various sections of Reeder's Alley which creates overflow of existing drainage outlets. This will require an engineering report and a major reconstruction of the buildings foundations and drainage systems from the top half of Reeder's Alley.

Cost estimate from engineering report and structural damage and reconstruction of drainage outlets is:
\$350,000



PIONEER CABIN & CARETAKER'S HOUSE



(2013)



(1891)

HELENA, MONTANA

In 2004, representatives of the Last Chance Gulch Preservation Association (Association), owners of the Pioneer Cabin and Caretaker's House and adjacent property, informally approached staff of the Montana Heritage Commission (Commission) to inquire if the Commission would be interested in acquiring the real and personal property as a donation. The request was made in a formal manner when Ms. Jean Weeks and Ms. Joan Poston from the Association appeared at the 17th June 2005 Commission meeting in Virginia City. The Commission approved a study of the potential acquisition.

The Pioneer Cabin and the Caretaker's House are situated just off Park Avenue in Last Chance Gulch in Helena. These are the two dominant and historic buildings on the property, but there are also two out buildings that currently are used for storage. The property consists of 0.87 acres of land, bordered by Reeder's Alley to the West, Benton Avenue to the North, and Heritage Park to the East and South. The site has a small lawn area and numerous flower gardens. Towards the Northeast the land is mostly rock outcroppings with a steep slope. A historic stone wall with a wooden railing separate the property from Reeder's Alley. Mature trees grace the open lawn area and provide shade in the summer. The site has three trees planted and marked as memorials to women associated with the property.

Section A

Has your agency inventory of heritage properties changed or improved since the last reporting period? New heritage properties added? Heritage Properties lost?

During the 2012-2013 reporting period, the following properties indicated below received treatment thus helping to improve some of the structures since the last reporting period. (See Appendix E for pictures and specific treatments completed in this Biennium) No new heritage properties were added and no Heritage Properties were lost in the 2012-2013 reporting period.

The Richards Cabin in Nevada City, Montana

In the summer of 2012, work began on the Richards cabin. A new roof was installed and seven logs were replaced. It sat on cribbing until July of 2013. The Richards cabin sits in the lowest spot in Nevada City, so all of the spring runoff ran to it and it became a swampy area for much of the first part of summer. The Preservation crew had to figure out how to keep the area from standing water around the building. Excavation was started in July when the ground was dry enough to do so. A concrete foundation was installed in two phases. The front and back sections were done first. After they were poured and cured, the Preservation Crew had to install the spandrel logs. After the logs were installed, the two side sections were then formed and poured. The crew then started filling in the 2' gap in between the foundation and bottom logs with rock. The crew used the biggest rocks that could be moved. After finishing the stone foundation, the crew backfilled using large stone at the bottom, followed by a layer of 3" stone, and topped it off with some 1" gravel. This is to help with the drainage problem around the cabin.

A new floor was installed in the cabin. A vapor barrier was laid down, 2"x6" floor joists on 16" centers, a layer of ½" plywood, and 1"x6" tongue and groove flooring. The doors and windows were repaired and re-installed. The old shed that was originally attached to the back of the cabin was reattached using the existing walls, and a new roof was installed on it.

The Virginia City Depot (Visitor Center)

The interior of the Virginia City Depot had some improvements done during 2013 to turn it into a donor appreciation space, as well as the train depot. The east and south walls were framed up and sheeted with ½" sheetrock. The south wall was also sheeted with ½" plywood before the sheetrock because it was going to have all of the plaques and the television set mounted to it. The walls were painted with paint that matched the already existing paint scheme. The ceiling was finished using a 1"x6" tongue and groove boards.

C.F. Sauerbier Blacksmith Shop

The lap siding on the façade of the blacksmith shop was deteriorated and rotting away. It needed to be removed and replaced using in-kind material. The sign was repainted matching the original paint colors and the window was repaired and replaced.

Wells Fargo Coffee House

The kitchen in the Wells Fargo Coffee House building received new flooring with commercial grade linoleum over ¼ plywood. A new commercial grade fiberglass sanitary wall board was installed to protect the walls. The house porch was also repaired and repainted.

Ron Abbey Cabin

A new roof was repaired and finished

Pittman Garage

The lap siding was removed and replaced using in-kind material, the sign was repaired and repainted using the same color used originally.

Kiskadden Barn

Lap siding was repaired, Windows were replaced and fixed and the sign was touched up with original paint colors.

How many known but undocumented or unevaluated historic sites does your agency own?

The Montana Heritage Commission owns and manages 3 historic sites in Virginia City, Montana (183 Structures) Nevada City, Montana (122 Structures) and Reeder's Alley in Helena (16 units), Caretakers Cabin and Pioneer Cabin.

Section B:

The status and condition of each heritage property

The condition of each heritage property has remained the same since the reporting of the last biennium report.

Endangered: serious negative impacts to property historic integrity occurring, or have occurred, and resource condition is worsening.

Virginia City NHL Buildings with this status: 4

Brewery Dugout Cabin(V006), Dry Bean Shed(V099), Minerva Cogswell Cabin(V113), and Susan Marr House(V115)

Threatened: serious negative impacts to property historic integrity have not occurred, but are impending

Virginia City NHL Buildings with this status: 9

Shed east of Barn in Cabbage Patch (V020), Outhouse behind Jewelry(V031), Montana Post & Stone Print Shop(V040), Pottery Shop & Bottling Building(V043), Gilbert House(V044), Shingle Shed(V080), Mutt Dixon Shed(V091), Green Front "Hotel"(V094), Iron Rod Cabin(V104)

Watch: negative impacts to historic integrity have the potential to occur

Virginia City NHL Buildings with this status: 41

Ford Bovey House(V001), Ford Bovey Cabin(V002), Tack Shed(V003), Bovey Barn(V004), Old House(V011), Pitman Gas Station & Shed(V017), Cabbage Patch Barn(V018), Cabbage Patch Shed(V019), Shed with Display(V021), Outhouse in Cabbage Patch(V022), Tin Clad Shed(V025), McGovern Store(V027), McGovern Outhouse(V028), Toy Store Ground Floor Outhouse(V033), Toy Store 2 Story Outhouse(V034), City Bakery(V035), Kiskadden Barn(V036), Fairweather Inn & Annex(V038/V039), Gilbert Brewery(V042), Content Corner(V065), Content Corner Root Cellar(V066), E.L. Smith Icehouse(V071), Assay Office(V073), Buford Block(V074-76), Barber Shop(V081), Virginia City Trading Company(V082), Prasch Blacksmith Shop(V083), Opera House(V087), Opera House Shop(V088), Motor Car Shed(V096), Little Joe's Cabin(V097), Little Joe's Outhouse(V098), Player's Bath House(V101), School House Cabin(V103), Duck Pond Cabin(V105), Axolotl Cabin(V106), Nunnery(V112), Governor Meagher Cabin(V118), Lightening Splitter Cabin(V119), Ron Abbie Cabin(V120), Hickman House(V124)

Satisfactory: negative impacts to property historic integrity are unlikely to occur; or potential/impending loss of integrity has been addressed and mitigated in consultation with State Historic Preservation Office.

Virginia City NHL Buildings with this status: 37

Sim Ferguson Cabin(V008), Kissling Cabin(V009), Thexton/Kitson House(V010), Aunt Julia's House(V014), Aunt Julia's Outhouse(V015), Dance & Stuart Store(V016), Kramer Building(V023), Weston Hotel(V026), Tobacco Shop(V029), Jewelry Store(V030), Toy Store(V032), Tin Shed(V041), Ruby Chang's(V067), Gypsy Arcade(V068), E.L. Smith Store(V070), Wells Fargo Display(V072), Elling Store(V077), Boots & Shoes(V078), Photo Shop(V079), Sauerbier Blacksmith Shop(V084), Bale of Hay Saloon(V085), Bale of Hay Connection(V086), Scenery Shed(V089), Mutt Dixon House/Costume Shop(V090), Virginia City Depot(V093), Green Front "Restaurant"(V095), Fayette Harrington House(V100), Ruby Cabin(V102), White Building(V108), White Building Outhouse(V109), Bonanza Inn Coal Shed(V110), Bonanza Inn(V111), Jack Taylor Cabin(V114), Smitty's Garage(V116), Smitty's Coal Shed(V117), Methodist Church(V121), Daems Cottages(V122/V123)

Describe the range and overall condition of your agency's state-owned heritage properties (from summary table and property specific data reporting forms).

Excellent: Well preserved; routinely maintained and monitored. If building or structure: meets current codes and use needs, while preserving historic integrity.

Virginia City NHL Buildings with this status: 0

Good: Stable; generally maintained and/or monitored. If building or structure: minimally meets current codes and use needs, while preserving historic integrity.

Virginia City NHL Buildings with this status: 41

Sim Ferguson Cabin(V008), Kissling Cabin(V009), Thexton/Kitson House(V010), Aunt Julia's House(V014), Aunt Julia's Outhouse(V015), Dance & Stuart Store(V016), Kramer Building(V023), Weston Hotel(V026), McGovern Store(V027), Tobacco Shop(V029), Jewelry Store(V030), Toy Store(V032), Fairweather Inn & Annex(V038/V039), Gilbert Brewery(V042), Content Corner(V065), Content Corner Root Cellar(V066), Ruby Chang's(V067), Gypsy Arcade(V068), E.L. Smith Store(V070), Wells Fargo Display(V072), Elling Store(V077), Boots & Shoes(V078), Photo Shop(V079), Virginia City Trading Company(V082), Sauerbier Blacksmith Shop(V084), Bale of Hay Saloon(V085), Bale of Hay Connection(V086), Opera House(V087), Scenery Shed(V089), Mutt Dixon House/Costume Shop(V090), Virginia City Depot(V093), Green Front "Restaurant"(V095), Fayette Harrington House(V100), White Building(V108), White Building Outhouse(V109), Bonanza Inn(V111), Jack Taylor Cabin(V114), Methodist Church(V121), Daems Cottages(V122/V123)

Fair: Stable, but largely unmaintained; needs or will soon need preservation treatment. If building or structure: does not meet all current codes or use needs.

Virginia City NHL Buildings with this status: 37

Ford Bovey House(V001), Ford Bovey Cabin(V002), Tack Shed(V003), Old House(V011), Pitman Gas Station & Shed(V017), Cabbage Patch Barn(V018), Shed with Display(V021), Outhouse in Cabbage Patch(V022), Tin Clad Shed(V025), McGovern Outhouse(V028), Toy Store Ground Floor Outhouse(V033), Toy Store 2 Story Outhouse(V034), Kiskadden Barn(V036), Tin Shed(V041), Pottery Shop & Bottling Building(V043), Gilbert House(V044), E.L. Smith Icehouse(V071), Assay Office(V073), Buford Block(V074-76), Barber Shop(V081), Prash Blacksmith Shop(V083), Opera House Shop(V088), Green Front "Hotel"(V094), , Motor Car Shed(V096), Little Joe's Cabin(V097), Player's Bath House(V101), Ruby Cabin(V102), School House Cabin(V103), Duck Pond Cabin(V105), Axolotl Cabin(V106), Bonanza Inn Coal Shed(V110), Nunnery(V112), Smitty's Garage(V116), Smitty's Coal Shed(V117), Lightening Splitter Cabin(V119), Ron Abbie Cabin(V120)

Poor: Unstable; unmaintained; in need of preservation treatment. If building or structure: does not meet current codes, health or safety standards or does not meet use needs.

Virginia City NHL Buildings with this status: 13

Brewery Dugout Cabin(V006), Cabbage Patch Shed(V019), Shed east of Barn in Cabbage Patch (V020), City Bakery(V035), Montana Post & Stone Print Shop(V040), Shingle Shed(V080), Mutt Dixon Shed(V091), Little Joe's Outhouse(V098), Iron Rod Cabin(V104),
Minerva Coggsell Cabin(V113), and Susan Marr House(V115), Hickman House(V124)

Failed: Demolished; destroyed; resource is gone or lost its heritage values/eligibility

Virginia City NHL Buildings with this status: 3

Aunt Julia's Garage(V013), Kiskadden Barn Outhouse(V037), Dry Bean Shed(V099)

Highlight the condition of specific heritage properties, especially those in Poor, Endangered or Threatened conditions.

Please reference the following structures ranked under Poor/Endangered/Threatened in the summary section of each structure at the beginning of report. Due to the lack of funding we must do our best to prioritize those structures that are becoming endangered and threatened and do a better job at stabilizing those that contribute to the historical integrity of a registered heritage property.

Brewery Dugout Cabin(V006), Cabbage Patch Shed(V019), Shed east of Barn in Cabbage Patch (V020), City Bakery(V035), Montana Post & Stone Print Shop(V040), Shingle Shed(V080), Mutt Dixon Shed(V091), Little Joe's Outhouse(V098), Iron Rod Cabin(V104),
Minerva Coggsell Cabin(V113), and Susan Marr House(V115), Hickman House(V124)

Section C

Has your agency undertaken efforts to improve the status and condition/historic integrity of state-owned heritage properties under your control?

The Commission can point to "brick and mortar" work as tangible accomplishments. Work has begun on the highest-priority stabilization needs for buildings in both communities, based on a professional analysis of those needs. The Commission has overseen repair work on 78 of the buildings it manages, and a number of sewer and water lines have been repaired since it took ownership in 1997. The following is a summary of some of the highlights of our stewardship efforts over the past 2 years. (Please reference our 2012,2013 Annual reports located on our web-site for specific tasks taken)

The Richards Cabin in Nevada City, Montana

In the summer of 2012, work began on the Richards cabin. A new roof was installed and seven logs were replaced. It sat on cribbing until July of 2013. The Richards cabin sits in the lowest spot in Nevada City, so all of the spring runoff ran to it and it became a swampy area for much of the first part of summer. The Preservation crew had to figure out how to keep the area from standing water around the building. Excavation was started in July when the ground was dry enough to do so. A concrete foundation was installed in two phases. The front and back sections were done first. After they were poured and cured, the Preservation Crew had to install the spandrel logs. After the logs were installed, the two side sections were then formed and poured. The crew then started filling in the 2' gap in between the foundation and bottom logs with rock. The crew used the biggest rocks that could be moved. After finishing the stone foundation, the crew backfilled using large stone at the bottom, followed by a layer of 3" stone, and topped it off with some 1" gravel. This is to help with the drainage problem around the cabin. A new floor was installed in the cabin. A vapor barrier was laid down, 2"x6" floor joists on 16" centers, a layer of ½" plywood, and 1"x6" tongue and groove flooring. The doors and windows were repaired and re-installed. The old shed that was originally attached to the back of the cabin was reattached using the existing walls, and a new roof was installed on it.

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The interior of the Virginia City Depot had some improvements done during 2013 to turn it into a donor appreciation space, as well as the train depot. The east and south walls were framed up and sheeted with ½" sheetrock. The south wall was also sheeted with ½" plywood before the sheetrock because it was going to have all of the plaques and the television set mounted to it. The walls were painted with paint that matched the already existing paint scheme. The ceiling was finished using a 1"x6" tongue and groove boards.

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The lap siding on the façade of the blacksmith shop was deteriorated and rotting away. It needed to be removed and replaced using in-kind material. The sign was repainted matching the original paint colors and the window was repaired and replaced.

Wells Fargo Coffee House

The kitchen in the Wells Fargo Coffee House building received new flooring with commercial grade linoleum over ¼ plywood. A new commercial grade fiberglass sanitary wall board was installed to protect the walls. The house porch was also repaired and repainted.

Ron Abbey Cabin

A new roof was repaired and finished

Pittman Garage

The lap siding was removed and replaced using in-kind material, the sign was repaired and repainted using the same color used originally.

Kiskadden Barn

Lap siding was repaired, Windows were replaced and fixed and the sign was touched up with original paint colors.

What were the total costs of stewardship efforts during the reporting period?

The total costs of employees and costs associated with preservation, supplies and maintenance needs for the past two years was 1.6 million.

What is the estimated increase in value of heritage properties resulting from your stewardship efforts/investment?

According to the Risk Management and Tort Defense report for 2013 the appraised value for our structures and the value we have insured on these state owned structures is close to \$70 million. This represents an increase of approximately 12% over the last reporting period.

Highlight interagency and/or public-private partnership efforts.

In 2013 the Department of Commerce awarded a grant for \$230k to be used for the preservation and repairs in Virginia and Nevada City, Montana and Reeder's Alley in Helena, Montana. We received an additional \$113k from individual donations and \$46k from the Montana History Foundation. Americore assisted us with volunteers to help with preservation for both years in 2012 and 2013. In 2013 we contracted with the Montana Preservation Alliance to help with consulting services.



Section D

The top 20% of heritage properties as indicated earlier in this report are as follows:

V014 Aunt Julia's House, V029 Tobacco Shop, V030 Jewelry Store, V032 Toy Store, V035 City Bakery, V036 Kiskadden Barn, V038 Fairweather Inn, V039 Fairweather Inn Annex, V040 Montana Post and Stone Print Shop, V042 Brewery, V044 Gilbert House, V057 Village Pump, V058 Bickford House, V065 Content's Corner, V075 Buford Center Part (Wells Fargo Coffee House), V081 Barber Shop, V084 Sauerbier Blacksmith Shop, V085 Bale of Hay Saloon, V087 Opera House, V094 Green Front Hotel, V095 Green Front Restaurant, V113 North Jack Taylor Cabin, V114 South Jack Taylor Cabin, V118 Governor Thomas Francis Meagher House, V121 Methodist Church, V124 Hickman House (Fairchild), N008 Dr. Byam House, N030 Finney House,
Reeder's Alley (16 Individual Units)

Please reference summary breakdown at the beginning of the report for specific maintenance needs and to correct identified deficiencies of threatened or endangered properties.

Is your agency's use and maintenance of state-owned heritage properties consistent with their preservation?

Yes. For this reason, Most of our revenue generating buildings (i.e. rented by Concessionaires, MHC Housing) are in better shape than our non-revenue generating buildings (i.e. storage, VC displays).

Section E:

Does your agency have up-to-date approved administrative rules (ARM reference) implementing the Montana State Antiquities Act (22-2-424)?

Yes.

What agency policies or programs are in place regarding heritage resource management? How are heritage properties considered in agency decision-making?

The MHC has an up-to-date Programmatic Agreement with the Montana State Historic Preservation Office, modified as recently as October 2010. (See attachment A.)

What agency policies or programs are in place regarding heritage resource management? How are heritage properties considered in agency decision-making?

MHC has an up-to-date **Programmatic Agreement** with the Montana State Historic Preservation Office.

**What methods and procedures does your agency use to ensure the identification and protection of heritage properties?
Does your agency have a cultural resource manual (if yes, provide reference)?**

Our agency oversees a large protected National Historic Landmark, and several of our buildings exhibit National Register of Historic Places plaques. Many buildings have the ability to also display such signs if the organization had the time and money to spend on the presentation, rather than just keeping the buildings standing. The MHC Preservation Crew uses the **Secretary of the Interiors Standards and Guidelines** for Preserving, Rehabilitating, Restoring and Reconstructing when determining treatments on historic Buildings. http://www.nps.gov/hps/tps/standguide/preserve/preserve_standards.htm

What proposed project/undertaking consultations occurred with the State Historic Preservation Office, pursuant to 22-3-424 during the reporting period? Did some of these consultations end with an adverse effect finding? Why?

Pete Brown has attended a team meeting in and gave presentation at MHC commission meeting at Reeder's Alley Convention Center in 2013. We always have asked for recommendations when going outside basic repairs and maintenance which is in alignment with our programmatic agreement. We have contracted with an archeologist and been in consultation on each and every situation such as proposed land sales or stream reconstruction efforts. We hope to do a better job in the future with consultation on a quarterly to monthly basis in the next biennium. In our most recent submission of annual reports we did not have any adverse effect findings.

Address identification efforts for undiscovered, undocumented or unevaluated potential heritage properties. How many known but undocumented or unevaluated historic sites does your agency own (> 50 years old)?

In 2010-2012 our Staff Archaeologist identified the location of several historic foundations beneath the ground surface while working on the **Virginia City Proposed Parcel Sale Project (VC-026)** in the summer of 2010. This report is available at the MT SHPO office. Sanborn Maps and historic photographs have also made it possible for us to be aware of the location of several building foundations, most notable on Cover and Jackson Streets. It is impossible to know an exact number, as is the nature of the boom-and-bust cycle of Montana Gold Rush towns.

Does your agency provide heritage property management training?

Not within the reporting cycle, though in the past we have provided Virginia City Institute Field Schools, and even consulted and contracted with the National Parks Service. Our Concessionaires, who operate businesses in our historic buildings, regularly consult with the Preservation Crew on managing the buildings we are always available to them for this purpose.

Describe major challenges, successes, and opportunities your agency has experienced in identifying, evaluating, and protecting state-owned heritage properties.

The Montana Heritage Commission has the challenge and privilege of overseeing a rare and very delicate jewel in Montana's proverbial crown. Unfortunately, the department that does not bring in any revenue is the department that keeps the buildings and collections that people come to see, standing and photo-ready for tourist season. Our recent re-organization, necessary as it was, has left the Cultural Resources portion of the agency with some want, in favor of concentrating on our revenue generating portions. Perhaps this will be the greatest challenge of all, with only two Preservation Specialists and three Curator's to keep it running during the 2014 season. Hopefully, by the next biennium, the news for preservation in Virginia City and for Nevada City will be better, with the granting of Long Range Building Funds to support help and resources for materials for our Preservation Crew before we lose more of this invaluable historic resource.

Attachment: A

PROGRAMATIC AGREEMENT BY AND BETWEEN THE MONTANA HERITAGE PRESERVATION AND DEVELOPMENT COMMISSION

AND THE MONTANA STATE HISTORIC PRESERVATION OFFICE REGARDING THE MONTANA HERITAGE PRESERVATION AND DEVELOPMENT COMMISSION PRESERVATION PROGRAM

WHEREAS, the Montana Heritage Preservation and Development Commission (MHC) manages and operates state owned historic properties within the boundaries of the Virginia City National Historic Landmark (VC), Nevada City (NC), and Reeder's Alley (RA); and

WHEREAS, the MHC has determined that its management, including repair and maintenance of historic structures may have an effect on the qualities that make these properties eligible for National Register Listing and Montana State Heritage Properties, as well as an effect on other potential heritage properties including archaeological resources; and

WHEREAS, the MHC is required to consult with the SHPO on undertakings proposed for properties in VC, NC, and RA under the Montana State Antiquities Act (MSAA), (MCA 22-3-424 ARM 10-121-901 to 916); and

WHEREAS, the MHC will employ an in-house Preservation Team (PT) made up of building preservation specialists and an archaeologist to carry out or oversee preservation and documentation of cultural resources owned by MHC; and

NOW, Therefore, the MHC and the SHPO agree that the MHC Preservation Program shall be administered in accordance with the following stipulations to satisfy the MHC's responsibilities under the Montana State Antiquities Act for all undertakings implemented under the MHC Preservation Program.

STIPULATIONS

The MHC shall ensure that the following measures are carried out during the operation, repair and maintenance of historic structures:

- **APPLICABILITY OF AGREEMENT:**
- All reviews required by this agreement shall be completed prior to MHC's final approval of any project which affects any historic property, and prior to the initiation, or irrevocable commitment for project implementation.
- Any undertaking that does not qualify for review under this agreement (including electrical or mechanical upgrades or repairs, new construction, work not conducted by the PT), or projects to be conducted by private contractors shall be reviewed separately in accordance with the MSAA and ARM 10-121-901 to 916.

- Projects which may affect State owned Heritage Properties which are funded, permitted or otherwise assisted by a federal agency will be reviewed under Section 106 of the National Historic Preservation Act (36 CFR 800).
- Review of projects affecting properties previously funded by the Federal Save America's Treasures (SAT) program, also has the potential to involve the National Park Service. Properties that were rehabilitated with SAT funds are listed in Attachment E. These properties are further protected under a 50 year preservation easement established in 2004.
- **PROJECTS NOT REQUIRING REVIEW BY THE SHPO:**
 - The project is limited to activities enumerated in **Attachment A**; and
 - The project is conducted by the PT, or under its *direct on-site supervision*; and
 - The project is confined to repair activities unless replacement is necessary to halt material loss; and
 - The project is accomplished without damage or alteration of material, trim or details which do not require repair; and
 - The project results in repairs/replacements that match original features in design, materials and construction techniques based on written, photographic or surviving physical evidence or will match the design, materials, and construction techniques of the existing features; or
 - The project is treated according to the recommendations of a Historic Preservation Treatment Plan that has been previously reviewed and approved by the SHPO. As of the signing of this agreement, Historic Preservation Treatment Plans exist for VC and RA, but do not exist for properties in NC. However, the treatment approach for properties in NC will follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. STAFFING AND CONSULTING SERVICES

- a. The MHC will employ and contract with preservation and archaeology professionals who will work in accordance with this agreement. These professionals will participate in project planning, preservation and archaeological work, documentation of preservation process and completed work, and ongoing monitoring and maintenance of MHC properties. Necessary personnel and project consultants are defined in **Attachment B**.
- b. The MHC will assign staff as described in **Attachment B** to ensure repairs, maintenance and rehabilitation undertakings are designed and carried out in accordance with the Standards and Scopes of Work submitted and agreed upon in consultation with the SHPO. Qualified staff will also be responsible for the design and execution of projects enumerated under Attachment A to assure only approved work is initiated. Qualified staff will certify the work was carried out as planned and submitted and will maintain records documenting that work as outlined in Stipulation 7.

4. ARCHAEOLOGY

- a. The MHC will maintain a program for archaeological identification, evaluation, data recovery, reporting, treatment and management for all MHC property as defined in **Attachment D**.
- b. All projects enumerated in **Attachment A**, as well as, any activities not listed in Attachment A, shall be reviewed by the MHC Archaeologist for ground disturbance in the planning stages and prior to the initiation of any project, pursuant to **Attachment D**. Following **Attachment D**, SHPO consultation may be required for archaeological consideration even if the structure work does not.

5. PROJECTS REQUIRING REVIEW BY THE SHPO

- a. MHC Preservation Program projects not exempt under Stipulation 2 may require the planning and design services of a Consulting Historical Architect as determined by the Historic Preservation Specialist (defined in Attachment A). Prior to any such undertaking the MHC shall provide the SHPO clear unobstructed photographs of the property, Historic Structure Reports, architectural drawings, and final project Scope of Work.
- b. If ground disturbance is likely, a plan for considering effects to archaeological resources shall also be included pursuant to **Attachment D**.
- c. MHC will determine if the project conforms to the The Secretary of Interior's Standards for Treatment of Historic Properties (Standards). Projects in VC will also conform to the MHC's Guiding Principles for Virginia City Preservation Practices (**Attachment C**) and all future preservation plans established in consultation with SHPO. The MHC shall state in writing how the proposed project would affect those qualities that qualify the site as a Heritage Property as defined in MCA 22-3-421.
- d. If the MHC determines that No Properties will be affected, the MHC shall notify the SHPO in writing with their finding of *no effect* with appropriate documentation of proposed work. If the SHPO does not object within 15 working days, the undertaking may proceed as submitted without further review.
- e. If the MHC determines that a project will have an effect but conforms to the Standards, it shall notify the SHPO in writing with their finding of *no adverse effect* with appropriate documentation of proposed work. If the SHPO does not object within 15 working days, the undertaking will be considered to Not Adversely Effect Historic Properties and may proceed as submitted without further review.
- f. If the MHC or the SHPO finds that a project does not conform to Standards the project will be considered to Adversely Effect historic properties. The SHPO may recommend modifications to the scope of work or conditions under which the project would conform to the Standards (including additional archaeological considerations) in its response to the MHC. The MHC shall consult with the SHPO to seek means to avoid, minimize or treat Adverse Effects.
- g. The MHC shall notify the SHPO of any changes to the Scope of Work previously agreed upon under Stipulation 5(a,b,c) and shall provide the SHPO with the opportunity to comment on such changes. The MHC will allow 15 working days for SHPO comment, however if the construction schedule requires the MHC to request a shorter comment period it will notify the SHPO and work with the SHPO to identify an appropriate schedule.

6. DISCOVERIES AND UNFORSEEN EFFECTS:

- a. If during the implementation of any project a previously unconsidered historic or archaeological property is discovered or unforeseen effects to known properties occur or may occur in an unanticipated manner the MHC shall immediately notify the SHPO and propose actions to avoid, minimize or treat potential Adverse Effects. If the MHC and SHPO agree upon an action the MHC shall document those actions with a report within a reasonable time after the work has been completed.
- b. SHPO agrees to a no more than 2 working days review period in a discovery situation.

7. REPORTING AND ANNUAL REVIEW:

- a. The MHC shall hold an annual review meeting with the SHPO by February 28th of each year during which this agreement is in force.
- b. At least 15 working days prior to this meeting the MHC shall provide the SHPO with Final Project Completion Reports and a comprehensive list of all projects undertaken pursuant to this agreement during the preceding year. The PT will certify the work that the projects were complete as described in those reports and will document the work completed, with before and after photographs. Interim photographs will be included if they will assist the parties in determining the project fulfilled the Scope of Work, qualified as an exception to review under Stipulation 2 or conformed to the Standards. The MHC shall retain this documentation, including Scopes of Work and photographs as part of its permanent project record. Contributions to the Archaeological Management Plan and other archeological activities will also be documented here,
- c. The parties to this Agreement will review this material and assess the effectiveness of the Agreement. Any concerns will be discussed, and amendments or addenda, which would increase effectiveness, identified. The MHC will consult with the SHPO on any proposed changes to the Agreement as soon as practicable and will follow Stipulation 10 to execute amendments or addenda.

8. THE SHPO MAY MONITOR ANY ACTIVITIES CARRIED OUT UNDER THIS AGREEMENT.

9. DISPUTE RESOLUTION:

- a. Should the SHPO object within the time period provided for under this Agreement to any project undertaking, they shall work with MHC to resolve the objection.

10. AMENDMENTS:

Any party to this agreement may request that it be amended where upon all parties will consult to consider such amendment. No amendment will be effective without the concurrence of all parties.

11. TERMINATION:

Any party to this Agreement may terminate it by providing 30 working days notice to all other parties, providing that the parties will consult during that period to seek agreement on alternatives to termination.

Attachment: B

SB3 Summary Table

MHC Building #	Building date	State-owned Heritage Property	Use	Status	Condition	Priority Preservation needs
V001	1864	Ford Bovey House	MHC	Watch	Fair	Drainage issues, exterior wood treatment, concrete re-pointing
V002		Ford Bovey Cabin	MHC	Watch	Fair	Foundation assessment, oil exterior, French drain,
V003		Tack Shed	MHC	Watch	Fair	New roof, vegetation control
V004		Bovey Barn	MHC	Watch	Good	Vegetation control
V005	Bovey	Stone Cellar Ruins		N/A	N/A	Bovey construction, N/A
V006		Brewery Dugout Cabin		Endangered	Poor	NPS shoring in place, needs wall stabilization and drainage
V008		Sim Ferguson Cabin		Satisfactory	Good	Full restoration in 2005. Vegetation control needed
V009	ca. 1900	Kissling Cabin	MHC	Satisfactory	Good	Full restoration in 2005. Roof material replacement, vegetation
V010	ca. 1865	Thexton/Kitson House	MHC	Satisfactory	Good	Modified in 1990s, needs heating upgrade, vegetation control
V011		Old House		Watch	Fair	None immediate, vegetation control
V013		Aunt Julia's Garage		Removed	Failed	Concessionaire removed in Spring 2011 due to safety hazard
V014	1875	Aunt Julia's House	Commercial	Satisfactory	Good	Vegetation control
V015		Aunt Julia's Outhouse		Satisfactory	Good	Vegetation control
V016	Bovey	Dance & Stuart Store*	MHC Display	Satisfactory	Good	Exterior wood treatment, vegetation
V017		Pitman Gas Station & Shed	MHC Display	Watch	Fair	Vegetation, drainage, repair and treat wood siding
V018		Cabbage Patch Barn		Watch	Fair	None immediate, vegetation control
V019		Cabbage Patch Shed		Watch	Poor	Foundation piers, repair exterior timbers, re-grade & drainage,
V020		Shed east of barn- Cabbage Patch		Threatened	Poor	Stabilize entire structure & roof, vegetation
V021		Shed with display- Cabbage Patch		Watch	Fair	Dug for drainage in 2009, needs foundation and drainage, vegetation
V022		Outhouse- Cabbage Patch		Watch	Fair	Vegetation, eventually: new roof and door preservation, wood treatments
V023	1863	Kramer Building***	MHC Display	Satisfactory	Good	Signature VC building, will need on-going monitoring
V025		Tin Clad Shed- Cabbage Patch		Watch	Fair	Vegetation, eventually drainage
V026	1863	Weston Hotel**	MHC Display	Satisfactory	Good	Extensive restoration in 2009

V027	1863	McGovern Store***	MHC Display	Watch	Good	UV window protection for display. Building stabilized in 2008
V028		McGovern Outhouse		Watch	Fair	None immediate, will need a foundation, vegetation control
V029		Tobacco Shop	MHC Display	Satisfactory	Good	Drainage issues corrected in 2008
V030	1863	Jewelry Store**	MHC Display	Satisfactory	Good	Drainage issues corrected in 2008, foundation
V031		Outhouse behind the Jewelry		Threatened	Poor	Does not appear salvageable at this point
V032	1863	Toy Store**	MHC Display	Satisfactory	Good	Exterior wood treatment
		Toy Store Ground Floor				
V033		Toy Store 2 Story Outhouse		Watch	Fair	Proper foundation. roof replaced
V034				Watch	Fair	Permanent stabilization, proper foundation, vegetation
V035	Bovey	City Bakery	Commercial	Watch	Poor	Stabilize rear of building, remove, excavate, rebuild concrete wall
V036	1863	Kiskadden Barn***	MHC Display	Watch	Fair	Roof repairs, vegetation
V037		Kiskadden Barn Outhouse		N/A	Failed	Structure caved in completely Winter 2009
V038/V039	1860s/Bovey	Fairweather Inn & Annex**	Commercial	Watch	Good	Drainage issues, re-point foundation
		Montana Post & Stone Print				
V040	1864/Bovey		MHC Display	Threatened	Poor	Stabilization of northern wall of Print Shop
V041		Tin Shed		Satisfactory	Fair	
V042	1863-80s	Gilbert Brewery***	Commercial	Watch	Good	Received preservation treatments from 2008-2011.
V043		Pottery Shop & Bottling Building		Threatened	Fair	Structural risk from underground springs & vegetation.
V044		Gilbert House		Threatened	Poor	Structural risk from underground springs & vegetation.
V045	Bovey	Daylight Village Cabins 1&2		N/A	N/A	Structural risk from Daylight Creek, unusable
V046	Bovey	Daylight Village Cabins 3&4		N/A	N/A	Structural risk from Daylight Creek, unusable
V047	Bovey	Daylight Village Cabins 5&6		N/A	N/A	Structural risk from Daylight Creek, unusable
V048	Bovey	Daylight Village Cabins 7&8		N/A	N/A	Structural risk from Daylight Creek, unusable
V049	Bovey	Daylight Village Cabins 9&10		N/A	N/A	Structural risk from Daylight Creek, unusable
V050	Bovey	Building by Pottery Shop		N/A	N/A	N/A
V051	Bovey	Boiler & Restrooms	Commercial	N/A	N/A	N/A
V052	Bovey	Daylight Village Office		N/A	N/A	N/A
V053	Bovey	Building on East End		N/A	N/A	Structural risk from Daylight Creek, unusable
V054	Bovey	West Building No. 25-28	Commercial	N/A	N/A	Brewery Folies lodging, needs structural work, electrical upgrades

V055	Bovey	Cabins 29-32	Commercial	N/A	N/A	Brewery Follies lodging, needs structural work, electrical upgrades
V056	Bovey	East Building No. 33-38		N/A	N/A	N/A
V057	Bovey	Village Pump		N/A	N/A	foundation, exterior wood treatments, new roof
V065	1864	Content Corner***	MHC/Commercial	Watch	Good	Received preservation treatments from 2003-2010, mold abatement
V066		Content Corner Root Cellar	MHC/Commercial	Watch	Good	None needed for now
V067		Ruby Chang's	Commercial	Satisfactory	Good	None needed for now
V068	Bovey	Gypsy Arcade	MHC Display	Satisfactory	Good	None needed for now
V070	1863-4	E.L. Smith Store	MHC Display	Satisfactory	Good	None needed for now
V071		E.L. Smith Icehouse		Watch	Fair	Internal stonework cracked, flooring joists repair
V072	Bovey	Wells Fargo Display***	Commercial	Satisfactory	Good	None needed for now
V073	Bovey	Assay Office	MHC Display	Watch	Fair	Sagging floor, stonework
V074-76		Buford Block**	MHC/Commercial	Watch	Fair	Parapet rebuilt, stone retaining wall addressed
V077	Bovey	Elling Store	MHC Display	Satisfactory	Good	None needed for now
V078	Bovey	Boots & Shoes	Commercial	Satisfactory	Good	None needed for now
V079		Photo Shop	Commercial	Satisfactory	Good	None needed for now
V080		Shingle Shed	Commercial	Threatened	Poor	Wood deterioration, no foundation, drainage, roof stabilization
V081		Barber Shop	MHC Display	Watch	Fair	Front porch stabilization, repair siding, wood treatment, foundation & drainage issues
V082		Virginia City Trading Company	Commercial	Watch	Good	Gutters, exterior wood treatment
V083		Prasch Blacksmith Shop**	MHC Display	Watch	Fair	Needs permanent stabilization, currently has temporary bracing
V084		Sauerbier Blacksmith Shop**	MHC Display	Satisfactory	Good	Structure reframed in early 2000s, needs interior chimney stabilization, drainage
V085	1863-1983	Bale of Hay Saloon*	Commercial	Satisfactory	Good	Drainage
V086	Bovey	Bale of Hay Connection	Commercial	Satisfactory	Good	Drainage
V087	1890s	Opera House***	Commercial	Watch	Good	Masonry on parapet redone, monitor for cracking, drainage on west side
V088		Opera House Shop	Commercial	Watch	Fair	Plywood siding in poor condition, foundation cracks
V089		Scenery Shed	Commercial	Satisfactory	Good	Vegetation control
V090		Mutt Dixon House/Costume Shop	Commercial	Satisfactory	Good	Vegetation control. foundation. drainage
V091		Mutt Dixon Shed	Commercial	Threatened	Poor	Reset on piers, vegetation, repair exterior wood, repair roof shingles

V093	Bovey	Virginia City Depot*	MHC/Commercial	Satisfactory	Good	Fix bathroom off of porch, vegetation control
V094	1870s	Green Front "Hotel"***	MHC Display	Threatened	Fair	Complete foundation replacement, drainage, exterior wood treatments
V095	1870s	Green Front "Restaurant"***	MHC Display	Satisfactory	Good	Received preservation treatment in 2010
V096		Motor Car Shed		Watch	Fair	Foundation, drainage
V097		Little Joe's Cabin		Watch	Fair	Foundation, repair damaged sill logs, drainage
V098		Little Joe's Outhouse		Watch	Poor	Foundation, drainage, wood treatment, vegetation
V099		Dry Bean Shed		Endangered	Failed	
V100	Bovey	Fayette Harrington House	Commercial	Satisfactory	Good	Exterior wood treatments, eventual re-grading
V101	Bovey	Player's Bath House	Commercial	Watch	Fair	Vegetation, drainage, exterior wood treatment
V102	Bovey	Ruby Cabin	Commercial	Satisfactory	Fair	Exterior wood treatments, eventual re-grading
V103	Bovey	School House Cabin	Commercial	Watch	Fair	Foundation, sill logs, drainage
V104	Bovey	Iron Rod Cabin	Commercial	Threatened	Poor	Foundation, sill logs, drainage
V105	Bovey	Duck Pond Cabin	Commercial	Watch	Fair	Sill logs, drainage
V106	Bovey	Axolotl Cabin	Commercial	Watch	Fair	Sill logs, drainage
V108		White Building (White Shed)	MHC storage	Satisfactory	Good	Foundation, re-grading
V109		White Building Outhouse		Satisfactory	Good	Vegetation, eventual foundation
V110		Bonanza Inn Coal Shed		Satisfactory	Fair	Exterior paint for aesthetics, eventual sill & foundation
V111	1866	Bonanza Inn***	MHC	Satisfactory	Good	Foundation and drainage eventually
V112	1875	Nunnery**	Commercial	Watch	Fair	Paint, foundation, drainage, vegetation
V113	1870s	Minerva Coggsowell Cabin**		Endangered	Poor	Foundation, roof, walls, sill logs, floor framing, drainage, exterior finish
V114	1870s	Jack Taylor Cabin**		Satisfactory	Good	Full preservation in Summer 2009
V115	1864	Susan Marr House		Endangered	Poor	Still standing, needs full preservation
V116		Smitty's Garage		Satisfactory	Fair	Vegetation, drainage, wood treatments
V117		Smitty's Coal Shed		Satisfactory	Fair	Foundation, wood treatments, drainage
V118	Bovey	Governor Meagher Cabin	MHC	Watch	Fair	Foundation, floor, drainage, exterior wood treatments
V119	1876	"Lightening Splitter"	Commercial	Watch	Fair	Drainage, vegetation, eventual foundation
V120	1884	Ron Abbie Cabin	Commercial	Watch	Fair	Foundation, vegetation, exterior wood treatments

V121	1875	Methodist Church**	MHC storage	Satisfactory	Good	Re-secure parking, s, drainage
V122/V123	1864	Daems Cottages**	MHC	Satisfactory	Good	Full preservation in 2005-06
V124	1869	Hickman House		Watch	Poor	Foundation, drainage, walls.

*** = High relevance to the State of Montana and/or Virginia City

** = High relevance to interpretation of Virginia City

(Red Highlighted = Top 20% for next reporting Biennium, assuming funds are achieved)

Attachment: C
Risk Management & Tort Defense
Loss Prevention Report

Fire and Associated Perils

For:

Montana Heritage Commission

Buildings Reviewed:

This review focused on the Nevada City and Virginia City town sites which include 232 reported structures.

July 11, 2013

Consultants: Aric Curtiss, Risk & Loss Control Specialist, Risk Management & Tort Defense (RMTD)

Daniel Davison, Senior Consultant, Global Risk Consultants (under contract to RMTD)

Conferred With: Elijah Allen, Operations Manager Montana Heritage Commission

Loss Control Recommendations

Recommendations MHC-001,002,003,004,017,018

Recommendations provided by Risk Management & Tort Defense Division and/or Global Risk Consultants are purely advisory and intended to assist recipients to recognize and minimize exposure to loss. Implementation of recommendations is the sole responsibility of the affected entity.

Recommendations provided are based on Best Practices and compliance may or may not be required by codes, statutes, rules, regulations or other authorities. Recipients are encouraged to confer with authorities having jurisdiction (AHJ) for interpretations and to ascertain specific requirements.

While this report is limited to the location(s) cited above, recipients should evaluate each recommendation and extend it as warranted to similar environments or circumstances to further minimize exposures to loss.

Recipients of this report are to provide RMTD with written response to each recommendation. Written response is requested within 60-days of initially receiving this report. This report is provided electronically in a standard MS Word format. This report may be forwarded and shared as desired. Responses should be electronically inserted in the field following each recommendation. Contact Aric Curtiss at acurtiss@mt.gov for assistance with this document. Return your response to the same address within 60-days of initial receipt.

Risk Management & Tort Defense offers loss mitigation grants to state agencies and units of the state university system for projects, equipment, or training that minimize exposure to loss or claims. Loss mitigation grants may be applied for to assist with the implementation of recommendations provided within this report or for other means of loss mitigation. Funding for these grants is limited and grants are awarded competitively. Loss Mitigation Grant Program applications and additional information are available at the Loss Control page of the Division's website at rmtd.mt.gov.

Recommendation Reference Number	Recommendation & Comments
MHC-001 (G-13-07-01)	<p>Automatic Fire Alarm System. Consideration should be given to providing an approved automatic fire alarm system consisting of smoke or heat detection, and manual pull stations in the major buildings. It is recommended that this system be monitored by an approved central station supervisory service.</p> <p><i>Comments:</i> Automatic fire alarm systems will continually provide an early warning of fire in the old wood frame buildings.</p>
MHC-002 (G-13-07-02A)	<p>Nevada City Fire Pump. It is recommended an approved automatic-starting 1,500 gallon-per-minute at 100-psi diesel engine driven fire pump be provided to feed the Nevada City firefighting water system taking suction from the existing half acre Alder Gulch Creek pond. It is further recommended this new pump be installed in a heated and sprinkler protected fire pump house, and be arranged per National Fire Protection Association NFPA 20, entitled <u>Standard for the Installation of Stationary Pumps for Fire Protection</u>.</p> <p><i>Comments:</i> The existing 1,000 gallon-per-minute at 60-psi diesel engine pump is non-approved (per NFPA Standards) for fire use and requires several minutes to start as gates have to be manually pulled in front of the intake and the engine manually started. An approved fire pump will increase reliability of the fire water system as well as provide fire fighters immediate water from the fire hydrant system in town.</p> <p>RMTD can be contacted for details of the cited Standard. The local Authority Having Jurisdiction may be consulted regarding the applicability of this Standard.</p>
MHC-003 (G-13-07-02B)	<p>Pump House. It is recommended a heated pump house be provided for the existing manually-operated 1,000 gallon-per-minute diesel engine driven pump feeding the Nevada City firefighting water system.</p> <p><i>Comments:</i> Recommendations MHC-003 and MHC-004 are a less desirable mitigation action compared to the preferred Recommendation MHC-002. A heated pump house will provide reliability to the existing pump and firefighting water system</p>
MHC-004 (G-13-07-02C)	<p>Block Heater. It is recommended a block heater be provided on the existing manually-operated 1,000 gallon-per-minute diesel engine driven pump feeding the Nevada City firefighting water system.</p> <p><i>Comments:</i> Recommendations MHC-003 and MHC-004 are a less desirable mitigation action compared to the preferred Recommendation MHC-002. A block heater will provide reliability to the existing pump and firefighting water system.</p>
MHC-017 (GA-13-07-11)	<p>Automatic Sprinkler Protection in Virginia City. It is recommended Montana Heritage Commission give consideration to, and evaluate the cost to benefit ratio of providing approved automatic sprinkler protection throughout the major active and storefront display buildings along in Virginia City.</p> <p><i>Comments:</i> Automatic sprinkler protection will provide the best protection for these very old wood frame structures and would prevent a conflagration. Buildings to be considered for sprinkler protection include on the south side the railroad depot to the <i>Content's Corner & Root Cellar</i> building; and on the north side from the <i>Dress Shop (Kramer)</i> building to the <i>Fairweather Inn</i> building. A more thorough evaluation should be conducted to identify specific buildings and recommend design specifications. RMTD can be consulted and can review proposals.</p> <p>This Recommendation is advisory only as the costs associated should be evaluated and may be limiting at this time.</p>
MHC-018 (GA-13-07-12)	<p>Automatic Sprinkler Protection in Nevada City. It is recommended Montana Heritage Commission give consideration to, and evaluate the cost to benefit ratio of providing approved automatic sprinkler protection throughout the major active and storefront display buildings along in Nevada City.</p> <p><i>Comments:</i> Automatic sprinkler protection will provide the best protection for these very old wood frame structures and would prevent a conflagration. Buildings to be considered for sprinkler protection include the following buildings:</p> <ul style="list-style-type: none"> • Nevada City Engine House, • Nevada City Depot, • Nevada City Hotel, Front & Back Sections, and • Music Hall <p>A more thorough evaluation should be conducted to identify specific buildings and recommend design specifications. RMTD can be consulted and can review proposals.</p> <p>This Recommendation is advisory only as the costs associated should be evaluated and may be limiting at this time.</p>

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