

SB3
State Agency Biennial Report on State-owned Heritage Properties
Montana Department of Commerce
(Montana Heritage Commission)
2010-2011



Prepared by:
Kathleen McCourt, Cultural Resource Manager
Prepared For: State Preservation Review Board and
Montana State Historic Preservation Office (SHPO)

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Section A:

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

***24MA0723 Virginia City Historic District (183 contributing) NHL**

24MA1925 The Finney House (Nevada City) NR Listed

24MA1926 Dr. Don L. Byam House (Nevada City) NR Listed

24LC0883 Reeder's Alley/Pioneer Cabin (*part of Helena HD) NR Listed

- Summarize the known, documented heritage properties under your agency ownership and management: number, type, locations, etc.

The Virginia City National Historic Landmark:

Arranged by Block Number

Block 145

V001 Ford Bovey Stone House (and Preservation Shop)

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.

V010 Thexton House (Kitson House)

V011 Old House

V012 Outhouse

Block 154

V013 Aunt Julia's Garage

V014 Aunt Julia's House

V015 Aunt Julia's Outhouse

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 Outhouse

V023 Dress Shop (Kramer)

V024 McGovern Barn

V025 Tin Clad

V026 Weston Hotel

V027 McGovern Store

V028 McGovern Outhouse

V029 Tobacco Shop

V030 Jewelry Store

V031 Outhouses behind Jewelry

V032 Toy Store

V033 Toy Store Ground Floor Outhouse

V034 Toy Store Two Story Outhouse

V035 City Bakery

V036 Kiskadden Barn

V037 Kiskadden Barn Outhouse

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

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 Rest Rooms
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 192

V063 Stonewall Hall
V064 Dudley Garage

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) (MHC Office Annex located behind)
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

V092 Buford Tin Building

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 Outhouse

V099 Dry Bean Shed

Block 196

V100 Fayette Harrington House (3 units)

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 Outhouse

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 Gov. Meagher House

V119 "Lightning Splitter"

V120 Ron Abbie Cabin

Block 198

V121 Methodist Church

V122 Dr. Dame's House West

V123 Dr. Dame's House East

V124 Hickman House (Fairchild)

V125 Hickman Shed

V126 Small Red Building on Railroad West Side of Gulch

V127 McFarland Curatorial Center

- **Highlight prominent heritage properties on the list**

The most prominent properties in Virginia City are determined by several different factors, most importantly those which are the oldest, dating from 1863. Others are buildings of historical significance to both the history of Virginia City, the State of Montana, and the Gold Rush Era, of which Virginia City has several.

The entire **Block 154** shows some of the earliest architecture in Virginia City, and is therefore considered to be very significant. Also considered to be of the utmost importance is the **Gilbert Brewery**, the earliest standing Brewery in Montana. **Content Corner** not only houses Montana Heritage Commission offices, it served as the Territorial Headquarters during Virginia City's ten year stint as the Territorial Capital of Montana (1865-1875). The 1868 Treaty of Virginia City was signed in this building. The Vigilantes famously met and signed their Oath in the **Kiskadden Barn**. The stone portion of the **Montana Post** housed Montana's first newspaper. The **Bonanza Inn** served as the Madison County Courthouse until it was converted to a Sisters of Charity hospital in 1875. Many of the original false-fronted buildings along Virginia City's main street house portions a State- owned five million dollar collection of artifacts. The size, scope, and quality of the historic site helped make Virginia City one of the first National Historic Landmark Districts in Montana in 1961.

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

During the 2010-2011 reporting period, several properties received treatments. The most notable project was the Green Front cabin V095, which was the Preservation Team's focus during the entire 2010 season. A new foundation was placed beneath it, and the rotting sill logs were removed and replaced. The Jack Taylor Cabin (V114) received exterior work, improvements were made to the Gilbert Brewery bathroom, and the Brewery malting tower was also the subject of a \$100,000 grant. The Kramer building and Content Corner also received treatments, including a mold abatement. Many buildings had their windows treated.

No new properties were added, and thankfully, no properties were lost during the reporting period, with the exception of Aunt Julia's Garage (V013), which was removed as a safety issue with the consultation of the Montana SHPO.

Section B:

The status and condition of each heritage property

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

(*For details please see attached Summary Table)

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 Coggswell 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), Prasch 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 Coggswell 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 Excellent and Poor conditions. If Failed, describe what led to this condition.**

Opera House: Good

The Opera House, built in 1900 as a livery, is one of Virginia City's most utilized buildings as the home of the Virginia City Players. The façade of the Opera House is rapidly deteriorating. The mortar on the capstones and at least two courses of stone are visibly crumbling. This causes a danger to the pedestrians walking below, especially in the busy tourist season, when the Opera House is also very much a daily attraction. The loose mortar and stones need to be re-stacked from the stable level. The stones will be re-stacked using a compatible mortar to maintain historic integrity, as well as structural soundness. Any old mortar should be consolidated as needed. This project would either be completed by the in-house Preservation Specialists, or contracted out stone masons with knowledge of historic stone and mortar work.



Failing capstones on façade of Opera House might cause safety issues and look unseemly on one of VC's most popular attractions.

Buford Store: Fair

The Buford Store, built in 1875, is the first brick store in town. Unfortunately it is an un-reinforced brick structure. Two years ago the building was compromised when someone climbed onto the roof and pulled down six feet of the brick parapet, which needs to be stabilized and rebuilt. There has also been seismic activity which has further deteriorated the mortar which holds the building together, along with the wind, rain and ice. One wall is leaning treacherously towards the roof. The brick wall will need to be re-stacked, using the original bricks, and the parapet should be re-laid with appropriate historic mortar.



Rubber sheeting and plywood buttresses are employed to keep the brick parapet from collapsing all-together. These are temporary measures until the problem can be addressed with masonry.

Hickman House: Poor

The excavation for the Hickman House was started by the MHC Preservation Crew but never completed. The historic building, built in 1869, would be extremely useful as housing for MHC seasonal workers, and needs to be completely excavated, jacked up for stabilization by replacement of rotted sill logs and sill plates, a new foundation poured, replacement of rotted floor framing and sheeting, gutters added, window and door repair, replacement of rotted porch, complete demolition of interior, and replacement and re-roofing of the accompanying outbuilding. Plumbing and electrical upgrades are also necessary.



The rotted porch and failed stone foundation of the Hickman House

Prasch Blacksmith Shop: Fair

This building has appeared on the “never finished” list for a record amount of time: work began fourteen years ago. It is one of the many buildings on the main street with a fascinating history, having been a “hurdy-gurdy” dancehall when it was originally built, then converted to a blacksmith shop in the 1870s and used as such up to 1946. It needs footings poured (the holes have already been dug) and a timber-framed structure built internally to support the building. The floor itself needs replacement and the two forges need stabilization and chimneys in order for it to become a public display again. Gutters are also needed.



Though the clapboard false-front was preserved in 2009, the interior still retains the same temporary bracing that was placed in 2000 holding the roof up. This building was a display prior to the attempt at full stabilization, and the collections removed from the Prasch have put a strain on already overcrowded storage facilities.

Cabbage Patch Buildings: Fair to Poor

The Cabbage Patch is a grouping of structures located with Block 154, one of Virginia City's oldest sections of town. It is a popular place for tourists to congregate, and it could be made into a small park area if it were cleaned up and stabilized. The buildings, though small in stature, need replacement of rotted sill logs and sill plates, replacement of floor framing and sheeting, new roofs, exterior walls repaired or replaced, new siding where needed, new fencing, and the stabilization and repair of outhouses, as well as window and door repair or replacement. The buildings sit directly on the grade, and need to be raised above grade with proper foundations and drainage.



These buildings sit on the ground, with the exception of the Toy Store 2 Story Outhouse pictured (bottom left), which has been held in place with a cable since 2004, to prevent it from toppling off its inappropriate foundation.

City Bakery: Poor

The City Bakery is a Bovey partial reconstruction; as the original building had crumbled almost repair. It is currently being used by a concessionaire. The rear exterior of the building is in bad shape. The existing concrete block wall needs to be removed, excavated for footings and rebuilt. A crack monitor places on the building only five years ago shows a disturbing rapidity to its deterioration.



Figure 12: Crack monitor on the rear façade of the City Bakery shows the growing displacement of the building at an alarming rate.

- **Highlight properties in Endangered or Threatened status and what measures will be undertaken or are needed to address negative impacts.**

Coggswell Cabin: Endangered

The Coggswell Cabin is failing almost beyond the point of repair. It needs an entire new foundation system, and the roofing and framing stabilized and re-built, and a new roof. One log wall has completely rotted away, and all bottom logs need to be replaced. If we do not preserve this building in entirety it will collapse. It is extremely relevant to the social history of Virginia City, housing some of the earliest African American entrepreneurs in Montana and will hopefully be interpreted as such in the future.



No south interior wall remains in the Coggswell Cabin to shelter it from the elements, and the protective muslin covering what walls are left is clearly beyond repair with weather and water damage. This building is close to being classified as “Failed.”

Montana Post (Print Shop): Threatened

The original portion of this important Montana building (1863) is in jeopardy below the ground level. It was built with no footing and we have already lost a section of stone. The only thing holding the building up are stabilization timbers placed over ten years ago. Drainage desperately needs to be addressed. In this crucial building, there needs to be a major excavation for the foundation, which includes jacking up and stabilizing the building, replacement of rotted sill logs and sill plates, a new concrete foundation, a repair of rotting floor framing and sheeting, a re-pointing of stone walls inside and out, addition of gutters, and window and door replacement and repair. The northeast corner of the exterior of the building is already showing signs of cracking. A seismic retrofit should also be considered, as with all stone buildings built without reinforcement.



Thought the stabilizing timbers are in good shape, this is a temporary solution to an eminent problem that will eventually arise within all unreinforced stone structures in Virginia City.



A view of the bowed out interior wall, and the exterior wall of the Montana Post building: Cracks are already appearing on the outside above where the section of stone has failed in the basement.

Gilbert House: Threatened

Built in 1864, this was the home of the Henry Gilbert family, who ran Montana's earliest standing Brewery in Virginia City. A \$100,000 grant was just awarded the MHC to stabilize the malting tower of the Brewery, which eased a dent in the building's preservation needs, yet no attention has been paid to the Gilbert home, a building which could serve many uses if preserved and brought up to code. It needs a major excavation both for drainage and a new foundation, replacement of rotted sill logs and sill plates, replacement of chimneys, replacement of flooring, window and door repair, and gutters. The interior has been neglected for decades and it appears that a natural spring, most likely an off-shoot of Daylight Creek, has opened beneath the northeast corner of the building, escalating its decline 18-20" below grade. This spring, along with a failing roof, has also caused extensive internal damage such as moss and mold growth in the roofing valleys, the floor, and all available surfaces. Also included in its preservation would be a complete electrical and plumbing upgrade.



The home of one of Montana's earliest Brewers is in danger of being beyond repair. The affect that the environment has had on this building could be an interesting lesson in adaptation, or lack thereof. It has as many problems on the outside as within, but the façade still looks attractive, and it still harbors treasures such as a claw foot tub (pictured, top left)

Section C:

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

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

The Montana Heritage Commission has undergone a massive re-organization since mid-2010. In this time, money for preservation, as well as all other operations, has been scarce, causing progress on full-

scale building oriented preservation to halt. The last full-scale project took place in May 2010. Even before these concerns came about, the MHC lost two valuable Preservation Specialists, one being the manager of the department. Since March 2010, the MHC Preservation Crew has consisted of only two, with no budget to hire another full time worker or seasonal help. The full-scale project during the season of 2010 caused an injury in one Preservation Specialist, which has not properly healed to this date and is currently working on a limited schedule. Our agency has taken efforts to improve the status and condition of our site on a "necessity" basis due to lack of funds and especially, lack of manpower. The author of this report is the MHC Cultural Resource Manager, and position that was born as a result of the aforementioned re-organization. This position does oversee preservation, but has only been in this capacity since September 2011.

- **Describe the range and type of stewardship efforts over past 2 years.**

2010 & 2011: (Copied from Preservation Crew Monthly Reports by Don Steeley and Jeff Cleverley)

The Jack Taylor cabins received more exterior work. The porch received a new roof using cedar shingles. The rotten posts were spliced and re-installed. The railings were repaired and re-installed, and the decking was replaced using in-kind material. The door to the alley way was also repaired and re-installed. All of the windows in the building also received major preservation work.

Due to severe rot, the entry way floor to the bathrooms in the Gilbert brewery had to be removed and replaced. All of the joists were replaced using pre-treated 2"x12" boards. And the flooring was replaced using in-kind 2"x6" tongue and groove planks. A vapor barrier was also installed to keep the moisture from wicking in to the new material.

The window buck and windows were re-installed, as well as the original wall coverings, trim pieces, and the shelf on the north wall of the Kramer. The east wall covering was also re-installed.

In February, the MHC had some air quality tests done by Department of Labor and Industry in the offices of Content Corner. The tests came back positive for some molds and other debris. The offices were evacuated in March, and due to time constraints with DOLI, the MHC hired Panhandle Geotechnical and Environmental to do some additional air quality tests. The tests showed elevated levels of molds and debris in the hallway around an exposure window. Recommendations were to remove the west wall in the hallway and remove all of the wallpaper on the plaster. Jeff C and Don S went in and removed the sheetrock, plywood, and insulation to expose the outer wall; they proceeded to remove all of the wall coverings off the wall. After it was all removed, it was sprayed down with a water and bleach mix. The wall was then replaced using new plywood and sheetrock. Panhandle G&E did another set of air quality tests, and recommended that a professional abatement company come in and do a thorough cleaning of the contaminated area. Buffalo Restoration out of Bozeman will be coming to do that cleaning soon.

The Montana Heritage Commission was also rewarded the HB 645 Historic Preservation Competitive Grant Program through the Department of Commerce. The \$100,000 will go toward the engineering and installation of the helical piers for the Gilbert Brewery Malting Tower, with the work to be done by Bridger Engineering.

The Green front cabins have been the primary focus of the Preservation team over the last couple of months. Excavation was started in early May focusing on the west cabin. The 3 sides of the cabin were excavated 3 ft. deep, removing the false foundation and rotten sill logs from the west side of the building. The front logs were removed as well. An 8"x16" footing was then installed around the 3

sides, reinforced using $\frac{1}{2}$ " rebar. Rebar was also stubbed out of the top for the stem wall that will be installed later.

After the excavation was completed and the footing was installed, the Preservation team analyzed which logs could be salvaged and which ones needed to be replaced. The second log up on the west side had some decay starting, but the team was able to salvage 75% of it. With help from Bob Nevin and his log mill, the preservation team was able to slice off the bottom of the rotten log, and replace it with new material of the same size. The log was then installed back on to the building.

In May, barricades were installed in the Dance and Stuart and the Buford Store fronts. To give the tourists a little more access to a couple store fronts on Main Street.

Work continued on the Green Front cabins through the month of August. The Preservation crew removed the wall coverings and plank wall from the eastern wall of the cabin. An old doorway was discovered on the north end of the wall. The logs on the left of the doorway were completely rotten and were replaced; the logs to the right of the doorway had all failed and were raised back into place using ratchet straps. The two logs at the bottom were completely rotten and will be replaced.

The flooring was removed from the east side of the building to gain access to the floor purlins in order to get it level. The purlins are now running level and cribbed using 4"x4" steel.

The team then set a row of cinder block on the footing and filled them with grout. A large rock was placed under each corner of the building. The building was lifted so the rock would fit, and the building was lowered back onto the rock. The large rocks are carrying the weight of the building. The team then started assembling the stone foundation. The rocks were set and pointed using a mortar formula of 2 parts Type S lime, 2 parts Portland cement, 10 parts sand.

The main focus on the Green front cabins during the months of September and October was to complete the exterior work before winter hits. The Preservation team finished the stone foundation around the three accessible sides of the cabin. The stones were set using a mortar formula consisting of 2 parts type "S" lime, 1 part white Portland cement, 1 part grey Portland cement, and 10 parts sand. After the foundation was completed, the area was back filled using big rubble stone on the bottom, and gravel to finished elevation to allow positive drainage around the building.

The team then started replacing the daubing that was lost during the log replacement, as well as the siding that was either rotten or missing.

The daubing formula consisted of 1 part type "S" lime, $\frac{1}{2}$ part white Portland cement, $\frac{1}{2}$ part grey Portland cement, and 6 parts sand in order to match the existing daubing. It was replaced on all three sides.

The siding that was replaced was fabricated in the Preservation shop to match the existing. On the north side (front) of the building, a simple beveled siding was made, and on the south side (back), a ship lap siding was made. The front siding was also painted using a red solid stain to match the existing.

Smaller repairs were also made on the exterior of the cabin. Some rotten and damaged trim pieces were either replaced or repaired using Dutchmen pieces. The north side windows were also repaired, re-glazed, and re-painted using a color that matched the original paint color found under the existing oxidized color.

The Cogswell house, which is the house next to the Jack Taylor house, received some temporary treatments to help it through the winter. A temporary tin roof was placed on it, as well as a plywood wall, to help protect it from the winter elements. This will buy the building some time until the Preservation team can get back to it.

In the off-season winter months, and especially since the injury of Jeff Cleverley, the Preservation Crew undertakes the challenge of preserving all of the windows in MHC buildings in

Virginia and Nevada Cities. The windows receive anything from simple mutton repairs to replacing lower and upper rails. After counting the preservation team has completed 74 more windows over the last 2 months, 111 windows over the last 4 months.

- **Total costs of stewardship efforts during the reporting period.**

This is difficult to estimate. However, an approximate figure of \$267,262 was arrived upon with help from the Department of Commerce accountants and including the \$100,000 HB645 grant. It should be noted that the MHC was passed up for Long Range Building Funds during the 2011 Legislature, and therefore we have an estimate of \$90,000 left from the last round to sustain us for the rest of 2012, until we can re-apply during the next Legislative Session in 2013.

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

This is also difficult to determine. The entire site was purchased in 1997 for \$6.5 million. The cost was broken down as such: \$1.5 million for the buildings, and \$5 million for the collections that they house. Many of our buildings have more than likely depreciated in value without funding for necessary preservation efforts. However, each historic building that receives full preservation treatment increases in value, monetarily but certainly in historic integrity. It should be noted that in 2009 an appraisal was made by Risk Management & Torte Division with a figure for the Virginia City National Historic Landmark buildings upwards of \$22,597,124, which seems a bit ambitious. That is an increase of \$21,042,124 above the State's original purchase price.

- **Highlight special and/or successful stewardship efforts.**

-The Green Front “Restaurant” project, 2010, MHC Preservation Crew’s last full scale preservation project, has fixed one building with no funding and manpower to fix the building that abuts it directly to the left.



(Left photo) Rear corners of both Greenfront Buildings where they touch: the one on the left (V095) sits securely upon new sill logs and a new foundation, while the one on the right (V094) clearly needs to follow suit.

(Right photo) Front façade shows the preserved building on the right (V095) sitting high above grade, while the building on the left (V094) is still buried in the dirt (snow) and needs to be excavated and preserved.



- **Highlight stewardship efforts that addressed threats to heritage properties and/or properties with acute condition needs.**

No projects have occurred within the reporting period for properties with **acute** condition needs.

- **Highlight interagency and/or public-private partnership efforts.**

-The Montana Heritage Commission was awarded a House Bill 645 Historic Preservation Competitive Grant through the Department of Commerce in early 2010. The \$100,000 received was for the Gilbert Brewery Tower Rehabilitation project. The Malting Tower, which was in endangered structurally, received new helical piers. The work was completed and the grant closed out by September 2011.

-Though this did not take place in Virginia City NHL, it is worth mentioning. At the instigation of the Montana Preservation Alliance, the MHC was able to partner with group funded by Philip Morris USA. With the instruction of our Preservation Specialists, the group worked on three structures in Nevada City, restoring roof framing, installing a new sod roof, re-chinking logs and preserving windows and painting signs. Philip Morris USA paid for the closing of Nevada City for one week, and all other expenses. The MHC got valuable work done, making Nevada City look better for its visitors.

Section D:

A prioritized list of the maintenance needs for the properties:

- **Describe the primary preservation maintenance needs of your heritage properties.**

The primary preservation maintenance need of our heritage properties is the ability to hire **more Preservation Specialists**.

Virginia City NHL has several themes of deterioration that arise on a regular basis. Deterioration of buildings is caused by a variety of external and internal factors. Weathering will always be a problem in Virginia City, with its extensive winters and brief hot summers. Some of this issue could be mitigated with the installation of proper drainage systems around the buildings, with French drains to “wick” moisture away. Gutters could also be installed to keep the precipitation off and away from the buildings. Those with poor roof systems face worse problems- moisture within the walls of buildings rots the wooden infrastructure.

Another theme is human interference. The technique of backfilling concrete around the base of buildings, or “Bovey Backfill” as it has been dubbed by MHC, has been extensively used in Virginia City. Though this technique was meant to preserve, it actually has the opposite effect, trapping moisture between the concrete and wood members and causing wet rot. The archaeological record has also been disturbed where the trenches were dug for this backfill, unfortunately. The concrete needs to be removed from all buildings that still contain Bovey Backfill, the damage beneath it mitigated, and a more appropriate foundation placed beneath each building.

Yet another factor is a combination of human and environmental interference. Vegetation surrounds a number of structures. While this may look attractive, it adds to their demise. While some can be cut back routinely, others, like vines or hops, cause irreparable damage. Other considerations must be made to the more delicate features that buildings of the Victorian era- Boomtown would possess, for example false fronts, interior lathe and plaster, and turned porch supports. These details

make the buildings unique and irreplaceable, and are the reason why people visit Virginia City. Where they are salvageable, they need extensive repair and consolidation.

- **Highlight the prioritized top 20% of heritage properties with preservation maintenance needs (from summary table and property specific data reporting forms).**

(Please see Section B for details.)

-Stonework on facade of Opera House
-Brick parapet wall on Buford Store side wall (in danger of collapsing the roof)
-Hickman House- unfinished
-Greenfront Buildings- unfinished
-Two-story outhouse behind Toy Store in Block 154 stabilized
-Brewery Tower concrete/ steel work on outside
-Coggsell Cabin- unfinished
-Prasch Blacksmith shop- unfinished

- **Address preservation maintenance needs to correct identified condition deficiencies of Threatened or Endangered properties.**

Please see Section B.

- **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:

**A record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2).
(Note: agencies should review these sections of the Montana State Antiquities Act)**

- **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 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 Interior's 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?**

Though in the past these meetings occur on a yearly basis, June 7, 2010 was the last meeting in Virginia and Nevada Cities that occurred between the SHPO and MHC staff, attended by Pete Brown and Stan Wilmoth. The last contact occurred in June 2011 after Aunt Julia's Garage (V013) had partially collapsed and the decision was made to allow it to be completely removed by the Concessionaire. As long as the Preservation Crew works within the guidelines of the Programmatic Agreement, it is understood that regular contact is not necessary. However, no yearly meeting with SHPO occurred in 2011, as conflicting schedules did not allow it.

- **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)?**

The Staff Archaeologist (now Cultural Resource Manager) has 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 past and present challenges have been outlined in **Sections B and D**, and the successes and opportunities in **Section C**. 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 an Assistant Curator to keep it running during the 2012 season. Hopefully, by the next biennium, the news for preservation in Virginia 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.

Section A:

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

24MA0723 Virginia City Historic District (183 contributing) NHL

***24MA1925 The Finney House (Nevada City)** NR Listed

24MA1926 Dr. Don L. Byam House (Nevada City) NR Listed

24LC0883 Reeder's Alley/Pioneer Cabin (*part of Helena HD) NR Listed

- Summarize the known, documented heritage properties under your agency ownership and management: number, type, locations, etc.

Wood Street
N030 Finney House

The Finney House was constructed over at least six different periods, starting as early as 1863. The house, along with outbuildings in the “Finney House Complex”, is considered the most intact representation of domestic life ways and architectural fabric in **Nevada City**.

- **Highlight prominent heritage properties on the list**

The Finney House (24MA1925) is one stand-alone building.

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

The Finney House has not been altered during the reporting period; however, work was done on it during the 2008 season on the roof of what is thought to be the earliest, original portion of the building. No properties have been added, and none lost.

Section B:

The status and condition of each heritage property

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

The Finney House was stabilized during the 2008 season for its immediate needs. Additionally, the University of Oregon's School of Architecture and Allied Arts was hired to do a *Conditions Assessment and Contextual Analysis*. Its overall status is listed as Watch.

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

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

The Finney House was stabilized during the 2008 season for its immediate needs. Additionally, the University of Oregon's School of Architecture and Allied Arts was hired to do a *Conditions Assessment and Contextual Analysis*. Its overall condition is listed as Fair.

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.

- **Highlight the condition of specific heritage properties, especially those in Excellent and Poor conditions. If Failed, describe what led to this condition.**

The Finney House kitchen roof, ca. 1912, received preservation treatment in the summer of 2008. The staggered plank roofing elements were also re-installed at their respective locations, with in-kind replacement of critically failed material conducted as necessary. However, there are other treatments that the building will need in the future.



Clockwise from top left: Finney House façade, the kitchen roof prior to stabilization, and the finished product.

- **Highlight properties in Endangered or Threatened status and what measures will be undertaken or are needed to address negative impacts.**

N/A.

Section C:

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

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

No preservation work has been undertaken on the Finney House within the reporting period.

- **Describe the range and type of stewardship efforts over past 2 years.**

No preservation work has been undertaken on the Finney House within the reporting period.

- **Total costs of stewardship efforts during the reporting period.**

There have been no costs associated with the Finney House within the reporting period.

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

A 2009 appraisal by the Risk Management & Tort Defense Division estimates the Finney House to be worth \$85,741. There is no way to know what it was worth in 1997 when the State of Montana purchased Nevada City, along with all of Bovey's holdings and collections in Virginia City for \$6.5 million.

- **Highlight special and/or successful stewardship efforts.**

There have been no special/successful stewardship efforts on the Finney House during the reporting period.

- **Highlight stewardship efforts that addressed threats to heritage properties and/or properties with acute condition needs.**

N/A.

- **Highlight interagency and/or public-private partnership efforts.**

Although the aforementioned partnership with the University of Oregon produced a useful and quality document in 2008, no efforts have occurred in regard to the Finney House during the reporting period.

Section D:

A prioritized list of the maintenance needs for the properties:

- **Describe the primary preservation maintenance needs of your heritage properties.**

The perimeter of the Finney House will need to be excavated in the future, the “Bovey Backfill” removed, and a new foundation placed beneath. Along with the foundation, new sill logs will replace the deteriorating ones. Re-grading and a new drainage system will be necessary. More attention needs to be paid to the (original) kitchen portion of the house. The south-facing log wall is noticeable deflecting due to the tilt of the chimney flue, which will need to be stabilized by providing lateral support for the flue, and the rear portion of the house (the stone “creamery”), is in need of re-pointing. Portions of the floor and sub-flooring in the front segment (the “main house”) were taken up during the assessment to see what the house was sitting on, and they have remained opened since 2008. The floor needs to be replaced and repaired, using original joists when necessary. Interior and exterior finishes will need to be treated, including daubing in the kitchen and plaster in the front and rear rooms.



Above left and right: The author excavating soil beneath the floor for artifacts & building features in 2008, and a recent photo from 2012.

- **Highlight the prioritized top 20% of heritage properties with preservation maintenance needs (from summary table and property specific data reporting forms).**

The Montana Heritage Commission does not consider the Finney House to be within the top 20% of properties with preservation needs, as it is currently secure and stable, and not a feature in the Nevada City Living History program. However it will be monitored and issues will be addressed before they arise.

- **Address preservation maintenance needs to correct identified condition deficiencies of Threatened or Endangered properties.**

N/A.

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

Yes. The Finney House collections were removed before the work began on the building in 2008. They have never been replaced. As the building is not used for Living History or as a display, it is not on the list of top priorities for the MHC- as long as it remains structurally stable.

Section E: (Same as 24MA0723)

A record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2).
(Note: agencies should review these sections of the Montana State Antiquities Act)

- 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?

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 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 Interior's 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?

Though in the past these meetings occur on a yearly basis, June 7, 2010 was the last meeting in Virginia and Nevada Cities that occurred between the SHPO and MHC staff, attended by Pete Brown and Stan Wilmoth. The last contact occurred in June 2011 after Aunt Julia's Garage (V013) had partially collapsed and the decision was made to allow it to be completely removed by the Concessionaire. As long as the Preservation Crew works within the guidelines of the Programmatic Agreement, it is understood that regular contact is not necessary. However, no yearly meeting with SHPO occurred in 2011, as conflicting schedules did not allow it.

- **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)?**

The Staff Archaeologist (now Cultural Resource Manager) has 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 an Assistant Curator to keep it running during the 2012 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.

Section A:

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

24MA0723 Virginia City Historic District (183 contributing) NHL
24MA1925 The Finney House (Nevada City) NR Listed
***24MA1926 Dr. Don L. Byam House (Nevada City) NR Listed**
24LC0883 Reeder's Alley/Pioneer Cabin (*part of Helena HD) NR Listed

- Summarize the known, documented heritage properties under your agency ownership and management: number, type, locations, etc.

Wood Street
N008 Dr. Byam House

- Highlight prominent heritage properties on the list

The Dr. Don L. Byam House is one building along Highway 287 in Nevada City. It is on the National Register of Historic Places for being a significant original homestead in Montana, being one of the very few left in Nevada City and having ties to themes such as the Vigilante movement and the Civil War. It was built in 1863 and the home was occupied up until 1930. It currently houses collection in the front portion of the building, and the rear section and western addition are used commercially.

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

The Dr. Byam House has not been changed or improved during the reporting period. No properties have been added to the State-owned Heritage Property 24MA1926, and none have been lost.

Section B:

The status and condition of each heritage property

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

The Dr. Don L. Byam House has some structural concerns, as it does not sit on an appropriate foundation. Its overall status is listed as Watch.

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

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

The Dr. Don L. Byam House has some structural concerns, as it does not sit on an appropriate foundation. Its overall condition is listed as Fair.

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.

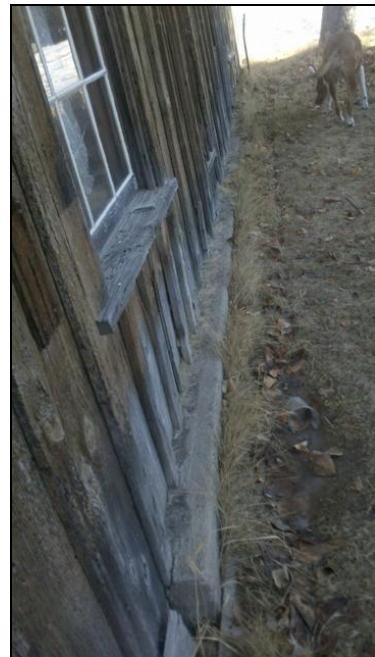
- **Highlight the condition of specific heritage properties, especially those in Excellent and Poor conditions. If Failed, describe what led to this condition.**

The Dr. Byam house is listed as Fair for several reasons. Firstly, it has foundation issues. It sits on a continuous poured concrete foundation that does not adequately lift it out of the ground. Due to this fact, it has drainage issues. The site needs to be re-graded to keep the lower wooden members out of the ground to prevent rot. The exterior clapboards and finish are in need of repair. The lack of paint has caused weather damage that looks unseemly and does not protect the building. The roof, replaced in 1997, needs to be monitored. The board and batten members will need to be repaired. It is sound, but needs to be monitored.

Clockwise from top left: The front façade needs clapboards replaced in kind. The windows are in good shape from recent preservation. Framings could use consolidation.

“Bovey Backfill” traps moisture around the base of the building, and does not allow the wood to breathe, causing rot.

Building has knob & tube electrical fixings hanging off of the rear façade. A bird nests just below the eave. Vegetation needs to be addressed.



- **Highlight properties in Endangered or Threatened status and what measures will be undertaken or are needed to address negative impacts.**

N/A.

Section C:

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

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

No preservation work has been undertaken on the Dr. Don. L. Byam House within the reporting period.

- **Describe the range and type of stewardship efforts over past 2 years.**

No preservation work has been undertaken on the Dr. Don L. Byam House within the reporting period.

- **Total costs of stewardship efforts during the reporting period.**

There have been no costs associated with the Dr. Don L. Byam House within the reporting period.

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

A 2009 appraisal by the Risk Management & Torte Defense Division estimates the Dr. Don L. Byam House to be worth \$118,358. There is no way to know what it was worth in 1997 when the State of Montana purchased Nevada City, along with all of Bovey's holdings and collection in Virginia City for \$6.5 million.

- **Highlight special and/or successful stewardship efforts.**

There have been no special/successful stewardship efforts on the Dr. Don L. Byam House during the reporting period.

- **Highlight stewardship efforts that addressed threats to heritage properties and/or properties with acute condition needs.**

N/A.

- **Highlight interagency and/or public-private partnership efforts.**

There have been no interagency, private, or public partnership efforts relating to the Dr. Don L. Byam House during the reporting period.

Section D:

A prioritized list of the maintenance needs for the properties:

- **Describe the primary preservation maintenance needs of your heritage properties.**

The Dr. Byam House requires an excavation of the perimeter of the building, the removal of the “Bovey Backfill” encapsulating the foundation, removing the actual foundation and replacing it with more appropriate materials, the installation of a French drain on the east façade, and an appropriate drainage system to the west. The board and batten members that are failing need to be replaced, as well as the clapboards which diminish the appearance of one of Nevada City’s most important buildings, and a fresh coat of paint need be applied to protect the wood exterior and elongate the life of the structure.

- **Highlight the prioritized top 20% of heritage properties with preservation maintenance needs (from summary table and property specific data reporting forms).**

As the Dr. Don L. Byam House is in Fair and not Threatened condition, it is not considered within the top 20% of heritage properties with preservation needs for the Montana Heritage Commission. It will be monitored for changes in its status, and those needs will be addressed before they arise.

- **Address preservation maintenance needs to correct identified condition deficiencies of Threatened or Endangered properties.**

N/A.

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

Yes. The Dr. Byam house currently houses collections set up as a display, yet it is not open to the public. The front section remains closed to the public, they can only view its interior through a window. It does display a National register of Historic Places plaque. The back areas are used as an office and laundry room for the Star Bakery and Nevada City Hotel Concessionaire- they are maintained by them. As the building is not used for Living History or as a display, it is not on the list of top priorities for the MHC- as long as it remains structurally stable.

Section E: (Same as 24MA0723)

**A record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2).
(Note: agencies should review these sections of the Montana State Antiquities Act)**

- 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.)

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- 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 Interior's 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?**

Though in the past these meetings occur on a yearly basis, June 7, 2010 was the last meeting in Virginia and Nevada Cities that occurred between the SHPO and MHC staff, attended by Pete Brown and Stan Wilmoth. The last contact occurred in June 2011 after Aunt Julia's Garage (V013) had partially collapsed and the decision was made to allow it to be completely removed by the Concessionaire. As long as the Preservation Crew works within the guidelines of the Programmatic Agreement, it is understood that regular contact is not necessary. However, no yearly meeting with SHPO occurred in 2011, as conflicting schedules did not allow it.

- **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)?**

The Staff Archaeologist (now Cultural Resource Manager) has 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 an Assistant Curator to keep it running during the 2012 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.

Section A:

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

24MA0723 Virginia City Historic District (183 contributing) NHL

24MA1925 The Finney House (Nevada City) NR Listed

24MA1926 Dr. Don L. Byam House (Nevada City) NR Listed

***24LC0883 Reeder's Alley/Pioneer Cabin (*part of Helena HD) NR Listed**

- Summarize the known, documented heritage properties under your agency ownership and management: number, type, locations, etc.

Reeder's Alley:

16 individual Units (some businesses 2 in 1)

Pioneer Cabin

Caretaker's Cabin

- Highlight prominent heritage properties on the list

-**Pioneer Cabin** –“There is no other building or mining camp remnant in Helena that can better interpret this very early period of occupation. Family documentation of the building sequence makes the Pioneer Cabin a rare and precious landmark.”

-**Caretaker's Cabin**

-**Stone House**

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

Yes, there have been changes to a few of the units in Reeder's Alley within the reporting period. No new properties were added, and no properties were lost.

Section B:

The status and condition of each heritage property

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

The status of Reeder's Alley is currently set as **Watch**.

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

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

The condition of Reeder's Alley is currently set as **Fair**.

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.

- **Highlight the condition of specific heritage properties, especially those in Excellent and Poor conditions. If Failed, describe what led to this condition.**

None are Failed. As a whole, it is stable, but it does have major areas of concern- but no safety concerns where issues need to be addressed immediately.

Section C:

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

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

Yes, efforts have been taken to improve Reeder's Alley within the reporting period.

- **Describe the range and type of stewardship efforts over past 2 years.**

The largest project undertaken by the MHC in Reeder's Alley was a full remodel of Papa Tony's (formerly Karmadillos), a new restaurant in Reeder's Alley that started operation in May 2011. Preservation Specialist Don Steeley spent the months of May through August in Reeder's Alley doing necessary repairs. Repairs included rotten floor replacement, building a stud wall to cover exposed stone as per Health Department requests, adding wainscoting where needed and a coat of paint. The Stone House kitchen is used by Papa Tony's as well, where 3 dividing walls were built as per Health Department requests. Three doors were also installed.

February 2011 the Preservation Crew did multiple sheetrock repairs in Units 107 and 109. Unit 113 received sheetrock repairs and a fresh coat of paint. Unit 119 received sheetrock repairs and a vapor barrier installation, as well as a fresh coat of paint. Unit 135 was completely remodeled by an independent contractor in 2010. It also received a new door after a break-in.

The Caretakers Cabin floor received a temporary patch where it was failing.



The stone and brick wall was preserved beneath a new wall.



The plastic coating and stud wall before the sheetrock is placed.



A broken hot water heater damaged the floor, causing the joists to rot. It was removed, and a new floor was put in its place.



Wainscoting was installed along the base of the wall.



A view of the restaurant, almost complete.

- Total costs of stewardship efforts during the reporting period.**

Although this figure is a very low estimate, it was obtained from the Department of Commerce Accounting records for Long Range Building Funds. It is impossible to determine the actual cost of stewardship efforts, as projects are not all coded the same way. The total cost figured for Reeder's Alley recognizable transactions is \$57,425.93.

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

This is not currently possible to determine.

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

N/A

- Highlight special and/or successful stewardship efforts.**

Although in the past we have had Elder Hostel groups working in Reeder's Alley before the reporting period, there have been no special or successful stewardship efforts during the 2010-2011 seasons.

- **Highlight stewardship efforts that addressed threats to heritage properties and/or properties with acute condition needs.**

N/A.

- **Highlight interagency and/or public-private partnership efforts.**

Unit 135 was completely remodeled by an independent contractor in 2010.

Section D:

A prioritized list of the maintenance needs for the properties:

- **Describe the primary preservation maintenance needs of your heritage properties.**

The structural integrity of the brick buildings in Reeder's Alley are being damaged by major drainage issues, and require such measures taken as a new gutter system. Reeder's Alley would benefit from an assessment to determine what the proper methods of improvement should be. Roof repair and sheetrock repair are necessary in some units.

Unit 129 will receive a new floor and stabilization in the immediate future. The floor in the Caretakers Cabin will receive floor stabilization as well; the work will be done by an independent contractor.

- **Highlight the prioritized top 20% of heritage properties with preservation maintenance needs (from summary table and property specific data reporting forms).**

The whole site is in the same condition, which is stable but needs to be watched. Addressing drainage issues would be the number one priority, to prolong the life of the historic structures.

- **Address preservation maintenance needs to correct identified condition deficiencies of Threatened or Endangered properties.**

N/A

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

Yes. As Reeder's Alley was the Montana Heritage Commission's sole property located outside of Virginia and Nevada Cities, the Preservation staff had little to do with its daily maintenance, but consulted where necessary on its preservation needs from VC, up until February 2011. We are consistently trying to familiarize ourselves with Reeder's Alley and its structural needs. We are currently working with the Property Manager, Mike Casey of the TriMac Group, to determine its needs, and are

taking on a more hands-on approach, travelling to Helena where necessary to either do the work ourselves or determining what can be contracted out to external groups.

Section E: (Same as 24MA0723)

**A record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2).
(Note: agencies should review these sections of the Montana State Antiquities Act)**

- 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?

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 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 Interior's 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?

Though in the past these meetings occur on a yearly basis, June 7, 2010 was the last meeting in Virginia and Nevada Cities that occurred between the SHPO and MHC staff, attended by Pete Brown and Stan Wilmoth. The last contact occurred in June 2011 after Aunt Julia's Garage (V013) had partially collapsed and the decision was made to allow it to be completely removed by the Concessionaire. As long as the Preservation Crew works within the guidelines of the Programmatic Agreement, it is

understood that regular contact is not necessary. However, no yearly meeting with SHPO occurred in 2011, as conflicting schedules did not allow it.

- **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)?**

The Staff Archaeologist (now Cultural Resource Manager) has 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 an Assistant Curator to keep it running during the 2012 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:

1. APPLICABILITY OF AGREEMENT:

- a. 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.
- b. 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.

c. 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).

d. 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.

2. PROJECTS NOT REQUIRING REVIEW BY THE SHPO:

- a. The project is limited to activities enumerated in **Attachment A**; and
- b. The project is conducted by the PT, or under its *direct on-site supervision*; and
- c. The project is confined to repair activities unless replacement is necessary to halt material loss; and
- d. The project is accomplished without damage or alteration of material, trim or details which do not require repair; and
- e. 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
- f. 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- Virginia City NLH**

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		Watch	Fair	Foundation assessment, oil exterior, French drain, maintain daubing, roof, window & door systems
V003		Tack Shed		Watch	Fair	New roof, vegetation control
V004		Bovey Barn		Watch	Good	Vegetation control
V005		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		Kissling Cabin		Satisfactory	Good	Full restoration in 2005. Roof material replacement, vegetation
V010		ca. 1865 Thexton/Kitson House		Satisfactory	Good	Modified in 1990s, needs heating upgrade, vegetation control
V011		Old House		Watch	Fair	None immediate, vegetation control
V013	1875	Aunt Julia's Garage	Commercial	Removed	Failed	Concessionaire removed in Spring 2011 due to safety hazard
V014		Aunt Julia's House		Satisfactory	Good	Vegetation control
V015		Aunt Julia's Outhouse		Satisfactory	Good	Vegetation control
V016		Dance & Stuart Store*		Satisfactory	Good	Exterior wood treatment, vegetation
V017		Pitman Gas Station & Shed		Watch	Fair	Vegetation, drainage, repair and treat wood siding
V018		Cabbage Patch Barn		Watch	Fair	None immediate, vegetation control
V019		Cababge Patch Shed		Watch	Poor	Foundation piers, repair exterior timbers, re-grade & drainage, vegetation
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, reserved in 2008-2009 season, will need on-going monitoring
V025		Tin Clad Shed- Cabbage Patch		Watch	Fair	Vegetation, eventually drainage
V026		1863 Weston Hotel**		Satisfactory	Good	Extensive restoration in 2009

V027		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 will need to be addressed eventually
V031		Outhouse behind the Jewelry		Threatened	Poor	Does not appear salvageable at this point
V032	1863	Toy Store** Toy Store Ground Floor Outhouse	MHC Display	Satisfactory	Good	Exterior wood treatment
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** Montana Post & Stone Print Shop***	Commercial	Watch	Good	Drainage issues, re-point foundation
V040	1864/Bovey	Tin Shed	MHC Display	Threatened	Poor	Stabilization of northern wall of Print Shop (temporary bracing in place), grade & drainage issues
V041		Gilbert Brewery***		Satisfactory	Fair	Vegetation
V042	1863-80s	Pottery Shop & Bottling Building	Commercial	Watch	Good	Received preservation treatments from 2008-2011, including HB645 grant for Malting Tower
V043		Gilbert House		Threatened	Fair	Structural risk from underground springs & vegetation, SE corner collapsed, temporarily stabilized
V044				Threatened	Poor	Structural risk from underground springs & vegetation, door & window preservation, full assessment
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 Follies 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	Vegetation, foundation, exterior wood treatments
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	Though the framing condition is fair, the building is a shell and will receive no preservation
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 Coggswell 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

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V121	1875	Methodist Church**	MHC storage	Satisfactory	Good	Re-secure parging, some re-pointing, drainage eventually
V122/V123	1864	Daems Cottages**	MHC	Satisfactory	Good	Full preservation in 2005-06
V124	1869	Hickman House		Watch	Poor	Foundation, drainage, walls, wood treatment, vegetation- started excavation in 09'

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

** = High relevance to interpretation of Virginia City