

**Department of Administration's
Biennial Report on
State-Owned Heritage Properties
to the
Preservation Review Board
Pursuant to MCA 22-3-424 (4)**

Introduction

The Department of Administration presents the first biennial report to the Montana Preservation Review Board as required by Montana Codes Annotated (MCA) 22-3-424 (4): “an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties.”

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

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

Included at the end of this narrative report, Appendix A, discusses individual buildings in detail such as their status, condition, stewardship efforts, and prioritized maintenance needs.

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

The Department of Administration's General Services Division identified 14 state buildings located on the Capitol complex that meet the reporting criteria. Six of DOA's 14 properties are eligible or already listed in the National Register of Historic Places.

- 2 Carson – the Executive Residence
- 1315 East Lockey – the Walt Sullivan Building – National Register nomination pending
- 1301 East Lockey – the Old Board of Health
- 1310 East Lockey – the Old Livestock Building
- 118 North Roberts – the Capitol Annex
- 1301 East 6th Avenue – the State Capitol – listed on the National Register
- 225 North Roberts - Historical Society – listed on the National Register
- 302 North Roberts – the Scott Hart Building
- 1219 8th Avenue – the Old Stone House
- 920 Front Street – the Old Liquor Warehouse – National Register inventory

- 1320 Bozeman Avenue – the Records Management Warehouse
- 304 North Ewing – the Original Governor’s Mansion – listed on the National Register
- 1100 North Last Chance Gulch – formerly known as the National Guard Armory - listed on the National Register
- 2800 Airport Road – the Aviation Support Facility

B. The status and condition of each heritage property

Eight of DOA’s 14 heritage properties were designed and built as office buildings and are in excellent condition. The status and condition of the remaining six properties range between excellent and good. To extend longevity of DOA’s properties, each building is routinely monitored for maintenance and repair.

The Department of Administration does not have any properties in endangered or threatened status.

See Appendix A for the list of individual heritage properties and their status and condition.

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

The Department of Administration’s General Services Division is the custodian of all state property and grounds on the Capitol Complex which is the geographic area within a 10-mile radius of the state capitol. The Department is responsible for the maintenance, operation and renovation of all Capitol Complex buildings including the Department’s heritage properties. Services include water, sewer, electricity, natural gas, garbage collection, and monitoring all facilities for routine maintenance and repairs. Facility condition inventories are conducted on a monthly basis. Each property is assessed on a two-year cycle.

General Services Division spent \$5,572,500 on maintenance, repair, and renovations for the Department’s heritage properties during the last biennium. Highlights of the Department’s stewardship efforts include a \$912,000 project to repair exterior stone at the Capitol building, a \$500,000 heating/cooling/ventilation project and a \$350,000 window project at 1315 East Lockey, the Walt Sullivan Building.

See Appendix A for stewardship efforts undertaken by the Department of Administration for each heritage property.

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

DOA’s heritage facilities, along with all of the Department’s properties, undergo preventative maintenance monitoring to ensure the comfort of the occupants and to extend the longevity of the building. The Department prioritizes the maintenance needs of all facilities on the Capitol Complex and submits a budget request to the Governor’s Budget Office for funding. DOA has identified the following buildings as the highest priority for preservation:

- 1301 East Lockey – the old Board of Health

- GSD ranked the property a 2 on the preservation scale
- Projects include repointing the building's brick veneer. *Repointing masonry is labor intensive and expensive process that must be completed once every 100 years. Repointing is the renewing of the external mortar joints in masonry construction.*
- 1310 East Lockey – the Old Livestock
 - GSD ranked the property a 2 on the preservation scale
 - Projects include repointing the building's brick veneer.
- 118 North Roberts – the Capitol Annex
 - GSD ranked the property a 1 on the preservation scale
 - Projects include a new roof and repointing the brick veneer
- 304 North Ewing – the Original Governor's Mansion – 241c0883
 - GSD ranked the property a 1 on the preservation scale
 - Projects include
 - external paint
 - repointing the brick and stone work
 - repairing the balcony box beams
 - stabilizing porch decking
 - repairing cracks in the 3rd floor west bedroom
 - repair and paint the basement rug room wall

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

DOA complies fully with MCA 22-3-424 sections 1 and 2 regarding the maintenance and repair of the agency's heritage and non-heritage properties. The Department confers with the Montana Historical Society staff during maintenance, repair, and construction projects; the most recent examples include window replacement projects in the Old Livestock and Old Board of Health Buildings, the elevator installation at the Armory, and cosmetic repairs to the Executive Residence.

During the information gathering process for this report, the Department identified eight facilities as potential heritage properties that were not included on the list of heritage properties provided by the State Historic Preservation Office. The Department included these undocumented properties based on the year the facility was built – prior to 1961. DOA's unevaluated potential heritage properties included.

- 2 Carson – the Executive Residence
- 1301 East Lockey – the Old Board of Health
- 1310 East Lockey – the Old Livestock Building
- 118 North Roberts – the Capitol Annex
- 302 North Roberts – the Scott Hart Building
- 1219 8th Avenue – the Old Stone House
- 1320 Bozeman Avenue – the Records Management Warehouse
- 2800 Airport Road – the Aviation Support Facility

Appendix A

Department of Administration's Heritage Properties



1. 2 Carson, the Executive Residence, was built in 1958. The property is listed in the Montana Capitol Complex Master Plan as “significant structures, potentially eligible for individual listing in the National Register of Historic Places for its association with the Governor’s role in state government.” The status of the building is

satisfactory and the condition/integrity is **excellent**. General Services Division (GSD) performs regular/routine maintenance on the property. In the last biennium, GSD repaired the roof, \$1000, and performed ground maintenance, \$1000. The buildings infrastructure received a complete upgrade in 2002. On a scale of 1-5, 1 being the highest and 5 being the lowest, the Executive Residence is ranked at a 5 on the preservation priority scale on the preservation priority scale.



2. 1315 East Lockey, the Walt Sullivan Building, was built in 1959. An addition was built in 1974. The building will be added to the National Register of Historical Places in 2012 and has a Smithsonian number – 23LC2193. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine

maintenance on the property. In the last biennium, the building received an HVAC \$500,000 upgrade, a \$350,000 window project, and a \$41, 500 parking lot project. GSD ranked the building a 5 on the preservation priority scale.



3. 1301 East Lockey, the Old Board of Health Building, was built in 1919. The property is listed in the Montana Complex Master Plan as a “significant structure potentially eligible for listing in the National Register of Historical Places for architectural significance.” The status of the building is **satisfactory** and the

condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$108,000 window project on the building. The facility’s brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



4. 1310 East Lockey, the Old Livestock Building, was built in 1918. The building is listed in the Montana Capitol Complex Master Plan as a “property that potentially contributes to a potential historic district focused on the Capitol Campus.” The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine

maintenance on the property. In the last biennium, GSD completed an \$80,000 window project on the building. The facilities brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



5. 118 North Roberts, the Capitol Annex, was built in 1922. The facility is listed in the Montana Capitol Complex Master Plan as a “property that potentially contributes to a potential historic district focused on the Capitol Campus.” The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs

regular/routine maintenance on the property. In the last biennium, GSD completed a \$42,000 HVAC project and \$4000 in paint and carpet throughout the building. The property needs a new roof and the brick veneer needs repointing. GSD ranked the building a 1 on the preservation priority scale.



6. 1301 East 6th Avenue, the Montana State Capitol, was built in 1902 and east and west wings were added in 1912. The Capitol is already listed on the National Register of Historic Places and has a Smithsonian number – 24LC-786. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs

regular/routine maintenance on the property. In the last biennium, GSD completed a \$912,000 project to repair the exterior stone and a \$30,000 roofing project. Future repairs for the Capitol include dome repairs and new skylights. GSD ranked the building a 3 on the preservation priority scale.



7. 225 North Roberts, the Montana Historical Society, was built in 1950 and additions were completed in 1970 and 1985. The facility is already listed on the National Register of Historic Places and has a Smithsonian number – 24LC1970. The status of the building is **satisfactory** and the condition/integrity is

excellent. GSD performs regular/routine maintenance on the property,

however, in the last biennium, no maintenance projects were scheduled. The facility's fire alarm system is currently being upgraded. GSD ranked the building a 4 on the preservation priority scale.



8. 302 North Roberts, the Scott Hart Building, was built in 1936 and the addition currently housing the Montana Department of Justice was completed in 1957. This facility is listed in the Montana Capitol Complex Master Plan as a "property that does not appear to contribute to a potential historic district focused on the Capitol

Campus." The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$40,000 storm drain mitigation project and a \$106,000 fire alarm upgrade to the building. The property needs a new HVAC system. GSD ranked the building a 2 on the preservation priority scale.



9. 1219 8th Avenue, the Old Stone House, was built in 1895. The property is listed in the Montana Complex Master Plan as "a significant structure potentially eligible for individual listing in the National Register of Historical Places for architectural significance." The status of the building is **satisfactory** and the condition/integrity

is **good**. The building has been vacant since August 2010, and, GSD is currently looking for new tenants. The facility is regularly monitored for maintenance. GSD ranked the building a 5 on the preservation priority scale.



10. 920 Front Street, the Old State Liquor Warehouse, was built in 1936. The property is eligible for the National Register and has a Smithsonian number – 24LC1328. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$130,000

controls upgrade project and a \$60,000 cooling project to the building. The property needs a new roof and the brick veneer needs repointing. GSD ranked the property a 4 on the preservation priority scale.



11. 1320 Bozeman Avenue, the Records Management Building, was built in 1935. The

facility falls within the parameters for historical property designation, but the historical significance of the property is yet to be determined. The status of the building is **satisfactory** and the condition/integrity is **good**. GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$41,000 lighting retrofit in the building. GSD ranked the property a 5 on the preservation priority scale.



12. 304 North Ewing, the Original Governor's Mansion, was built in 1888. The property is listed on the National Register of Historical Places and has a Smithsonian number – 24LC0883. The status of the building is satisfactory and the condition/integrity is excellent. GSD performs regular/routine maintenance on the property. In

the last biennium, GSD completed a \$40,000 exterior painting project to the building. Future maintenance needs include repointing the brick veneer, exterior painting, and miscellaneous historical upgrades. GSD ranked the property a 1 on the preservation priority scale.



13. 1100 North Last Chance Gulch, formerly known as the National Guard Armory, was built in 1942. The status of the building is **satisfactory** and the condition/integrity is **excellent**. The property is listed on the National Register of Historical Places and has a Smithsonian number – 24LC0785. GSD performs regular/routine maintenance on the

property. In the last biennium, GSD completed a \$200,000 parking lot project. GSD ranked the property a 5 on the preservation priority scale.



14. 2800 Airport Road, the Aviation Support Facility, was built in 1958. Additions were completed in 1972 and 1976. The facility falls within the parameters for historical property designation, but the historical significance of the property is yet to be determined. The status of the building is **satisfactory** and the condition/integrity is **good**.

GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$70,000 fire alarm system installation and a \$60,000 lighting retrofit. GSD ranked the property a 5 on the preservation priority scale.