

**Department of Administration's
2016 Biennial Report on
State-Owned Heritage Properties
Presented to the
Preservation Review Board
Pursuant to MCA 22-3-424 (4)**

Executive Summary

The Department of Administration hereby presents the second biennial report, February 2016, to the Montana Preservation Review Board as required by Montana Code 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)

Of the fourteen properties described here in this report the following classifications can be made; eight properties are office buildings, two properties are museums, three properties are multiple use and one property is residential. 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 in and around the Capitol complex in Helena Montana that meet the reporting criteria. Six of DOA's 14 properties are eligible or already listed in the National Register of Historic Places.

- Aviation Support Facility – 2800 Airport Road, Helena, MT
- Capitol Annex – 118 North Roberts Street, Helena, MT
- Executive Residence – 2 Carson Street, Helena, MT
- Historical Society Building – 225 North Roberts Street, Helena, MT
- National Guard Armory – 1100 North Last Chance Gulch, Helena, MT
- Old Board of Health Building – 1301 East Locky Avenue, Helena, MT
- Old Livestock Building – 1310 East Locky Avenue, Helena, MT
- Old Stone House – 1219 8th Avenue, Helena, MT
- Original Governor's Mansion – 304 Ewing Street, Helena, MT
- Records Management Warehouse – 1320 Bozeman Avenue, Helena, MT
- Scott Hart Building – 302 North Roberts Street, Helena, MT
- State Capitol Building – 1301 6th Avenue, Helena, MT
- State Liquor Warehouse – 920 Front Street, Helena, MT
- Walt Sullivan Building – 1315 East Locky Avenue, Helena, MT

The buildings on the National Register of Historic Places for their historical and architectural significance include:

- Montana State Capitol (1899-1902, wings 1909-1912)
- Montana Veterans & Pioneers Memorial Building (1950-1952)
- Unemployment Compensation Commission Building (Walt Sullivan Building, 1959-1961)

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 good to poor condition. The status and condition of the remaining six properties range between fair and poor. 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.

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 (GSD) 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.

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.

GSD uses a Facilities Condition Inventory (FCI) to prioritize the maintenance needs of all facilities on the Capitol Complex. The FCI provides a way to measure and account for total building system asset condition. Reports generated can help justify the *Long Range Building Program* requests and assist in budget decisions. Each property is assessed on a two-year cycle.

The FCI is a periodic evaluation of the condition of an institution's total physical assets. Evaluations are accomplished by completing building walkthrough audits to collect data about a facility. The FCI provides an overview of the status of a building's major systems in terms of observable deferred maintenance. The systems audited in each walk-through include the buildings:

- Foundation
- Envelope
- Floor System
- Roof System
- Electrical System
- Plumbing System
- HVAC System
- Safety Systems

Members of the evaluation team are stakeholders with a broad variety of technical and professional backgrounds. During walkthroughs, teams collect observed infrastructure deficiencies data. This data is entered into a database for further analysis. At the end of each audit an overall deficiency ratio is assigned to a facility. The Deficiency ratio = estimated renewal costs/estimated replacement costs given the infrastructure in place. Smaller deficiency ratios are a positive sign, while higher ratios denote much higher levels of wear and tear.

The Association of Physical Plant Administrators use Deficiency Ratios to determine overall building system asset condition.

Good Condition= 0-5% DR

Fair Condition= 5-10% DR
 Poor Condition= Above 10% DR

Below is a table with FCI results for 12 of properties.

Audit Date	State - Owned Buildings	Def Cat 1-6%	Square Footage	Condition (APPA)	Year Constructed	Number of Deficiencies Recorded
6/2/2014	State Capitol	4	179,672	Good Condition	1889	23
4/18/2014	Old Livestock	4.3	7,400	Good Condition	1918	14
5/28/2015	Scott Hart	7.7	77,894	Fair Condition	1936	16
5/9/2014	OGM	9.2	12,825	Fair Condition	1885	18
9/8/2015	Records Management	10	22,800	Poor Condition	1935	13
7/7/2015	Old Liquor Warehouse	10.3	60,347	Poor Condition	1936	12
7/29/2014	Walt Sullivan Building	11.6	51,235	Poor Condition	1959	22
4/18/2014	Capitol Annex	15	1,460	Poor Condition	1910	19
10/8/2014	DNRC Aviation Support Facility	16.6	42,541	Poor Condition	1958	11
4/28/2014	Mitchell Building	16.6	131,675	Poor Condition	1949	51
9/17/2014	Montana Historical Society	18.2	93,653	Poor Condition	1950	26
4/18/2014	Old Board of Health	28	7,847	Poor Condition	1919	29

Properties not included in the first two audit cycles are 1219 8th Avenue, the National Guard Armory, and the Executive Residence.

General Services Division spent \$231,500 on maintenance, repair, and renovations for the Department’s heritage properties during the last biennium. Highlights of the Department’s stewardship efforts include a \$170,000 handrail for the Capitol staircase, \$5000 plaster renovations and \$1500 radiant heat repairs in the Capitol, a \$20,000 renovation of the Old Board of Health, a \$10,000 renovation of the Scott Hart Auditorium, a \$5000 security window installation at the Old Livestock Building, and a \$20,000 bathroom remodel at the Governor’s residence.

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

The buildings listed below are priorities for historical preservation work, however, those buildings compete with all state-owned facilities for maintenance funding. Fifty-four percent of GSD’s buildings ranked in the poor category.

- 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 – 24lc0883

- GSD ranked the property a 1 on the preservation scale
- Projects include
 - Exterior paint, repointing the brick and stone work, repairing the balcony box beams, stabilizing porch decking, repair and paint the basement rug room wall, interior painting, interior electrical upgrades, and Carriage House electrical system upgrade as outlined by CTA Architecture and Engineering dated March 31, 2013.

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

DOA complies 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.

In 2014, the Department of Administration General Services and the Architecture and Engineering division's partnered with the State Historic Preservation Office and hired a consultant to inventory the Montana State Capitol Campus Historic District. In the nomination, the consultant writes:

The Montana State Capitol Campus Historic District is characterized by excellent examples of high-style public architecture that range in height from one to five stories. The sandstone and granite Montana State Capitol (1899-1902, wings constructed 1909-1912) sets the district's aesthetic tone, with most other buildings harmonizing with the impressive Neoclassical Revival building in style and/or building materials. Early additions to the campus reflect the revivalist styles of Academic Eclecticism, while buildings constructed after World War I display the evolution of Modernism in public architecture. Styles represented in the district include Neoclassical Revival, Italian Renaissance Revival, Stripped Classical, Midcentury Modern (International and Curtain Wall) and Late Modern (Brutalism, New Formalism and Postmodernism).

The primary focus of the application was to detail how the buildings reflect changes in government and different architectural styles associated with the expansion.

The nomination went before the Montana Preservation Review Board in September of 2015. As of this writing, the Park Service has not approved the district application.

Appendix A

Department of Administration's Heritage Properties



1. Executive Residence, 2 Carson Street, 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 **good**. General Services Division (GSD) performs regular/routine maintenance on the property. The property received a \$20,000 bathroom remodel in 2015. 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. Walt Sullivan Building, 1315 East Lockey Avenue, 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 **poor** and the condition/integrity is **good**. GSD performs

regular/routine maintenance on the property. In the last biennium, the building received a \$271,000 restroom remodel, and a \$115,000 parking lot repair project. GSD ranked the building a 5 on the preservation priority scale.



3. Old Board of Health Building, 1301 East Lockey Avenue, 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 **good**. GSD performs regular/routine maintenance on the property. In 2015, GSD completed a \$20,000 renovation in the building. The facility’s brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



4. Old Livestock Building, 1310 East Lockey Avenue, 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 **good**. GSD performs regular/routine maintenance on the property. A \$5000 security window was installed in 2015. The facilities brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



5. Capitol Annex, 118 North Roberts Street, 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 **good**. GSD performs

regular/routine maintenance on the property. The property needs a new roof and the brick veneer needs repointing. GSD ranked the building a 1 on the preservation priority scale.



6. Montana State Capitol, 1301 East 6th Avenue, 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 2015 projects included a \$170,000 handrail for the Capitol staircase, \$5000 plaster renovations and \$1500 radiant heat repairs. Future repairs for the Capitol include dome repairs, HVAC upgrades and new skylights. GSD ranked the building a 3 on the preservation priority scale.



7. Montana Historical Society, 225 North Roberts Street, 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



regular/routine maintenance on the property. The stem has being upgraded in 2013. GSD ranked the reservation priority scale.

8. Scott Hart Building, 302 North Roberts Street, 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 **good**. GSD performs regular/routine maintenance on the property. The property received a \$10,000 renovation in the auditorium. GSD ranked the building a 2 on the preservation priority scale.



9. Old Stone House, 1219 8th Avenue, 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 facility is regularly monitored for maintenance and received \$10,000 of upgrades to the front porch in 2013. GSD ranked the building a 5 on the preservation priority scale.



10. Old State Liquor Warehouse, 920 Front Street, 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 **good**. GSD performs regular/routine maintenance on the property. The property needs a new roof and the brick veneer needs

repointing. GSD ranked the property a 4 on the preservation priority scale.



11. Records Management Building, 1320 Bozeman Avenue, 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



GSD completed a \$73,580 re-roof to the building. GSD ranked the building a 5 on the preservation priority scale.

12. Original Governor's Mansion, 304 North Ewing Street, 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. 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. National Guard Armory, 1100 North Last Chance Gulch, was built in 1942. The status of the building is **satisfactory** and the condition/integrity is **good**. 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. GSD

ranked the property a 5 on the preservation priority scale.



14. Aviation Support Facility, 2800 Airport Road, 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. GSD ranked the property a 5 on the preservation priority scale.