



## Report to the Montana Preservation Review Board

### The Montana Department of Corrections Biennial Report on Heritage Properties

2020-2021

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### Attachments

Attachment A – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work performed in Calendar year 2020.

Attachment B – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work completed in Calendar year 2021.

## **Executive Summary**

The Department of Corrections presents the fifth biennial report, February 2022, to the Montana Preservation Review Board as required by 22-3-424(4), MCA: "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."

This statute outlines five reporting requirements state agencies must include in their report to the Preservation Board:

- 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 22-3-424(1) and (2)

### **A. A list of the heritage properties managed by the agencies as those properties have been identified pursuant to 22-3-424 (4), MCA**

- **24PW0373** – Old Montana Territorial Prison, Deer Lodge, MT
- **24JF1991** – Montana State Training School Historic District buildings
  - #23 – Old Laundry
  - #24 – Laundry
  - #44 – Power House
  - #69 – Garage
  - #71 – Bridge structure

In the previous reports, the Department identified properties that are believed to be eligible to be included on the National Register of Historic Places. The two properties are the Montana Correctional Enterprise Ranch 2 Stone Barn, located on Dempsey Creek Road, Deer Lodge, MT and the Conley Lake House and Lodge, located on Conley Lake Road, Deer Lodge, MT.

Further work to determine if the two properties meet the requirements has not been completed as of the writing of this report. In addition, DOC will review the John Westenberg Survey index to determine if additional buildings and properties meet the requirements.

### **B. The status and condition of each heritage property**

#### **Old Montana Territorial Prison (24PW0373)**

- The Old Territorial Prison construction began in 1871 and additions were built through the next fifty years. Inmates were moved from the prison in the late 1970s and the structures were vacant until an agreement was made between the Department of Institutions (Currently the Department of Corrections) and the city of Deer Lodge in 1983. The 1983 lease was cancelled, and a new lease was written in 1995 between the Montana Department of Corrections and Human Services and the Powell County Museum and Arts Foundation. Since the early days of 1983 the Powell County Museum and Arts Foundation has expended substantial amounts of money for the operation and repair and maintenance of the Old Prison Complex.

- In 1980 an Historical Structure Report was prepared by James R. McDonald, Architect with the assistance of architectural staff, mechanical, electrical and structural engineers and an historian. The Structure Report has been reviewed several times over the past forty-two years, with the most recent review being in December 2017. The issues identified in the report and the mitigation of those issues have not changed since the previous report.
  - The Powell County Museum and Arts Foundation invited me (MCE Administrator Gayle Butler) to sit on the Foundation Board of Directors in December 2016. This allows me to be part of the decision-making processes regarding the operation of the Old Prison Museum and approval for major repair and maintenance projects. Sitting on the board and being part of the decision-making process from the beginning suffices for the provision of Section 6 of the Lease Agreement which requires the Lessee to provide a plan for proposed improvements and their estimated costs by January 30 of each year.

**Montana State Training School Historic District (24JF1991)**

- The status and condition of these structures are between poor and good. Agriculture Director Ross Wagner, DOC Facilities Manager and I toured all structures on January 21, 2022, along with the DOC Facilities Manager, DOC Central Services Chief and officials from Jefferson County. The purpose of the tour was to see what type of mitigation would need to be done to demolish or restore the buildings in the Montana State Training School Historic District. No determination was made at the time of this writing. I have included the previous pictures that were taken in 2016. There have not been any structural changes to the buildings.

1. **Old Laundry - #23:** This building has never been occupied by the Department of Corrections. The power is disconnected and there is no water service to the building. The exterior of the building is brick and cement block with a dark red paint. The interior of the building is cluttered and appears to be used for storage. There are old windows, doors and light fixtures along with miscellaneous pieces of parts and equipment scattered throughout. There is a loft area which is partially used for storage and the remainder is vacant. The building needs to be cleaned out and evaluated for structural integrity.



**Continued Pictures – Old Laundry #23**



2. **Laundry - #24:** The building appears in good structural shape. The building has been used by the Department of Corrections for cold storage and unused or broken furniture since Riverside Correctional Facility was established in Boulder. There is an attic area that is accessible through a ladder through the ceiling. The attic is vacant. The building needs to be cleaned out and the use re-evaluated.



### Continued Pictures – Laundry #24



- 3. Powerhouse - #44:** This building has never been occupied by the Department of Corrections. Walking through the interior it appears one day someone walked out and shut the lights off as there are calendars on the wall for 1996. The power is disconnected and there is no water service to the building. The exterior of the building is brick and cement block with a dark red paint. The interior of the building still houses the five old boilers that ran the campus heating system. In addition, there are several generator parts and odds and ends of equipment, parts and clutter at need to be removed. The boilers need to stay intact, as it is believed it is lined with asbestos. A decision needs to be made regarding the buildings and the boilers, understanding that there will be high costs for asbestos abatement.

**Powerhouse - #44**



4. **Garage - #69:** This building is not currently used by the Department of Corrections. There are several empty bays in the garage. Two of the bays are currently being used by the Youth Dynamics

Program for storage. The power is disconnected and there is no water service to the building. The building appears to be in fair to good condition. The doors are not in good working condition.

**Garage #69 - Pictures**



5. **Bridge - #71:** The bridge structure is in poor condition with spalling throughout the concrete structure. The bridge is only to be used for pedestrian traffic. I do not have any additional information on the bridge.

**Bridge - #71 Pictures**



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

**Old Montana Territorial Prison**

The Powell County Museum and Arts Foundation continues to spend a substantial amount of money on repairs and maintenance on the Old Prison Museum. PCMAF Board is looking for guidance and possible funding sources and started dialogue with several state stakeholders.

Melanie Sanchez, Old Museum Curator, John O'Donnell, Board Chair and I, Gayle Butler, DOC Administrator (and PCMAF board member), toured all structures with Mr. Eric Newcombe from the State Historical Preservation Office (SHPO) on October 13, 2020. The purpose of the tour was to give Mr. Newcombe firsthand knowledge of the repairs and maintenance needed on the numerous buildings within the complex. We also wanted clarification on what type of maintenance and repairs needed to be brought to SHPO prior to the beginning of work.

Ms. Sanchez, Board Vice President Sherman Anderson, and I toured Architecture and Engineering management staff, along with the Director and Deputy Director of the Department of Corrections on April 27, 2021. This tour was designed to specifically look at the structures that are considered to be hazards, including the Clark Theater, with the hope of finding the most economical way to stabilize the rear wall and to identify funding to restore the structure.

Ongoing repair and maintenance duties performed by two full time Museum staff with the assistance of three inmate workers, who are assigned to the Museum as part of their daily work assignment. In addition, the Montana Correctional Enterprise Fire Crew assists with painting and cleanup as needed.

Ms. Sanchez and Ms. Butler have maintained contact with Mr. Newcombe regarding major repairs and building maintenance and alterations.

Attachment A – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work performed in Calendar year 2020.

Attachment B – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work completed in Calendar year 2021.

**Montana State Training School District**

The Montana State Training School District is one of the newer additions to the Department of Corrections owned historical properties. We were not able to get with the State Historical Preservation Officer (SHPO) to tour during the 2020 – 2021 period. We are hoping that we can plan this tour during this reporting period.

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

The Powell County Museum and Arts Foundation Board has compiled a list of three top priorities for stabilization, repair and maintenance of Heritage Properties. The work will be complete as funding becomes available. Currently the Executive Director is working to identify grant funding sources that may assist with the costs associated with each of the major repairs. The list includes:

1. **HS-1 Perimeter Sandstone Wall and Concrete Wall:** Stabilization and repair of the perimeter and concrete wall surrounding the prison. Approximately 1,600 linear feet of granite cap needs to be resealed on top of the sandstone wall to avoid seepage of rainwater and snow accumulation. Approximately 300 feet of repairs were completed on the most egregious areas (see Attachment B).
2. **HS-8 Administration Building:** Replace 12,500 square feet of ballast covered membrane. Roof drains must be cleaned and cleared of debris. West and east steps need full replacement. The exterior façade and interior walls need repair and repainting.
3. **HS-7 W.A. Clark Theater:** It has been the intent of the Foundation to completely restore this building by stabilizing the exterior walls, replacing and repairing interior walls as needed, replacing or repairing the concrete floor as needed, painting the entire building and replacing the interior with theater chairs, stage and an orchestra pit. It is the intent of the Foundation to turn this once beautiful building back to the original Theater and have it available for use by the Community of Deer Lodge and the surrounding area.

Currently there is no priority list for the Montana State Training School District at this point, however, after consultation with SHPO, a prioritized list will be established.

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

DOC worked with the SHPO to adopt rules for the preservation of heritage properties or to identify and develop methods and procedures to ensure the protection of heritage properties. SHPO provided information regarding how to adopt rules and produce a Program Agreement, however, in consultation with Mr. Newcombe, it was determined that DOC did not meet the threshold for number of properties where a Program Agreement was needed.

DOC and PCMAF did commit to contacting Mr. Newcombe prior to repairs and maintenance that he described would require SHPO approval.

DOC's point of contact for all DOC owned heritage properties is Gayle Butler, Administrator (and land manager – while in this position). Melanie Sanchez is the PCMAF contact. Mr. Newcombe has been instrumental in assisting Ms. Sanchez with questions and concerns.

DOC has not worked to adopt other heritage properties; however, Mr. Newcombe provided the John Westenberg Survey index, and I will go through and update the list with additional structures over 50 years old and remove structures that are no longer present. Those I am unsure of, I will work with Mr. Newcombe to determine what and where they are, to make the appropriate changes, if necessary.

I believe that DOC is in full compliance with 22-3-424 (1) and (2).