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## Report to the Montana Preservation Review Board

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

2022-2023

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Attachment A – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work performed in Calendar year 2022.

Attachment B – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work completed in Calendar year 2023.

## **Executive Summary**

The Department of Corrections presents its sixth biennial report to the Montana Preservation Review Board in February 2024 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, review of the John Westenbergh Survey index to determine if additional buildings and properties meet the requirements is outstanding.

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

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

- The Old Territorial Prison construction began in 1870 and additions were built throughout the next ninety 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 1997 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, repair and maintenance of the Old Prison Complex.

- In 1980 a 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 43 years, with the most recent review occurring 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 & Arts Foundation has invited me (Kathy Ralston, Project Management Bureau Chief, Central Services Division, Montana Department of Corrections) to sit on the Foundation Board of Directors beginning this February, 2024. This will allow me to participate in the decision-making processes regarding the operation of the Old Prison Museums and the approval for major repair and maintenance projects. Sitting on the board and participating in the decision-making process 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 (now Montana Correctional Enterprises bureau chief), Central Services Chief John Daugherty, MCE Bureau Chief Gayle Butler (retired), and DOC Facilities Manager John Graham toured all structures on Jan. 21, 2022, along with officials from Jefferson County. The purpose of the tour was to see what type of mitigation would be needed to demolish or restore the buildings in the Montana State Training School Historic District. No determination was made at the time of this report submission. Included are photos 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.

#### **Laundry #23**



**Continued Pictures – Laundry #23**



**Laundry - #24:** The building appears to be 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 with a ladder through the ceiling. The attic is vacant. The building needs to be cleaned out and the use re-evaluated.

**Laundry #24**



## Continued Pictures – Laundry #24



- 2. Powerhouse - #44:** This building has never been occupied by the Department of Corrections. Walking through the interior, it looks like its inhabitants simply 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



### Continued Pictures of Powerhouse - #44



3. **Garage - #69:** This building is not used by the Department of Corrections. There are several empty bays in the garage. Two of the bays are in use 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



**Continued Pictures of Garage #69**



4. **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. The department does not have any additional information on the bridge.

**Bridge - #71 Pictures**





### Continued Pictures of Bridge - #71



### **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 Gayle Butler, retired MCE bureau chief (and PCMAF board member), toured all structures with 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. They also wanted clarification on what type of maintenance and repairs needed

to be brought to SHPO prior to the beginning of work. O'Donnell and Sanchez met with Newcombe again in June 2022 to discuss SHPO's recommendations on the W.A. Clark Jr. Prison Theater Chimney repair. O'Donnell and Sanchez are working on setting up a meeting with a new individual from SHPO due to Newcombe's departure last year.

Sanchez, Board Vice President Sherman Anderson, and Gayle Butler, retired MCE bureau chief toured with 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 theater's rear wall and to identify funding to restore the structure. Sanchez is working on the Montana Historic Preservation grant application for 2024 to raise funds to facilitate these repairs.

Ongoing repair and maintenance duties are 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 MCE Fire Crew assists with painting and cleanup as needed.

In the summer of 2021, a project was completed to restore four of the six stone towers (1, 2, 6 & 7) including stonework and roof repairs. In 2022, the second stage of the restoration process began for towers 4 and 5. The deteriorated mortar was repointed, and the loose stones were reset. On tower 4, the roof was completely stripped to the sub floor and new decking was laid. The decking was covered with rolled roofing and then tarred. (See Attachment A)

The following projects were completed in 2023 (See Attachment B):

- The roof, which consisted of two layers of roofing and rock ballast was removed from the Boedecker Building (HS-12) and disposed of. A Polyiso 1.5" insulation board Oly Bond 500 two-part adhesive was applied to the existing concrete. A new roof drain and new scuppers were installed, and the overflow was reopened. TPO was fully adhered to the roof and walls and a new pipe flashing was installed.
- A new fire suppression system was added to the Visitor Center, the maintenance shop and the offices on the main level and second floor located off the Visitor Center and the Auto Museum's Bay 1. The previous fire suppression system was replaced in Bay 5 of the Auto Museum with new equipment.
- New remotely monitored security systems with fire and temperature monitors were installed in the Boedecker Building (HS-12), the Mule Barn (HS-13) and the Butcher Shop Deputy Warden's Residence (HS-16).
- The front of Yesterday's Playthings Museum was scraped and prepped for painting. The front of the building and the south wall were painted.
- The circulation pumps and control for the hydronic heating plant (Low-Pressure Boiler) at the Warden's Residence (HS-18) were replaced and system restrictions were removed.

Attachment A – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work performed in Calendar year 2022.

Attachment B – Report submitted by M. Sanchez, Museum Curator for repair and maintenance work completed in Calendar year 2023.

### **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. The department was not able to connect with the State Historical Preservation Officer (SHPO) to tour by the time of this report submission. The department anticipates planning 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. The curator 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.
2. **HS-8 Administration Building**: West and east steps and sidewalk to entry need full replacement. The exterior façade and interior walls need repair and repainting.
3. **HS-7 W.A. Clark Jr. 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 its original format and have it available for use by the community of Deer Lodge and the surrounding area. The original masonry chimney stack is compromised and in danger of collapse due to a significant crack and shifting on its axis.

No priority list for the Montana State Training School District exists 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 Newcombe, it was determined that DOC did not meet the threshold for number of properties where a program agreement was needed.

DOC and PCMAF have committed to contacting the SHPO prior to repairs and maintenance that would require SHPO approval.

DOC's point of contact for all DOC owned heritage properties is Kathy Ralston, Project Management Bureau Chief in the Central Services Division. Sanchez is the PCMAF contact.

DOC has not worked to adopt other heritage properties at this time. Newcombe previously provided the John Westenberg Survey index, which Butler provided to the DOC. The department will update the list with additional structures over 50 years old and remove structures that are no longer in existence. The department will work with the State Historical Preservation Office

(SHPO) to identify any other structures that qualify and make the appropriate changes, if necessary.

The department believes the DOC is in full compliance with 22-3-424 (1) and (2).