

**THE MONTANA DEPARTMENT OF
PUBLIC HEALTH AND HUMAN SERVICES
THIRD BIENNIAL REPORT ON HERITAGE
PROPERTIES, 2014 - 2016**

*REPORT TO THE MONTANA PRESERVATION REVIEW BOARD
REPORT PREPARED BY THERESA RUSH
FEBRUARY 2016*



Healthy People. Healthy Communities.

Department of Public Health & Human Services

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A. List of the heritage properties managed by the agency

Heritage sites administered by the Montana Department of Public Health and Human Services include four state-owned heritage properties that fall under our stewardship. Two sites have been listed on the National Register of Historic Places and two sites are eligible.

MT State Hospital – Receiving Hospital 24DL0783

The MT State Hospital Receiving Hospital is located at Warm Springs, MT and is 63,033 square feet. It is a one-story building with an irregular footprint and both flat and shallow-sloped shed roofs. The building is reinforced concrete with brick veneer on concrete block walls. It has a concrete slab foundation and a built-up roof. In October 1954, the Montana Board of Examiners approved plans for a new receiving hospital and treatment building, prior to the passage of a bond, which required approval by Montana voters. Once that was approved, bids were received in 1956 and construction began in 1957. The architect was Johannes Van Teylingen of Great Falls. The dedication for the facility was held in August 1959.¹

This was not one of the original buildings on campus. It first closed in 2000 when a new facility opened and all patient services transferred. Because of persistent overcrowding, it was brought back into duty in April 2006 and 20 people moved onto the B ward. A gas leak forced everyone out in 2009.

In 2008, there was an appropriation of \$4.5 million to renovate the Receiving Hospital. Consultants told us the project was attainable, but the project would likely result in many years of ongoing costs as the building has numerous challenges including broken sewer lines, a failing heating system, structural flaws and other issues. It was estimated that the project would exceed the appropriation by approximately \$2.5 million.

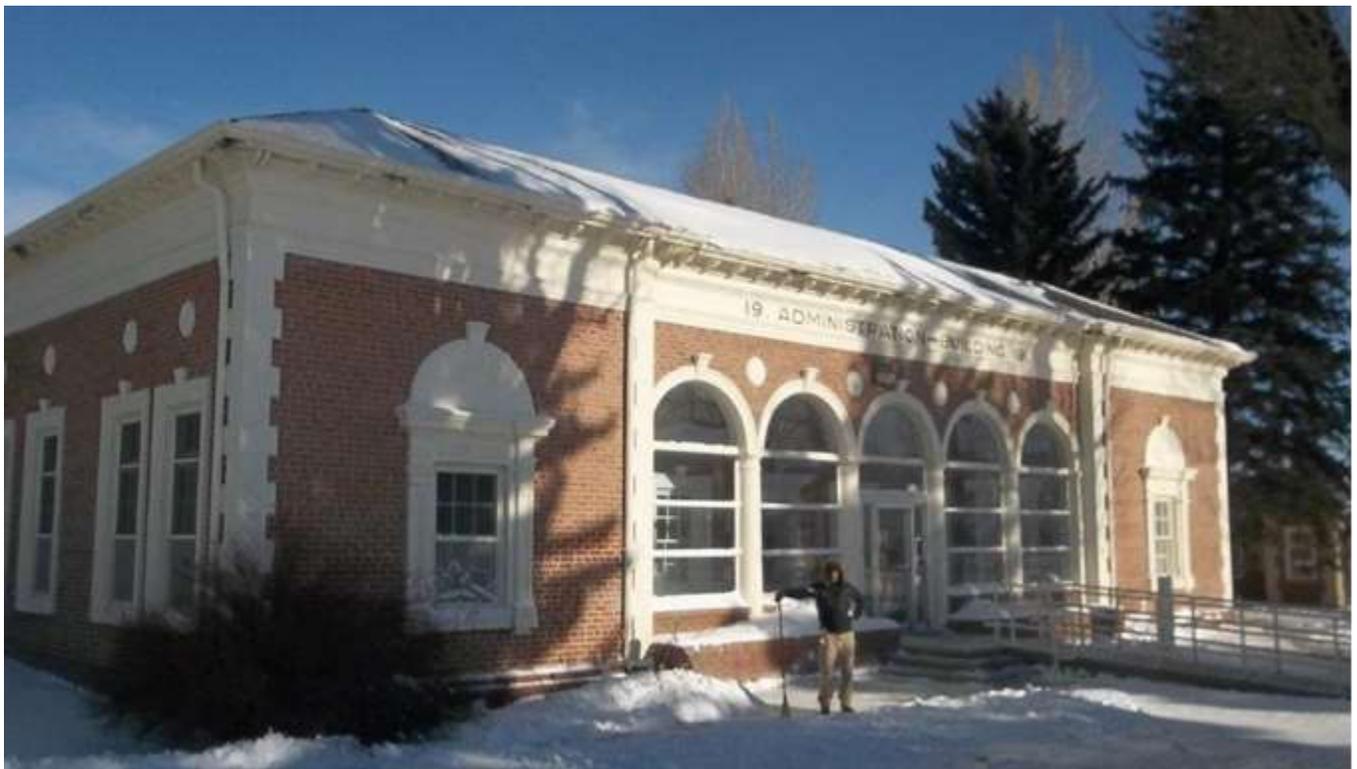
The building now stands vacant and has been allowed to deteriorate. This building has not had heat in it since the spring of 2010 due to gas leaks in the boilers. The outside is deteriorating, as is the roof and the interior. On April 23, 2008 in a meeting attended by Budget Director David Ewer, Director of DPHHS Joan Miles, Director of Corrections Mike Ferriter and others present agreed that a significant investment in the Receiving Hospital was not in the best interest of the tax payer at this time. It was decided to abandon all plans for restoration.

DPHHS/Addictive & Mental Disorders Division approached the Joint Appropriations Subcommittee on Long-Range Planning for funding to demolish the building in 2016. DOA/A&E is currently doing asbestos investigation and putting together the bid documents.



Montana State Hospital – Administration Building 24DL0792

The Administration Building was constructed in 1919 for a cost of \$12,236.36, as a replacement for the Old Administration Building which was remodeled for laboratories. The total number of patients treated in the years preceding this construction averaged 5% growth each year, with a general average of more than 1000 per month. Patient population — and resultant number of patient records - increased from 936 in 1914 to 1,212 at the end of World War I. This new Administration Building was built from patient labor, as were several other buildings at Warm Springs during the war. Architect was Norman James Hamill. In 1961, when the addition was under construction, the building housed business offices and a telephone switchboard. The 42' x 32' addition was under construction in 1961, with completion scheduled for April 1962. This addition was specifically intended for storing files, to accommodate records for the growing patient population. There were approximately 1600 patients in January 1964 of which 1300 were deemed chronically ill. According to the 1942 Sanborn Fire Insurance Maps, the southeast portion of the building was dedicated to post office use at that time. The state's 1961 building appraisal identifies the building as the Administration Building with offices. Administrative functions might have remained in the building until the Intake Unit Building was constructed to the north in 1971. In 1994, the Administration Building was labeled as the "canteen." In 2008, the building was identified as a pharmacy in a Building Detail Report prepared for the state. The Administrative Annex was remodeled in 2009 to house administration and the pharmacy. The building now serves as a second-hand store and a local credit union. In addition, a campus post office and archived medical records are also in the building.²



Montana State Soldiers' (Veterans') Home 24FH0356 Historic District.

This facility was erected in 1895 for the service of soldiers and occupies 147 acres just south of Columbia Falls. Of the 2,500 Civil War veterans who lived in Montana in the 1890s, 25 of them resided on county poor farms. The politically powerful veteran's organization, the Grand Army of the Republic (G.A.R.), insisted that these men deserved better. In 1895 the state legislature responded to G.A.R. demands, authorizing establishment of a soldier's home on forty acres of donated, tillable land located at least a mile from any saloon or liquor store. Originally, the home was intended to be relatively self-sufficient, with all able-bodied residents participating in planting, harvesting, and storing crops. Eight communities vied for the institution, but Columbia Falls offered the most attractive package. Local citizens donated \$3,100 and the Northern Improvement Co., a subsidiary of the Great Northern Railway, donated 147 acres and free installation of a boiler, pump, engine, and tanks. In 1896, the state laid the cornerstone for Old Main, designed by Montana architect C. S. Haire and built by Montana builder and politician Fred Whiteside. In 1900, Haire also designed a small hospital, which became the Commandant's House when a larger hospital (since demolished) was built in 1908. Constructed in 1919, the Service Building provided a chapel for religious services and living quarters for the home's employees. The cemetery, established in 1897, and the landscaped grounds also contribute to the Montana State Soldier's Home Historic District. Today newer buildings dot the landscape, but the home's mission remains unchanged: to honor the service of Montana's veterans by serving them in turn in their time of need.³

The Montana Soldiers' Home Historic District has been on the Register of Historic Places since April, 1994 (94000385 NRIS) and is located in Columbia Falls, Montana.

Montana Deaf and Dumb Asylum (Main Hall) 24JF0496

The Montana Deaf and Dumb Asylum (Main Hall) has been on the Register of Historic Places since May, 1985 (85000994 NRIS) and is located in Boulder, Montana. The placard reads:

Montana pledged its commitment to children with disabilities in 1887 when Territorial Governor Preston Leslie requested funds for a Montana Deaf and Dumb Asylum. Its title, although shocking by today's standards, reflects accepted nineteenth-century terminology and attitudes. Upon statehood in 1889, Congress granted Montana 50,000 acres of land to raise funds for the school. The 1893 legislature provided operating expenses and chose Boulder as the site. Students attended classes in a private home while the school built this first campus building, begun in 1896 and completed in 1898. Despite its formidable name, the school offered innovative college-preparatory instruction and training for deaf and blind youth. In 1903, the state legislature changed the name to the Montana School for the Deaf and Dumb, thereby acknowledging that it was not an "asylum," but rather a public school for children with special needs. By 1915, additional buildings increased the campus capacity to 200 students, who ranged from ages 5 to 20. By this time its mission had expanded to include educating developmentally disabled youth. Until the 1930s, this building served numerous purposes as the center of activities, housing for students and staff, and dining rooms. Blind students learned various manual industries and deaf students learned lip-reading in addition to the usual public school curriculum. The school also offered an extensive music program. State architect John C. Paulsen designed the building of local brick and granite, appropriately trimmed in Montana copper. The blending of Italianate and Renaissance revival styles, and its long institutional service, mark this Boulder landmark as a state milestone.⁴

B. The status and condition of each heritage property

The Montana State Hospital Receiving Hospital is considered endangered and in poor condition. In 2008, there was an appropriation of \$4,500,000 to renovate the Receiving Hospital. Consultants told us the project was attainable, but the project would likely result in many years of ongoing costs as the building has numerous challenges including broken sewer lines, a failing heating system, structural flaws and other issues. It was estimated that the project would exceed the appropriation by approximately \$2,500,000. On April 23, 2008 in a meeting attended by Budget Director David Ewer, Director of DPHHS Joan Miles, Director of Correction Mike Ferriter and others present agreed that a significant investment in the Receiving Hospital was not in the best interest of the tax payer at this time when we did not have funding to complete the project. It was decided to abandon all plans for restoration. DPHHS/Addictive & Mental Disorders Division approached the Joint Appropriations Subcommittee on Long-Range Planning for funds to demolish the building in 2016. DOA/A&E is currently doing asbestos investigation and putting together the bid documents.

Montana State Hospital – Administration Building Is considered satisfactory and in good condition.

The Montana State Soldier's (Veterans) Home HD is satisfactory and in good condition. The status of Old Main: Satisfactory; Commandant's House (Hospital, Headquarters Building): Satisfactory; Service Building (Chapel): Satisfactory; Dairy Barn: Satisfactory; Heating Plant: Threatened; Laundry (Carpentry Shop): Satisfactory; Women's' Dorm (Family Home), Root House and Utility Buildings no longer exist. The condition of Old Main: Good; Commandant's House (Hospital, Headquarters Building): Excellent; Service Building (Chapel): Excellent; Dairy Barn: Fair; Heating Plant: Poor; Laundry (Carpentry Shop): Good; Women's' Dorm (Family Home), Root House and Utility Buildings no longer exist.

The Montana Deaf & Dumb Asylum (Main Hall) is satisfactory and in fair condition. Since SB 411 requires the transition of most residents out of the Montana Developmental Center and into community-based services by December 31, 2016, it is not known at this time what will be future of this property.

C. Stewardship efforts and costs

The Montana State Hospital Receiving Hospital (Post WWII) has had no efforts undertaken to improve the status and condition/historic integrity in the past 2 years. It was considered too costly to pursue. DPHHS/Addictive & Mental Disorders Division approached the Joint Appropriations Subcommittee on Long-Range Planning for funds to demolish the building in 2016. DOA/A&E is currently doing asbestos investigation and putting together the bid documents.

Montana State Hospital – Administration Building has had \$6,711 spent on lining the rain gutters.

Abatement of the asbestos at Old Main was done at a cost of \$35,999.64. Asbestos abatement was needed before restoration/rehabilitation can take place. Commandant's House (Hospital, Headquarters Building): Replaced electrical wiring throughout entire building due to outdated/unsafe wires (cloth insulated and knob & tube wiring in the upstairs floor); Service Building (Chapel): \$4,675 --Repair and paint wood columns, rail and overhead at entryway; Dairy Barn: \$0; Heating Plant: \$0 Laundry (Carpentry Shop): \$0.

The Montana Deaf & Dumb Asylum (Main Hall) has had the locks on the doors updated but no other efforts have been undertaken to improve the status and condition/historic integrity in the past 2 years.

D. Prioritized list of maintenance needs for the properties

The Montana State Hospital Receiving Hospital (Post WWII) needs over \$7,000,000 of maintenance to renovate. This will not be done.

Montana State Hospital – Administration Building needs continued routine maintenance to keep the property in safe working order.

The Montana State Soldiers (Veterans) Home HD needs continued routine maintenance to keep the property in safe working order. This will continue to be done as needed. We are in design on a project to replace the nursing home boiler at a cost of \$331,500.

The Montana Deaf & Dumb Asylum (Main Hall) has no current needs for maintenance.

E. Record of compliance with subsections MCA 22-3-424 (1) and (2)

In response to the State Historic Preservation Board's letter of May 2014, DPHHS/AMDD MSH Administrator John Glueckert has submitted a letter to SHPO stating that the Warm Springs Administration Building is worthy of Heritage Status.

DPHHS/AMDD MSH has requested that MacArthur, Means & Wells, Architects complete the Montana Historic Property Record Form for the MSH Administration Annex project so that a Smithsonian number can be assigned and SHPO consulted on eligibility and effect.

A&E and DPHHS/MSH have contracted for the recording of twenty historic buildings and structures at Warm Springs to facilitate consultation on future projects. These will be completed by Lesley M Gilmore, AIA, and CTA's Historic Preservation Services Director.

Montana Mental Health Nursing Care Center in Lewistown is now 63 years old. It was originally called the Montana Center for the Aged and was built on a 40 acre site overlooking the city of Lewistown by the State Of Montana. It was first occupied in October of 1952 and directed by the Montana's Department of Institutions. The Center is built with six large wings and a center section that has a kitchen, dining room, lounge, chapel, offices and nursing stations. Today it functions as the Montana Mental Health Nursing Care Center. The facility is a licensed 191-bed long term care facility established for persons who have a mental disorder, require a level of care not available in the community, but who cannot benefit from the intense psychiatric treatment available at the Montana State Hospital. DPHHS commits to documenting and evaluating this property as a heritage property for the next 2018 cycle.

The Montana Department of Public Health and Human Services has not adopted administrative rules to implement the Montana State Antiquities Act (22-3-424), however it does act in compliance with rules adopted under 22-3-423.

The Montana Department of Public Health and Human Services biggest challenge in identifying, evaluating, and protecting state-owned heritage properties is balancing the needs to preserve heritage properties while meeting the Agency's primary mission which is to improve and protect the health, well-being and self-reliance of all Montanans. DPHHS continues to evaluate its state-owned heritage properties and how critical they are to the operation of the facilities. Of course, all buildings that do not house patients are not as critical as those that do.

Summary Table

Property #	Property Name	Status	Condition	Total Cost of Stewardship Efforts	Priority for Preservation Needs
24DL0783	MT State Hospital-Receiving Hospital	Endangered	Poor	\$0	5
24DL0792	Administration Building MT State Hospital	Satisfactory	Good	\$6,771	5
24FH0356	Montana State Soldiers (Veterans) Home HD	Satisfactory	Good	\$40,675.+	5
24JF0496	Montana Deaf & Dumb Asylum (Main Hall)	Satisfactory	Fair	\$+	5

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