

Montana Historical Society
Biennial Report on State-Owned Heritage Properties
to the Preservation Review Board
Pursuant to MCA 22-3-424 (4)
June 30, 2014

Report Authors

Bruce Whittenberg, Director, Montana Historical Society,

Denise King, Centralized Services Administrator, Montana Historical Society

Table of Contents

Executive Summary	Page 1
A. List of Heritage Properties	Page 2
B. Status and Condition of Each Property	Page 2
Original Governor's Mansion, Helena	
Moss Mansion, Billings,	
Wolf Point Bridge, McCone County	
C. Stewardship Efforts	Page 4
D. Maintenance Needs	Page 4
E. Compliance	Page 6
Appendices	

Executive Summary

The Montana Historical Society presents this revision of the 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

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

2

- 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 agency's compliance with subsections MCA 22-3-424 (1) and (2)

In reporting on each of the three properties, we will provide the above information and supporting documents where appropriate. The process of preparing this report allowed us to review our oversight, the needs of each property and to consider the options for preservation. Ongoing funding is provided for the Original Governor's Mansion through legislative appropriation in the budget of the Montana Historical Society. State funding has not been available to support the Moss Mansion and the Lewis and Clark Bridge.

This report was prepared by a team from the Montana Historical Society, with counsel from the State Historic Preservation Office and Jon Axline and Kevin Gower from the Montana Department of Transportation.

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

The Montana Historical Society identified two historic houses and one bridge that meet the reporting criteria.

1. Original Governors' Mansion and Carriage House (24LC088), 304 North Ewing, Helena Montana
2. Moss Mansion (24YL0263), 914 Division Street, Billings, Montana
3. Wolf Point Bridge (aka Lewis and Clark Bridge) (24KV0438), Montana Route 13, McCone County

B. The status and condition of each heritage property

See appendices for supporting documents and work plans.

1. The Original Governor's Mansion 304 North Ewing, Helena, Montana, was built in 1888. The property is listed on the National Register of Historical Places. The status of the building is satisfactory and the condition/integrity is excellent. The Original

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

3

Governors' Mansion and carriage house are a unique property in that both the Department of Administration and the Montana Historical Society work together on heritage preservation of the property. The Montana Historical Society is responsible for the finishings and furnishings for the interior of the Original Governors' Mansion and carriage house. The care of the structure of the OGM and Carriage House is under the management of the Department of Administration. The Montana Historical Society administers the Original Governors' Mansion as an historic house museum by providing public tours, historical interpretation, conducting historical research, maintaining historically appropriate interior furnishings. Staff conducts regular maintenance and monitoring of the interior furnishings and exhibits.

MHS ranks the property a 1 on the preservation priority scale.

Status: Satisfactory

Condition: Excellent

2. The Moss Mansion, 914 Division Street, Billings, Montana, is listed in the National Register of Historic Places. It is owned by the City of Billings and the Montana Historical Society. The Billings Preservation Society 501(c) (3) has a contractual agreement covered under MCA 22-3-603. "Management of historic sites and buildings -- contracts" that states that the Billings Preservation Society administers, operates, maintains, and restores the Moss Mansion Historic House Museum. As part of this agreement a representative from the Montana Historical Society performs a walk-through of the facility once every biennium. The purpose of the Moss Mansion Museum is to preserve, collect, describe, interpret and exhibit artifacts and documents relating to the 83-year occupancy of the Preston B. Moss family.

The Billings Preservation Society is responsible for the care of this building. Therefore we rate this property as a 3 on MHS's preservation priority scale.

Status: Satisfactory

Condition: Good

3. The Wolf Point Bridge (The Lewis and Clark Bridge), McCone County, MT, is listed in the National Register of Historic Places. The Wolf Point Bridge is a five-span truss bridge, and includes the longest through truss span in the state, was completed

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

4

in 1930. The Wolf Point Bridge MHS ranks the property a 5 on the preservation priority scale.

Status: Watch

Condition: Unknown (see D.3. below)

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

The Montana Historical Society administers the Original Governors' Mansion as an historic house museum by providing public tours, historical interpretation, conducting historical research, maintaining historically appropriate interior furnishings. Staff conducts regular maintenance and monitoring of the interior furnishings and exhibits. The cost for Heritage Interpretation, Education, and Awareness project activity conducted at the OGM for the biennium was \$29,639.33, and cost for monitoring was \$10,072.72. The cost of Heritage Preservation/Conservation Plan Development was \$17,630.00.

The Billings Preservation Society administers the Moss Mansion as an historic house museum by providing public tours, and historical interpretation. They are responsible for all maintenance and restoration projects for the building. In 2008 the Billings Preservation Society undertook a building analysis from which they determined preservation priorities for the Moss Mansion.

Montana Historical Society has not conducted a physical condition report of the Wolf Point Bridge. The condition and integrity is unknown.

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

1. The Original Governor's Mansion 304 North Ewing, Helena, Montana

The Montana Historical Society works with the DOA to insure the preservation of the historical integrity of the OGM and carriage house are maintained. List of prioritized maintenance needs projects include:

- Implement recommendations from the Historic Structure Report
- Repair/replace roof flashing and scuppers
- Re-shingle roof
- external paint

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

5

- 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

2. The Moss Mansion, 914 Division Street, Billings, Montana, administered by the Billings Preservation Society – a non-state agency has determined the following maintenance priorities

- See Conditions Assessment and maintenance plan
- develop plan for ongoing maintenance and partial or full replacement and/or removal and reinstallation of South Patio trellis
- develop short and long term landscaping goals to include a specific plan and investigate/correct irrigation coverage.
- develop plan to correct settlement, cracking, minor maintenance issues on an ongoing basis
- develop plan to reset brick pavers and possible long term replacement of some concrete.
- replace membrane roof completely.
- prepare, prime, and repaint all windows and doors, and areas of wood near porches, preserving the existing finishes where possible.
- monitor minor plaster, glass and tile cracking.

3. The Wolf Point Bridge (The Lewis and Clark Bridge), McCone County, MT

Inspections of the structure are needed to identify maintenance needs:

- underwater inspection: with the support of Montana Department of Transportation, engage contractor to conduct prepare Underwater Inspection Report

Complete by September 1, 2015

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

6

- superstructure inspection: with the support of Montana Department of Transportation, conduct superstructure inspection

Complete by June 1, 2015

- develop long-term plan for maintenance and stewardship, or disposition of the property

Completed by December 31, 2015

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

The Montana Historical Society 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 State Historic Preservation Office and the Department of Administration during maintenance, repair, and construction projects. In the case of the Moss Mansion the Montana Historical Society also confers with the Billings Preservation Society. In the case of the Lewis and Clark Bridge, the MHS also confers with the Montana Department of Transportation

Montana Historical Society
Biennial Report on State-Owned Heritage Properties

7

Appendices:

Section One: The Original Governor's Mansion, Helena, MT

Heritage Property Reporting Form

Final Report: Treatment Plan

Section Two: The Moss Mansion, Billings, MT

Heritage Property Reporting Form

Overview

Conditions Assessment of Historic Moss Mansion

Section Three: The Lewis and Clark Bridge, Wolf Point, MT

Heritage Property Reporting Form

Images of the site and structure