

Montana Historical Society
Biennial Report on State-Owned Heritage Properties
to the Preservation Review Board
Pursuant to MCA 22-3-424 (4)
February 1, 2018

Report Authors

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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

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- 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.

Additionally, the Montana Historical Society facilitated the appropriation of funds by the 2015 Montana Legislature to support preservation projects for the Daly Mansion in Hamilton, MT. Although administratively attached to the University of Montana, the funding of \$100,000 was administered by the MHS. This project was completed June 2017.

The original 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

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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 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.

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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 in 1930. MHS ranks the property a 5 on the preservation priority scale.

Status: Watch

Condition: Fair

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. In the past biennium recommendations from the historic house report have been implemented and completed. This includes: the repair/replacement of roof flashing and scuppers, re-shingling of the roof of both the OGM and carriage house, new external paint; repair balcony balustrade and crossbeams, the repointing of the brick and stone work, stabilizing porch and decking, repairing the roof finals, and repairing the cracks in the 3rd floor west bedroom, replacing the cupola for the carriage house. The cost for Heritage Interpretation, Education, and Awareness project activity conducted at the OGM for the biennium was \$46,454, and cost for operating was \$5,616,60, and the cost for preservation projects was \$347,422.36.

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

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which they determined preservation priorities for the Moss Mansion.

Montana Historical Society has not conducted a physical condition report of the Moss Mansion. Actual dollar costs are available from the Billings Preservations Society.

In 2015 the Montana Historical Society contracted for a professional bridge inspection and condition assessment of the Wolf Point Bridge. The inspection report was submitted in 2016 in MHS's State-Owned Heritage Properties report.

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:

- repaint and replace existing wallpaper with period appropriate wall paper the third-floor south bedroom.
- repaint and replace existing wallpaper with reproduction of existing original historical wall paper.

STATUS: Ongoing

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

- 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

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- 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.

STATUS: Ongoing

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

Inspections of the structure were completed in 2015 to identify maintenance needs. This includes an underwater inspection, a superstructure inspection and a report summary: with the support of Montana Department of Transportation. The inspection report summary was submitted as part of the 2016 Biennial Report on State Owned Properties. Priority maintenance needs project include:

- Monitor condition, usage and stewardship.
- Consider disposition of the property

STATUS: Ongoing

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's 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

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Appendices:

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

Heritage Property Reporting Form

Representative sampling of treatment images

Section Two: The Moss Mansion, Billings, MT

Heritage Property Reporting Form

Overview

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

Heritage Property Reporting Form

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g. 24YL0001): 24LC0883 (Smithsonian Trinomial)

Property Name: Original Governors' Mansion

Property Town/Vicinity of: Helena, 59601

Property Date (Year of Origin/Construction or "Precontact): 1888

State Agency (Choose One): Historical Society

Reporting Year: 2018 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District 2,00 Building(s) ___ Structure(s) ___ Site(s) ___ Object(s)

Historic Significance and Property Description:

Comment:

The Original 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. Awareness project activity conducted at the OGM for the biennium was \$46,454, and cost for operating was \$5,616,60, and the cost for preservation projects was \$347,422.36.

Historic Integrity: (Choose One): Excellent

Comment (Explain):

Today the Original Governors' Mansion appears much as it did in 1913, when Governor Samuel V. Stewart, and his family moved in. Architects Hodgson, Stem, and Welter designed this Queen Anne style structure, which is characterized by a fanciful, irregular outline filled with gables, turrets, chimneys, balconies, and dormers.

Use:

Historic Use: Private residence 1888-1913, official Governor's residence 1913-1959

Current Use: Historic House Museum

Comment: (issues, if any, regarding use/functionality)

Status (Choose one): Satisfactory

Comment:

The Original 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 carriages house. The care of the structure of the OGM and the carriage house are under the management of the Department of Administration.

Condition (Choose One): Excellent

Comment:

Stewardship Effort and Cost_(Enter all that apply in past 2 years; do not duplicate costs)

If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

\$ + Heritage Property Administration/Operations (property-specific)

\$ + Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)

\$ + Heritage Preservation/Protection project activity

\$ + Heritage Research/Documentation project activity

\$ + Heritage Interpretation/Education/Awareness project activity

\$ + Heritage Promotion/Tourism/Marketing project activity

\$ ___ Heritage Preservation/Conservation Plan Development

\$ + Regular/routine maintenance

\$ + Monitoring (documented/reported upon)

\$ ___ Cost to redesign project to avoid adverse effect to property's heritage values

\$ ___ Other heritage stewardship effort/activity (Explain)

Comment:

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 conduct regular maintenance and monitoring of the interior furnishings and exhibits.

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 1 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

Repaint and replace existing wallpaper with period appropriate wall paper the third-floor south bedroom, repaint and replace existing wallpaper with reproduction of existing original historical wall paper, repair and paint the basement rug room wall.

Other Comment/Continued:

Reported by (Name): Jennifer Bottomly-O'looney

Date (MM/DD/YYYY): 01/26/2018

Use Submit button to submit completed form to SHPO database. A copy will be saved in your sent folder.

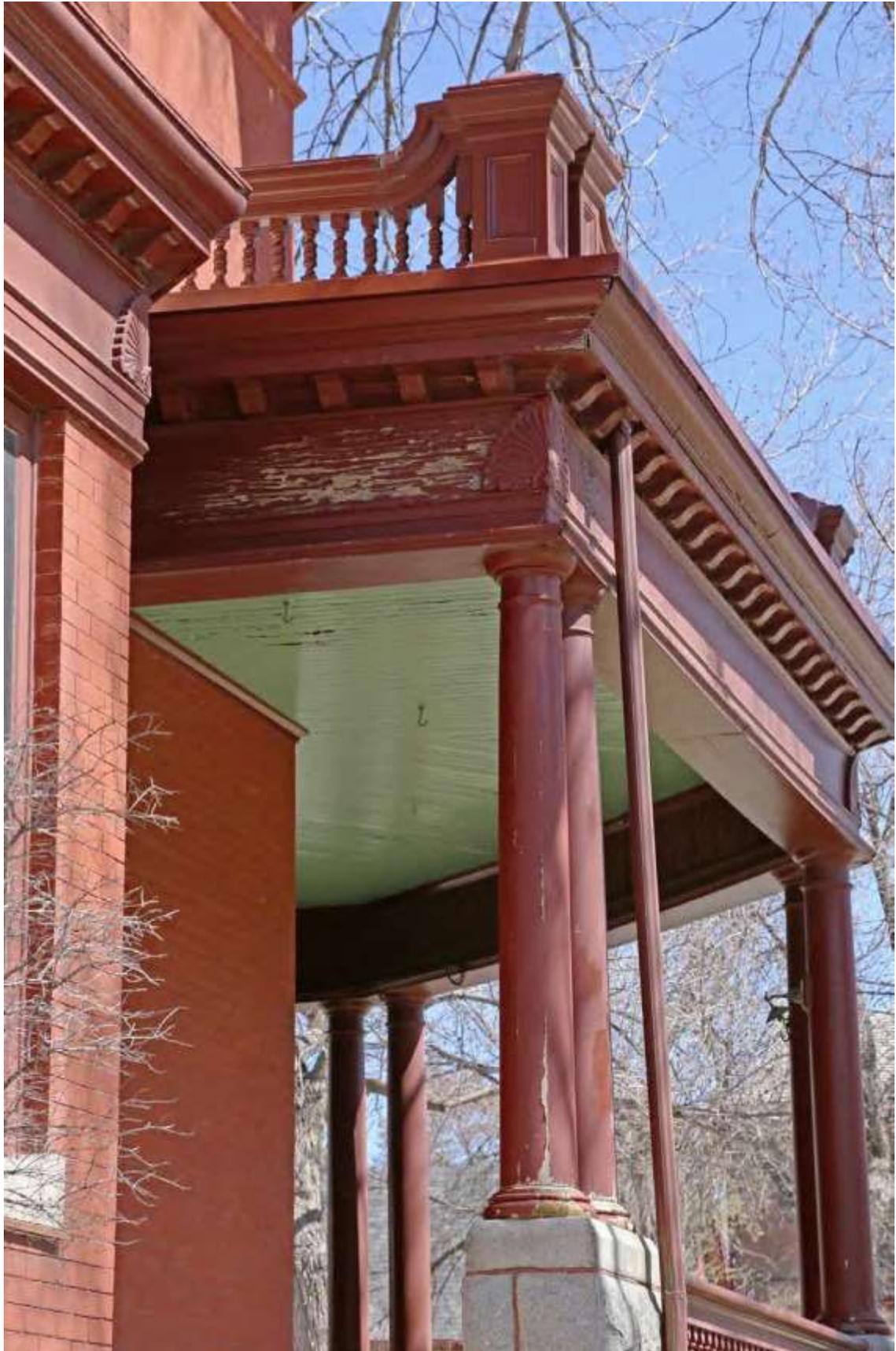
ORIGINAL GOVERNORS' MANSION BEFORE RESTORATION



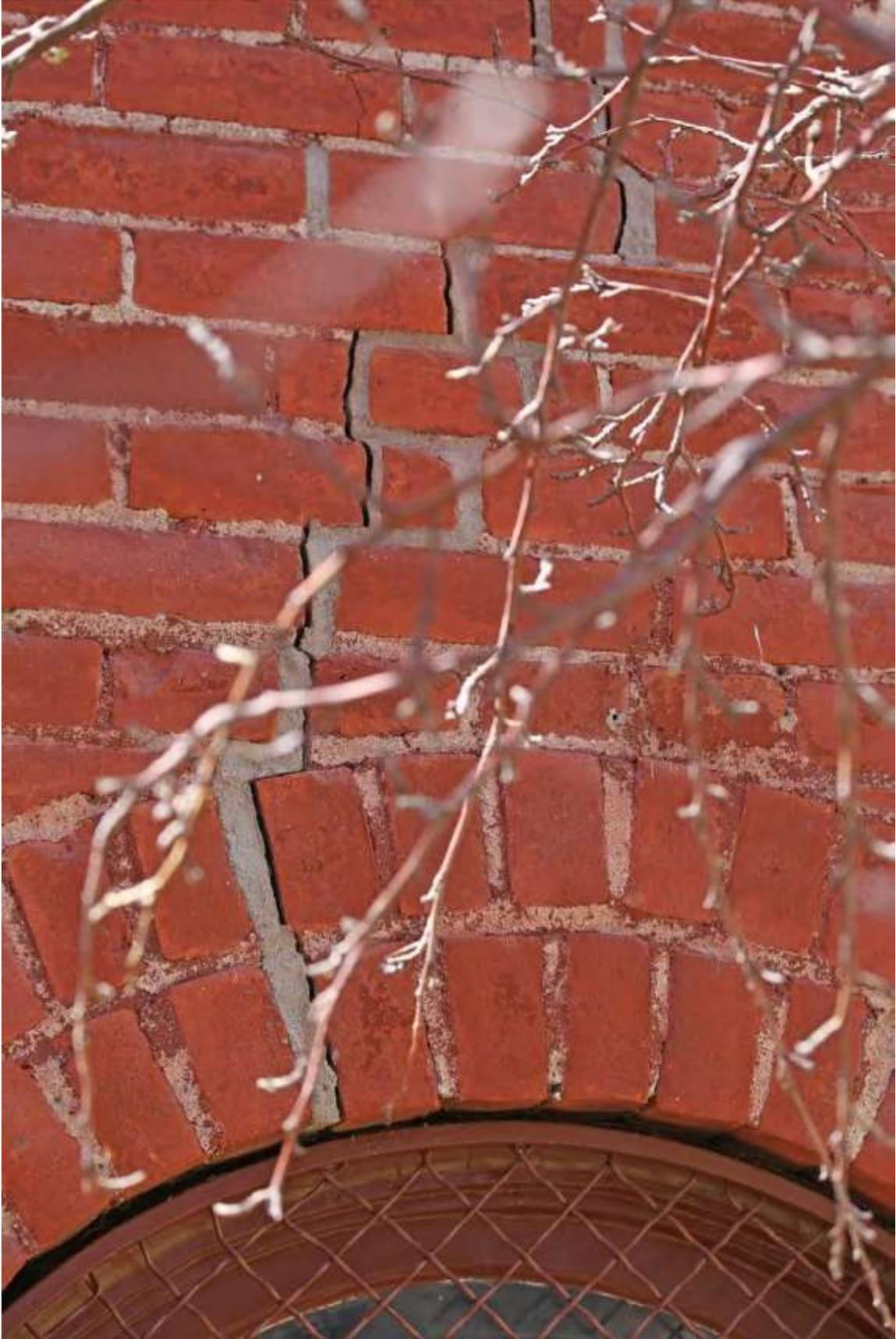














ORIGINAL GOVERNORS' MANSION AFTER RESTORATION













MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g. 24YL0001): 24YL0263 (Smithsonian Trinomial)

Property Name: Moss Mansion

Property Town/Vicinity of: Billings

Property Date (Year of Origin/Construction or "Precontact): 1903

State Agency (Choose One): Historical Society

Reporting Year: 2018 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District 1.00 Building(s) ___ Structure(s) ___ Site(s) ___ Object(s)

Historic Significance and Property Description:

Comment:

Built in 1902-1903 the 25-room red stone structure was home to Preston B. Moss and his family. Designed by New York architect R. J. Hardenburgh, and decorated by W.P. Nelson of Chicago, it contains original lighting fixtures still in use. Mahogany and walnut woodwork, an onyx fireplace, rose silk and gold leaf wall covering, and stained-glass windows.

Historic Integrity: (Choose One): Excellent

Comment (Explain):

Because the home did not change hands, it appears nearly the same outside and inside as it did upon completion. When Preston Moss arrived in Billings in 1892, en route to Butte from Missouri, the town's bustling activity made him decide to stay. He soon took control of the First National Bank of Billings and astutely considered the area's future.

Use:

Historic Use: Private residence

Current Use: Historic House Museum

Comment: (issues, if any, regarding use/functionality)

Status (Choose one): Satisfactory

Comment:

Condition (Choose One): Good

Comment:

A representative from the Montana Historical Society performs a walkthrough of the facility once every biennium. The Billings Preservation Society has completed a conditions assessment in 2008. MHS conducted a walk-through in 2009 and found things to be satisfactory. MHS has performed another walk-through in 2012.

Stewardship Effort and Cost_(Enter all that apply in past 2 years; do not duplicate costs)

If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

\$ + Heritage Property Administration/Operations (property-specific)

\$ ___ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)

\$ + Heritage Preservation/Protection project activity

\$ + Heritage Research/Documentation project activity

\$ + Heritage Interpretation/Education/Awareness project activity

\$ + Heritage Promotion/Tourism/Marketing project activity

\$ ___ Heritage Preservation/Conservation Plan Development

\$ + Regular/routine maintenance

\$ + Monitoring (documented/reported upon)

\$ ___ Cost to redesign project to avoid adverse effect to property's heritage values

\$ ___ Other heritage stewardship effort/activity (Explain)

Comment:

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 3 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

The Billings Preservation Society has completed assessments in 2008.

A document with priorities has been developed for the sites maintenance needs.

Other Comment/Continued:

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

Reported by (Name): Jennifer Bottomly-O'looney

Date (MM/DD/YYYY): 01/26/2018

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The Moss Mansion, a Historic House Museum located at 914 Division Street in Billings, Montana, is on the National Register of Historic Places. Constructed in 1903 as a residence it was purchased by the State of Montana in 1986. Since that time, it has been operated by the Billings Preservation Society as a Museum.

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 contracted with O2 Architects of Billings, Montana to conduct a conditions assessment of the Historic Moss Mansion. This report was used to determine maintenance priorities for the Moss Mansion.

- The Moss Mansion, administered by the Billings Preservation Society – a non-state agency has determined the following maintenance priorities
 - 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 coverages.
 - Met with the Billings City Parks and Recreation Department, continuing to researching options to address water and irrigation.
 - 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.
 - Volunteers reset all brick pavers in front of the Pavilion and the West entrance of the house the months of July and August 2013. Quotes have been obtained to address the bricks by the rose garden and south lawn but replacing and/or resetting the bricks in that area our cost prohibitive at this time.
 - Replace membrane roof completely.
 - Completed summer 2011

- 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.
- Replace the boiler system
 - Completed spring 2011
- Update the 20-year old security system.
 - Completed fall of 2012 / purchased through KENCO as a result of a grant opportunity through PPL Montana

The Moss Mansion Executive Director will consult with MHS's Centralized Services Administrator and State Historic Preservation Office prior to any structural or remodel of the interior or exterior changes that would impact the historical integrity of the Moss Manion.

Montana Historical Society staff visits the Moss Mansion reviews biennially the financial operations of the Moss Mansion. Additionally, the staff conducts a visual inspection of the interior and exterior of facility. A review was performed in March 2016.

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g 24YL0001): 24RV0438 (Smithsonian Trinomial)

Property Name: Wolf Point Bridge (aka Lewis and Clark Bridge)

Property Town/Vicinity of: Wolf Point

Property Date (Year of Origin/Construction or "Precontact): 1930

State Agency (Choose One): Historical Society

Reporting Year: 2018 (e.g. 2014; 2016; 2018, etc)

Property Type (Choose One): Historic

Property Count (#): ___ District ___ Building(s) ^{1.00}Structure(s) ___ Site(s)___ Object(s)

Historic Significance and Property Description:

Comment:

The Wolf Point Bridge is the finest remaining example of a Pennsylvania through truss bridge in Montana. Completed in 1930, the four-span bridge is the most massive in the state and retains the longest through truss span in Montana. It provided access to the Great Northern Railway station at Wolf Point for those farmers and ranchers who were relatively isolated on the south side of the Missouri River

Historic Integrity: (Choose One): Excellent

Comment (Explain):

The bridge has not been altered and retains its integrity of design, location and setting.

Use:

Historic Use: Highway bridge

Current Use: closed to motorize traffic

Comment: (issues, if any, regarding use/functionality)

Although the Bridge is permanently closed to motorized traffic and is gated, it remains open to pedestrian traffic, and other public use.

Status (Choose one): Watch

Comment:

Condition (Choose One): Fair

Comment:

Underwater and superstructure inspection was completed by Infrastructure Engineers, Inc. in August 2015

Stewardship Effort and Cost_(Enter all that apply in past 2 years; do not duplicate costs)

If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$___ Heritage Property Administration/Operations (property-specific)
- \$___ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$___ Heritage Preservation/Protection project activity
- \$___ Heritage Research/Documentation project activity
- \$___ Heritage Interpretation/Education/Awareness project activity
- \$___ Heritage Promotion/Tourism/Marketing project activity
- \$___ Heritage Preservation/Conservation Plan Development
- \$___ Regular/routine maintenance
- \$___ Monitoring (documented/reported upon)
- \$___ Cost to redesign project to avoid adverse effect to property's heritage values
- \$___ Other heritage stewardship effort/activity (Explain)

Comment:

Prioritized Maintenance & Stewardship Needs

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 5 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

Other Comment/Continued:

Reported by (Name): Jennifer Bottomly-O'looney

Date (MM/DD/YYYY): 01/26/2018

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