

# University of Montana

## State Agency Biennial Report 2014-2015 State-Owned Heritage Properties



Picture 1: University of Montana -Missoula Campus 1903

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## EXECUTIVE SUMMARY

Part of the Montana University System, the University of Montana is a multi-campus university serving the western portion of the state of Montana. The main campus of UM is located in Missoula with affiliate campuses in Helena, Butte and Dillon.

The Missoula campus is comprised of 4.7 million square feet on roughly 555 acres. This includes 2.7 million square feet of Academic space (106 buildings), 1.3 million square feet of Housing (186 buildings), 1.0 million square feet of Non-state, Non-housing, 198,852 square feet of Classrooms (over 9,320 seats), 330,000 square feet of laboratories, almost 366 acres of irrigated landscape and roughly 20 miles of sidewalks.

UM- Missoula also has 2 satellite campuses; Flathead Lake Biological Station (FLBS) and Lubrecht Experimental Forest. Flathead Lake Biological Station is a field research and education facility located 85 miles north of Missoula at Yellow Bay. FLBS work on environmental issues worldwide and focus on the limnology of the Flathead River-Lake ecosystem. Lubrecht Experimental Forest is a 28,000-acre outdoor classroom and research laboratory in the Blackfoot River drainage. The forest is open to the public with lodging, food and many recreational opportunities. Students and faculty use the forest for research and education.

Helena College is located in Montana's capital city and offers technical proficiency certificates and associate degrees, as well as study toward upper-level and graduate-level programs.

Located on the Continental Divide, Montana Tech of the University of Montana offers an array of engineering, science and technology degrees as well as general educational programs.

The University of Montana – Western, in Dillon, offers a unique and innovative Experience One system, allowing students to take only one class at a time. The campus serves people of all ages with its academic, community-service and lifelong-learning programs.

In 2003, the University of Montana agreed to take responsibility for oversight of the Daly Mansion, in Hamilton, on behalf of the Montana State Historical Society. The University is responsible for the site's insurance, supervision and overall control. The Daly Mansion Preservation Trust (DMPT) has acknowledged responsibility for Mansion management, administration and cost obligations such as utilities, maintenance, restoration, etc.

## **A. HERITAGE PROPERTIES**

There are currently 50 heritage properties managed by the University of Montana (Appendix 1) at 4 different sites; Missoula, Hamilton, Butte and Dillon. There are no properties at the Helena College UM campus included in this report.

Since the last reporting cycle there have not been any changes in inventory practices for the University of Montana and no heritage properties were lost or added. 64 buildings have been identified as undocumented and/ or unevaluated potential heritage properties greater than 50 years old (Appendix 2).

### **Prominent Heritage Properties Managed by the University of Montana**

#### **Daly Mansion – Hamilton, MT**

Located on 46 acres, the **Daly Mansion (24RA0241)** is the historic home of 19th Century American industrialist Marcus Daly. The exhibits here convey the story of Daly and his rise from working-class immigrant to copper magnate, as well as local, regional, and international history tied to his extended family. Today, the Mansion is a hub of local culture, entertainment, engagement and historical interpretation.



Picture 2: Daly Mansion, Hamilton

#### **University of Montana – Missoula**

**University (Main) Hall (24MO0471)** was designed by Missoula architect, A.J Gibson. In 1899 it was the first building built on the Missoula campus. It housed administrators and teaching classrooms for the fledgling university.

**Memorial Row (24MO0471)** was established in 1919 following the end of World War I in an effort to honor the men and women, connected to UM, who died in service during the war. Thirty-two Ponderosa Pine trees were planted in their honor with their name inscribed on a plaque at the base of each tree. Today, instead of at the base of each tree, where many of the plaques were lost or buried over time, they are now secured to a large rock at the North end of the row. The plaques that were lost were recreated by Artist Brad Allen using a 3D printer to duplicate the original molds.

**Rankin Hall (24MO0471)** was also designed by architect A.J Gibson. Constructed in 1909, Rankin Hall was named after the first US congresswoman, Jeannette Rankin, also from Missoula. Rankin Hall was the first Library building on campus, later becoming the Law School in 1923, then the Psychology School in 1961. It presently houses the Environmental Studies and Social Work departments.



Picture 3: Front Entrance to Rankin Hall

#### University of Montana – Western

Montana State Normal School (**Main Hall, 24BE080**) is the oldest building on the UM-Western campus. Constructed in 1896, Main Hall is a complex of four buildings. The building, which was originally utilized as administration and classroom spaces. In 1907, a four story addition was added to Main Hall that added more classrooms, offices, and a small auditorium. The Library addition was built in 1924 and added a large 2 story reading room. The final addition to the Main Hall Complex was built in 1951, and houses a large auditorium.



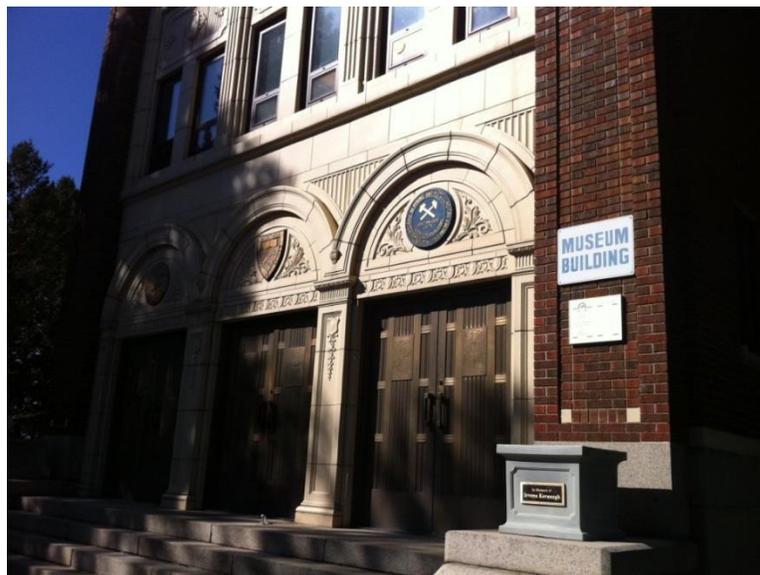
Picture 4: UM-Western Main Hall

**Matthews Hall (24BE1433)** was built in 1902 as the first women's dormitory with several additions in 1906 and 1918. Designed by Architect G. H. Carsley the first major remodel occurred in 1921. An addition was added to the building to include the current kitchen, Lewis and Clark room and dining facility. The entire residence hall portion of the building was reconstructed in 1935 and there have been a number of remodels since.

#### Montana Tech of the University of Montana

The School of Mines Building (**Main Hall, 24SB0354**) was the first building built on the Montana School of Mines campus. Designed by John C. Paulsen, and built in 1896-1897 the building featured terra cotta “torch” keystones, wolf’s head gargoyles, and faces of five men; Benjamin Franklin (American physicist); Thomas Hunt (American geologist); Moritz Gaetzschnman (German Mineralogist); John Percy (a British Metallurgist); and Alexander Holley (American Engineer and Metallurgist). It is unknown why these individuals’ faces are displayed except all were influential leaders in their respective fields and reflected the degrees originally offered at Montana Tech.

The **Library and Museum Building (24SB0354)** was designed by Butte architect Walter A. Arnold and constructed in 1939. Originally serving as the mineral museum and library, the president’s office and registrar were also located in this building. Still used today for the mineral museum the building now houses the Mathematics Department, Computer Science Department, Research and Alumni Affairs, Public Relations, and the Mine Waste Technology Program.



Picture 5: MTECH Museum Building

## **B. HERITAGE PROPERTY STATUS AND CONDITION**

Overall, the heritage properties owned and managed by the University of Montana are satisfactory and in good or fair condition (Appendix 3). There are no failed properties to report during this cycle.

Two of the University of Montana’s heritage properties are in excellent condition; the Clarence R. Prescott House (24MO0303) on the Missoula campus, and Main Hall (24BE0805) at the University of Montana – Western. UM Facilities Maintenance staff at each campus provide routine maintenance on these properties.

The Clarence R. Prescott House underwent major restoration in 2005 by Missoula architect James McDonald. The original building structure and features were saved and restored. Currently monitored by staff, routine maintenance work is performed as needed.



Picture 6: Clarence R. Prescott House

Main Hall at the University of Montana – Western has had the following preservation maintenance efforts applied; application of water repellent to exterior masonry surfaces, assessment of steps, railings, and access to South building entrance, interpretive signage and / or national register plaque, and reconstruction of the decorative classical plaster cartouche that was exhibited in the south grand stairwell.

Five properties are in poor condition; UM-Missoula: Fort Missoula – NCO Quarters T-14 and NCO Quarters T-16 (24MO0266), and Montana Tech’s Main Hall (24SB0354), the Engineering Building (24SB0354), and the Minerals Museum (24SB0354).

Currently, Fort Missoula NCO Quarters T-14/16 are boarded up and not in use. When acquired, both structures which are identical in condition & integrity were unoccupied and uninhabitable. Some measures were taken to ensure preservation such as sealing the roof and painting the exterior of the buildings. The historical value of the structures is still intact, but will take great effort and financial resources to restore to a usable condition.

Main Hall on Montana Tech’s campus is in need of a complete renovation. The building is being maintained for educational purposes however, major maintenance items are being deferred due to budget constraints. Similar to Main Hall, the Engineering building is in need of a major retrofit and poses potential structural failure while the Museum Building is at risk with many building systems failing.

The University of Montana has 2 endangered properties and 1 threatened property. Both the Engineering Building (24SB0354), and the Minerals Museum (24SB0354) at Montana Tech of the University of Montana are endangered. Main Hall (24SB0354) on the Montana Tech campus is listed as a threatened heritage property.

Both the Engineering Building and the Minerals Museum are in need of a renovation. Each building has its own set of challenges such as proper heating/ ventilation, lacking adequate restroom facilities for building occupancy compliance rules, and accessibility issues. A minor renovation to the interior of Main Hall took place but issues similar to the Engineering Building and the Minerals Museum exist.

State funding for deferred maintenance at the heritage properties identified above has been requested through the Long Range Building Program (LRBP). Requests for the 2018-2019 Biennium are being submitted for consideration now. Requests for deferred maintenance items in the 2018-2019 LRBP have identified needed improvements to the Engineering Building, Minerals Museum, and Main Hall on the Montana Tech campus.

### **C. HERITAGE SITE STEWARDSHIP EFFORTS**

In determining the University's stewardship efforts (Attachment 1), a base cost per square foot was derived from the campus' Annual O&M report. In Fiscal Year 2015 the cost of utilities, custodial, administrative, etc. calculated \$7.07 per square foot. Cost of restoration and repair work performed on heritage properties in the past two years in conjunction with SHPO is also included.

#### **Ongoing Stewardship Efforts: Major Projects**

Since the last reporting cycle the University of Montana, in conjunction with the Montana State Historic Preservation Office (SHPO) Agency made efforts to improve the status and condition of 5 state owned heritage properties: 1 site and 3 buildings on the Missoula campus and 1 building on UM-Western campus.

#### **Liberal Arts Building (24MO0471) ~ \$950,000**

During the last two years, \$950,000 of private donations have gone to maintenance and classroom enhancements in the South-central classroom portion the building. In consultation with SHPO, this project included the removal of Dryvit where windows once were, and the replacement of all windows on the South-central portion of the building facing the Oval to recreate the look of a continuous ribbon of windows at each floor level.



Picture 7: Liberal Arts (Before)



Picture 8: Liberal Arts (After)

Berry Tremper (24MO0471) ~ \$12,610

The roof on the Barry Tremper house was replaced during the last reporting cycle.



Picture 9: Barry Tremper House

### Fine Arts Building (24MO0471) ~ \$141,167.35

Brick stairway entrance to South side of building The Main stairway entrance on the South side of the building was completely rebuilt. Architect, Mike Gilbert, worked directly with SHPO to retain the look of the original grand entrance to the building. The brick steps had become a safety hazard.



Picture 10: Fine Arts (Before)



Picture 11: Fine Arts (After)

### Oval (24MO0471) ~ \$50,000

Over the past 20 years, many of the American Elm trees lining the Oval died out due to Dutch Elm disease. In 2015 the inner ring of the East quadrants were replanted with Sugar Maples and the outer ring of the East quadrants with Bur and Red Oak. An automated sprinkler system was also installed to ensure the young tree's health. Approximately \$50,000 has gone toward this project. Plans to complete the West quadrants this next summer are underway.

### UM-Western: Main Hall (24BE0805) ~ \$15,000,000 by End of Phase III

Main Hall has recently undergone a series of renovations beginning in 2009 and continuing to present day. UMW has partnered with Montana A&E and hired a third party historic architect to complete the projects under A&E# 27-04-01, A&E# 27-04-01-02, and A&E 27-04-01-03. The Montana State Historic Preservation Office was consulted during the design and planning of the Main Hall remodel.

Phase I and Phase II of the renovation were completed in 2009 and 2011. The first two phases of the renovation addressed mechanical, electrical, and seismic stabilization concerns in the 1896, 1907, and 1951 buildings, along with rehabbing and preserving significant historic features. Original flooring, windows, and fixtures were refurbished and reused as much as possible. Great care was taken to return Main Hall's historic integrity during both design and construction.

Phase III began in the summer of 2015 and is scheduled to be completed in the summer of 2016. The third phase of the Main Hall renovation will address the 1924 Library building. Much of the ornamental plaster and historic aspects of this building were covered several years ago in an attempt to better utilize the space and increase energy efficiency. The renovation is planned to

upgrade mechanical, electrical, life safety code, and structural concerns within the existing building. Much of the historic, ornamental plaster will be uncovered and restored using period appropriate materials and styles. Original light fixtures, mechanical grilles, and floor finishes will be rehabbed and reinstalled. Upon completion of the Phase III remodel, the Main Hall complex renovation will have cost about \$15 million.

### **Ongoing Stewardship Efforts: Routine Maintenance & Projects**

Maintenance preservation/ protection projects completed outside the scope of routine maintenance or in conjunction with SHPO (Attachment 1) for the last reporting cycle were;

#### **University of Montana - Missoula**

- University (Main) Hall (24MO0471) ~ \$10,000  
Interior stairway and bannister refinish
- Jeanette Rankin Hall (24MO0471) ~ \$50,000  
Restoration of men's basement restroom
- Fine Arts Building (24MO0471) ~ \$20,000  
Fourth floor ACT removal and hard wood floor refinish
- Marcus Daly Mansion (24RA0241) ~ \$12,000  
Replaced portion of roof

#### **Interagency/ Public – Private Partnerships**

The University of Montana has no interagency and/or public – private partnership efforts to report during this reporting cycle.

A private donation for improvements to the Clarence R. Prescott House (24MO0303) on the Missoula campus has been made and will take place next cycle.

### **D. PRIORITIZED LIST OF MAINTENANCE NEEDS**

In support of the University and its' mission, heritage properties undergo routine maintenance to further its preservation while fostering an environment conducive to learning. Maintenance staff regularly perform custodial services, grounds maintenance, exterior maintenance, infrastructure maintenance, maintenance painting, recycling, and upkeep of public areas.

The University of Montana has an established cycle for auditing all buildings for deferred maintenance called Facilities Condition Inventory (FCI). For the purposes of this report, FCI's were used on most buildings to determine deferred maintenance needs (Attachment 1).

Projects are prioritized through the ongoing analysis of needs relying on the FCI audits, LRBP planning, Capital Project Planning, Alumni Foundation and College development programs, and student enrollment fees.

Historic sites, such as Memorial Row or The M, are not capable of having a percentage of deficiency number as defined by FCI's. The reporting method was designed for buildings only. The following preservation maintenance is needed on the UM's heritage properties:

## **University of Montana – Missoula**

- Replace wood frame windows. Seal and tuck-point exterior brick.
  - University Hall
- Replace wood frame windows, seal and tuck-point exterior brick, replace roof
  - Mathematics (Women's Hall) (24MO0471)
  - Jeanette Rankin Hall (Library/Law School/ Psychology) (24MO0471)
  - Forestry Building (Pinchot Hall) (24MO0471)
- Seal and tuck-point exterior brick.
  - Botany Building (Natural Sciences) (24MO0471)
- Replace wood frame windows. Seal and tuck-point exterior brick. Replace roof on original building.
  - Social Science (Library) (24MO0471)
- Replace metal frame windows. Seal and tuck-point exterior brick and terra cotta
  - Schreiber Gymnasium (24MO0471)
- Replace metal frame windows. Seal and tuck-point exterior brick.
  - Heating Plant (24MO0471)
    - Historical Photographs – Attachment 3
- Replace metal frame windows. Seal and tuck-point exterior of building.
  - Stone Hall (Old Journalism) (24MO0471)
- Replace wood frame windows.
  - Fine Arts Building (24MO0471)
  - Cont. Educ. Bldg/ International Center (24MO0471)  
(Women's Club/Art Museum, Alumni Center)
  - Botany Lab Greenhouse (Natural Sciences Annex) (24MO0471)
- Seal and tuck-point exterior brick. Repair exterior terra cotta.
  - Phyllis J. Washington Education Center (24MO0471)
- Replace exterior doors.
  - Music Building (24MO0471)
- Replace roof.
  - Liberal Arts Building (24MO0471)
  - McGill Hall (24MO0471)
- Replace exterior windows.
  - Berry Tremper House (O'Connor Center Rocky Mountain West) (24MO0471)
- Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
  - Brantly Hall (24MO0471)
  - Elrod Hall (24MO0471)
  - Corbin Hall (24MO0471)
  - Turner Hall (24MO0471)
- Seal and tuck-point exterior brick.
  - North Corbin Hall (24MO0471)
- Exterior needs painted.
  - Clarence R. Prescott House (24MO0303)
- Building is uninhabitable and requires a complete restoration. Toxic building materials are widespread.
  - NCO Quarters T-14/16 (24MO0266)

### **University of Montana –Western**

- Replace windows and entry doors.
  - Old Main (24BE0805)
- Tuck-point and seal building.
  - Matthews Hall (24BE1433)

### **E. COMPLIANCE WITH SUBSECTION MCA 22-3-424 (1) AND (2)**

In addition to the Montana Antiquities Act, the University of Montana adheres to the Montana Board of Regents of Higher Education Policy for heritage property compliance (Attachment 2). Policy 1003.5 outlines the procedure to follow when sites have been designated as a heritage property.

Point of contact for the agency is the University of Montana: Facilities Services – Office of Planning and Construction. Kevin Krebsbach, Director of Facilities Services & Planning and Construction, and/or Campus Architect, Jameel Chaudhry can be reached at 406-243-6061.

### **Challenges and Opportunities**

The University of Montana does not have a preservation officer inured in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation. Heritage property stewardship is managed by staff and administrators at each UM Campus.

Assisting UM to ensure identification, evaluation, and protection of heritage properties are Leslie Schwab, Historic Preservation Offices with the City of Missoula Historic Preservation Program; Rafael Chacon, University of Montana, College of Visual and Performing Arts Professor whose interests include American architectural history and historic preservation; and Carlie Magill, Archives Specialist in the Maureen and Mike Mansfield Library. Rafael Chacon and Carlie Magill volunteer their time.

Another major challenge in preservation efforts on UM's heritage properties is funding which affects what can be addressed. Routine upkeep, and minor maintenance projects enable UM's heritage properties to remain operational.

The University of Montana intends to consult with the State Historic Preservation Office (SHPO) to conduct historic architectural surveys of the undocumented and/ or unevaluated potential heritage properties buildings listed on Appendix 2 to determine historic eligibility, complete a Historic Property Record and submit a nomination to the National Register.

## Appendix 1: Heritage Property Sites

Site Number	Site and Property Name	Status
<b>24MO0471</b>	<b>UM-Missoula Campus Historic District</b>	<b>NR Listed</b>
	The Oval	
	Mount Sentinel	
	Memorial Row	
	The “M” Trail and “M”	
	University Hall – Main Hall	
	Math Building (Women’s Hall)	
	Jeanette Rankin Hall (Library/Law School/Psychology)	
	Botany Building (Natural Sciences)	
	Social Science Building (Library)	
	Forestry Building (Pinchot Hall)	
	Schreiber Gymnasium	
	Heating Plant	
	Fine Arts Building (Student Union/Auditorium)	
	Stone Hall (Old Journalism)	
	Cont. Educ. Bldg/ International Center (Women’s Club/Art Museum, Alumni Center)	
	Chemistry-Pharmacy Building	
	Botany Lab/Greenhouse	
	Phyllis J. Washington Education Center	
	School of Forestry Memorial Greenhouse	
	Music Building	
	Liberal Arts Building	
	McGill Hall	
	Curry Health Center	
	Berry Tremper House (O'Connor Center Rocky Mountain West)	
	Emma B. Lommasson Center	
	Brantly Hall	
	Elrod Hall	
	Corbin Hall	
	Turner Hall	
	Craig Hall	
	Duniway Hall	
	North Corbin Hall	
	Knowles Hall	
<b>24MO0303</b>	<b>UM-Missoula: Clarence R. Prescott House</b>	<b>NR Listed</b>
<b>24MO0266</b>	<b>UM-Missoula: Fort Missoula Historic District</b>	<b>NR Listed</b>
	West Cell Block (T-156)	
	East Cell Block (T-157)	

	Quartermaster Stables	
	NCO Quarters (T-14/16)	
<b>24RA0241</b>	<b>UM-Missoula: Daly Mansion, Hamilton</b>	<b>NR Listed</b>
<b>24SB0354</b>	<b>UM-MT Tech campus (part of Butte NHL, West Side HD)</b>	<b>NHL</b>
	Main Hall	
	Metalurgy Building (Chemistry and Biology Building)	
	Mill Building	
	Engineering Building	
	Gym Building (Science and Engineering Building)	
	Residence Halls (Prospector Hall)	
	President's Residence (Chancellor's Residence)	
	Minerals Museum (Original Library)	
<b>24SB1042</b>	<b>UM-MT Tech: Petroleum Building</b>	<b>Eligible (CD-rb)</b>
<b>24BE0805</b>	<b>UM-Western: Old Main (MT State Normal School)</b>	<b>NR Listed</b>
<b>24BE1433</b>	<b>UM-Western: Matthews Hall</b>	<b>Eligible (CD)</b>

NHL = National Historic Landmark

NR Listed = National Register of Historic Places

Eligible (CD) = consensus determination in consultation between agency and SHPO

Eligible (CD-rb) = determination by state preservation review board

**Appendix 2: Undocumented/ Unevaluated Potential Heritage Properties as of 01/29/2016**

State Agency	Property Town	Property Name	Property Date	Gross Sq. Feet
UM-Missoula	Missoula	Adams Center	1953	176,427
UM-Missoula	Missoula	Warehouse #24	1955	4,065
UM-Missoula	Missoula	Warehouse #25	1955	16,800
UM-Missoula	Missoula	Art Annex/Grizzly Pool	1955	40,020
UM-Missoula	Missoula	Health Sciences	1962	62,964
UM-Missoula	Missoula	Alexander Blewett III School of Law	1962	111,163
UM-Missoula	Missoula	Motor Vehicle Shop	1963	3,973
UM-Missoula	Missoula	Vehicle Storage	1965	9,710
UM-Missoula	Missoula	Miller Hall	1965	87,371
UM-Missoula	Missoula	Craighead Apartments	1957	73,485
UM-Missoula	Missoula	Sisson Apartments	1957	73,485
UM-Missoula	Missoula	Golf Course Clubhouse/Pro Shop	1963	3,213
UM-Missoula	Missoula	609 S. Sixth E.	1960	2,380
UM-Missoula	Missoula	664 S. Sixth E.	1937	1,695
UM-Missoula	Missoula	625 S. Sixth E.	1945	3,042
UM-Missoula	Yellow Bay	Director's Guest House	1947	192
UM-Missoula	Yellow Bay	Directors Garage	1951	840
UM-Missoula	Yellow Bay	Shop & Pump House	1951	2,510
UM-Missoula	Yellow Bay	Boat House	1951	539
UM-Missoula	Yellow Bay	Fire House	1951	606
UM-Missoula	Yellow Bay	Zoology Bldg.	1949	1,220
UM-Missoula	Yellow Bay	Ecology Bldg.	1947	1,437
UM-Missoula	Yellow Bay	Supply Warehouse	1949	1,220
UM-Missoula	Lubrecht Forest	Kitchen/Mess Hall	1955	1,908
UM-Missoula	Lubrecht Forest	Recreation Hall	1955	825
UM-Missoula	Lubrecht Forest	Cabin 1	1955	195
UM-Missoula	Lubrecht Forest	Cabin 2	1955	195
UM-Missoula	Lubrecht Forest	Cabin 3	1955	195
UM-Missoula	Lubrecht Forest	Cabin 4	1955	195
UM-Missoula	Lubrecht Forest	Cabin 5	1955	195
UM-Missoula	Lubrecht Forest	Cabin 6	1955	195
UM-Missoula	Lubrecht Forest	Cabin 7	1955	195
UM-Missoula	Lubrecht Forest	Tool Shed	1955	195
UM-Missoula	Lubrecht Forest	Boxcar 11	1957	503
UM-Missoula	Lubrecht Forest	Boxcar 12	1959	486

UM-Missoula	Lubrecht Forest	Boxcar 13	1959	492
UM-Missoula	Lubrecht Forest	Boxcar 14	1959	490
UM-Missoula	Lubrecht Forest	Uncle Bob's	1954	651
UM-Missoula	Lubrecht Forest	Vehicle Storage	1963	1,657
UM-MT Tech	Butte	Physical Plant Building	1948	6,300
UM-MT Tech	Butte	Student Union Building	1960	42,940
UM-MT Tech	Butte	Motor Pool Garage	1950	1,481
UM-MT Tech	Butte	Lexington Apartment	1950	20,309
UM-MT Tech	Butte	Missoula North Apartment	1950	20,309
UM-MT Tech	Butte	Missoula South Apartment	1950	20,309
UM-MT Tech	Butte	Leonard Field	1931	N/A
UM-MT Tech	Butte	HIRL North	1938	1,065
UM-MT Tech	Butte	HIRL South	1939	1,065
UM-Western	Dillon	Business and Technology Building	1924	33,024
UM-Western	Dillon	South Campus Housing	1954	4,000
UM-Western	Dillon	Jordon Hall	1958	10,172
UM-Western	Dillon	Davis Hall	1959	17,227
UM-Western	Dillon	Grand House	1927	2,600
UM-Western	Dillon	Roe House	1911	5,920
UM-Western	Dillon	Curry House	1947	2,000
UM-Western	Dillon	Engineers House	1925	1,560
UM-Western	Dillon	Heating Plant	1926	4,558
UM-Western	Dillon	Bridenstine House	1941	2,000
UM-Western	Dillon	Kurtz House	1943	1,800
UM-Western	Dillon	Emerick Art Studio	1951	7,055
UM-Western	Dillon	Chancellor's House	1957	2,953
UM-Western	Dillon	Married Student Housing	1958	12,525
UM-Western	Dillon	Osborne House	1954	1,310
UM-Western	Dillon	Student Union	1958	15,530

### Appendix 3: UM Heritage Property Assessment

Site Number	Bldg. No.	Property Name	Property Integrity <sub>1</sub>	Property Status	Property Condition	Priority Ranking
<b>UM-Missoula Campus Historic District</b>						
24MO0471	N/A	The Oval	Good	Satisfactory	Good	3
24MO0471	N/A	Mount Sentinel	-	Satisfactory	Good	3
24MO0471	N/A	Memorial Row	Good	Satisfactory	Good	3
24MO0471	N/A	The “M” Trail and “M”	Good	Satisfactory	Good	4
24MO0471	001	University Hall – Main Hall	-	Satisfactory	Good	2
24MO0471	003	Math Building (Women’s Hall)	-	Satisfactory	Fair	2
24MO0471	004	Jeanette Rankin Hall (Library/Law School/Psychology)	-	Satisfactory	Fair	1
24MO0471	005	Botany Building (Natural Sciences)	-	Satisfactory	Good	2
24MO0471	006	Social Science Building (Library)	-	Satisfactory	Fair	2
24MO0471	007	Forestry Building (Pinchot Hall)	-	Satisfactory	Good	2
24MO0471	008	Schreiber Gymnasium	-	Satisfactory	Good	2
24MO0471	009	Heating Plant	-	Satisfactory	Good	4
24MO0471	011	Fine Arts Building (Student Union/Auditorium)	-	Satisfactory	Good	2
24MO0471	012	Journalism Building (Stone Hall)	-	Satisfactory	Good	3
24MO0471	013	Cont. Educ. Bldg/ International Center (Women’s Club/Art Museum, Alumni Center)	-	Satisfactory	Good	3
24MO0471	014	Chemistry-Pharmacy Building	-	Satisfactory	Good	4
24MO0471	015	Botany Lab/Greenhouse (Natural Science Annex)	-	Satisfactory	Fair	1
24MO0471	016	Phyllis J. Washington Education Center	Good	Satisfactory	Good	4
24MO0471	017	School of Forestry Memorial Greenhouse	Fair	Satisfactory	Unknown	5
24MO0471	018	Music Building	Excellent	Watch	Good	3
24MO0471	020	Liberal Arts Building	Good	Satisfactory	Good	5
24MO0471	021	McGill Hall	Good	Satisfactory	Good	4
24MO0471	022	Curry Health Center	Good	Satisfactory	Good	5
24MO0471	036	Berry Tremper House (O'Connor Center Rocky Mountain West)	Good	Satisfactory	Good	3
24MO0471	90	Emma B. Lommasson Center	Fair	Satisfactory	Good	4
24MO0471	100	Brantly Hall		Satisfactory	Good	2
24MO0471	101	Elrod Hall	-	Satisfactory	Good	2
24MO0471	102	Corbin Hall	-	Satisfactory	Good	2
24MO0471	103	Turner Hall	-	Satisfactory	Good	2
24MO0471	104	Craig Hall	Good	Satisfactory	Good	4
24MO0471	105	Duniway Hall	Good	Satisfactory	Good	5
24MO0471	106	North Corbin Hall	Good	Satisfactory	Good	5
24MO0471	107	Knowles Hall	Good	Satisfactory	Good	5
24MO0303	702	Clarence R.Prescott House	-	Satisfactory	Excellent	4

<b>UM-Missoula: Fort Missoula Historic District</b>						
24MO0266	400	West Cell Block (T-156)	-	Satisfactory	Fair	2
24MO0266	401	East Cell Block (T-157)	-	Satisfactory	Fair	2
24MO0266	402	Quartermaster Stables	-	Satisfactory	Fair	3
24MO0266	403	NCO Quarters (T-14)	-	Watch	Poor	1
24MO0266	404	NCO Quarters (T-16)	-	Watch	Poor	1
<b>UM-Missoula: Daly Mansion, Hamilton</b>						
24RA0241	910	Daly Mansion, Hamilton	-	Watch	Good	1
<b>UM-MT Tech Campus (part of Butte NHL, West Side HD)</b>						
24SB0354		Main Hall	-	Threatened	Fair	1
24SB0354		Metalurgy Building (Chemistry and Biology Building)	-	Satisfactory	Good	1
24SB0354		Mill Building	-	Satisfactory	Excellent	5
24SB0354		Engineering Building	-	Endangered	Fair	1
24SB0354		Gym Building (Science and Engineering Building)	-	Unknown	Good	1
24SB0354		Residence Halls (Prospector Hall)	-	Watch	Excellent	3
24SB0354		President's Residence (Chancellor's Residence)	-	Watch	Good	4
24SB0354		Minerals Museum (Original Library)	-	Endangered	Fair	2
24SB1042		Petroleum Building (Health Science Building)	-	Satisfactory	Excellent	5
<b>UM-Western Campus</b>						
24BE0805		Old Main (MT State Normal School)	-	Satisfactory	Excellent	1
24BE1433		Matthews Hall	Good	Satisfactory	Fair	1

1 - Properties not reporting "Intergrity" had reporting form completed prior to 2014 cycle.

**Attachment 1: Heritage Properties Stewardship Efforts**

Site Number	Bldg. No.	Building or Asset Name	Year Constructed	Gross Square Feet	Administration/ Operations (operating costs)	Restoration/ Rehabilitation/ Repair	Preservation/ Protection	Regular/ Routine Maintenance	Total Stewardship Efforts	Priority Ranking (1-5)	UM Facilities Condition Inventory <sub>1</sub>	Prioritized Maintenance & Stewardship Needs
<b>UM-Missoula Campus Historic District</b>												
24MO0471	N/A	The Oval	1895	N/A		\$50,000			\$50,000.00	3	N/A	
24MO0471	N/A	Mount Sentinel	N/A	N/A					\$0.00	3	N/A	
24MO0471	N/A	Memorial Row	1919	N/A					\$0.00	3	N/A	
24MO0471	N/A	The "M" Trail and "M"	1909	N/A					\$0.00	4	N/A	
24MO0471	001	University Hall - Main Hall	1898	32,843	\$232,200.01		\$10,000	\$74,110	\$316,310.01	2	31.40%	Replace wood frame windows. Seal and tuck-point exterior brick
24MO0471	003	Mathematics (Women's Hall)	1903	21,668	\$153,192.76			\$28,920	\$182,112.76	2	29.80%	Replace wood frame windows. Seal and tuck-point exterior brick. Replace roof.
24MO0471	004	Jeanette Rankin Hall (Library/Law School/ Psychology)	1909	16,532	\$116,881.24		\$50,000	\$24,709	\$191,590.24	1	45.60%	Replace wood frame windows. Seal and tuck-point exterior brick. Replace roof.
24MO0471	005	Botany Building (Natural Sciences)	1919	23,100	\$163,317.00			\$20,822	\$184,139.00	2	28.60%	Seal and tuck-point exterior brick.
24MO0471	006	Social Science (Library)	1923	95,246	\$673,389.22			\$93,942	\$767,331.22	2	24.00%	Replace wood frame windows, seal and tuck-point exterior brick. Replace roof on original bldg.
24MO0471	007	Forestry Building (Pinchot Hall)	1921	23,310	\$164,801.70			\$78,612	\$243,413.70	2	22.20%	Replace wood frame windows. Seal and tuck-point exterior brick. Replace roof.
24MO0471	008	Schreiber Gymnasium	1922	43,085	\$304,610.95			\$41,057	\$345,667.95	2	30.00%	Replace metal frame windows. Seal and tuck-point exterior brick and terra cotta.
24MO0471	009	Heating Plant	1923	10,160	\$71,831.20			\$41,057	\$112,888.20	4	24.70%	Replace metal frame windows. Seal and tuck-point exterior brick.
24MO0471	011	Fine Arts (Student Union/Auditorium)	1935	63,375	\$448,061.25	\$143,000	\$20,000	\$85,808	\$696,869.25	2	30.10%	Replace wood frame windows.
24MO0471	012	Stone Hall (Old Journalism)	1937	28,916	\$204,436.12			\$45,082	\$249,518.12	3	23.40%	Replace wood frame windows. Seal and tuck-point exterior of building.
24MO0471	013	Cont. Educ. Bldg/ International Center (Women's Club/Art Museum, Alumni Center)	1937	6,853	\$48,450.71			\$25,577	\$74,027.71	3	17.00%	Replace wood frame windows.
24MO0471	014	Chemistry - Pharmacy Building	1938	54,184	\$383,080.88			\$68,207.00	\$451,287.88	4	10.50%	
24MO0471	015	Botany Lab Greenhouse (Natural Sciences Annex)	1938	4,890	\$34,572.30			\$8,530.00	\$43,102.30	1	19.30%	Replace wood frame windows.
24MO0471	016	Phyllis J. Washington Education Center	1950	69,661	\$492,503.27			\$40,806	\$533,309.27	4	18.00%	Seal and tuckpoint exterior brick. Repair exterior terra cotta.
24MO0471	017	School of Forestry Memorial Greenhouse	1951	2,750	\$19,442.50			\$2,007	\$21,449.50	5	18.70%	
24MO0471	018	Music Building	1953	37,180	\$262,862.60			\$48,265	\$311,127.60	3	30.10%	Replace exterior doors.
24MO0471	020	Liberal Arts Building	1954	100,713	\$712,040.91	\$950,000		\$127,723	\$1,789,763.91	5	15.40%	Replace roof.
24MO0471	021	McGill Hall	1953	67,079	\$474,248.53			\$55,894	\$530,142.53	4	21.00%	Replace roof.
24MO0471	022	Curry Health Center	1956	56,061	\$396,351.27			\$55,872	\$452,223.27	5	N/A	

24MO0471	036	Berry Tremper House (O'Connor Center Rocky Mountain West)	1955	3,149	\$22,263.43	\$12,612		\$34,875.43	3	11.70%	Replace exterior windows.
24MO0471	90	Emma B. Lommasson Center	1955	110,669	\$782,429.83			\$782,429.83	4	N/A	
24MO0471	100	Brantly Hall	1923	38,935	\$275,270.45		\$59,729	\$334,999.45	2	38.90%	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	101	Elrod Hall	1923	34,547	\$244,247.29		\$2,132	\$246,379.29	2	N/A	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	102	Corbin Hall	1927	23,190	\$163,953.30		\$78,296	\$242,249.30	2	26.90%	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	103	Turner Hall	1938	35,620	\$251,833.40		\$1,938	\$253,771.40	2	N/A	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	104	Craig Hall	1953	71,666	\$506,678.62		\$4,333	\$511,011.62	4	N/A	
24MO0471	105	Duniway Hall	1956	37,216	\$263,117.12		\$1,364	\$264,481.12	5	N/A	
24MO0471	106	North Corbin Hall	1956	14,858	\$105,046.06		\$5,477	\$110,523.06	5	27.30%	Seal and tuck-point exterior brick.
24MO0471	107	Knowles Hall	1963	63,360	\$447,955.20		\$7,624	\$455,579.20	5	N/A	
24MO0303	702	Clarence R. Prescott House	1898	5,707	\$40,348.49		\$11,378	\$51,726.49	4	10.70%	Exterior needs painted.
<b>UM-Missoula: Fort Missoula Historic District</b>											
24MO0266	400	West Cell Block	1945	12,731	\$90,008.17		\$121	\$90,129.17	2	20.30%	
24MO0266	401	East Cell Block	1945	12,687	\$89,697.09		\$325	\$90,022.09	2	11.50%	
24MO0266	402	Quartermaster Stables	1944	17,986	\$127,161.02		\$6,789	\$133,950.02	3	6.80%	
24MO0266	403	NCO Quarters T-14	1944	3,515	\$24,851.05			\$24,851.05	1		Building is uninhabitable and requires a complete restoration. Toxic building materials are widespread.
24MO0266	404	NCO Quarters T-16	1944	3,515	\$24,851.05			\$24,851.05	1	69.40%	Building is uninhabitable and requires a complete restoration. Toxic building materials are widespread.
<b>UM-Missoula: Daly Mansion, Hamilton</b>											
24RA0241	910	Mansion	1886	24,000	\$169,680.00	\$12,000		\$181,680.00	1	N/A	
24RA0241	913	Greenhouse/Potting Shed	1890	1,000	\$7,070.00			\$7,070.00	1	N/A	
24RA0241	914	Ice House	1890	130	\$919.10			\$919.10	1	N/A	
24RA0241	915	Laundry Building	1890	2,200	\$15,554.00			\$15,554.00	1	N/A	
24RA0241	916	Playhouse(3/4 size)	1890	525	\$3,711.75			\$3,711.75	1	N/A	
<b>UM-MT Tech Campus (part of Butte NHL, West Side HD)</b>											
24SB0354		Main Hall	1987	38,083				\$0.00	1		
24SB0354		Metalurgy Building (Chemistry and Biology Building)	1927	44,676				\$0.00	1		
24SB0354		Mill Building	1908	16,812				\$0.00	5		



MONTANA BOARD OF REGENTS OF HIGHER EDUCATION  
Policy and Procedures Manual

SUBJECT: PHYSICAL PLANT

Policy 1003.5 – Designation of heritage property and removal, demolition, or substantial alteration of University System property.

**Adopted: June 21, 1985; Revised: November 18, 1999**

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### **I. Board policy**

The identification of University System property for consideration as heritage property under Montana law shall be done pursuant to this policy. Property not so identified may not be designated as heritage property.

Prior to the removal, demolition, or substantial alteration of any property owned by the Montana University System or any of the units, the entity planning such removal, demolition, or substantial alteration shall comply with the provisions of this policy. Sales of heritage real property are governed by Policy 1003.6 and not covered by this policy.

### **II. Procedure**

A. The Commissioner of Higher Education, working with campus presidents and chancellors, shall identify heritage properties. If the Commissioner, with the concurrence of the campus president or chancellor, believes that property identified as heritage property should be submitted to the Historic Preservation Review Board for addition to the state inventory, the Commissioner shall so recommend to the Board of Regents. If the Regents concur, the Regents shall submit the recommendation to the Review Board for approval or disapproval pursuant to 22-3-422, MCA. Regardless of the decision the campuses shall continue to comply with the requirements of subsection (2) of this policy so long as the property continues to be identified as heritage property by the System.

B. If the property is identified by the Commissioner as heritage property pursuant to subsection (A), it is then necessary to comply with the remainder of this policy. If the property is not identified as heritage property, then such determination constitutes compliance with this policy, and subject to compliance with other applicable policies, the removal, demolition, or substantial alteration may proceed.

If property is identified as heritage property, the following steps shall be taken;

1. The historic preservation office within the Montana Historical Society shall be notified of the planned action and be permitted 15 working days to comment.
2. If there is a local historical society, the society shall be notified of the planned action and be permitted 15 working days to comment.
3. At the building or construction site, a notice of the planned action shall be given for a 2-week period, followed by a 15-working-day period for public comment. Notice shall also be given in a paper of local circulation three times during a 2-week period, followed by a 15-working-day period for public comment.
4. The comments shall be examined, and all comments, including those opposing the planned action or suggesting alternatives, shall be considered. The planned actions may then be implemented or modified.
5. The historic preservation office shall be notified of the final plan of action.

## Attachment 2

### MONTANA BOARD OF REGENTS OF HIGHER EDUCATION Policy and Procedures Manual

#### SUBJECT: PHYSICAL PLANT

Policy 1003.5 – Designation of heritageproperty and removal, demolition, or substantial alteration of University System property.

**Adopted: June 21, 1985; Revised: November 18, 1999**

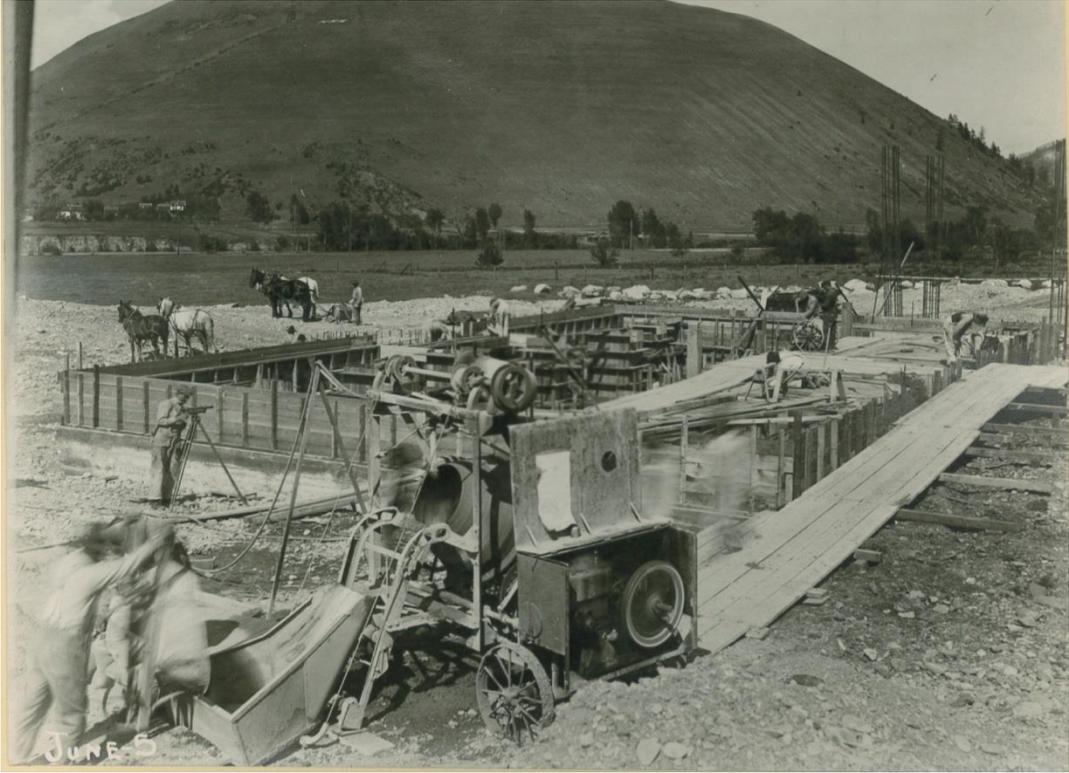
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6. Consideration shall be given to alternatives to the removal or demolition of property identified as heritage property. In plans involving substantial alteration, consideration shall be given to alternatives that would permit the property to retain its heritage property characteristics

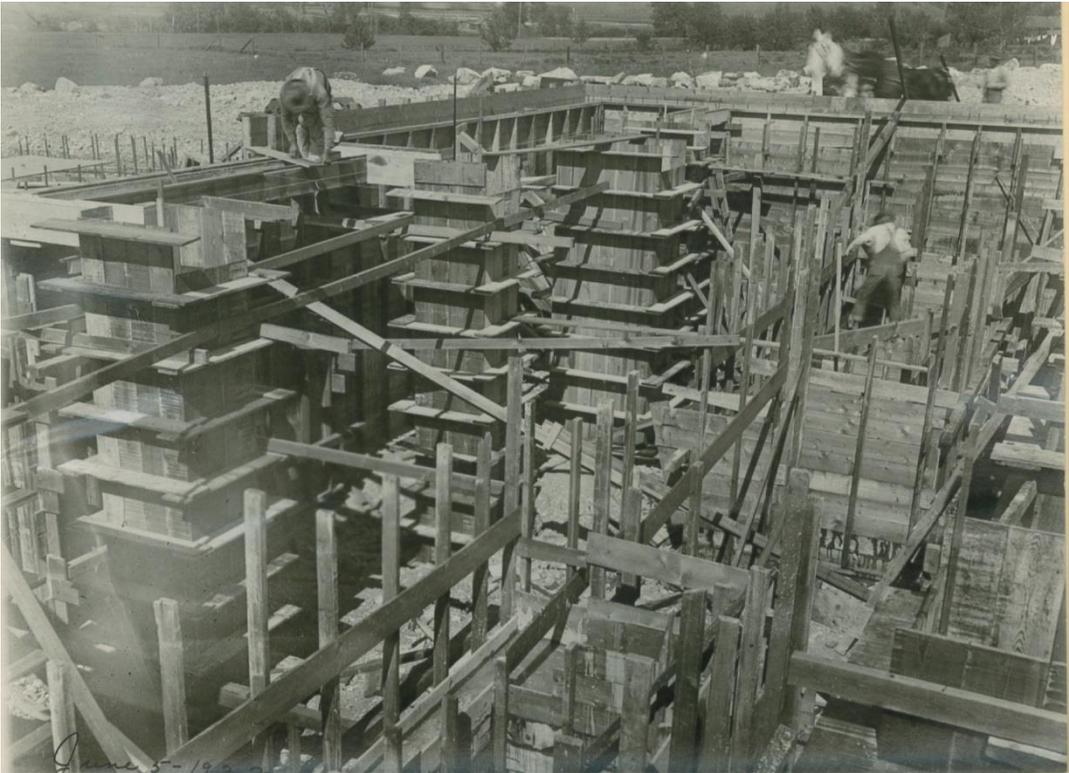
#### History:

Item 44-002-R0784, Removal, demolition or substantial alteration of University System buildings as revised June 21, 1985 and November 18, 1999 (Item 104-103-R0999).

Attachment 3: Heating Plant Construction – Missoula Campus



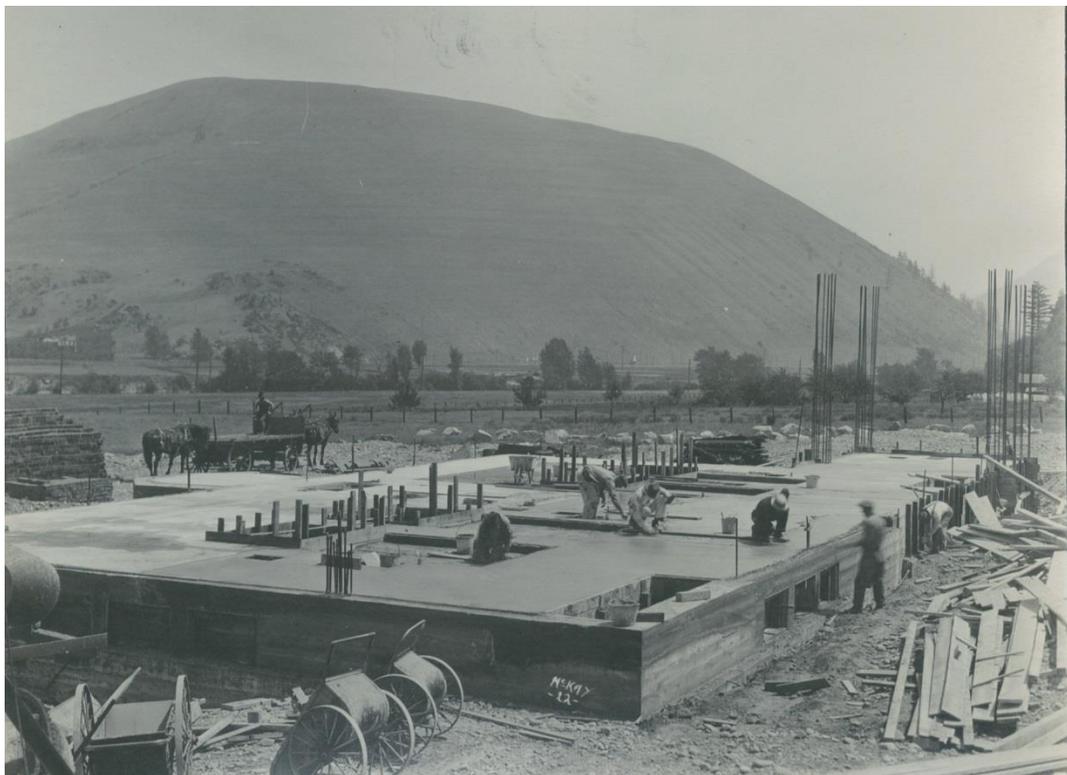
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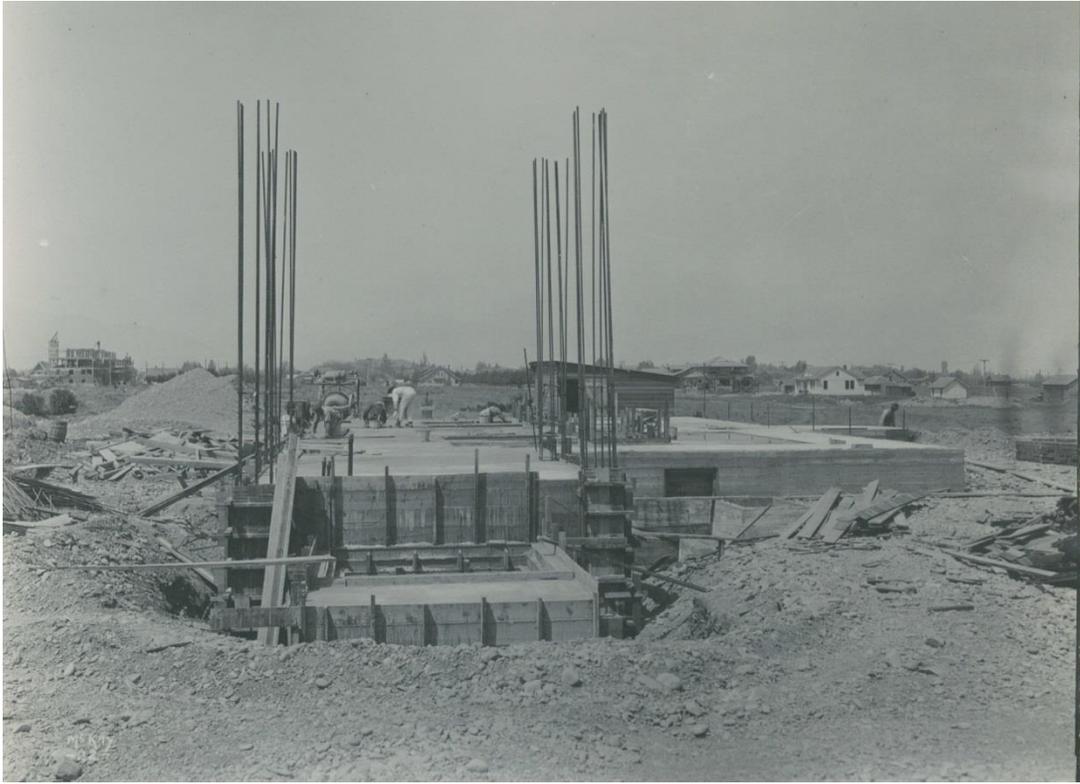
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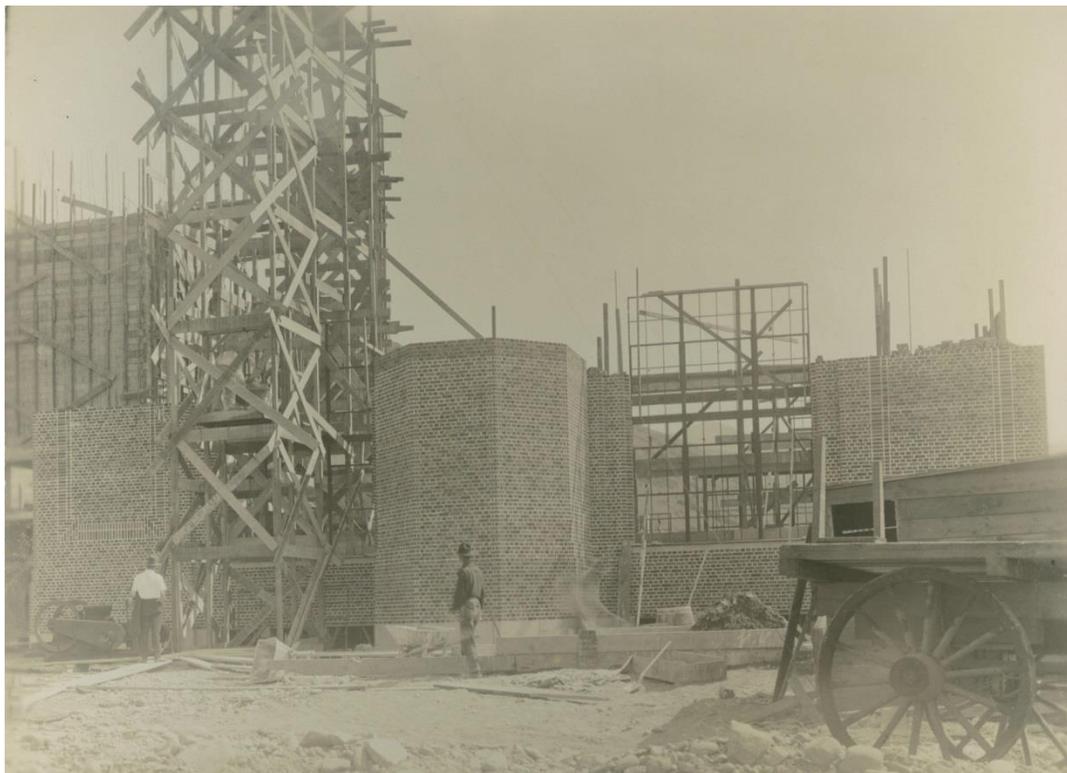
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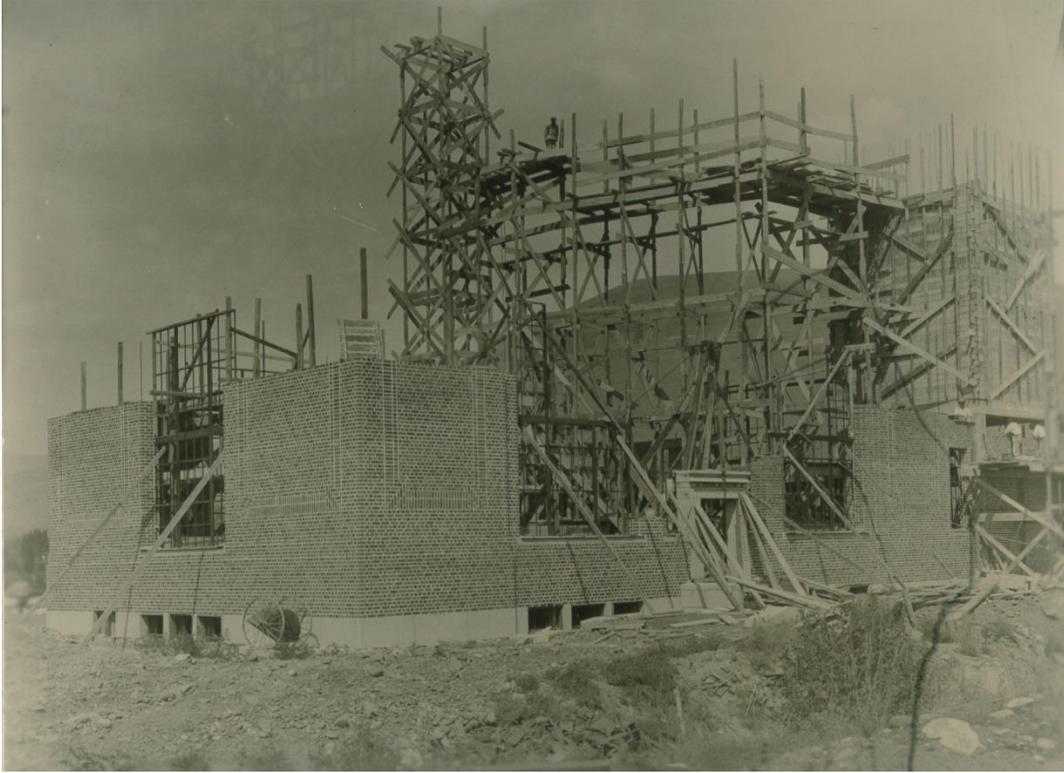
July 1, 1922



July 1, 1922



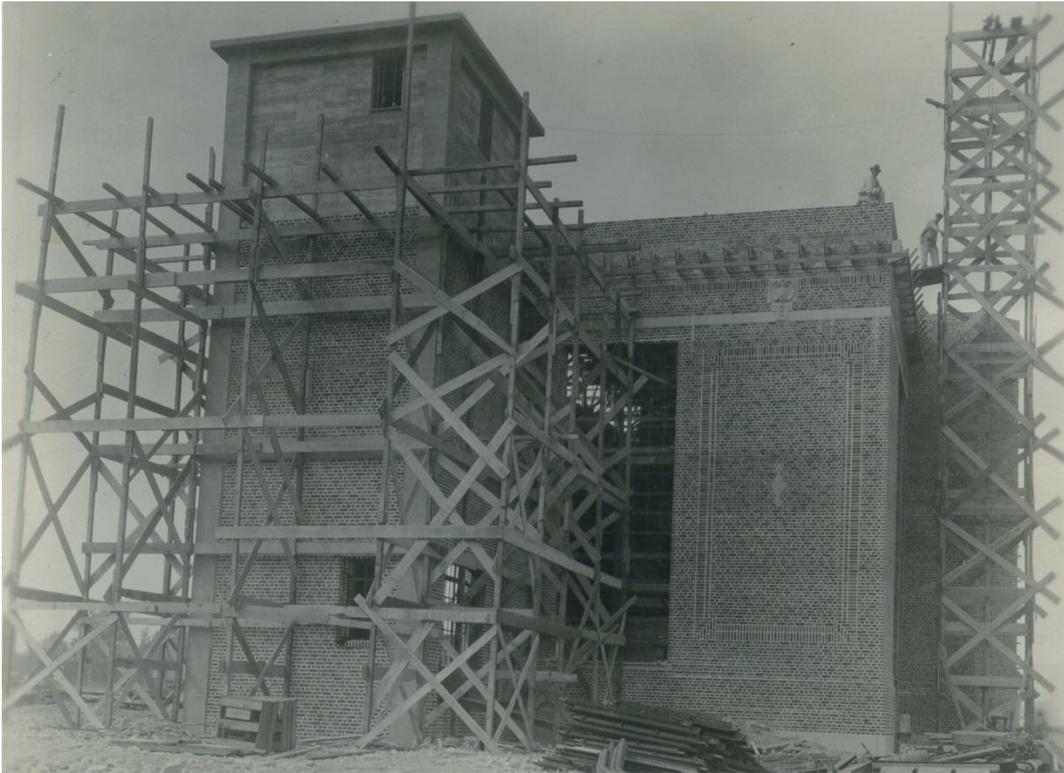
July 28, 1922



July 28, 1922



Coal Boiler Install



Date Unknown



Project Complete  
Charles L. Pillsbury, Architect  
Gust D. Furssen, Contractor